

Contract for Houses and Residential Land

Sixteenth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of houses and residential land in Queensland except for new residential property in which case the issue of GST liability must be dealt with by special condition.

The Seller and Buyer agree to sell and buy the Property under this contract.

REFERENCE SCHEDULE

Contract Date: _____

SELLER'S AGENT

NAME:	Mirvac Real Estate Pty Ltd		
ABN:	65 003 342 452	LICENCE NO:	1800787
ADDRESS:	Level 17, 123 Eagle Street		
SUBURB:	Brisbane	STATE:	Qld POSTCODE: 4000
PHONE:	MOBILE:	FAX:	EMAIL:
(07) 3859 5888		(07) 3859 5975	

SELLER

NAME:	Mirvac Queensland Pty Limited ACN 060 411 207		ABN:	24 060 411 207
ADDRESS:	Level 17, 123 Eagle Street			
SUBURB:	Brisbane	STATE:	Qld	POSTCODE: 4000
PHONE:	MOBILE:	FAX:	EMAIL:	
(07) 3859 5888		(07) 3859 5975	desmond.leong@mirvac.com and mark.clancy@mirvac.com	

NAME:				ABN:	
ADDRESS:					
SUBURB:		STATE:		POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:		

SELLER'S SOLICITOR

■ or any other solicitor notified to the Buyer

NAME:	HWL Ebsworth Lawyers		
REF:	CONTACT:	Samantha Ackers	
ADDRESS:	Level 19, 480 Queen Street		
	(GPO Box 2033, Brisbane Qld 4001)		
SUBURB:	BRISBANE	STATE:	QLD POSTCODE: 4000
PHONE:	MOBILE:	FAX:	EMAIL:
(07) 3169 4855		1300 368 717	sackers@hwle.com.au

INITIALS (Note: Initials not required if signed with Electronic Signature)

BUYER

NAME:				ABN:		
ADDRESS:				ACN:		
SUBURB:				STATE:	POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:			
NAME:				ABN:		
ADDRESS:				ACN:		
SUBURB:				STATE:	POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:			

BUYER'S AGENT *(If applicable)*

NAME:				ABN:		
ABN:				LICENCE NO.:		
ADDRESS:				STATE:	POSTCODE:	
SUBURB:				STATE:	POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:			

BUYER'S SOLICITOR

■ or any other solicitor notified to the Seller

NAME:			
REF:	CONTACT:		
ADDRESS:			
SUBURB:	STATE:	POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:

PROPERTY

Land:	ADDRESS:	Proposed Lot _____, "Everleigh", Precinct 1.4,				
	SUBURB:	Greenbank	STATE:	QLD	POSTCODE:	4124
		<input type="checkbox"/> Built On <input checked="" type="checkbox"/> Vacant				
Description:	Lot: Proposed Lot _____ being part of the Parcel and as identified on the Survey Plan and the Disclosure Plan On: SP 300874					
Title Reference:	To issue from the Parcel					
Area:	_____ m ²	■ more or less	Land sold as:	<input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Leasehold	■ if neither is selected, the land is treated as being Freehold	
Present Use:	Vacant residential land					
Local Government	Logan City Council					
Excluded Fixtures:	Nil					
Included Chattels:	Nil					

PRICE

Deposit Holder:	HWL Ebsworth Lawyers
Deposit Holder's Trust Account:	HWL Ebsworth Lawyers Law Practice Trust Account

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Bank: Westpac Banking Corporation
BSB: 034003 Account No: 246634

Purchase Price:	<p>■ Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.</p>		
Deposit:	<p>Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.</p> <p>«Initial_Deposit_Due»</p>		
Default Interest Rate:	%	<p>Balance Deposit (if any) payable on: or before the date the Buyer gives notice of satisfaction or waiver of the Finance Condition or if not subject to the Finance Condition then on the Contract Date</p> <p>■ If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc will apply.</p>	

FINANCE

Finance Amount:	<p>■ Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 3 does not apply.</p>		
Financier:			
Finance Date:			

BUILDING AND/OR PEST INSPECTION DATE

Inspection Date:	Not Applicable	<p>■ If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4.1 does not apply.</p>
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MATTERS AFFECTING PROPERTY

Title Encumbrances:

Is the Property sold subject to any Encumbrances? ☐ No ☒ Yes, listed below.

Refer to Special Conditions, Easement Schedule, Survey Plan and Disclosure Plan

■ **WARNING TO SELLER:** You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title and statutory easements for sewerage and drainage which may not appear on a title search). Failure to disclose these may entitle the Buyer to terminate the contract or to compensation. It is NOT sufficient to state "refer to title", "search will reveal", or similar.

Tenancies:

TENANTS NAME: —

■ If the property is sold with vacant possession from settlement, insert 'Nil'. Otherwise complete details from Residential Tenancy Agreement.

TERM AND OPTIONS: —

STARTING DATE OF TERM:

ENDING DATE OF TERM:

RENT:

BOND:

\$-

\$-

INITIALS (Note: Initials not required if signed with Electronic Signature)

Managing Agent:

AGENCY NAME:—

PROPERTY MANAGER:—

ADDRESS:—

SUBURB:—

STATE:—

POSTCODE:—

PHONE:—

FAX:—

MOBILE:—

EMAIL:—

POOL SAFETY

Q1. Is there a pool on the Land or on an adjacent land used in association with the Land?

☐ Yes

☒ No Clause 4.2 of this contract does not apply

■ **WARNING TO SELLER:** Failure to comply with the Pool Safety Requirements is an offence with substantial penalties.

Q2. If the answer to Q1 is Yes, is there a Compliance or Exemption Certificate for the pool at the time of contract?

☐ Yes Clause 5.3(1)(f) applies

☐ No Clause 4.2 applies (except for auction and some other excluded sales)

■ **WARNING TO BUYER:** If there is no Compliance or Exemption Certificate at settlement, the Buyer becomes responsible at its cost to obtain a Pool Safety Certificate within 90 days after settlement. The Buyer can also become liable to pay any costs of rectification necessary to comply with the Pool Safety Requirements to obtain a Pool Safety Certificate. The Buyer commits an offence and can be liable to substantial penalties if the Buyer fails to comply with this requirement.

Q3. If the answer to Q2 is No, has a Notice of no pool safety certificate been given prior to contract?

☐ Yes

☐ No

■ If there is a pool on the Land and Q2 is not completed then clause 4.2 applies.

■ Note: This is an obligation of the Seller under Section 16 of the Building Regulation 2006.

POOL SAFETY INSPECTOR

Pool Safety Inspector:

Not Applicable

■ The Pool Safety Inspector must be licensed under the Building Act 1975 and Building Regulation 2006.

Pool Safety Inspection Date:

Not Applicable

■ Clause 4.2(2) applies except where this contract is formed on a sale by auction and some other excluded sales.

ELECTRICAL SAFETY SWITCH AND SMOKE ALARM

This section must be completed unless the Land is vacant.

The Seller gives notice to the Buyer that an Approved Safety Switch for the General Purpose Socket Outlets is:
(select whichever is applicable)

☐ Installed in the residence

☐ Not installed in the residence

■ **WARNING:** By giving false or misleading information in this section, the Seller may incur a penalty. The Seller should seek expert and qualified advice about completing this section and not rely on the Seller's Agent to complete this section.

The Seller gives notice to the Buyer that a Compliant Smoke Alarm(s) is/are:
(select whichever is applicable)

☐ Installed in the residence

☐ Not installed in the residence

■ **WARNING:** Failure to install a Compliant Smoke Alarm is an offence under the Fire and Emergency Services Act 1990.

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The Seller gives notice to the Buyer in accordance with Section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* that the Land:
(select whichever is applicable)

- ☒ is not affected by any application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Land or
- ☐ is affected by an application to, or an order made by, QCAT in relation to a tree on the Land, a copy of which has been given to the Buyer prior to the Buyer signing the contract.

■ **WARNING:** Failure to comply with s83 *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* by giving a copy of an order or application to the Buyer (where applicable) prior to Buyer signing the contract will entitle the Buyer to terminate the contract prior to Settlement.

GST WITHHOLDING OBLIGATIONS

Is the Buyer registered for GST and acquiring the Land for a creditable purpose?
(select whichever is applicable)

- Yes
- No

[Note: An example of an acquisition for a creditable purpose would be the purchase of the Land by a building contractor, who is registered for GST, for the purposes of building a house on the Land and selling it in the ordinary course of its business.]

The Seller gives notice to the Buyer in accordance with section 14-255(1)(a) of the Withholding Law that:
(select whichever is applicable)

<input type="checkbox"/>	the Buyer <i>is not</i> required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property
<input checked="" type="checkbox"/>	the Buyer <i>is</i> required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property. Under section 14-255(1) of the Withholding Law, the Seller is required to give further details prior to settlement.

■ **WARNING:** the Buyer warrants in clause 2.5(6) that this information is true and correct.

■ **WARNING:** All sellers of residential premises or potential residential land are required to complete this notice. Section 14-250 of the Withholding Law applies to the sale of 'new residential premises' or 'potential residential land' (subject to some exceptions) and requires an amount to be withheld from the Purchase Price and paid to the ATO. The Seller should seek legal advice if unsure about completing this section.

SPECIAL CONDITIONS

The Seller and Buyer acknowledge and agree that the following Annexures form part of this contract:

1. Annexure A – Special Conditions;
2. Annexure B – Pre-Contract Representations - Important Notice;
3. Annexure C – Housing Covenants;
4. Annexure D - Deed Poll;
5. Annexure E – Survey Plan;
6. Annexure F – Guarantee and Indemnity;
7. Annexure G – Services and Other Features Plans;
8. Annexure H - Easement Schedule; and
9. Annexure I – Additional Special Conditions.

Foreign Person	Yes / No	Nationality	[Complete as either Yes or No. If not completed, Buyers are assumed not a Foreign Person.]
Buyer 1			
Buyer 2			
Buyer 3			
Property being acquired for owner occupier purposes (Personal Use) or investment purposes (Non Personal Use)			[Complete as either Occupier or Investment. If not completed, assumed Property being acquired for investment purposes.]

SETTLEMENT

SETTLEMENT DATE:	see Special Conditions	■ or the next Business Day if that is not a Business Day in the Place for Settlement.
PLACE FOR SETTLEMENT:	Brisbane, see Special Conditions	■ If Brisbane is inserted, this is a reference to Brisbane CBD.

SIGNATURES

The contract may be subject to a 5 business day statutory cooling-off period. A termination penalty of 0.25% of the purchase price applies if the Buyer terminates the contract during the statutory cooling-off period.

It is recommended the Buyer obtain an independent property valuation and independent legal advice about the contract and his or her cooling-off rights, before signing.

BUYER: _____ WITNESS: _____

BUYER: _____ WITNESS: _____

BUYER: _____ WITNESS: _____

Mirvac Queensland Pty Limited ACN 060 411 207 by its duly authorised attorney

SELLER: _____ WITNESS: _____

SELLER: _____ WITNESS: _____

By placing my signature above I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign.

[Note: No witness is required if the Seller signs using an Electronic Signature]

DEPOSIT HOLDER: _____

- Who acknowledges having received the Initial Deposit and agrees to hold that amount and any Balance Deposit when received as Deposit Holder for the parties as provided in the Contract.

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TERMS OF CONTRACT

FOR HOUSES AND RESIDENTIAL LAND

1. DEFINITIONS

1.1 In this contract:

- (1) terms in **bold** in the Reference Schedule have the meanings shown opposite them; and
- (2) unless the context otherwise indicates:
 - (a) **"Approved Safety Switch"** means a residual current device as defined in the *Electrical Safety Regulation 2013*;
 - (b) **"ATO"** means the Australian Taxation Office;
 - (c) **"ATO Clearance Certificate"** means a certificate issued under s14-220(1) of the Withholding Law which is current on the date it is given to the Buyer;
 - (d) **"Balance Purchase Price"** means the Purchase Price, less the Deposit paid by the Buyer, adjusted under clause 2.6;
 - (e) **"Bank"** means an authorised deposit-taking institution within the meaning of the *Banking Act 1959 (Cth)*;
 - (f) **"Bond"** means a bond under the Residential Tenancies and Rooming Accommodation Act 2008;
 - (g) **"Building Inspector"** means a person licensed to carry out completed residential building inspections under the *Queensland Building and Construction Commission Regulations 2003*;
 - (h) **"Business Day"** means a day other than:
 - (i) a Saturday or Sunday;
 - (ii) a public holiday in the Place for Settlement; and
 - (iii) a day in the period 27 to 31 December (inclusive);
 - (i) **"CGT Withholding Amount"** means the amount determined under section 14-200(3)(a) of the Withholding Law or, if a copy is provided to the Buyer prior to settlement, a lesser amount specified in a variation notice under section 14-235;
 - (j) **"Compliance or Exemption Certificate"** means:
 - (i) a Pool Safety Certificate; or
 - (ii) a building certificate that may be used instead of a Pool Safety Certificate under section 246AN(2) of the *Building Act 1975*; or
 - (iii) an exemption from compliance on the grounds of impracticality under section 245B of the *Building Act 1975*;
 - (k) **"Compliant Smoke Alarm"** means a smoke alarm complying with the requirements for smoke alarms in domestic dwellings under the *Fire and Emergency Services Act 1990*;
 - (l) **"Contract Date"** or **"Date of Contract"** means the date inserted in the Reference Schedule;
 - (m) **"Court"** includes any tribunal established under statute.
 - (n) **"Electronic Signature"** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;
 - (o) **"Encumbrances"** includes:
 - (i) unregistered encumbrances;
 - (ii) statutory encumbrances; and
 - (iii) Security Interests.
 - (p) **"Essential Term"** includes, in the case of breach by:
 - (i) the Buyer: clauses 2.2, 2.5(1), 2.5(5), 5.1 and 6.1; and
 - (ii) the Seller: clauses 2.5(5), 5.1, 5.3(1)(a)-(d), 5.3(1)(e)(ii) & (iii), 5.3(1)(f), 5.5 and 6.1;but nothing in this definition precludes a Court from finding other terms to be essential.
 - (q) **"Financial Institution"** means a Bank, building society or credit union;
 - (r) **"General Purpose Socket Outlet"** means an electrical socket outlet as defined in the *Electrical Safety Regulations 2013*;
 - (s) **"GST"** means the goods and services tax under the GST Act;
 - (t) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act* and includes other GST related legislation;
 - (u) **"GST Withholding Amount"** means the amount (if any) determined under section 14-250 of the Withholding Law required to be paid to the Commissioner of Taxation.
 - (v) **"Improvements"** means fixed structures on the Land and includes all items fixed to them (such as stoves, hot water systems, fixed carpets, curtains, blinds and their fittings, clothes lines, fixed satellite dishes and television antennae, in-ground plants) but does not include the Reserved Items;
 - (w) **"Keys"** means keys, codes or devices in the Seller's possession or control for all locks or security systems on the Property or necessary to access the Property;
 - (x) **"Notice of no pool safety certificate"** means the Form 36 under the *Building Regulation 2006* to the effect that there is no Pool Safety Certificate issued for the Land;
 - (y) **"Notice of nonconformity"** means a Form 26 under the *Building Regulation 2006* advising how the pool does not comply with the relevant pool safety standard;
 - (z) **"Outgoings"** means rates or charges on the Land by any competent authority (for example, council rates, water rates, fire service levies) but excludes land tax;
 - (aa) **"Pest Inspector"** means a person licensed to undertake termite inspections on completed buildings under the *Queensland Building and Construction Commission Regulations 2003*;
 - (bb) **"Pool Safety Certificate"** has the meaning in section 231C(a) of the *Building Act 1975*;
 - (cc) **"Pool Safety Inspection Date"** means the Pool Safety Inspection Date inserted in the Reference Schedule. If no date is inserted in the Reference Schedule, the Pool Safety Inspection Date is taken to be the earlier of the following:
 - (i) the Inspection Date for the Building and/or Pest Inspection; or
 - (ii) 2 Business Days before the Settlement Date
 - (dd) **"Pool Safety Requirements"** means the requirements for pool safety contained in the *Building Act 1975* and *Building Regulation 2006*;
 - (ee) **"Pool Safety Inspector"** means a person authorised to give a Pool Safety Certificate;
 - (ff) **"PPSR"** means the Personal Property Securities Register established under *Personal Property Securities Act 2009 (Cth)*;
 - (gg) **"Property"** means:
 - (i) the Land;
 - (ii) the Improvements; and
 - (iii) the Included Chattels;
 - (hh) **"Rent"** means any periodic amount payable under the Tenancies;
 - (ii) **"Reserved Items"** means the Excluded Fixtures and all chattels on the Land other than the Included Chattels;
 - (jj) **"Security Interests"** means all security interests registered on the PPSR over Included Chattels and Improvements;
 - (kk) **"Transfer Documents"** means:

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- (i) the form of transfer under the *Land Title Act 1994* required to transfer title in the Land to the Buyer; and
- (ii) any other document to be signed by the Seller necessary for stamping or registering the transfer;
- (ll) **"Transport Infrastructure"** has the meaning defined in the *Transport Infrastructure Act 1994*; and
- (mm) **"Withholding Law"** means Schedule 1 to the *Taxation Administration Act 1953 (Cth)*.

2. PURCHASE PRICE

2.1 GST

- (1) Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.
- (2) If a party is required to make any other payment or reimbursement under this contract, that payment or reimbursement will be reduced by the amount of any input tax credits to which the other party (or the representative member for a GST group of which it is a member) is entitled.

2.2 Deposit

- (1) The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Reference Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it.
- (2) The Buyer will be in default if it:
 - (a) does not pay the Deposit when required;
 - (b) pays the Deposit by a post-dated cheque; or
 - (c) pays the Deposit by cheque which is dishonoured on presentation.
- (3) The Seller may recover from the Buyer as a liquidated debt any part of the Deposit which is not paid when required.

2.3 Investment of Deposit

- If:
- (1) the Deposit Holder is instructed by either the Seller or the Buyer; and
 - (2) it is lawful to do so;
- the Deposit Holder must:
- (3) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties; and
 - (4) provide the parties' tax file numbers to the Financial Institution (if they have been supplied).

2.4 Entitlement to Deposit and Interest

- (1) The party entitled to receive the Deposit is:
 - (a) if this contract settles, the Seller;
 - (b) if this contract is terminated without default by the Buyer, the Buyer; and
 - (c) if this contract is terminated owing to the Buyer's default, the Seller.
- (2) The interest on the Deposit must be paid to the person who is entitled to the Deposit.
- (3) If this contract is terminated, the Buyer has no further claim once it receives the Deposit and interest, unless the termination is due to the Seller's default or breach of warranty.
- (4) The Deposit is invested at the risk of the party who is ultimately entitled to it.

2.5 Payment of Balance Purchase Price

- (1) On the Settlement Date, the Buyer must pay the Balance Purchase Price by bank cheque as the Seller or the Seller's Solicitor directs.
- (2) Despite any other provision of this contract, a reference to a "bank cheque" in clause 2.5:
 - (a) includes a cheque drawn by a building society or credit union on itself;
 - (b) does not include a cheque drawn by a building society or credit union on a Bank;
 and the Seller is not obliged to accept a cheque referred to in clause 2.5(2)(b) on the Settlement Date.
- (3) If both the following apply:
 - (a) the sale is not an excluded transaction under s14-215 of the Withholding Law; and
 - (b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:

- (i) an ATO Clearance Certificate; or
- (ii) a variation notice under s14-235 of the Withholding Law which remains current at the Settlement Date varying the CGT Withholding Amount to nil,

then:

- (c) for clause 2.5(1), the Seller irrevocably directs the Buyer to draw a bank cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
 - (d) the Buyer must lodge a Foreign Resident Capital Gains Withholding Purchaser Notification Form with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement;
 - (e) the Seller must return the bank cheque in paragraph (c) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
 - (f) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.
- (4) For clause 2.5(3) and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
- (a) the Property includes items in addition to the Land and Improvements; and
 - (b) no later than 2 Business Days prior to the Settlement Date, the Seller gives the Buyer a valuation of the Land and Improvements prepared by a registered valuer, in which case the market value of the Land and Improvements will be as stated in the valuation.
- (5) If the Buyer is required to pay the GST Withholding Amount to the Commissioner of Taxation at settlement pursuant to section 14-250 of the Withholding Law:
- (a) the Seller must give the Buyer a notice in accordance with section 14-255(1) of the Withholding Law;
 - (b) prior to settlement the Buyer must lodge with the ATO:
 - (i) a *GST Property Settlement Withholding Notification* form ("Form 1"); and
 - (ii) a *GST Property Settlement Date Confirmation* form ("Form 2");
 - (c) on or before settlement, the Buyer must give the Seller copies of:
 - (i) the Form 1;
 - (ii) confirmation from the ATO that the Form 1 has been lodged specifying the Buyer's lodgement reference number and payment reference number;
 - (iii) confirmation from the ATO that the Form 2 has been lodged; and
 - (iv) a completed ATO payment slip for the Withholding Amount;
 - (d) the Seller irrevocably directs the Buyer to draw a bank cheque for the GST Withholding Amount in favour of the Commissioner of Taxation and deliver it to the Seller at settlement; and
 - (e) the Seller must pay the GST Withholding Amount to the ATO in compliance with section 14-250 of the Withholding Law promptly after settlement.
- (6) The Buyer warrants that the statements made by the Buyer in the Reference Schedule under GST Withholding Obligations are true and correct.

2.6 Adjustments to Balance Purchase Price

- (1) The Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date. The Buyer is liable for Outgoings and is entitled to Rent after the Settlement Date.
- (2) Subject to clauses 2.6(3), 2.6(5) and 2.6(14), Outgoings for periods including the Settlement Date must be adjusted:
 - (a) for those paid, on the amount paid;

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- (b) for those assessed but unpaid, on the amount payable (excluding any discount); and
- (c) for those not assessed:
 - (i) on the amount the relevant authority advises will be assessed (excluding any discount); or
 - (ii) if no advice on the assessment to be made is available, on the amount of the latest separate assessment (excluding any discount).
- (3) If there is no separate assessment of rates for the Land at the Settlement Date and the Local Government informs the Buyer that it will not apportion rates between the Buyer and the Seller, then:
 - (a) the amount of rates to be adjusted is that proportion of the assessment equal to the ratio of the area of the Land to the area of the parcel in the assessment; and
 - (b) if an assessment of rates includes charges imposed on a "per lot" basis, then the portion of those charges to be adjusted is the amount assessed divided by the number of lots in that assessment.
- (4) The Seller is liable for land tax assessed on the Land for the financial year current at the Settlement Date. If land tax is unpaid at the Settlement Date and the Office of State Revenue advises that it will issue a final clearance for the Land on payment of a specified amount, then the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Office of State Revenue.
- (5) Any Outgoings assessable on the amount of water used must be adjusted on the charges that would be assessed on the total water usage for the assessment period, determined by assuming that the actual rate of usage shown by the meter reading made before settlement continues throughout the assessment period. The Buyer must obtain and pay for the meter reading.
- (6) If any Outgoings are assessed but unpaid at the Settlement Date, then the Buyer may deduct the amount payable from the Balance Purchase Price at settlement and pay it promptly to the relevant authority. If an amount is deducted under this clause, the relevant Outgoing will be treated as paid at the Settlement Date for the purposes of clause 2.6(2).
- (7) Arrears of Rent for any rental period ending on or before the Settlement Date belong to the Seller and are not adjusted at settlement.
- (8) Unpaid Rent for the rental period including both the Settlement Date and the following day ("Current Period") is not adjusted until it is paid.
- (9) Rent already paid for the Current Period or beyond must be adjusted at settlement.
- (10) If Rent payments are reassessed after the Settlement Date for periods including the Settlement Date, any additional Rent payment from a Tenant or refund due to a Tenant must be apportioned under clauses 2.6(7), 2.6(8) and 2.6(9).
- (11) Payments under clause 2.6(10) must be made within 14 days after notification by one party to the other but only after any additional payment from a Tenant has been received.
- (12) The cost of Bank cheques payable at settlement:
 - (a) to the Seller or its mortgagee are the responsibility of the Buyer; and
 - (b) to parties other than the Seller or its mortgagee are the responsibility of the Seller.
- (13) The Seller is not entitled to require payment of the Balance Purchase Price by means other than Bank cheque without the consent of the Buyer.
- (14) Upon written request by the Buyer, the Seller will, prior to Settlement, give the Buyer a written statement, supported by reasonable evidence, of –
 - (a) all Outgoings and all Rent for the Property to the extent they are not capable of discovery by search or enquiry at any office of public record or pursuant to the provisions of any statute; and
 - (b) any other information which the Buyer may reasonably require for the purpose of calculating or apportioning any Outgoings or Rent under this clause 2.6.

If the Seller becomes aware of a change to the information provided the Seller will as soon as practicably provide the updated information to the Buyer.

3. FINANCE

- 3.1 This contract is conditional on the Buyer obtaining approval of a loan for the Finance Amount from the Financier by the Finance Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain approval.
- 3.2 The Buyer must give notice to the Seller that:
 - (1) approval has not been obtained by the Finance Date and the Buyer terminates this contract; or
 - (2) the finance condition has been either satisfied or waived by the Buyer.
- 3.3 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 3.2 by 5pm on the Finance Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 3.4 The Seller's right under clause 3.3 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 3.2.

4. BUILDING AND PEST INSPECTION REPORTS AND POOL SAFETY

4.1 Building and Pest Inspection

- (1) This contract is conditional upon the Buyer obtaining a written building report from a Building Inspector and a written pest report from a Pest Inspector (which may be a single report) on the Property by the Inspection Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain the reports (subject to the right of the Buyer to elect to obtain only one of the reports).
- (2) The Buyer must give notice to the Seller that:
 - (a) a satisfactory Inspector's report under clause 4.1(1) has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or
 - (b) clause 4.1(1) has been either satisfied or waived by the Buyer.
- (3) If the Buyer terminates this contract and the Seller asks the Buyer for a copy of the building and pest reports, the Buyer must give a copy of each report to the Seller without delay.
- (4) The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.1(2) by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- (5) The Seller's right under clause 4.1(4) is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 4.1(2).

4.2 Pool Safety

- (1) This clause 4.2 applies if:
 - (a) the answer to Q2 of the Reference Schedule is No or Q2 is not completed; and
 - (b) this contract is not a contract of a type referred to in section 160(1)(b) of the *Property Occupations Act 2014*.
- (2) This contract is conditional upon:
 - (a) the issue of a Pool Safety Certificate; or
 - (b) a Pool Safety Inspector issuing a Notice of nonconformity stating the works required before a Pool Safety Certificate can be issued,
 by the Pool Safety Inspection Date.
- (3) The Buyer is responsible for arranging an inspection by a Pool Safety Inspector at the Buyer's cost. The Seller authorises:
 - (a) the Buyer to arrange the inspection; and
 - (b) the Pool Safety Inspector to advise the Buyer of the results of the inspection and to give the Buyer a copy of any notice issued.
- (4) If a Pool Safety Certificate has not issued by the Pool Safety Inspection Date, the Buyer may give notice to the Seller that the Buyer:
 - (a) terminates this contract; or
 - (b) waives the benefit of this clause 4.2;
 The Buyer must act reasonably.

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- (5) The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.2(4) by 5pm on the Pool Safety Inspection Date.
- (6) The Seller's right under clause 4.2(5) is subject to the Buyer's continuing right to give written notice to the Seller of termination or waiver pursuant to clause 4.2(4).
- (7) The right of a party to terminate under this clause 4.2, ceases upon receipt by that party of a copy of a current Pool Safety Certificate.
- (8) If the Buyer terminates this contract under clause 4.2(4)(a), and the Seller has not obtained a copy of the Notice of nonconformity issued by the Pool Safety Inspector, the Seller may request a copy and the Buyer must provide this to the Seller without delay.

5. SETTLEMENT

5.1 Time and Date

- (1) Settlement must occur between 9am and 4pm AEST on the Settlement Date.
- (2) If the parties do not agree on where settlement is to occur, it must take place in the Place for Settlement at the office of a solicitor or Financial Institution nominated by the Seller, or, if the Seller does not make a nomination, at the land registry office in or nearest to the Place for Settlement.

5.2 Transfer Documents

- (1) The Transfer Documents must be prepared by the Buyer's Solicitor and delivered to the Seller a reasonable time before the Settlement Date.
- (2) If the Buyer pays the Seller's reasonable expenses, it may require the Seller to produce the Transfer Documents at the Office of State Revenue nearest the Place for Settlement for stamping before settlement.

5.3 Documents and Keys at Settlement

- (1) In exchange for payment of the Balance Purchase Price, the Seller must deliver to the Buyer at settlement:
 - (a) any instrument of title for the Land required to register the transfer to the Buyer; and
 - (b) unstamped Transfer Documents capable of immediate registration after stamping; and
 - (c) any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2; and
 - (d) if requested by the Buyer not less than 2 clear Business Days before the Settlement Date, the Keys; and
 - (e) if there are Tenancies:
 - (i) the Seller's copy of any Tenancy agreements;
 - (ii) a notice to each tenant advising of the sale in the form required by law; and
 - (iii) any notice required by law to transfer to the Buyer the Seller's interest in any Bond; and
 - (f) if the answer to Q2 in the Reference Schedule is Yes, a copy of a current Compliance or Exemption Certificate, if not already provided to the Buyer.
- (2) If the instrument of title for the Land also relates to other land, the Seller need not deliver it to the Buyer, but the Seller must make arrangements satisfactory to the Buyer to produce it for registration of the transfer.
- (3) If the Keys are not delivered at Settlement under clause 5.3(1)(d), the Seller must deliver the Keys to the Buyer. The Seller may discharge its obligation under this provision by authorising the Seller's Agent to release the Keys to the Buyer.

5.4 Assignment of Covenants and Warranties

- At settlement, the Seller assigns to the Buyer the benefit of all:
- (1) covenants by the tenants under the Tenancies;
 - (2) guarantees and Bonds (subject to the requirements of the *Residential Tenancies and Rooming Accommodation Act 2008*) supporting the Tenancies;
 - (3) manufacturers' warranties regarding the Included Chattels; and
 - (4) builders' warranties on the Improvements;
- to the extent they are assignable. However, the right to recover arrears of Rent is not assigned to the Buyer and section 117 of the *Property Law Act 1974* does not apply.

5.5 Possession of Property and Title to Included Chattels

On the Settlement Date, in exchange for the Balance Purchase Price, the Seller must give the Buyer vacant possession of the Land and the Improvements except for the Tenancies. Title to the Included Chattels passes at settlement.

5.6 Reservations

- (1) The Seller must remove the Reserved Items from the Property before settlement.
- (2) The Seller must repair at its expense any damage done to the Property in removing the Reserved Items. If the Seller fails to do so, the Buyer may repair that damage.
- (3) Any Reserved Items not removed before settlement will be considered abandoned and the Buyer may, without limiting its other rights, complete this contract and appropriate those Reserved Items or dispose of them in any way.
- (4) The Seller indemnifies the Buyer against any damages and expenses resulting from the Buyer's actions under clauses 5.6(2) or 5.6(3).

5.7 Consent to Transfer

- (1) If the Land sold is leasehold, this contract is subject to any necessary consent to the transfer of the lease to the Buyer being obtained by the Settlement Date.
- (2) The Seller must apply for the consent required as soon as possible.
- (3) The Buyer must do everything reasonably required to help obtain this consent.

6. TIME

6.1 Time of the Essence

Time is of the essence of this contract, except regarding any agreement between the parties on a time of day for settlement.

6.2 Suspension of Time

- (1) This clause 6.2 applies if a party is unable to perform a Settlement Obligation solely as a consequence of a Delay Event but does not apply where the inability is attributable to:
 - (a) damage to, destruction of or diminution in value of the Property or other property of the Seller or Buyer; or
 - (b) termination or variation of any agreement between a party and another person whether relating to the provision of finance, the release of an Encumbrance, the sale or purchase of another property or otherwise.
- (2) Time for the performance of the parties' Settlement Obligations is suspended and ceases to be of the essence of the contract and the parties are deemed not to be in breach of their Settlement Obligations.
- (3) An Affected Party must take reasonable steps to minimise the effect of the Delay Event on its ability to perform its Settlement Obligations.
- (4) When an Affected Party is no longer prevented from performing its Settlement Obligations due to the Delay Event, the Affected Party must give the other party a notice of that fact, promptly.
- (5) When the Suspension Period ends, whether notice under clause 6.2(4) has been given or not, either party may give the other party a Notice to Settle.
- (6) A Notice to Settle must be in writing and state:
 - (a) that the Suspension Period has ended;
 - (b) a date, being not less than 5 nor more than 10 Business Days after the date the Notice to Settle is given, which shall become the Settlement Date; and
 - (c) that time is of the essence.
- (7) When Notice to Settle is given, time is again of the essence of the contract.
- (8) In this clause 6.2:
 - (a) "Affected Party" means a party referred to in clause 6.2(1);
 - (b) "Delay Event" means:
 - (i) a tsunami, flood, cyclone, earthquake, bushfire or other act of nature;
 - (ii) riot, civil commotion, war, invasion or a terrorist act;
 - (iii) an imminent threat of an event in paragraphs (i) or (ii); or
 - (iv) compliance with any lawful direction or order by a Government Agency;

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- (c) **"Government Agency"** means the government of the Commonwealth of Australia or an Australian State, Territory or local government and includes their authorities, agencies, government owned corporations and authorised officers, courts and tribunals;
- (d) **"Settlement Obligations"** means, in the case of the Buyer, its obligations under clauses 2.5(1) and 5.1(1) and, in the case of the Seller, its obligations under clauses 5.1(1), 5.3(1)(a) – (e) and 5.5;
- (e) **"Suspension Period"** means the period during which the Affected Party (or if both the Buyer and Seller are Affected Parties, either of them) remains unable to perform a Settlement Obligation solely as a consequence of a Delay Event.

7. MATTERS AFFECTING THE PROPERTY

7.1 Title

The Land is sold subject to:

- (1) any reservations or conditions on the title or the original Deed of Grant (if freehold); or
- (2) the Conditions of the Crown Lease (if leasehold).

7.2 Encumbrances

The Property is sold free of all Encumbrances other than the Title Encumbrances and Tenancies.

7.3 Requisitions

The Buyer may not deliver any requisitions or enquiries on title.

7.4 Seller's Warranties

- (1) The Seller warrants that, except as disclosed in this contract at settlement:
 - (a) if the Land is freehold: it will be the registered owner of an estate in fee simple in the Land and will own the rest of the Property;
 - (b) if the Land is leasehold: it will be the registered lessee, the lease is not liable to forfeiture because of default under the lease, and it will own the rest of the Property;
 - (c) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
 - (d) there will be no unsatisfied judgment, order (except for an order referred to in clause 7.6(1)(b)) or writ affecting the Property.
- (2) The Seller warrants that, except as disclosed in this contract at the Contract Date and at settlement there are no current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property.
- (3)(a) The Seller warrants that, except as disclosed in this contract or a notice given by the Seller to the Buyer under the *Environmental Protection Act 1994* ("EPA"), at the Contract Date:
 - (i) there is no outstanding obligation on the Seller to give notice to the administering authority under EPA of notifiable activity being conducted on the Land; and
 - (ii) the Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of EPA.
- (b) If the Seller breaches a warranty in clause 7.4(3), the Buyer may:
 - (i) terminate this contract by notice in writing to the Seller given within 2 Business Days before the Settlement Date; or
 - (ii) complete this contract and claim compensation, but only if the Buyer claims it in writing before the Settlement Date.
- (4) If the Seller breaches a warranty in clause 7.4(1) or clause 7.4(2), the Buyer may terminate this contract by notice to the Seller.
- (5) The Seller does not warrant that the Present Use is lawful.

7.5 Survey and Mistake

- (1) The Buyer may survey the Land.
- (2) If there is:
 - (a) an error in the boundaries or area of the Land;

- (b) an encroachment by structures onto or from the Land; or
 - (c) a mistake or omission in describing the Property or the Seller's title to it;
- which is:
- (d) immaterial; or
 - (e) material, but the Buyer elects to complete this contract;

- (3) The Buyer's only remedy against the Seller is for compensation, but only if claimed by the Buyer in writing on or before settlement.
- (4) The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.5(2).
- (5) If there is a material error, encroachment or mistake, the Buyer may terminate this contract before settlement.

7.6 Requirements of Authorities

- (1) Subject to clause 7.6(5), any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property ("Work or Expenditure") must be fully complied with:
 - (a) if issued before the Contract Date, by the Seller before the Settlement Date;
 - (b) if issued on or after the Contract Date, by the Buyer.
- (2) If any Work or Expenditure that is the Seller's responsibility under clause 7.6(1)(a) is not done before the Settlement Date, the Buyer is entitled to claim the reasonable cost of work done by the Buyer in accordance with the notice or order referred to in clause 7.6(1) from the Seller after settlement as a debt.
- (3) Any Work or Expenditure that is the Buyer's responsibility under clause 7.6(1)(b), which is required to be done before the Settlement Date, must be done by the Seller unless the Buyer directs the Seller not to and indemnifies the Seller against any liability for not carrying out the work. If the Seller does the work, or spends the money, the reasonable cost of that Work or Expenditure must be added to the Balance Purchase Price.
- (4) The Buyer may terminate this contract by notice to the Seller if there is an outstanding notice at the Contract Date under sections 246AG, 247 or 248 of the *Building Act 1975* or sections 167 or 168 of the *Planning Act 2016* that affects the Property.
- (5) Clause 7.6(1) does not apply to orders disclosed under section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*.

7.7 Property Adversely Affected

- (1) If at the Contract Date:
 - (a) the Present Use is not lawful under the relevant town planning scheme;
 - (b) the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;
 - (c) access or any service to the Land passes unlawfully through other land;
 - (d) any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;
 - (e) there is an outstanding condition of a development approval attaching to the Land under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or omission in the Seller's title under clause 7.5(2)(c);
 - (f) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;
 - (g) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*;
 - (h) there is a charge against the Land under s104 of the *Foreign Acquisitions and Takeovers Act 1975*,

and that has not been disclosed in this contract, the Buyer may terminate this contract by notice to the Seller given on or before settlement.

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- (2) If no notice is given under clause 7.7(1), the Buyer will be treated as having accepted the Property subject to all of the matters referred to in that clause.
- (3) The Seller authorises the Buyer to inspect records held by any authority, including Security Interests on the PPSR relating to the Property.

7.8 Dividing Fences

Notwithstanding any provision in the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, the Seller need not contribute to the cost of building any dividing fence between the Land and any adjoining land owned by it. The Buyer waives any right to claim contribution from the Seller.

8. RIGHTS AND OBLIGATIONS UNTIL SETTLEMENT

8.1 Risk

The Property is at the Buyer's risk from 5pm on the first Business Day after the Contract Date.

8.2 Access

After reasonable notice to the Seller, the Buyer and its consultants may enter the Property:

- (1) once to read any meter;
- (2) for inspections under clause 4;
- (3) once to inspect the Property before settlement; and
- (4) once to value the Property before settlement.

8.3 Seller's Obligations After Contract Date

- (1) The Seller must use the Property reasonably until settlement. The Seller must not do anything regarding the Property or Tenancies that may significantly alter them or result in later expense for the Buyer.
- (2) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work on the Property, give a copy to the Buyer.
- (3) Without limiting clause 8.3(1), the Seller must not without the prior written consent of the Buyer, give any notice or seek or consent to any order that affects the Property or make any agreement affecting the Property that binds the Buyer to perform.

8.4 Information Regarding the Property

Upon written request of the Buyer but in any event before settlement, the Seller must give the Buyer:

- (1) copies of all documents relating to any unregistered interests in the Property;
- (2) full details of the Tenancies to allow the Buyer to properly manage the Property after settlement;
- (3) sufficient details (including the date of birth of each Seller who is an individual) to enable the Buyer to undertake a search of the PPSR; and
- (4) further copies or details if those previously given cease to be complete and accurate.

8.5 Possession Before Settlement

If possession is given before settlement:

- (1) the Buyer must maintain the Property in substantially its condition at the date of possession, fair wear and tear excepted;
- (2) entry into possession is under a licence personal to the Buyer revocable at any time and does not:
 - (a) create a relationship of landlord and tenant; or
 - (b) waive the Buyer's rights under this contract;
- (3) the Buyer must insure the Property to the Seller's satisfaction; and
- (4) the Buyer indemnifies the Seller against any expense or damages incurred by the Seller as a result of the Buyer's possession of the Property.

9. PARTIES' DEFAULT

9.1 Seller and Buyer May Affirm or Terminate

Without limiting any other right or remedy of the parties including those under this contract or any right at law or in equity, if the Seller or Buyer, as the case may be, fails to comply with an Essential Term, or makes a fundamental breach of an intermediate term, the Seller (in the case of the Buyer's default) or the Buyer (in the case of the Seller's default) may affirm or terminate this contract.

9.2 If Seller Affirms

If the Seller affirms this contract under clause 9.1, it may sue the Buyer for:

- (1) damages;
- (2) specific performance; or

- (3) damages and specific performance.

9.3 If Buyer Affirms

If the Buyer affirms this contract under clause 9.1, it may sue the Seller for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.4 If Seller Terminates

If the Seller terminates this contract under clause 9.1, it may do all or any of the following:

- (1) resume possession of the Property;
- (2) forfeit the Deposit and any interest earned;
- (3) sue the Buyer for damages;
- (4) resell the Property.

9.5 If Buyer Terminates

If the Buyer terminates this contract under clause 9.1, it may do all or any of the following:

- (1) recover the Deposit and any interest earned;
- (2) sue the Seller for damages.

9.6 Seller's Resale

- (1) If the Seller terminates this contract and resells the Property, the Seller may recover from the Buyer as liquidated damages:

- (a) any deficiency in price on a resale; and
- (b) its expenses connected with any repossession, any failed attempt to resell, and the resale;

provided the resale settles within 2 years of termination of this contract.

- (2) Any profit on a resale belongs to the Seller.

9.7 Seller's Damages

The Seller may claim damages for any loss it suffers as a result of the Buyer's default, including its legal costs on an indemnity basis and the cost of any Work or Expenditure under clause 7.6(3).

9.8 Buyer's Damages

The Buyer may claim damages for any loss it suffers as a result of the Seller's default, including its legal costs on an indemnity basis.

9.9 Interest on Late Payments

- (1) The Buyer must pay interest at the Default Rate:
 - (a) on any amount payable under this contract which is not paid when due; and
 - (b) on any judgement for money payable under this contract.
- (2) Interest continues to accrue:
 - (a) under clause 9.9(1)(a), from the date it is due until paid; and
 - (b) under clause 9.9(1)(b), from the date of judgement until paid.
- (3) Any amount payable under clause 9.9(1)(a) in respect of a period prior to settlement must be paid by the Buyer at settlement. If this contract is terminated or if any amount remains unpaid after settlement, interest continues to accrue.
- (4) Nothing in this clause affects any other rights of the Seller under this contract or at law.

10. GENERAL

10.1 Seller's Agent

The Seller's Agent is appointed as the Seller's agent to introduce a buyer.

10.2 Foreign Buyer Approval

The Buyer warrants that either:

- (1) the Buyer's purchase of the Property is not a notifiable action; or
- (2) the Buyer has received a no objection notification, under the *Foreign Acquisitions and Takeovers Act 1975*.

10.3 Duty

The Buyer must pay all duty on this contract.

10.4 Notices

- (1) Notices under this contract must be in writing.
- (2) Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.
- (3) Notices under this contract or required to be given by law may be given by:
 - (a) delivering or posting to the other party or its solicitor; or
 - (b) sending it to the facsimile number of the other party or its solicitor stated in the Reference Schedule (or

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another facsimile number notified by the recipient to the sender); or

- (c) sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).
- (4) Subject to clause 10.4(5), a notice given after this contract is entered into in accordance with clause 10.4(3) will be treated as given:
 - (a) 5 Business Days after posting;
 - (b) if sent by facsimile, at the time indicated on a clear transmission report; and
 - (c) if sent by email, at the time it is sent.
- (5) Notices given by facsimile, by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.
- (6) If two or more notices are treated as given at the same time under clause 10.4(5), they will be treated as given in the order in which they were sent or delivered.
- (7) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.
- (8) For the purposes of clause 10.4(3)(c) and clause 12.2 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.

10.5 Business Days

- (1) If anything is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.
- (2) If the Finance Date or Inspection Date fall on a day that is not a Business Day, then it falls on the next Business Day.

10.6 Rights After Settlement

Despite settlement and registration of the transfer, any term of this contract that can take effect after settlement or registration remains in force.

10.7 Further Acts

If requested by the other party, each party must, at its own expense, do everything reasonably necessary to give effect to this contract.

10.8 Severance

If any term or part of a term of this contract is or becomes legally ineffective, invalid or unenforceable in any jurisdiction it will be severed and the effectiveness, validity or enforceability of the remainder will not be affected.

10.9 Interpretation

(1) Plurals and Genders

Reference to:

- (a) the singular includes the plural and the plural includes the singular;
- (b) one gender includes each other gender;
- (c) a person includes a body corporate; and
- (d) a party includes the party's executors, administrators, successors and permitted assigns.

(2) Parties

- (a) If a party consists of more than one person, this contract binds them jointly and each of them individually.
- (b) A party that is a trustee is bound both personally and in its capacity as a trustee.

(3) Statutes and Regulations

Reference to statutes includes all statutes amending, consolidating or replacing them.

(4) Inconsistencies

If there is any inconsistency between any provision added to this contract and the printed provisions, the added provision prevails.

(5) Headings

Headings are for convenience only and do not form part of this contract or affect its interpretation.

10.10 Counterparts

- (1) This contract may be executed in two or more counterparts, all of which will together be deemed to constitute one and the same contract.
- (2) A counterpart may be electronic and signed using an Electronic Signature.

11. ELECTRONIC SETTLEMENT

11.1 Application of Clause

- (1) Clause 11 applies if the Buyer, Seller and each Financial Institution involved in the transaction agree to an Electronic Settlement using the same ELNO System and overrides any other provision of this contract to the extent of any inconsistency.
- (2) Acceptance of an invitation to an Electronic Workspace is taken to be an agreement for clause 11.1(1).
- (3) Clause 11 (except clause 11.5(3)) ceases to apply if either party gives notice under clause 11.5 that settlement will not be an Electronic Settlement.

11.2 Completion of Electronic Workspace

- (1) The parties must:
 - (a) ensure that the Electronic Workspace is completed and all Electronic Conveyancing Documents and the Financial Settlement Schedule are Digitally Signed prior to settlement; and
 - (b) do everything else required in the Electronic Workspace or otherwise to enable settlement to occur on the Settlement Date.
- (2) If the parties cannot agree on a time for settlement, the time to be nominated in the Workspace is 4pm AEST.
- (3) If any part of the Purchase Price is to be paid to discharge an Outgoing:
 - (a) the Buyer may, by notice in writing to the Seller, require that the amount is paid to the Buyer's Solicitor's trust account and the Buyer is responsible for paying the amount to the relevant authority;
 - (b) for amounts to be paid to destination accounts other than the Buyer's Solicitor's trust account, the Seller must give the Buyer a copy of the current account for the Outgoing to enable the Buyer to verify the destination account details in the Financial Settlement Schedule.
- (4) If the Deposit is required to discharge any Encumbrance or pay an Outgoing at settlement:
 - (a) the Deposit Holder must, if directed by the Seller at least 2 Business Days prior to Settlement, pay the Deposit (and any interest accrued on investment of the Deposit) less commission as clear funds to the Seller's Solicitor;
 - (b) the Buyer and the Seller authorise the Deposit Holder to make the payment in clause 11.2(4)(a);
 - (c) the Seller's Solicitor will hold the money as Deposit Holder under the Contract;
 - (d) the Seller and Buyer authorise the Seller's Solicitor to pay the money as directed by the Seller in accordance with the Financial Settlement Schedule.

11.3 Electronic Settlement

- (1) Clauses 5.1(2) and 5.2 do not apply.
- (2) Payment of the Balance Purchase Price electronically as directed by the Seller's Solicitor in the Financial Settlement Schedule satisfies the Buyer's obligation in clause 2.5(1).
- (3) The Seller and Buyer will be taken to have complied with:
 - (a) clause 2.5(3)(c), (e) and (f); and
 - (b) clause 2.5(5)(d) and (e),(as applicable) if at settlement the Financial Settlement Schedule specifies payment of the relevant amount to the account nominated by the Commissioner of Taxation.
- (4) The Seller will be taken to have complied with clause 5.3(1)(b), (c), (d), (e) and (f) if:
 - (a) in relation to documents which are suitable for Electronic Lodgement in the Land Registry at settlement, the documents are Digitally Signed within the Electronic Workspace; and
 - (b) in relation to any other document or thing, the Seller's Solicitor:

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- (i) confirms in writing prior to settlement that it holds all relevant documents which are not suitable for Electronic Lodgement and all Keys (if requested under clause 5.3(1)(d)) in escrow on the terms contained in the QLS E-Conveyancing Guidelines; and
 - (ii) gives a written undertaking to send the documents and Keys (if applicable) to the Buyer or Buyer's Solicitor no later than the Business Day after settlement; and
 - (iii) if requested by the Buyer, provides copies of documents in the Seller's Solicitors possession.
- (5) A party is not in default to the extent it is prevented from complying with an obligation because the other party or the other party's Financial Institution has not done something in the Electronic Workspace.
- (6) Any rights under the contract or at law to terminate the contract may not be exercised during the time the Electronic Workspace is locked for Electronic Settlement.
- (7) Electronic Settlement is taken to occur when Financial Settlement is effected, whether or not Electronic Lodgement has occurred.

11.4 Computer System Unavailable

If settlement fails and cannot occur by 4pm AEST on the Settlement Date because a computer system operated by the Land Registry, Office of State Revenue, Reserve Bank, a Financial Institution or the relevant ELNO System is inoperative, neither party is in default and the Settlement Date is deemed to be the next Business Day. Time remains of the essence.

11.5 Withdrawal from Electronic Settlement

- (1) Either party may elect not to proceed with an Electronic Settlement by giving written notice to the other party.
- (2) A notice under clause 11.5(1) may not be given later than 5 Business Days before the Settlement Date unless an Electronic Settlement cannot be effected because:
 - (a) the transaction is not a Qualifying Conveyancing Transaction; or
 - (b) a party's solicitor is unable to complete the transaction due to death, a loss of legal capacity or appointment of a receiver or administrator (or similar) to their legal practice or suspension of their access to the ELNO System; or
 - (c) the Buyer's or Seller's Financial Institution is unable to use the relevant ELNO System to effect Electronic Settlement.
- (3) If clause 11.5(2) applies:
 - (a) the party giving the notice must provide satisfactory evidence of the reason for the withdrawal; and
 - (b) the Settlement Date will be extended to the date 5 Business Days after the Settlement Date.

11.6 Costs

Each party must pay its own fees and charges of using the relevant ELNO System for Electronic Settlement.

11.7 Definitions for clause 11

In clause 11:

"Digitally Sign" and **"Digital Signature"** have the meaning in the ECNL.

"ECNL" means the Electronic Conveyancing National Law (Queensland).

"Electronic Conveyancing Documents" has the meaning in the *Land Title Act 1994*.

"Electronic Lodgement" means lodgement of a document in the Land Registry in accordance with the ECNL.

"Electronic Settlement" means settlement facilitated by an ELNO System.

"Electronic Workspace" means a shared electronic workspace within an ELNO System that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement.

"ELNO" has the meaning in the ECNL.

"ELNO System" means a system provided by the ELNO for facilitating Financial Settlement and Electronic Lodgement.

"Financial Settlement" means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule.

"Financial Settlement Schedule" means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts.

"Qualifying Conveyancing Transaction" means a transaction that is not excluded for Electronic Settlement by the rules issued by the relevant ELNO, Office of State Revenue, Land Registry, or a Financial Institution involved in the transaction.

12. ELECTRONIC CONTRACT AND DISCLOSURE

12.1 Electronic Signing

If this contract is signed by any person using an Electronic Signature, the Buyer and the Seller:

- (a) agree to enter into this contract in electronic form; and
- (b) consent to either or both parties signing the contract using an Electronic Signature.

12.2 Pre-contract Disclosure

The Buyer consents to the Seller's use of electronic communication to give any notice or information required by law to be given to the Buyer and which was given before the Buyer signed this contract.

INITIALS (Note: Initials not required if signed with Electronic Signature)

Annexure A Special Conditions

A TERMS OF CONTRACT

1. Modification to Terms of Contract

1.1 The Terms of Contract are deleted, amended or added to in accordance with the table below:

Clause No	Deletion, Amendment or Addition
1.1(2)(h)	Delete sub-clause (iii).
1.1(2)(p)	After the words "Essential Term includes" insert the following words: <i>"any term specified in the Special Conditions to be an Essential Term and also includes."</i>
1.1(2)(z)	Delete the words "but excludes" and replace them with the words "and includes".
1.1(2)(kk)	Delete sub-clause and replace it with the following: "(hh) "Transfer Documents" means: (i) a Form 1 Transfer under the Land Title Act 1994 (Qld); and (ii) a Form 24 Property Transfer Information (Part B – Transferor to complete) form. (If before Settlement the Queensland Titles Registry changes their requirements or the form of the Transfer Documents, then the definition of Transfer Documents will be deemed to be amended to give effect to the intent of this contract so that to provide for the then equivalent forms and documents as determined by the Seller's Solicitors, acting reasonably)."
2.3	Delete clause.
2.5	Delete sub-clause (5).
2.6	Delete sub-clauses (2)(c), (3), (5), (6) and (14).
2.6(2)	Delete the words "Subject to clauses 2.6(3), 2.6(5) and 2.6(14)."
2.6(4)	Delete clause and replace with the following: "2.6(4) Land tax will be calculated for apportionment purposes on the basis that, as at midnight on the previous 30 th June, the Seller owned no land other than its interest in the Parcel (or that part of the Parcel or land derived from the Parcel) (Base Parcel) registered as at the 30 June prior to the Settlement Date, or if there was at that date a separate valuation for the Land, that the Seller owned no land other than its interest in the Land. If there is no separate valuation for the Land, then the land tax amount for apportionment purposes for the Land will be determined using the following formula: $\frac{\text{Amount} \times AL}{AP}$

	<p>Where:</p> <p><i>Amount = amount of land tax payable on the Base Parcel for the land tax year in which Settlement is to be effected (whether paid or unpaid).</i></p> <p><i>AL = Area of the Land in square metres.</i></p> <p><i>AP = Area of the Base Parcel in square metres.</i></p> <p><i>If the valuation for the Base Parcel includes land other than the lot(s) which were subdivided to create the Land (and other land on the Survey Plan), the "Amount" will be determined on a proportionate area basis or other more appropriate basis as determined by the Seller's Solicitor acting reasonably."</i></p>
2.6(12)	<p>Delete clause and replace with the following:</p> <p><i>"The cost of all Bank cheques payable at Settlement are the responsibility of the Buyer".</i></p>
3.5	<p>Insert a new clause 3.5 as follows:</p> <p><i>"If the Buyer terminates this contract under clause 3.2(1) of the Terms of Contract, then the Buyer must provide the Seller with a copy of the finance decline correspondence from its Bank when the Buyer terminates this contract. This is an Essential Term of this contract."</i></p>
5.1	Delete clause.
5.2	Delete clause.
5.3(1)(b)	<p>After the words "after stamping" insert the following words:</p> <p><i>"and registration of any release or withdrawal of any Encumbrances which are required by this contract to be provided by the Seller to the Buyer at Settlement".</i></p>
5.3	Delete sub-clauses (1)(d), (1)(e), (1)(f) and (3).
5.4	Delete clause.
5.6	Delete clause.
7.4(3)(b)	<p>After the words "a warranty in clause 7.4(3)" insert the following words:</p> <p><i>"and the Buyer is materially adversely affected by the warranty not being correct".</i></p>
7.4 (4)	<p>After the words "clause 7.4 (1) or clause 7.4 (2)" insert the following words:</p> <p><i>"and the Buyer is materially adversely affected by the warranty not being correct" .</i></p>
7.5(1)	Delete sub-clause.
7.6(1)	<p>After the words "Subject to" insert the following words:</p> <p><i>"Special Condition 16 and".</i></p>
7.7(1)	Delete the words "the Contract Date" and replace them with the following words:

	<p>(a) <i>if Special Condition 5.1 applies, the date the Seller gives notice to the Buyer that (in accordance with Special Condition 5.1) the Condition Subsequent has been satisfied; or</i></p> <p>(b) <i>if Special Condition 5.1 does not apply, the Contract Date.</i></p>
7.7(1)(e)	Delete sub-clause.
7.8	<p>Insert the words "<i>or to the cost of relocating any fence</i>" at the end of the first sentence and at the end of the clause insert the following words:</p> <p><i>"The Parties acknowledge that this clause is an agreement made between adjoining owners about a dividing fence for the purposes of section 10 of the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 (Qld) and does not merge on Settlement."</i></p>
8.1	<p>Delete clause and replace with the following:</p> <p><i>"The Property is at the Seller's risk until:</i></p> <p>(a) <i>if Special Condition 5.1 applies, the Seller gives notice to the Buyer that (in accordance with Special Condition 5.1) the Condition Subsequent has been satisfied; or</i></p> <p>(b) <i>if Special Condition 5.1 does not apply, 5:00pm on the first Business Day after the Contract Date,</i></p> <p><i>and then the Property is at the Buyer's risk."</i></p>
8.3	<p>Delete the second sentence of sub-clause (1).</p> <p>Delete sub-clauses (2) and (3).</p>
8.4	Delete clause.
9.6(1)	Delete the words " <i>provided the resale settles within 2 years of termination of this contract</i> ".
10.2	<p>Delete clause and replace with the following:</p> <p>"10.2 Foreign Buyer Approval</p> <p>1. <i>The Buyer warrants and represents to the Seller that its status as a Foreign Person as shown in the Reference Schedule is correct and will be correct at Settlement. The Buyer acknowledges that the Seller has relied on and been induced by the Buyer's warranty and representation in electing to enter into this contract. If the Buyer's warranty and representation is not correct, the Buyer will be taken to have breached an Essential Term and the Seller may take whatever actions are available to the Seller under this contract or at law.</i></p> <p>2. <i>If the Buyer does not declare in the Reference Schedule that the Buyer is a Foreign Person then the Buyer warrants that either:</i></p> <p>2.1 <i>the Buyer's purchase of the Property is not a notifiable action; or</i></p> <p>2.2 <i>the Buyer has received a no objection notification,</i></p> <p><i>under the Foreign Acquisitions and Takeovers Act 1975 (FATA).</i></p>

	<p>3. <i>If the Buyer declares in the Reference Schedule that the Buyer is a Foreign Person then:</i></p> <p>3.1 <i>nothing in this contract constitutes or is otherwise intended to give rise to a binding agreement for the sale and purchase of the Property until the Buyer has received FIRB Approval. The parties acknowledge and agree that:</i></p> <p>(a) <i>despite any provision to the contrary, the Buyer is not intended to acquire any rights in relation to the Property until the Buyer has received FIRB Approval;</i></p> <p>(b) <i>despite any provision to the contrary, no obligation on the Seller to sell, or right of the Buyer to buy the Property is of any force or effect until FIRB Approval has been obtained; and</i></p> <p>(c) <i>all other provisions of this contract (other than those described in sub-clauses 3.1(a) and 3.1(b)) are binding on the parties as at the Contract Date, including this clause 10.2.</i></p> <p>3.2 <i>this contract is subject to the Treasurer of the government of the Commonwealth of Australia (Treasurer) or his delegate consenting to or providing a notice that the Treasurer has no objections (or similar) to the Buyer's purchase of the Property under FATA (FIRB Approval) within 30 days after the Contract Date (Approval Date);</i></p> <p>3.3 <i>the Buyer must make an application for FIRB Approval (including paying any applicable fee for the application) and provide to the Seller a copy of the application and other material submitted with the application for FIRB Approval within 7 days after the Contract Date (Application Date) and use its best endeavours and must take all available steps and must diligently pursue that application. The Buyer must promptly pay all fees and taxes associated with the application and FIRB Approval. This clause is an Essential Term;</i></p> <p>3.4 <i>the Buyer must keep the Seller informed of the progress of the application for FIRB Approval and provide to the Seller a copy of the application and other material submitted with the application for FIRB Approval and correspondence between the Buyer and the Treasurer or his delegate concerning the application. The Buyer will immediately upon receipt or dispatch deliver to the Seller copies of correspondence between the Buyer or its solicitors or consultants and the Treasurer or his delegate and advise in writing of the context of any telephone discussions with the Treasurer or his delegate. Upon request by the Seller, the Buyer must inform the Seller of the progress of the application for FIRB Approval;</i></p> <p>3.5 <i>the Buyer must give notice to the Seller of the outcome of the application for FIRB Approval (including copies of all correspondence in relation to the FIRB Approval) within 5 Business Days of determination by the Treasurer and in any event by the Approval Date, indicating that the:</i></p> <p>(a) <i>FIRB Approval has been obtained; or</i></p> <p>(b) <i>FIRB Approval has not been obtained and that this contract is terminated (in which case the Deposit is to be released to the Buyer and neither Party has any Claim against the other).</i></p> <p>3.6 <i>if the Buyer fails to give notice to the Seller by 5.00pm on the Approval Date, then the Seller may terminate this contract by notice in writing to the Buyer. Upon receipt of such notice, this contract will be at an end and</i></p>
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	<p>neither party will have any further rights against the other except with respect to any antecedent breach of this contract. The Seller's right to terminate is subject to the Buyer's continuing right to give notice to the Seller under sub-clause 3.5 before the Seller exercises its right to terminate under this clause;</p> <p>3.7 the Buyer acknowledges that where vacant land is being purchased, FIRB Approval will likely be subject to conditions including but not limited to a condition that the Buyer undertakes to construct a dwelling upon the Land within a specified period after the Settlement Date. The Buyer agrees that if such a condition (or similar conditions) are imposed on the Buyer as a term of receiving FIRB Approval, then such conditions are satisfactory to the Buyer for the purpose of this clause and will not entitle the Buyer to terminate this Contract if FIRB Approval is otherwise obtained by the Buyer;</p> <p>3.8 the Buyer is not required to comply with the above requirements in this clause 3 if, within 5 Business Days of the Contract Date, the Buyer provides evidence to the satisfaction of the Seller, in the Seller's absolute discretion, that the Buyer does not require FIRB Approval. The Buyer must pay the Seller's solicitor reasonable legal costs of reviewing that evidence;</p> <p>3.9 the Seller may, in its absolute discretion, extend the Approval Date, by notice to the Buyer given at any time before the Buyer terminates under sub-clause 3.5(b), by any number of days specified in that notice. For the avoidance of doubt, the Seller may give this notice on any number of occasions; and</p> <p>3.10 this clause cannot be waived by the Buyer or Seller and must be satisfied by the Buyer."</p>
10.4	<p>Clause 10.4 is amended by:</p> <ol style="list-style-type: none"> deleting the words in clause 10.4(4)(a) and replacing them with the words "2 Business Days after posting if sent by express post or 5 Business Days after posting if sent by ordinary post"; inserting a new sub-clause (9) as follows: <p>"If the Buyer is no longer represented by a solicitor and has no current known contact particulars for the giving of a notice, the Seller may give notice to the Buyer's last known contact particulars even if it is known to the Seller that the Buyer may not receive the notice. The Parties' intention is that the onus is on the Buyer to ensure that the Seller at all times has current particulars of the Buyer in order to enable the Seller to give notice."; and</p> inserting a new sub-clause (10) as follows: <p>"Despite any other clause to the contrary, if the Buyer is sending the notice by email to the Seller (and not the Seller's Solicitor) the Buyer must send that email to both email addresses in the Reference Schedule for the Seller for it to be considered effective notice under the contract."</p>
10.9	<p>Insert new sub-clauses (6), (7), (8) and (9) as follows:</p> <p>(6) Use of the word "including"</p> <p>"Including" and any similar expressions are not words of limitation.</p>

	<p>(7) Use of the word "or"</p> <p>In any combination or list of options, the use of the word "or" is not used as a word of limitation.</p> <p>(8) Things to be done and notices given by Buyer</p> <p>If this contract provides for something to be done by a certain date, the Buyer must do so by 5.00 pm, Brisbane time, on that date. Notices are required to be given by the Buyer at any time until 5.00 pm on the due date. Such notices given after 5.00 pm will be treated as given on the next Business Day.</p> <p>(9) Notices given by Seller</p> <p>Notices may be given by the Seller at any time until 11.59 pm on the date that they are given. Such notices given after 11.59 pm will be treated as given on the next Business Day.</p>
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2. **Application of Terms of Contract**

2.1 The Terms of Contract apply to this contract unless excluded expressly or by implication.

2.2 The Parties acknowledge receipt of a copy of the Terms of Contract before signing this contract.

3. **Additional Definitions**

3.1 In addition to the definitions contained in clause 1 of the Terms of Contract, the following definitions apply to this contract:

(a) **Authority** means any body (including any judicial body), government, person or otherwise having or exercising control over the approval of, carrying out of, use or operation of the Property or the Estate or any Services to be provided to the Land or the Estate, including, but not limited to, the Local Government and the department of Economic Development Queensland (a division of the Department of State Development, Manufacturing, Infrastructure and Planning).

(b) **Bank Guarantee** means a bank guarantee that:

(i) is issued by an Australian Bank acceptable to the Seller;

(ii) is in a form acceptable to the Seller;

(iii) is for the amount of the Deposit;

(iv) is issued in favour of HWL Ebsworth Lawyers (as "Favouree" as opposed to specifying the Seller as Favouree);

(v) specifies that the Seller has agreed to accept the bank guarantee instead of payment of a cash deposit;

(vi) requires the bank to pay HWL Ebsworth Lawyers the Deposit amount without first checking with the Buyer or any other third party;

(vii) has no expiry date and is unconditional and irrevocable; and

(viii) contains the names of the Seller and the Buyer (and no other third party) and makes reference to this contract and the sale made under it, e.g:

Mirvac Queensland Pty Limited sale of Lot No. «Lot» on SP300874 in "Everleigh" to «Purchaser_1_Full_Name» «Purchaser_2_Full_Name» «Purchaser_3_Full_Name»

- (c) **Builder** means a builder who has been advertised through the Seller's current marketing campaign.
- (d) **Building Contract** means a contract with a Builder to build a Dwelling on the Land.
- (e) **Bushfire Management Plan** means the bushfire hazard assessment and fire management plan as required by the Conditions of Subdivision, a copy of which may be obtained from the Seller upon request.
- (f) **Claim** includes any claim, cause of action, proceeding, right, entitlement, damages, costs, losses, liability or demand however it arises and whether it is past, present or future, fixed or unascertained, actual, potential or contingent.
- (g) **Condition Subsequent** means the condition set out in Special Condition 5.1.
- (h) **Dealing** has the meaning given in Special Condition 56.1(a).
- (i) **Deed Poll** means the deed poll which is attached to this contract in Annexure D.
- (j) **Deposit Bond** means a bond or other surety (howsoever categorised) that is:
- (i) from an insurance company or other institution acceptable to the Seller (at the Contract Date being only QBE as the insurer or underwriter);
 - (ii) in a form acceptable to the Seller;
 - (iii) for an amount equal to the Deposit; and
 - (iv) payable on demand.
- (k) **Development Approval** means the development approval for the Estate or that stage or part of the Estate in which the Land is or is to be situated, a copy of which may be obtained from the Seller upon request.
- (l) **Disclosure Plan** has the meaning given to it in the LSA.
- (m) **Disclosure Statement** has the meaning given to it in the LSA.
- (n) **Display Home** has the meaning given to that term in the *Domestic Building Contracts Act 2000 (Qld)*.
- (o) **Dwelling** means the residential detached dwelling constructed or to be constructed on the Land in accordance with the Housing Covenants.
- (p) **Easement Schedule** means the Easement Schedule attached to this contract in Annexure G which sets out the easements affecting or proposed to affect the Land (and possibly other land or lots within the Estate).
- (q) **Estate** means the estate called "Everleigh" of which the Land forms or is intended to form part.
- (r) **Finance Condition** means the condition in relation to approval of a loan contained in clause 3.1 of the Terms of Contract.
- (s) **Guarantee and Indemnity** means the Guarantee and Indemnity in Annexure F.
- (t) **Guarantor** means the guarantor/s required by the terms of this contract to guarantee the performance of the Buyer.
- (u) **Housing Covenants** means the housing covenants which are attached to this contract in Annexure C in respect of building improvements on the Land and within the Estate as varied by the Seller from time to time.
- (v) **Instalment Contract** has the meaning given to it under Section 71 of the PLA Act.
- (w) **LSA** means the *Land Sales Act 1984 (Qld)*.
- (x) **Mirvac** means each Related Body Corporate of Mirvac Limited ACN 003 280 699 from time to time.

- (y) **NBN Co** means NBN Co Limited ABN 86 136 533 741.
- (z) **NBN Co Building Ready Specifications** means the specifications governing the building requirements for connection of the Land to the Network Infrastructure as provided by NBN Co or as otherwise available on NBN Co's website, as may change from time to time including but not limited to:
 - (i) NBN Co In-Home Wiring Guide for SDUs and MDUs;
 - (ii) New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers; and
 - (iii) NBN Co Residential Preparation and Installation Guide: SDUs and MDUs.
- (aa) **NBN Co Carrier Licence** means the carrier licence granted to NBN Co by the Australian Communications and Media Authority on 18 March 2010 under section 56 of the *Telecommunications Act 1997 (Cth)*.
- (bb) **Network Infrastructure** means the physical infrastructure of the high speed broadband fibre optic network which may be installed by NBN Co for the stage of the Estate in which the Land is located including all fibre, cables, electronic devices and equipment, ducts, poles, towers, cabinets, housing and any other active and passive equipment and distribution infrastructure, but not including the Pit and Pipe Works, any existing pit and pipe infrastructure, lead-in conduit, the network termination unit or the power supply unit and related cable at the Land.
- (cc) **Noise Report** means the noise report prepared for the Seller as required by the Conditions of Subdivision, a copy of which may be obtained from the Seller upon request.
- (dd) **Novation Deed** means a deed (in a form reasonably required by the Seller) to be made in relation to a

Dealing and under which, on and from completion of the Dealing, the Third Party covenants in favour of the Buyer to be bound by the obligations of the Seller under this contract.

- (ee) **Object or Objections** means to object generally and includes:
 - (i) object to a Variation;
 - (ii) object to a Permitted Variation;
 - (iii) object to Title;
 - (iv) avoid or attempt to avoid this contract;
 - (v) refuse to effect Settlement;
 - (vi) delay Settlement;
 - (vii) claim compensation or any reduction in the Purchase Price;
 - (viii) retain any part of the Purchase Price;
 - (ix) require the Seller to carry out any works to the Property;
 - (x) make any Claim, demand, appeal or suit of any nature;
 - (xi) withhold a consent; or
 - (xii) seek an injunction.
- (ff) **Other Features** means street trees, street lights, bin pads, footpaths, driveways and fencing (intended to be constructed or that has been constructed by or on behalf of the Seller).
- (gg) **Parcel** means Lot 9001 on SP300873 with title reference 51194166 and any additional adjoining or nearby land acquired by the Seller for development as part of the stage of the Estate that includes the Land and, where the context permits or requires, includes any land derived from the Parcel. The Land is part of or will be created from the Parcel.

- (hh) **Parties** means the Seller and the Buyer. In the Terms of Contract, Parties may be referred to as "parties".
- (ii) **Party** means the Seller and/or the Buyer as the context requires. In the Terms of Contract, Party may be referred to as "party".
- (jj) **Permitted Variation** means a Variation which, viewed objectively, does not have a material adverse effect on the use or value of the Land and which does not result in the Land being substantially different to that described in this contract or as shown in the Disclosure Plan and, without limitation, includes a variation of:
- (i) up to 2% in details of area;
 - (ii) up to 1% in details of linear dimensions for bearings and distances;
 - (iii) up to 500mm in height in details of surface contours or depth of fill levels;
 - (iv) up to 500mm in height in details of retaining walls; or
 - (v) up to 500mm in location in details of retaining walls,
- as compared to those details set out in the Disclosure Plan; or
- (vi) for any other difference, a difference of 5% or less in any one or more of the relevant lot particulars between the Land "as constructed" and the relevant lot particulars for the Land set out in the Disclosure Plan.
- (kk) **Personal Information** means all personal information (as defined in the Privacy Act) relating to the Buyer, including all personal information set out in this contract and otherwise disclosed by the Buyer to the Seller whether prior to or after the Contract Date.
- (ll) **PLA Act** means the *Property Law Act 1974 (Qld)*.
- (mm) **Pit and Pipe Works** means the physical infrastructure, including all pits, pipes, conduits and any other materials to be designed and constructed by the Seller under the Seller's agreement with NBN Co (if any) necessary to properly service the stage of the Estate in which the Land is located and to properly service the Land and other land within the Estate with the Network Infrastructure.
- (nn) **Prescribed Percentage** has the meaning given to prescribed percentage in the PLA Act.
- (oo) **Privacy Act** means the *Privacy Act 1988 (Cth)* and any regulations, ancillary rules, guidelines, orders, directions, directives, codes of conduct or other instrument made or issued under that Act, as amended from time to time.
- (pp) **Privacy Officer** means so far as Mirvac is concerned, "Mirvac Privacy Officer", Mirvac Group Compliance, Level 28, 200 George Street, Sydney NSW 2000, Ph: (02) 9080 8000, Email: privacy@mirvac.com.
- (qq) **Project Manager** means any project manager appointed by the Seller for the Estate from time to time. If no project manager is appointed, then the Seller's surveyor or town planner (for the Estate).
- (rr) **Promotional Materials** means all marketing materials (including website), models, artists impressions, display boards and similar in relation to the Property and the Estate.
- (ss) **Reference Schedule** means the Reference Schedule of the Terms of Contract.
- (tt) **Related Body Corporate** has the meaning given to that term in section 50 of the *Corporations Act 2001 (Cth)*.
- (uu) **Schedule 3** means Schedule 3 of the *Telecommunications Act 1997 (Cth)*.
- (vv) **Services** means services including water supply, electricity (including

street lighting), sewerage, stormwater, roofwater, telephony services and reticulated gas (if any).

(ww) **Services and Other Features Plans** means the plans contained in Annexure G.

(xx) **Settlement** means the event of settlement of this contract. In the Terms of Contract, Settlement may be referred to as "settlement".

(yy) **Settlement Materials** means all releases, withdrawals, documents, certificates, declarations, notices, instruments, materials or letters or similar which the Seller is required to provide or deliver to the Buyer at Settlement.

(zz) **Settlement Statement** means a statement which outlines or lists:

- (i) the calculation of the Balance Purchase Price payable by the Buyer to the Seller at Settlement (including details of adjustments to the Purchase Price for the Deposit paid, Outgoings and other amounts payable by the Parties under this contract);
- (ii) directions as to payment of the Balance Purchase Price by Bank cheques (or trust cheques if authorised by the Seller);
- (iii) Settlement Materials; and
- (iv) any other particulars the Seller considers appropriate.

(aaa) **Special Conditions** means these Special Conditions.

(bbb) **Sunset Date** means the date 18 months after the Contract Date.

(ccc) **Survey Plan** means the survey plan which is to be registered with the Queensland Titles Registry creating Title, a draft of which is attached to this contract in Annexure E.

(ddd) **Terms of Contract** means the accompanying Terms of Contract for Houses and Residential Land (Sixteenth Edition) adopted by the Real Estate Institute of Queensland Limited and approved by the Queensland Law Society Incorporated.

(eee) **Third Party** means the person in whose favour the Seller effects a Dealing.

(fff) **Title** means title to the Land.

(ggg) **Variations** means changes, variations, reductions, omissions, substitutions or additions to (as the context requires) the Estate or the Property including changes, variations, reductions, omissions, substitutions or additions to the Estate or the Property which are in respect of the:

- (i) titling arrangements;
- (ii) utility infrastructure and supply arrangements and Services;
- (iii) method of carrying out civil works or construction;
- (iv) construction materials;
- (v) number of lots within the Estate, including any stage in it;
- (vi) number of stages within or proposed to be within the Estate;
- (vii) omission or reduction of stages or lots within the Estate including not proceeding with the balance stages of the Estate;
- (viii) facilities;
- (ix) access arrangements;
- (x) landscaping;
- (xi) composition;
- (xii) density;

- (xiii) mix of uses;
 - (xiv) design;
 - (xv) improvements;
 - (xvi) levels;
 - (xvii) topography;
 - (xviii) permitted uses;
 - (xix) roads or open spaces;
 - (xx) location;
 - (xxi) layout;
 - (xxii) size;
 - (xxiii) dimensions;
 - (xxiv) area;
 - (xxv) community facilities within the Estate;
 - (xxvi) descriptions or identification numbers of lots and plans;
 - (xxvii) number, location, extent and existence of retaining and revetment walls and the manner the retaining and revetment walls are constructed (eg. battering, etc) and the materials the retaining walls are constructed of; and
 - (xxviii) addresses – street names and numbers.
- 6.1 The Seller must take reasonable steps to satisfy the Condition Subsequent. The Seller is not required to commence or pursue any Court proceedings to satisfy the Condition Subsequent.
- 6.2 If any Authority refuses to grant or revokes any necessary permit or approval or refuses to seal any survey plan or imposes any conditions on any permit or approval (required in order to satisfy the Condition Subsequent) with which the Seller is, acting reasonably, unwilling to comply, then the Seller may terminate this contract by notice to the Buyer. If this happens:
- (a) the Deposit must be released to the Buyer; and
 - (b) the Buyer has no further Claim against the Seller.
7. **Delays in Satisfying Condition Subsequent**
- 7.1 If failure to satisfy the Condition Subsequent by the Sunset Date is due to delays attributable to:
- (a) damage by flooding, water, fire, explosion, earthquake, wind, cyclone, lightning, storm, tsunami, any other act of nature or war, civil commotion or act of terror;
 - (b) legal proceedings concerning the Land or the Estate;
 - (c) delay of any Authority in issuing a necessary approval or permit;
 - (d) inclement weather;
 - (e) unavailability of materials, labour or contractors for civil works and construction;
 - (f) industrial dispute or disturbance of any kind;
 - (g) delay by any contractor carrying out civil works or construction;
 - (h) delay in procuring sufficient presale of lots in the Estate (or the stage of the Estate in which the Land is situated) to secure funding for civil works construction; or
 - (i) any other cause beyond the control of the Seller,

B CONDITION SUBSEQUENT

4. Application of Part

- 4.1 This Part B only applies if there is no Title at the Contract Date.

5. Condition Subsequent

- 5.1 This contract is conditional on the Seller causing a survey plan to be registered with the Queensland Titles Registry which creates indefeasible Title on or before the Sunset Date (**Condition Subsequent**).

6. Unreasonable Conditions

then the Seller may extend and further extend the Sunset Date by a period equal to or less than the period of the delay by notice to the Buyer. Certification by the Project Manager as to the causes and period of delay is final and binding on the Parties. If the Seller extends the Sunset Date for a period less than the period of the delay, the Seller may later further extend the Sunset Date for the additional period of the delay by notice to the Buyer. The Project Manager must be directed by the Seller to act impartially in giving the certification.

8. Failure to Satisfy Condition Subsequent

8.1 If the Condition Subsequent is not satisfied by 6.00pm on the Sunset Date (as extended) then, subject to Special Condition 8.2, either Party may terminate this contract by notice to the other. If this happens:

- (a) the Deposit must be released to the Buyer; and
- (b) the Buyer has no further Claim against the Seller.

8.2 The Buyer may only terminate this contract (after the Sunset Date) under Special Condition 8.1 until the Seller has notified the Buyer that the Condition Subsequent has been satisfied.

9. Notification of Satisfaction of Condition Subsequent

9.1 If the Condition Subsequent is satisfied, the Seller must give the Buyer notice of satisfaction not later than 90 days after the date that the Condition Subsequent is satisfied.

C LAND SALES ACT PROVISIONS

10. Application of Part

10.1 This Part C only applies if there is no Title when the Buyer signs this contract.

11. Promises about Disclosure Statement and Disclosure Plan

11.1 Subject to Special Condition 41, the Buyer promises the Seller that, before the Buyer signed this contract, the Buyer:

- (a) received the completed Disclosure Statement which was dated and signed by or on behalf of the Seller;

- (b) received the Disclosure Plan; and
- (c) reviewed the content of the Disclosure Statement and the Disclosure Plan and took whatever legal advice and other advice about them that the Buyer deemed necessary.

11.2 Subject to Special Condition 41, the Buyer acknowledges and agrees that:

- (a) the Disclosure Statement states all the particulars required by the LSA and is substantially complete; and
- (b) the Disclosure Plan complies with all of the requirements for a disclosure plan under the LSA and is substantially complete.

12. Authority for Disclosure Statement and Disclosure Plan

12.1 If the Seller has not itself:

- (a) signed the Disclosure Statement; and
- (b) given the Disclosure Plan,

the Seller confirms that the person who did so was authorised by the Seller in that regard.

13. Variations to Land

13.1 The Buyer agrees that:

- (a) as the Land is sold "off the plan", there are likely to be discrepancies between the Land as described in this contract, the Promotional Materials and the Disclosure Plan as compared to the Land when it is completed and titled; and
- (b) no party has made any promise or representation to the Buyer that the Land as completed and titled will be exactly the same as described in this contract, the Promotional Materials or the Disclosure Statement or the Disclosure Plan.

13.2 The Seller is entitled to make Variations to the Land. Subject to the rights of the Buyer under the LSA, the Buyer must not Object to any Variation to the Land provided the Variation is a Permitted Variation.

- 13.3 Each Variation of the Land is to be considered separately in determining if the Variation is a Permitted Variation. The Parties agree that regard will not be had to the aggregate effect of more than one Variation, in making a determination as to whether a Variation is or is not a Permitted Variation.
- 13.4 The Buyer agrees that it will not be materially prejudiced under section 13 of the *Land Sales Act 1984 (Qld)* if the Land is affected by a Permitted Variation.
- 13.5 If the Buyer is entitled to Object due to a Variation, the Buyer's sole right is to terminate this contract within 21 days after the Seller gives notice to the Buyer of the Variation. If this happens:
- (a) the Deposit must be released to the Buyer; and
 - (b) the Buyer has no further Claim against the Seller.

D ESTATE AND LAND

14. **Staged Estate**

- 14.1 The Buyer acknowledges that:
- (a) the Estate may be developed progressively by the Seller; and
 - (b) this involves or will involve (amongst other things) the progressive carrying out of various works and the making of town planning and building applications of various types to Authorities (**Applications**).
- 14.2 The Buyer must not:
- (a) make or maintain any Objection either alone or jointly with others against or do anything which may adversely affect any of the Applications and consents to the Applications;
 - (b) Object in relation to any dust, noise, nuisance or traffic interference which results from the carrying out of and works within the Estate;
 - (c) do or omit anything which would prevent the Seller from completing the Estate or selling allotments in the Estate; and

- (d) Object if the Seller does not complete construction of any other land included in the Estate or does not continue to develop any of the land owned by the Seller.

- 14.3 The Buyer must not sell, transfer, assign or otherwise dispose of the Land without first delivering to the Seller a deed poll executed by the future buyer, transferee, assignee or dispose in favour of the Seller containing covenants in the same terms (*mutatis mutandis*) as this Special Condition 14 including an obligation for each further buyer, transferee, assignee or dispose to obtain a further deed poll from any subsequent buyer, transferee, assignee or dispose. The covenant to be obtained is to be in the form of the Deed Poll.

15. **Variations to Estate**

- 15.1 The Seller is entitled to make Variations to the carrying out of the Estate as determined by the Seller in its total discretion. The Buyer will not Object because of any Variations.
- 15.2 The Buyer acknowledges that although the Land is in the development known as "Everleigh", the name of the place, suburb, stage or village in which the Land is situated may or may not now or in the future be called "Everleigh". The Buyer will not Object because of any variation.

16. **Services and Amenities**

- 16.1 The Buyer acknowledges that:
- (a) under the approvals granted to the Seller for the development of the Estate, various Authorities or the Seller under arrangements with those Authorities are to provide Services and amenities;
 - (b) any of the Services and amenities may be constructed inside the boundaries of the Land and/or outside the boundaries of an easement; and
 - (c) the Buyer must not Object if any of the Services or amenities are not provided on or before the Settlement Date or are constructed inside the boundaries of the land and/or outside the boundaries of an easement.

16.2 The Seller must use reasonable endeavours to ensure that the Services and amenities are provided on or before the Settlement Date, but if the Services and amenities are not provided on or before the Settlement Date, the Buyer has no right to Object and the Seller will cause the Services and amenities to be provided as soon as practicable after the Settlement Date.

16.3 The Seller may make changes to the location of any Services and amenities in the Land and the Buyer must not Object. The Buyer acknowledges and agrees that any site plan prepared by the Seller identifying the proposed location of Services and amenities in the Land is subject to change.

16.4 To avoid any doubt, the Seller may satisfy any of its obligations under this contract by bonding the performance of any of its obligations pursuant to any Development Approval, or any other requirement of the relevant responsible Authority.

17. National Broadband Network

17.1 The Seller may in its discretion enter into an agreement with NBN Co for the installation of Pit and Pipe Works and Network Infrastructure but is not obliged to enter into such agreement and makes no warranty that it will enter into such agreement. The Buyer must not Object if the Seller does or does not enter into such an agreement with NBN Co.

17.2 If the Seller enters into an agreement with NBN Co as referred to in Special Condition 17.1, the Seller discloses to the Buyer and the Buyer acknowledges and accepts that:

- (a) the NBN Co Building Ready Specifications must be complied with by the Buyer to enable connection of the Land to the Network Infrastructure and the Buyer agrees to adopt the NBN Co Building Ready Specifications; and
- (b) if the Buyer fails to comply with the NBN Co Building Ready Specifications, this will prevent connection of the Land to the Network Infrastructure or will require the Buyer to incur additional costs in order to connect the Land to the Network Infrastructure following Settlement.

17.3 The Buyer agrees that it must and must ensure that its agents, consultants, builders,

contractors, invitees and other third parties not related to the Seller or NBN Co do not:

- (a) construct a driveway or other structure over the Pit and Pipe Works;
- (b) cause the level of the Pit and Pipe Works to be higher than or lower than ground level; and
- (c) obstruct access to the Pit and Pipe Works.

17.4 The Buyer acknowledges and agrees that any breach of Special Condition 17.3 may prevent connection of the Land to the Network Infrastructure or may require the Buyer to incur additional costs in order to connect the Land to the Network Infrastructure following settlement.

17.5 The Buyer agrees and acknowledges that any additional costs payable as a consequence of a breach of Special Conditions 17.2 and 17.3 will be at the cost of the Buyer and the Buyer releases and indemnifies the Seller in this respect.

17.6 The Buyer acknowledges that:

- (a) the Seller is not responsible for the connection of telecommunications services to the Land beyond the installation the Pit and Pipe Works to the boundary of the Land;
- (b) the Seller has no control over the timing of the connection of telecommunications services to the Land which is solely the responsibility of NBN Co or such other provider as may be prescribed by a relevant authority;
- (c) if NBN Co has not connected telecommunication services to the Land when such services are required by Telstra Corporation Limited or such other provider as may be declared by a relevant authority, Telstra Corporation Limited is required to do so in accordance with the universal service obligation; and
- (d) the Seller has no control over the type of telecommunications service provided in accordance with the universal service obligation.

17.7 The Buyer acknowledges that:

- (a) the Pit and Pipe Works will vest in NBN Co on installation and thereafter, the Pit and Pipe Works will be the sole property of NBN Co and that NBN Co, as owner, will have the right to maintain, repair, alter, remove or replace the Pit and Pipe Works;
- (b) it must not interfere with or allow or cause others to interfere with the Network Infrastructure; and
- (c) NBN Co has rights and powers under the NBN Co Carrier Licence, Schedule 3 and at law.

17.8 The Buyer agrees in accordance with clauses 17(5), 18(3) and 19(2) of Schedule 3, to waive its right to be given notice in relation to any activity to be undertaken by NBN Co on the Land or any areas ancillary to the Land which is authorised under Schedule 3, and any right that the Buyer may have to object to those activities.

17.9 The Buyer agrees to the Seller providing NBN Co with the Buyer's contact details and for NBN Co to contact the Buyer directly and provide the Buyer with a new purchaser NBN Co information pack and materials.

17.10 The Buyer must not Object in relation to any matter referred to in this Special Condition, including in relation to the timing or type of telecommunication service provided to the Land.

18. No representations to Foundation Requirements

18.1 The Buyer acknowledges and agrees that the Seller has made no representation or warranty as to the type, nature or method of structural foundation or footing which may be required for future development on the Land by the Buyer or any other person and will not Object or make a Claim against the Seller due to geotechnical conditions of the Land. The Buyer must cause the foundation of any improvements constructed on the Land to be fit for purpose, as certified by a registered professional engineer, having regard to the geotechnical and site conditions.

19. No merger

This Part D will not merge on Settlement.

E TITLE

20. Title

20.1 Title is under the *Land Title Act 1994* (Qld). The Buyer accepts Title subject to the requirements of that Act.

20.2 The Buyer accepts Title subject to and will not Object in relation to the following matters (all or which are authorised or permitted dealings for the purposes of this contract):

- (a) any matter endorsed upon the survey plan creating Title;
- (b) any rights or interests reserved in favour of the Crown;
- (c) any administrative advices or similar dealings;
- (d) any encumbrances in favour of any Authority or any service authority (whether registered, unregistered or statutory);
- (e) the conditions of any approval of any Authority;
- (f) any notifications, easements, restrictions, encumbrances, covenants or other matters or dealings disclosed to the Buyer in this contract, the Disclosure Statement, the Disclosure Plan or elsewhere;
- (g) all notifications, easements, restrictions, encumbrances, covenants and dealings (other than a mortgage, caveat, writ or charge) on the title for the Parcel or the Title or otherwise affecting the Title not disclosed to the Buyer provided they do not materially adversely affect the Buyer's use or value of the Land;
- (h) any easements benefiting or burdening the Land or the Parcel, whether statutory or otherwise for:
 - (i) the passage or provision of Services; or
 - (ii) access; and
- (i) all notifications, easements, statutory covenants and restrictions in relation to the Title, the Parcel or the Land

reasonably required in order to satisfy the requirements of any Authority.

20.3 Providing that there is no direct material adverse effect on the use or value of the Land, and without limitation to the Seller's rights elsewhere in this contract, the Buyer will not Object as a result of:

- (a) the Estate being developed progressively (including civil and construction works) in any sequence determined by the Seller and any nuisance or interference to occupiers which results from the ongoing development of the Estate;
- (b) any transfer, lease, easement, licence, covenant or other right over part of the Estate, given to any Authority, the owner or occupier of land in the Estate, the owner or occupier of nearby land or any other person;
- (c) any name shown on this contract not being the name of the Estate, place or suburb in which the Land is located;
- (d) a boundary of the Land or the Estate not being fenced;
- (e) any fence or retaining wall not being upon or within the boundary of the Land or the Estate;
- (f) any fence or retaining wall being located:
 - (i) wholly within the Land;
 - (ii) wholly within the boundary of a lot adjoining the Land; or
 - (iii) partially within the Land and partially within the boundary of a lot adjoining the Land;
- (g) the existence of any minor encroachment onto or from the Land;
- (h) the existence or passage through the Land of utilities or utility infrastructure or other systems or Services whether for the Land or other adjoining or neighbouring property or lots and whether or not protected by registered easement;

- (i) the Seller subdividing or amalgamating any lots in the Estate (other than the Land);
- (j) the transfer of any additional land into the Estate;
- (k) the transfer, dedication or excise of any land out of the Estate;
- (l) the facilities (if any) within the Estate being made available for use at different times including after Settlement;
- (m) the Seller carrying out any form of alternative development within the Estate from that intended by the Seller as at the Contract Date;
- (n) there being commercial and other non-residential uses in the Estate;
- (o) the Seller using part of the Estate for affordable housing and lots being sold for less than the average market value;
- (p) the prior use of the Land; and
- (q) the Seller making changes to the location of any Services in the Land.

F

DEPOSIT

21. Bank Guarantee

NOTE: The terms of the Bank Guarantee must be strictly complied with.

- 21.1 In order to satisfy the requirements of this Special Condition the Bank Guarantee must strictly comply with the requirements set out in the definition of Bank Guarantee in Special Condition 3.1(b).
- 21.2 Instead of paying the Deposit as a cash payment, the Buyer may lodge with the Seller's Solicitor a Bank Guarantee which satisfies the requirements of this Special Condition.
- 21.3 If the Buyer has already paid the Deposit as cash, the Buyer may at any time elect to replace that cash Deposit with a Bank Guarantee which satisfies the requirements of this Special Condition.
- 21.4 A call may be made upon a Bank Guarantee lodged pursuant to this Special Condition if:

(a) this contract has been terminated for default by the Buyer and the Seller has declared the Deposit forfeited; or

(b) the Buyer has delivered a Bank Guarantee which is limited by time and the Buyer has failed (whether or not requested to do so by the Seller) to replace the Bank Guarantee with either a cash deposit or a further Bank Guarantee at least 20 Business Days before the expiry date of the Bank Guarantee.

(b) if the Deposit Bond is limited as to time, and without any direction by the Seller to do so, replace the Deposit Bond with a replacement Deposit Bond (which the Seller may or may not accept in its total discretion), cash payment of the Deposit or compliant Bank Guarantee not less than 10 Business Days before its expiry date.

22.3 The Seller's Solicitor may call upon a Deposit Bond lodged under this Special Condition if:

21.5 The Seller may, in its total discretion, accept a Bank Guarantee which does not comply with the provisions of this Special Condition. If that happens, if directed by the Seller at any time before Settlement to do so, the Buyer must, at the Buyer's expense, within 10 Business Days after direction, replace the Bank Guarantee with an instrument which complies with the requirements of this Special Condition or a cash payment of the Deposit. This is an Essential Term.

21.6 The Buyer must not do anything which may cause the Bank Guarantee to be withdrawn, revoked, terminated, compromised or limited in any way.

21.7 If before settlement of this Contract the Seller determines on reasonable grounds that a Bank Guarantee is no longer acceptable to the Seller, then the Seller may require the Buyer by notice in writing to pay the Deposit to the Deposit Holder by electronic funds transfer or cheque in lieu of or in exchange for the Bank Guarantee. The Buyer agrees to do this on or before 10 Business Days after request.

(a) this contract has been terminated for default by the Buyer and the Seller has declared the Deposit forfeited; or

(b) the Buyer has delivered a Deposit Bond which is limited by time; and

(c) the Buyer has failed (whether or not directed to do so by the Seller) to replace the Deposit Bond with a replacement Deposit Bond, cash Deposit or compliant Bank Guarantee at least 10 Business Days before expiry of the Deposit Bond; and

(d) the terms of the Deposit Bond permit a call to be made on it without termination of this contract by the Seller.

22.4 The Buyer must not do anything which may cause the Deposit Bond to be withdrawn, revoked, compromised, terminated or limited in any way.

22.5 If before settlement of this Contract the Seller determines on reasonable grounds that a Deposit Bond is no longer acceptable to the Seller, then the Seller may require the Buyer by notice in writing to pay the Deposit to the Deposit Holder by electronic funds transfer or cheque in lieu of or in exchange for the Deposit Bond. The Buyer agrees to do this on or before 10 Business Days after request.

22. Deposit Bond

22.1 The Seller may, in its total discretion and without any obligation to do so, accept from the Buyer as security for payment of the Deposit a Deposit Bond to be lodged with the Seller's Solicitor which may or may not be limited as to time.

22.2 If that happens, the Buyer must, as an Essential Term:

(a) at the Buyer's expense, within 10 Business Days after direction by the Seller, replace the Deposit Bond with a cash deposit or compliant Bank Guarantee; or

23. Calling on Bank Guarantee or Deposit Bond

23.1 The Seller or the Seller's Solicitor is not required to notify the Buyer that:

(a) the Bank Guarantee or Deposit Bond is due to expire and must be replaced; or

(b) a call is to be made on the Bank Guarantee or Deposit Bond,

as a precondition to a call being made.

23.2 If the Seller's Solicitor calls upon the Bank Guarantee or Deposit Bond, the proceeds received must be dealt with in accordance with the LSA and the terms of this contract.

23.3 The Deposit Holder and the Seller's Solicitor are not liable to the Buyer for the loss of the Bank Guarantee or Deposit Bond or for making any call on or demand under the Bank Guarantee or Deposit Bond unless that action occurs as a result of or in consequence of an act committed or omitted in personal, conscious or fraudulent bad faith by the Deposit Holder and the Seller's Solicitor. All persons claiming any beneficial interest in or over the Bank Guarantee or Deposit Bond (excluding the Seller) are deemed to take notice of and are subject to the protection conferred by this Special Condition upon the Deposit Holder / Seller's Solicitor.

24. Deposit Holder Authority, Release and Indemnity

24.1 The Parties agree that:

- (a) this contract is the written instruction from the Parties to the Deposit Holder to hold the Deposit on the terms described in this contract; and
- (b) the Deposit Holder holds the Deposit as stakeholder and with authority to pay the Deposit to the Party that the Deposit Holder believes is entitled to the Deposit under the terms of this contract.

24.2 Provided that the Deposit Holder has acted honestly and in good faith, the Buyer releases the Deposit Holder from and separately indemnifies the Deposit Holder in respect of any liability for any loss or damage suffered or incurred by the Buyer as a direct or indirect consequence of or in connection with any act or omission on the part of the Deposit Holder related to its duties as stakeholder, including, without limitation, where the Deposit Holder pays the Deposit to a Party and it is subsequently determined that the payee was not entitled to the Deposit.

24.3 The Parties acknowledge and agree that:

- (a) the Deposit Holder is a third party intended to take the benefit of this

clause within the meaning of section 55 of the PLA;

(b) that the Deposit Holder's acceptance of the Deposit is taken to be acceptance of the benefit of this Special Condition; and

(c) the Deposit Holder is entitled to rely on the release and indemnity contained in this Special Condition, notwithstanding that it is not a party to the contract.

G SETTLEMENT

25. Settlement Date

25.1 If Special Condition 5.1 applies, the Settlement Date is the later of:

- (a) a date that the Seller appoints in a notice to the Buyer which must:
 - (i) not be earlier than at least 14 days after the date on which the Seller gives to the Buyer the registered plan and statement referred to in section 14(3) of the LSA;
 - (ii) be at least 7 days after the date on which the Seller gives the notice appointing the Settlement Date; and
 - (iii) be at least 14 days after the Contract Date;
- (b) if, at the time the Seller's notice is given, this Contract is subject to the Finance Condition, 14 days after the date the Buyer notifies the Seller that the Finance Condition is satisfied or waived by the Buyer; and
- (c) if, at the time the Seller's notice is given, this contract is subject to FIRB Approval, 7 days after the date the Buyer notifies the Seller that the FIRB Approval has been obtained.

25.2 If Special Condition 5.1 does not apply, the Settlement Date is the later of:

- (a) 14 days after the Contract Date;
- (b) if this contract is subject to the Finance Condition, 14 days after the date the Buyer notifies the Seller that

the Finance Condition is satisfied or waived by the Buyer; and

- (c) if this contract is subject to FIRB Approval, 7 days after the date the Buyer notifies the Seller that the FIRB Approval has been obtained.

26. **Time and Place for Settlement**

26.1 This is an Essential Term. Settlement must take place on the Settlement Date:

- (a) in the Brisbane CBD;
- (b) at a time nominated by the Seller, and if no time is nominated, at 3.00pm;
- (c) at a place nominated by the Seller, and if no place is nominated, at the offices of the Seller's Solicitor in Brisbane; and
- (d) between the hours of 9.00 am and 5.00 pm.

26.2 The Seller may, at any time before Settlement, by notice to the Buyer, extend the Settlement Date on any number of occasions by up to a total period of 90 days. If this happens, time remains of the essence of this contract notwithstanding the extensions.

27. **Extensions of the Finance Date and Settlement Date by the Buyer**

27.1 Nothing in this Special Condition:

- (a) is a representation by the Seller that it will agree to an extension of the Finance Date or the Settlement Date;
- (b) creates any entitlement for the Buyer to an extension of the Finance Date or the Settlement Date; or
- (c) alters time being of the essence of this contract.

27.2 If the Buyer requests an extension of the Finance Date, the Buyer acknowledges and agrees that the Seller may charge the Buyer an amount of \$55.00 for each granted extension after the first granted extension to cover the Seller's expenses associated with each extension.

27.3 If the Buyer requests an extension of the Settlement Date, the Buyer acknowledges and agrees that the Seller may charge the Buyer an amount of \$220.00 for each extension of the Settlement Date granted to cover the Seller's expenses associated with each extension.

27.4 The Buyer must pay any amounts payable pursuant to Special Conditions 27.2 and 27.3 by way of Bank or trust cheque or an adjustment at Settlement as directed by the Seller. This is an Essential Term.

27.5 Notwithstanding any other term of this contract, if the Finance Date or the Settlement Date is extended:

- (a) by agreement between the Parties;
- (b) by a Party exercising a right to extend the Finance Date or the Settlement Date; or
- (c) by operation of a provision of this contract which extends the Finance Date or the Settlement Date,

time is of the essence in respect of the extended Finance Date or Settlement Date as the case may be.

28. **Security Interest**

28.1 If at settlement anyone holds a Security Interest over the Seller's assets, the Buyer agrees to accept from the Seller either:

- (a) a written statement from the grantee confirming the Property is not subject to the Security Interest;
- (b) a written statement from the grantee releasing the Property from the Security Interest in the grantee's standard format; or
- (c) a written statement from the Seller confirming that the Property is not subject to the Security Interest.

28.2 The Buyer acknowledges that if there are no Included Chattels being sold, then this Special Condition will not apply as there will be no Security Interest as unimproved land is being sold under this Contract.

29. **Releases and Title**

29.1 If the Land is subject to mortgage(s) or other adverse Encumbrance(s) (except those authorised or permitted by this contract) then the Buyer must accept on Settlement an unstamped but signed release of mortgage(s) or withdrawal, surrender, removal or revocation of such adverse encumbrance(s) by whatever means permitted by the relevant authority and any other documents or declarations necessary to procure the stamping and registration of that release or withdrawal.

No paper certificate of title for the Title will be provided at Settlement. The Buyer acknowledges that the titling arrangements practised by the Queensland Titles Registry are computerised so that a paper certificate of title is not issued unless requested by the registered owner. The Seller will not request a paper certificate of title and the Buyer must not Object to not receiving a paper certificate of title at Settlement.

H ADJUSTMENTS

30. **Adjustments**

30.1 If there is no separate assessment of Outgoings (other than land tax) for the Land at the Settlement Date, then at the Seller's election:

(a) Outgoings (other than land tax) are to be adjusted on the amount that the Seller's Solicitor, acting reasonably, determines as the basis on which the adjustment will be made; or

(b) the Buyer must accept the Seller's undertaking (which is hereby given) that it will pay its proportion of any Outgoings up to and including the Settlement Date on issue of a separate assessment, and no adjustment will be made at Settlement.

30.2 If land tax is unpaid at the Settlement Date and the Office of State Revenue advises that it will issue a final clearance for the Land on payment of a specified amount, then the following will apply:

(a) at the election of the Seller, land tax will be apportioned on the greater of the specified amount or the amount

calculated under clause 2.6(4) of the Terms of Contract (as amended);

(b) the Buyer must accept the Seller's undertaking (which is hereby given) that it will pay the land tax on the Land for the land tax year in which Settlement is effected;

(c) the Buyer will not be entitled to any retention from the Balance Purchase Price, nor will the Buyer require payment of, any outstanding land tax on or before the Settlement Date;

(d) land tax will be treated as paid at Settlement; and

(e) no cheque will be provided at Settlement in respect of the specified amount.

30.3 **At Settlement:**

(a) there is to be a deduction adjustment to the Purchase Price equal to the Queensland Titles Registry registration fee for any mortgage or other encumbrance registered over the Title which is being released at Settlement;

(b) no adjustment is to be made for registration fees for any releases, withdrawals or similar of Security Interests in respect to the Property given to the Buyer at Settlement; and

(c) no adjustment is to be made in respect of water usage.

30.4 The Buyer agrees that the provisions contained in this Special Condition are balanced, fair and reasonable and are aimed to facilitate an uncomplicated process to effect Settlement.

30.5 If Settlement does not occur on the Settlement Date due to the Buyer's default, or the Settlement Date is extended by agreement between the Parties following a request for an extension by the Buyer, then Outgoings, at the Seller's election, may be adjusted as if Settlement took place on the original Settlement Date determined under this contract.

31. **Settlement Statement**

31.1 Prior to Settlement, the Seller may give to the Buyer a Settlement Statement.

31.2 If the Buyer considers that there is an error or omission in respect of anything contained in the Settlement Statement, the Buyer must, within 3 Business Days after receipt of the Settlement Statement, and in any event before the Settlement Date, give to the Seller a notice which clearly specifies the error or omission.

31.3 If the Buyer does not comply with the requirements of Special Condition 31.2:

- (a) the Buyer cannot later Object or assert that the Seller was not ready, willing or able to effect Settlement because of an error or omission in the Settlement Statement; and
- (b) the Settlement Statement is taken to be correct and to list all the Settlement Materials.

31.4 The purpose of this Special Condition is to require the Buyer to notify the Seller well before the time for Settlement if the Buyer considers that there has been an error in the calculation of Settlement adjustments and figures or an omission in the list of Settlement Materials and to prevent the Buyer from Objecting at Settlement on the basis of an error or omission that could have been drawn to the Seller's attention earlier.

31.5 The Seller may, at any time before Settlement, give the Buyer an updated or amended Settlement Statement and the provisions of this Special Condition apply to that updated Settlement Statement.

31.6 Nothing in this Special Condition prevents:

- (a) the Seller from recovering any shortfall in payment of the Purchase Price after Settlement; and
- (b) a Party from requiring any adjustment to be made between the Parties after Settlement in relation to Outgoings if it is discovered that Outgoings were not apportioned in accordance with this contract.

I THE BUYER

32. Proof of Identity

32.1 If directed to do so by the Seller, the Buyer must, within 5 Business Days after direction, give to the Seller a copy of:

- (a) the Buyer's passport (if any); and

- (b) such other evidence of the identity of the Buyer as the Seller may reasonably require,

and if the Buyer is a company, a copy of the passport or such other evidence of the identity of each of the directors and shareholders of the Buyer, as the Seller may reasonably require.

33. Buyer a Trustee

33.1 Unless otherwise disclosed in the Reference Schedule, the Buyer promises the Seller that the Buyer is not buying the Property as trustee of any trust.

33.2 If the Buyer is described in the Reference Schedule as being a trustee of a trust, each promise made by the Buyer in this contract which is in the nature of a representation or a warranty is true on the basis that each such representation or warranty is made by the Buyer personally and as trustee for the relevant trust.

33.3 If the Buyer is described in the Reference Schedule as being trustee of a trust, then the Buyer promises the Seller that:

- (a) the Buyer is the sole trustee of the trust;
- (b) the Buyer enters into this contract as part of the due administration of the relevant trust and that this contract is for the benefit of the relevant trust and its beneficiaries;
- (c) the Buyer is empowered by the trust instrument for the relevant trust to enter into and perform this contract in its capacity as trustee of the trust (there being no restriction on or condition of it doing so);
- (d) all necessary resolutions have been duly passed and all consents, approvals and other procedural matters have been obtained or attended to as required by the trust instrument for the relevant trust for it to enter into and perform this contract;
- (e) no property of the relevant trust has been re-settled or set aside to any other trust;
- (f) the relevant trust has not been terminated and no event for the

vesting of the assets of the trust has occurred;

- (g) the trust instrument for the relevant trust complies with all applicable laws;
- (h) the Buyer has complied with its obligations and duties under the trust instrument for the relevant trust and at law;
- (i) the Buyer has taken all steps necessary to entitle it to be indemnified from the assets of the trust against any liability under this contract;
- (j) notwithstanding anything in the trust deed or any other document, the Buyer (in its own capacity and not in its capacity as trustee of the trust) will be and at all times remain personally liable to the Seller for the performance, fulfilment and observance of the obligations contained in this Contract; and
- (k) the Buyer will, upon request, deliver to the Seller copies of all documents establishing or amending the trust or making appointments under the trust.

34. Age of Majority

- 34.1 The Buyer, if a natural person, whether buying as a trustee of a trust or for its own benefit, promises the Seller that the Buyer is at least 18 years of age at the Contract Date.

35. Personal Guarantee

- 35.1 This Special Condition is an Essential Term and applies if the Buyer:

- (a) is a company;
- (b) is a company trustee of a trust; or
- (c) is an individual trustee of a trust.

- 35.2 If this Special Condition applies, the Buyer must arrange that its performance under this contract is guaranteed by:

- (a) in the case of the Buyer being a company, the directors of the company, and if required by the

Seller, the shareholders of the company;

- (b) in the case of the Buyer being a company and a trustee of a trust, the directors of the company, and if required by the Seller, the shareholders of the company and the principal beneficiaries of the trust; and
- (c) in the case of the Buyer being an individual trustee of a trust, the Buyer in its personal capacity and, if required by the Seller, the principal beneficiaries of the trust.

- 35.3 The Buyer must arrange for the Guarantee and Indemnity to be signed by the Guarantor and witnessed before the Seller signs this contract.

- 35.4 The Buyer, and the Guarantor by signing the Guarantee and Indemnity, acknowledge that if the Seller transfers or assigns its interest in this contract, the Seller also assigns or transfers the benefit of the Guarantor's obligations and indemnities under the Guarantee and Indemnity to the transferee or assignee.

- 35.5 If, despite the failure by the Buyer to comply with Special Conditions 35.2, 35.3 and 35.4 the Seller signs this contract, the Seller's action in signing this contract is not taken as a waiver of the Buyer's obligation under this Special Condition and the Seller may, in its total discretion, exercise any of its rights for the Buyer's default including under clause 9 of the Terms of Contract.

36. Insolvency or Death of Buyer

- 36.1 The Buyer is in default of this contract, if, before Settlement, the Buyer:

- (a) being a company:
 - (i) resolves to go into liquidation;
 - (ii) enters into a scheme of arrangement for the benefit of its creditors;
 - (iii) is ordered to be wound up or is placed in provisional liquidation; or
 - (iv) is put into the control of a receiver and manager,

official manager or
administrator; or

to the tenant, licensee or occupier a copy of
the Housing Covenants.

- (b) being a natural person enters into a scheme of arrangement, composition or assignment with or in favour of its creditors or becomes bankrupt.

36.2 If, before Settlement, the Buyer dies then the Seller may terminate this contract. If this happens:

- (a) the Deposit must be released to the Buyer's estate or trustee as the case may be; and
- (b) neither Party has any further Claim against the other Party.

36.3 For the purposes of this Special Condition "Buyer" includes any of the parties that comprise the Buyer.

J HOUSING COVENANTS

37. Housing Covenants

37.1 The Buyer acknowledges that:

- (a) the Land forms part of the Estate which is a quality residential community; and
- (b) it is necessary and in the interest of all buyers of land within the Estate that the Seller exercises supervision and control to ensure quality in respect of the design and construction standard of dwellings, other improvements and landscaping within the Estate and other matters generally.

37.2 In consideration for the Seller entering into this contract, the Buyer promises the Seller that the Buyer will abide by the terms of the Housing Covenants. This is an Essential Term of this contract.

37.3 The Buyer must not sell, transfer, dispose of, lease or in any other way part with possession of the Land without first obtaining a covenant from any disponent in favour of the Seller agreeing to be bound by the Housing Covenants. The covenant to be obtained from the new buyer or transferee is to be in the form of the Deed Poll.

37.4 The Buyer must not lease, licence or part with possession of the Land without first delivering

37.5 The Buyer hereby indemnifies the Seller and agrees to keep the Seller indemnified against all loss and damage incurred by the Seller as a result or indirect result of the Buyer's failure to comply with the obligation contained in Special Conditions 37.2 and 37.3.

37.6 The Buyer acknowledges the Seller may seek an injunction from a court to prevent the Buyer breaching its obligations under this Special Condition 37.

37.7 The Buyer acknowledges that the Seller has and reserves the right to:

- (a) vary, exclude or elect not to enforce all or any part of the Housing Covenants; and
- (b) interpret the Housing Covenants and the intent of the Housing Covenants,

in respect of any land within the Estate in any way it determines in its total discretion.

37.8 The Buyer must not Object to the Seller exercising any of its rights under Special Condition 37.7 and releases the Seller from any Claim resulting from the Seller exercising those rights.

37.9 The Buyer and the Seller agree that all of the covenants and agreements in the Housing Covenants remain in full force and effect against the Buyer and the Buyer's successors, administrators and assigns in favour of the Seller and its successors, administrators and assigns notwithstanding settlement of this contract and the registration of a transfer of the Land in favour of the Buyer.

K DEVELOPMENT APPROVAL

38. Development Approval

38.1 The Buyer acknowledges:

- (a) the Development Approval (and any development and operational works approvals which apply to the Property) (**Conditions of Subdivision**) may contain conditions affecting the construction of a dwelling and other improvements and landscaping on the Land;

(b) having read the Conditions of Subdivision and further acknowledges that the Buyer is bound by the Conditions of Subdivision; and

(c) any Conditions of Subdivision where the timing for the condition is prior to the "commencement of use" (or similar) will fall upon the Buyer to satisfy those conditions if they are not already satisfied prior to Settlement.

38.2 The Buyer has no right to Object as a result of the Conditions of Subdivision which may or may not affect the Property.

38.3 The Conditions of Subdivision set out extensive conditions, requirements, rules and regulations in respect of the development of the Estate generally and specifically in relation to the building of improvements on the Land. Without any limitation whatsoever, the Conditions of Subdivision set out various requirements including easements to be granted.

38.4 Subject to Special Condition 41, the Buyer promises the Seller that it has obtained a copy of the Conditions of Subdivision and that it has read the Conditions of Subdivision before signing this contract and has satisfied itself in regard to all matters contained within the Conditions of Subdivision.

38.5 The Buyer acknowledges that the Conditions of Subdivision attach to the Land and accordingly the Buyer is bound by the conditions of the Conditions of Subdivision.

38.6 The Buyer acknowledges that the Housing Covenants are not a limitation of the conditions of the Conditions of Subdivision.

EASEMENTS

Easements

39.1 The Land is sold subject to the benefit and burden of easements either benefitting or burdening the Land:

- (a) shown on the Disclosure Plan and/or Survey Plan;
- (b) required under the Conditions of Subdivision;
- (c) as set out in the Easement Schedule; and

(d) which are permitted by this contract.

39.2 The Buyer acknowledges and agrees to be bound by the terms of such easement and other encumbrances (for example, a restrictive covenant) required by the Conditions of Subdivision (if applicable).

39.3 The Seller may, in its total discretion:

- (a) make changes to any of the easements set out in the Easement Schedule;
- (b) make changes to any of the terms of any easement disclosed in this contract; and
- (c) put into effect any additional easements which may either benefit or burden the Land,

and the Buyer must not Object due to the Seller exercising any such right provided that there is no direct material adverse effect on the use of or the value of the Land.

39.4 The Buyer acknowledges having received and read a copy of the Easement Schedule prior to signing this contract and accepts the easements disclosed in the Easement Schedule as applying to the Land (if applicable).

39.5 The Buyer is not entitled to Object because of any easement not disclosed in this contract or any amendment to an easement disclosed in this contract, provided only that the easement or amendment to an easement does not have a direct material adverse effect on the use or value of the Land.

39.6 Any easement will be on the draft terms set out in Annexure H or the relevant Authority standard easement terms (from time to time) or otherwise on terms and conditions which are satisfactory to the Seller in its absolute discretion including but not limited to terms and conditions regarding liability for costs for maintaining the easement and which restrict or prohibit development within the easement areas and restrict or prohibit the Buyer's maintenance, use and/or vegetation rights within the easement areas.

39.7 The Buyer acknowledges that there may be mains, pipes, wires or connections of water, sewerage, drainage, gas, electricity, telephone, radio and television or other system or Service within the Land which belong to an Authority that may not be

protected by registered easement and that such Authority may have statutory rights over such infrastructure in the Land and the Buyer must not Object or interfere with such installations.

39.8 If there is an easement burdening the Land that is not permitted by this Special Condition, then the Buyer's only right is to terminate this contract and obtain a refund of the Deposit.

39.9 If the Seller elects, for any reason in the Seller's absolute discretion, not to register any easement(s) or encumbrance(s) disclosed to the Buyer:

- (a) that burdens the Land, the Buyer agrees to accept the Land without the burden of the easement(s) or encumbrance(s) and will not Object; or
- (b) that benefits the Land and has a material adverse effect on the use or value of the Land, the Buyer may terminate this contract by notice to the Seller in which case this contract will be at an end and the Seller must refund the Deposit to the Buyer and the Buyer must not make any Claim. This is the Buyer's only remedy.

39.10 If the Seller elects for any reason (in the Seller's absolute discretion), to register an easement(s) or encumbrance(s) after settlement of this Contract, the Buyer must sign and return all documents necessary to register the easement(s) or encumbrance(s) within 5 Business Days after the Seller sends them to the Buyer and will cause its mortgagee (if any) to consent to such easement if the easement is a burdening easement. The Buyer irrevocably appoints the Seller and the Seller's directors and attorneys, severally, to be the Buyer's attorney for the purpose of signing an easement(s) or encumbrance(s) the Buyer does not sign. The Buyer agrees that the power of attorney given under this Special Condition is a "power of attorney given as security" in terms of section 10 of the *Powers of Attorney Act 1998* (Qld) and may:

- (a) not be revoked by the Buyer without the consent of the Seller; and
- (b) be exercised even if such exercise involves a conflict of duty or the attorney has a personal interest in doing so.

39.11 The Buyer acknowledges and agrees that:

- (a) the Buyer indemnifies the Seller from any cost, loss, expense or damage the Seller may suffer or incur as a result of the Buyer not complying with this Special Condition 39;
- (b) the Buyer agrees not to Object, make any Claim or lodge any submissions in relation to the operation or effect of Special Condition 39; and
- (c) for clarity, this Special Condition still applies if the Land is registered at the Contract Date and will not merge on settlement of this Contract.

39.12 For the purposes of this Special Condition:

- (a) a material adverse effect on the use of the Land means a reduction in the useable area of the Land of more than 5% as a direct consequence of the existence of the easement or variation to an easement; and
- (b) a material adverse effect on the value of the Land means a reduction in the value of the Land of more than 5% as a direct consequence of the existence of the easement or variation to an easement.

M PROMISES

40. Status of Promises

40.1 Where in this contract a promise has been made by a Party:

- (a) the promise amounts to a representation, warranty and assurance made by the Party to the other Party;
- (b) the Party to whom the promise is made is entitled to rely on that promise; and
- (c) the Buyer acknowledges that it has made the promise as an inducement outside of this contract to the Seller to enter into this contract to sell the Property.

41. **Retraction of Acknowledgements or Promises**

41.1 This Special Condition applies subject to Special Condition 41.3 below in relation to acknowledgments or promises made by the Buyer in these Special Conditions, which promises are expressed to have been made subject to this Special Condition.

41.2 If the Buyer wishes to retract or vary any or all of the acknowledgments or promises in respect of which this Special Condition applies, the Buyer must give notice to the Seller of such within 5 Business Days after the Contract Date in which case:

- (a) the Buyer is taken to have given the Seller notification that the Buyer terminates this contract;
- (b) the Seller is taken to have accepted the Buyer's notification of termination;
- (c) this contract is at an end and neither Party has any further Claim against the other; and
- (d) the Deposit paid must be released to the Buyer.

41.3 This Special Condition does not apply if:

- (a) the Buyer has given to the Seller an instrument which has the effect of waiving any cooling off period in relation to this contract; and/or
- (b) the Buyer has obtained pre-contract legal advice in relation to this contract.

N ADMINISTRATIVE AND OTHER PROVISIONS

42. **Transfer Documents**

42.1 The Seller must prepare the Transfer Documents.

42.2 If the Buyer is not legally represented and if the Buyer pays the Seller's reasonable expenses, it may require the Seller to produce the Transfer Documents at the Office of State Revenue in Brisbane or an agent of the Office of State Revenue, for stamping prior to Settlement.

42.3 If the Seller's Solicitor has received an undertaking from the Buyer's Solicitor that the Transfer Documents will be used for stamping purposes only pending Settlement, the Seller will, at the relevant time, lend the Transfer Documents to the Buyer's Solicitor without charge for stamping prior to Settlement if the Seller sees fit to do so.

42.4 Each Party authorises the other Party and their solicitor to make any necessary amendments to the Transfer Documents so as to rectify any inaccuracies or complete any omissions so that the Transfer Documents are consistent with this contract and in registrable form only.

42.5 The Buyer must, within 10 Business Days after engaging any solicitor to act on its behalf in relation to this contract and the conveyance of the Land pursuant to it, cause that solicitor to give to the Seller's Solicitor a signed undertaking that the Transfer Documents will be used for stamping purposes only pending Settlement so that, at the relevant time, the Seller can lend the Transfer Documents to that solicitor without charge for stamping prior to Settlement.

43. **Buyer's Obligation to Disclose Rebates etc**

43.1 If the Buyer receives or takes from the Seller the benefit of any form of rebate of a portion of the Purchase Price or other concession or valuable consideration (such as a contribution towards payment of transfer duty, Outgoings, legal fees or the like) or other advantage under this contract, the Buyer promises the Seller that the Buyer will fully disclose that fact to all parties who may have an interest in knowing about it, including the Buyer's financier and any party who buys the Property from the Buyer.

43.2 The Buyer:

- (a) promises the Seller that it will not make any false declaration in respect of this contract and the conveyance of the Property made pursuant to it;
- (b) consents to the Seller disclosing any such rebate, concession or valuable consideration to any Buyer's financier or any other interested party; and
- (c) will not Object to the Transfer Documents being prepared by the Seller in accordance with all relevant

practice notes, directions and the like issued by the Queensland Law Society, the Queensland Titles Registry and the Queensland Office of State Revenue.

44. **Further Acts**

44.1 Without limiting clause 10.7 of the Terms of Contract, if requested to do so by the Seller, the Buyer must, at its own expense and within a reasonable period of time (and, in any event, before Settlement):

- (a) do all things necessary in order to complete any omission, rectify any error, waive any statutory right (so far as it is possible and lawful to do so) or resolve any ambiguity in this contract so as to facilitate this contract being given effect to and being operative and enforceable as between the Parties; and
- (b) do all things, sign all documents, give all necessary consents, enter into all necessary agreements or deeds as requested by the Seller in order to enable the Seller to perform its obligations under this contract (**Additional Obligations**) and in order to enable Settlement even if Additional Obligations are imposed on the Buyer provided that the rights of the Buyer under this contract are not significantly diminished.

44.2 If the rights of the Buyer under this contract are significantly diminished as a result of a request by the Seller pursuant to Special Condition 44.1, the Buyer must carry out the requested action if:

- (a) the Buyer became aware or ought to have become aware of the possible diminution of rights as part of any reasonable enquiries carried out before the Contract Date; or
- (b) the Buyer became aware or ought to have become aware of the possible diminution of rights as part of any reasonable enquiries carried out after the Contract Date; or
- (c) the Seller offers to provide reasonable compensation to the Buyer to offset the diminution of rights.

44.3 Without limiting clause 10.7 of the Terms of Contract, if requested to do so by the Seller, the Buyer must, at its own expense, do all things necessary in order to complete any omission, rectify any error, waive any statutory right (so far as it is lawful to do so) or resolve

any ambiguity in this contract so as to facilitate this contract being considered by any financier of the Seller as a presale for construction funding purposes.

44.4 If this contract has been exchanged electronically, the Seller may require that this contract is again exchanged in hard (physical paper copy) copy. If that happens, the Buyer agrees to exchange a hard copy of this contract when directed to do by the Seller. This may be required, for example, in order that a funder of the Seller agrees to accept the sale made under this contract to be a qualifying pre-sale for funding qualification purposes.

45. **Interpretation to Favour Binding Contract**

45.1 Subject to the terms of this contract, the Parties acknowledge that it is their intent that the Seller is obliged to sell and the Buyer is obliged to buy the Property on the terms set out in this contract.

45.2 The provisions of this contract will so far as possible be construed so as not to be invalid, illegal, inoperative or unenforceable in any respect, but if any provision on its true interpretation is illegal, invalid, inoperative or unenforceable:

- (a) that provision will, so far as possible, be read down to the extent that may be necessary to ensure that it is not illegal, invalid, inoperative or unenforceable and as may be reasonable in all circumstances so as to give it a valid operation of a partial character; or
- (b) if the provision or part of it cannot be read down, the provision or part will be deemed to be void and severable and the remaining provisions of this contract will not in any way be affected or impaired.

46. **Measurement of Time**

46.1 In relation to measurement of time:

- (a) where a period of time runs from a given day or the day of an act or event, it must be calculated exclusive of that day;
- (b) a day is the period of time commencing at midnight and ending 24 hours later; and

- (c) any calculation of time is referenced to time in Brisbane.

47. Legislative Termination Rights

47.1 This Special Condition applies if the Seller forms a view, reasonably held, that the Buyer is or has become entitled to rescind, declare void, cancel, withdraw from or terminate this contract or declare itself not bound by this contract under any legislative provision (**Legislative Termination Right**).

47.2 If this Special Condition applies, then during the time that the Buyer is entitled to exercise the Legislative Termination Right, the Seller may give a notice to the Buyer requiring that the Buyer, within a period of 10 Business Days after the notice is given, either:

- (a) exercise its Legislative Termination Right (and cancel, withdraw from or terminate this contract); or
- (b) by notice to the Seller affirm this contract and waive the benefit of the Legislative Termination Right,

failing which the Seller may, at any time after expiry of the 10 Business Day period, and while the Buyer is entitled to exercise the Legislative Termination Right, itself terminate this contract. If that happens:

- (c) the Deposit must be released to the Buyer; and
- (d) the Buyer has no further Claim against the Seller.

48. No Caveats

48.1 The Buyer must not lodge or register any caveat over the Parcel or any other land owned by the Seller. This is an Essential Term.

48.2 Nothing in Special Condition 48.1 limits any rights of the Buyer to lodge or register a caveat over the Land after Title is created.

48.3 The Buyer irrevocably appoints the Seller, its officers, employees and solicitors, severally, as the Buyer's attorney to sign any document (including a withdrawal of caveat) and do anything in order to procure the release / withdrawal of any caveat lodged or registered by the Buyer in contravention of the prohibition contained in Special Condition 48.1.

48.4 The Buyer agrees that the power of attorney given under Special Condition 48.3 is a "power of attorney given as security" in terms of Section 10 of the *Powers of Attorney Act 1998* and may:

- (a) not be revoked without the Seller's consent;
- (b) be exercised even if this involves a conflict of duty; and
- (c) be exercised by the attorney even if the attorney has a personal interest in doing so.

48.5 The Buyer may lodge a priority notice over the Land with the Queensland Titles Registry but not before the date which is 7 days before the date fixed as the Settlement Date.

49. Instalment Contracts

49.1 Special Condition 49.2 applies if:

- (a) this contract is an Instalment Contract;
- (b) any interpretation of any annexure or Special Condition causes this contract to be or become an Instalment Contract; or
- (c) any negotiation or agreement reached between the Seller and the Buyer following formation of this contract causes this contract to be or become an Instalment Contract.

49.2 If this Special Condition applies, then:

- (a) the Buyer consents, for the purposes of Section 73(1) of the PLA Act, to the Seller:
 - (i) mortgaging or charging the Parcel or any part of it (including the Property) on terms and conditions the Seller in its discretion determines; and
 - (ii) selling parts of the Parcel (for example, other lots in the Estate) to other buyers; and
- (b) the Buyer consents, for the purposes of Section 74(2)(a) of the PLA Act, to

the removal of the caveat by the Seller.

49.3 Despite any contrary provision in this contract (including a contrary provision contained in the Special Conditions, the Buyer is not bound to make a payment or payments of amounts which total in excess of the Prescribed Percentage (including any variations) without becoming entitled to receive a conveyance in exchange for the payment or payments. If the Buyer pays more than the Prescribed Percentage as deposit, the Buyer is entitled to a refund of the amount in excess of the Prescribed Percentage upon request to the Seller. If the Seller refunds an amount paid in excess of the Prescribed Percentage, the Buyer will still be required to pay the Purchase Price less any cash deposit paid at Settlement.

49.4 Nothing in this contract permits the Buyer to elect that the contract be performed in a manner which would constitute it as an Instalment Contract.

49.5 The provisions of this Special Condition are mandatory overriding provisions and override any other provision of this contract including the Special Conditions. The Buyer is not bound to make payment or payments of amounts which total in excess of the Prescribed Percentage without being entitled to receive a conveyance in exchange for the payment or payments.

50. Electronic Transactions Act

50.1 For the purposes of Sections 11 and 12 of the *Electronic Transactions (Qld) Act 2001* and the *Electronic Transactions Act 1999 (Cth)*, the Buyer and Seller consent to information being given by electronic communication.

51. Contract Execution, Counterparts & Exchange

51.1 This contract is considered to be executed by a Party with a manuscript signature or initials or a typed name of the Party or a person, firm or company holding the requisite authority to bind the relevant Party if affixed.

51.2 This contract may be executed in any number of counterparts. All counterparts taken together constitute one and the same instrument.

51.3 This contract, including counterparts of it, may be exchanged by any means, including electronically.

51.4 If the Buyer or any agent of the Buyer received this contract or the Disclosure Statement and Disclosure Plan (either for signing or as a signed instrument) from the Seller or any agent of the Seller electronically, the Buyer promises the Seller that the Buyer consented to the giving of the documentation and any other materials by way of electronic means before receiving the documentation and materials.

51.5 Each person who signs this contract as attorney for a Party warrants and represents to the other Party that at the date the person executed this contract they had not received any notice or information of the revocation of the power of attorney appointing them.

51.6 Each person who signs this contract as an authorised officer, agent, signatory or trustee of a Party warrants and represents to the other Party that at the date the person executed this contract they had full authority to execute this contract in that capacity and to bind the first Party.

51.7 Each person who signs this contract for a Party, by placing their signatures, warrants and represents to the other Party that, at the date the person signed this contract;

- (a) they are a Party to this contract; or
- (b) they are duly authorised by the relevant Party to sign this contract; and
- (c) if an officer of a company, the company duly resolved to enter into and sign this contract.

52. Contract Date

52.1 This Special Condition applies if following exchange of this contract, the Contract Date in the Reference Schedule has not been completed. The Contract Date will be taken to be the date that the last Party to sign this contract has communicated to the other Party in writing that this contract has been signed. Each Party authorises the other Party (as relevant) to complete the Contract Date in the Reference Schedule if required.

53. Performance of Contract

53.1 The Seller is entitled to perform this contract in a manner which is most beneficial to it.

54. **Privacy**

54.1 The Buyer consents to:

- (a) the collection of the Personal Information;
- (b) the use and disclosure by the Seller of the Personal Information for the purposes of enabling the Seller to comply with its obligations under, associated with and arising in connection with this contract, including any obligations to any third parties, such as the Seller's financiers;
- (c) the disclosure to, and use by, third party contractors and service providers (any of whom may be located outside Australia) engaged by the Seller and Mirvac of the Personal Information for the purpose of:
 - (i) enabling the Seller to comply with and fulfil its obligations under or arising pursuant to or in connection with this Contract;
 - (ii) procuring the provision to the Buyer of products and services contemplated by this Contract;
 - (iii) providing the Buyer with information relating to future activities of the Seller and Mirvac;
 - (iv) undertaking research in connection with this contract and future activities of the Seller and Mirvac (including to request feedback on the products and services provided by Mirvac); and
- (d) the use and disclosure by the Seller of the Personal Information for the purposes of enabling the Seller to enforce its rights under this contract; and
- (e) the use and disclosure by the Seller of the Personal Information to neighbouring lot owners to the Land for the purposes of boundary fencing and other similar matters.

54.2

By signing this contract, the Buyer agrees to Mirvac using its personal information to promote its products and services. If the Buyer no longer wishes to receive promotional information from Mirvac, the Buyer may advise Mirvac of that wish. The Mirvac Group Privacy Policy (available on www.mirvac.com) contains information about how the Buyer may send the request to Mirvac.

54.3

The Buyer acknowledges that:

- (a) the Personal Information is held by the Seller and Mirvac is subject to the requirements of the Privacy Act;
- (b) in accordance with the requirements of the Privacy Act, the Buyer may request access to the Personal Information and request that it be corrected at any time; and
- (c) the Buyer may request access to the Personal Information or request that it be corrected by contacting the Privacy Officer.

54.4

The covenants and agreements in this contract given by the Buyer to Mirvac are made and given for the benefit of Mirvac pursuant to section 55 of the PLA Act in consideration of the Seller selling the Property to the Buyer.

55.

Seller's right to mortgage the Land

55.1

The Seller may, at any time, mortgage or charge the Land or any part of the same or give an assignment over any of the Seller's assets.

56.

Assignment

56.1

Subject to the Seller complying with Special Condition 56.2(a):

- (a) the Seller may transfer or assign its interest or a part of its interest in the Property or the Parcel (or any part of it) to another person (**Dealing**); and
- (b) the Buyer consents to any Dealing, including for the purpose of any consent required under the PLA.

- 56.2 If the Seller proposes to effect a Dealing:
- (a) before the Dealing is completed, the Seller must procure the Third Party to execute a Novation Deed; and
 - (b) the Buyer waives any cooling off period applicable as a result of the Dealing and the Buyer must, if requested by the Seller or Third Party, execute any document to confirm such waiver.

56.3 If the Seller requires, the Buyer and any Guarantor must be parties to the Novation Deed to covenant in favour of the Third Party to perform their respective obligations under this contract and the Guarantee and Indemnity. The Buyer must execute, and must procure the Guarantor to execute, the Novation Deed before the Dealing is completed.

- 56.4 If:
- (a) under a Dealing, the Seller transfers or assigns its interest in the Property or the Parcel (or any part of it); and
 - (b) the Seller complies with Special Condition 56.2(a) in relation to that Dealing,

on completion of that Dealing, the Seller is released from any further obligations under this contract.

56.5 On completion of a Dealing:

- (a) the Seller may transfer to the Third Party's nominated deposit holder the Deposit (and the Seller and the Buyer irrevocably authorise and direct the Deposit Holder to facilitate such transfer); or
- (b) if the payment of the Deposit has been secured by the provision of a Bank Guarantee which is not assignable, the Seller may require the Buyer to provide to the Third Party's nominated deposit holder a replacement Bank Guarantee or cash Deposit within 10 Business Days of the Seller asking for it.

56.6 The Buyer may not assign or transfer or attempt to assign or transfer the Buyer's interest under this contract without the prior written consent of the Seller. This is an Essential Term.

56.7 The Seller may:

- (a) mortgage or charge its interest in the in the Property or any parcel of land from which the Land is to be created;
- (b) obtain further advances on the security of the Property or any parcel of land from which the Land is to be created; and
- (c) enter into joint ventures or other agreements in connection with the development of the Property or any parcel of land from which the Land is to be created.

56.8 The Buyer consents to the Seller doing any of the things mentioned in this Special Condition including for the purpose of any consent required under section 73 of the PLA.

56.9 In this Special Condition, the Seller's interest in this contract means the benefit of the obligations owed to the Seller by the Buyer and any Guarantor.

57. Variation

57.1 An amendment or variation of this contract is not effective unless it is in the form of a notice in writing and signed by or on behalf of the Parties by a person holding the requisite authority to bind the relevant Party.

57.2 Only a partner of the Seller's Solicitors' firm, the Seller itself if a natural person or a director, executive or manager of the Seller has authority to bind the Seller to an amendment or variation of this contract.

57.3 The Buyer itself or any partner or employee of the Buyer's Solicitors' firm has authority to bind the Buyer to an amendment or variation of this contract.

58. Waiver

58.1 No waiver of any right under this contract takes effect unless in the form of a notice in writing, signed by or on behalf of the Party bound, by a person holding the requisite authority to bind the relevant Party. The provisions of Special Condition 57 will apply to any question of authority under this Special Condition.

58.2 In the absence of an effective waiver, no failure or forbearance by a Party to insist upon any right to performance of a condition

or obligation of the other Party can amount to, under any circumstances, a waiver, an election between existing rights, a representation sufficient to ground an estoppel or a variation whereby that other Party is relieved or excused from performance of such condition or obligation.

58.3 A waiver is effective only in respect of the specific instance to which it relates and for the specific purpose for which it is given.

59. Entire Agreement

59.1 This contract contains the entire terms agreed between the Seller and the Buyer in relation to the sale and purchase of the Property and supersedes all prior negotiations.

59.2 The Buyer promises the Seller that the Buyer has not been induced to enter into this contract by any representation or assurance made by or on behalf of the Seller or its agents or any other Party which is not set out in this contract.

59.3 The Buyer promises the Seller that it has not relied on any artist's impression, model, display house, plan, sketch, specification or sales aid of any description except the documents contained in this contract.

60. Seller's Access Licence after Settlement

60.1 To facilitate the progressive development of the Estate, the Buyer irrevocably grants the Seller and any nominees of the Seller including any Authority and NBN Co and any suppliers for NBN Co (**Nominee**) (including any employee, contractor, consultant or agent of the Seller) a licence to enter and remain on the Land after the Settlement Date as is reasonably required by the Seller or its Nominee to undertake works of any kind necessary or incidental to install or establish utility infrastructure, utility services and Services and connections, thereto, including the following works:

- (a) to complete and/or rectify any works required by the approvals granted to the Seller for the development for the Estate (of which the Land forms part) including but not limited to civil works and the connection of Services to the Land;
- (b) the installation of Pit and Pipe Works and Network Infrastructure;
- (c) excavation and general earthworks;

- (d) the construction of common areas, including roads;
- (e) the construction of such improvements and facilities as may be considered necessary by the Seller to establish Services, utility services and connections thereto; and
- (f) the construction of Services infrastructure whether public or private including without limitation, connections for sewerage, gas, electricity, communications, water or any other lawful service available to the public,

all of which are collectively called the **Utility Infrastructure Works**.

60.2 The licence fee is \$1.00 payable by the Seller to the Buyer if demanded by the Buyer.

60.3 The Seller or its Nominee may bring onto the Estate (including the Land) any machinery, tools, equipment, vehicles and workmen to facilitate the carrying out of the Utility Infrastructure Works.

60.4 The covenants and acknowledgements in this contract given by the Buyer to any Nominee are made and given for the benefit of the Nominee pursuant to section 55 of the PLA in consideration of the Seller selling the Property to the Buyer.

60.5 The Buyer acknowledges that it has no right to Object if the Seller or a Nominee exercise their rights or have a right to exercise their rights pursuant to this Special Condition.

60.6 The Seller must:

- (a) so far as reasonably possible cause minimal disturbance to any occupant of the Land; and
- (b) repair any damage caused to the Land,

as a result of the Seller or its Nominee (excluding NBN Co whom the Seller has no control over) exercising its rights under this Special Condition.

60.7 The Buyer must not Object to the continuation of civil or construction works within the Estate after Settlement which may disrupt or inconvenience the Buyer or an occupier of dwelling on the Land.

60.8 The Buyer must not sell, transfer, assign or otherwise dispose of the Land without first delivering to the Seller a deed poll executed by the future buyer, transferee, assignee or dispone in favour of the Seller containing covenants in the same terms (mutatis mutandis) as this Special Condition 60 including an obligation for each further buyer, transferee, assignee or dispone to obtain a further deed poll from any subsequent buyer, transferee, assignee or dispone. The covenant to be obtained is to be in the form of the Deed Poll.

60.9 This Special Condition does not merge on Settlement.

61. Indemnity

61.1 The Buyer indemnifies the Seller against all loss, costs and damage arising from any Claims, Objections or actions against the Seller in connection with anything the Buyer, or anyone authorised by it, does or fails to do on the Property or due to a breach of this contract by the Buyer. This indemnity does not merge on Settlement of this contract.

62. Display Homes

62.1 The Seller may:

- (a) use any lots (other than the Land) in the Estate which are owned by the Seller for a Display Home; and
- (b) allow any lots (other than the Land) in the Estate to be used for a Display Home.

62.2 The Buyer acknowledges that the Seller intends to operate a display home village (Lots 2001 to 2003, 2026 to 2029, 2119 to 2127 and 2128 to 2131 (inclusive) on SP300871) and additional car park, amenities, park and sales office (Lots 2149 to 2151 on SP300871) near the Land and at the entrance to the Estate for at least 3 years (to commence 9 months after registration of SP300871) and the Buyer must not Object.

62.3 The extent of the display village is proposed only at this time and the extent of the village may increase or decrease depending on builder interest in taking lots for display purpose as part of the display village and the Buyer must not Object.

62.4 The Buyer must not, without the prior written consent of the Seller, use, promote, advertise or permit any structure erected on the Land to

be used, promoted or advertised in any way as a display home.

62.5 The Buyer will not make any Claim against the Seller or Object because of this Special Condition 62 including the operation of the Display Village.

63. Notice of Default by Buyer before termination

63.1 Notwithstanding any other provision of this contract, if the Seller is in default of this contract and such default entitles the Buyer to terminate this contract or exercise any other right, the Buyer must not terminate or purport to terminate this contract or exercise a right or purport to exercise a right without first giving the Seller a notice which requires the Seller to remedy the default (or in respect of a breach that is incapable of rectification compensates the Buyer for the breach) within a period of not less than 10 Business Days after the notice is received by the Seller. Only if the 10 Business Day period has expired and the Seller has not remedied the default (or in respect of a breach that is incapable of rectification compensated the Buyer for the breach) is the Buyer entitled to terminate this contract or exercise any other right.

64. Lodgement of transfer

64.1 The Buyer must lodge the Transfer Documents at the Queensland Titles Registry on or before 60 days after Settlement. This Special Condition is an Essential Term and does not merge on Settlement.

65. Buyer's Acknowledgements – Services and Other Features

65.1 The Services and Other Features Plans show the general location of the Services and the Other Features within the stage that contains the Land. The Buyer acknowledges that the Services and Other Features Plans may be design, preliminary or as constructed drawings and may be revised in the future. Revised drawings (if available) can be obtained by contacting the Seller.

65.2 The Buyer acknowledges that:

- (a) the Services and Other Features Plans have been provided for the sole purpose of showing the general location of the Services and Other Features on or immediately adjacent to the Land and any ancillary information shown on the Services

and Other Features Plans is to be disregarded by the Buyer;

- (b) the Seller provides the Services and Other Features Plans in good faith so that the Buyer is aware of the likely locations and alignments of the Services and Other Features;
- (c) the Seller cannot warrant the ultimate location and alignment of the Services and Other Features given that such locations and alignments are subject to external influences beyond the Seller's control (including third party requirements and construction constraints);
- (d) temporary services and redundant services may not be shown on the Services and Other Features Plans;
- (e) redundant services may be abandoned and left in situ; and
- (f) the alignments and locations of the Services and Other Features are subject to change.

65.3 The Buyer must not lodge a caveat or make any Claim against the Seller or Object if:

- (a) the Seller does not construct the Services or Other Features by the Settlement Date;
- (b) the Services and Other Features Plans show that sewer, stormwater or roofwater services will be located on the Land;
- (c) any of the Services are constructed inside the boundaries of the Property;
- (d) any redundant Services traverse the Land;
- (e) the alignment or location of the Services or Other Features change from that shown on the Services and Other Features Plans; or
- (f) the Seller does not complete construction of any other land included in the Estate or does not continue to develop any of the land owned by the Seller.

66. Bushfire Management Plan

66.1 The Buyer acknowledges:

- (a) having read the Bushfire Management Plan;
- (b) that the Land will not be located in a bushfire prone area and is of low bushfire risk, however is in proximity to medium and high potential bushfire intensity areas; and
- (c) that the Buyer must comply with the conditions of the Bushfire Management Plan (if any).

66.2 The Buyer must not Object to the Bushfire Management Plan.

67. Noise Report

67.1 The Buyer acknowledges:

- (a) having read the Noise Report;
- (b) that the Buyer is bound by the conditions of the Noise Report;
- (c) that the Land may be subject to a designated building envelope as set out in the Noise Report;
- (d) and agrees that any building envelope on the Noise Report may change and the Buyer will not Object; and
- (e) the Buyer may be required to obtain an independent assessment of the Land prior to construction of a dwelling on the Land.

67.2 The Buyer must not Object to the Noise Report.

68. Packaged Pricing

68.1 This Special Condition applies if the Buyer has entered into, or intends to enter into a Building Contract with a Builder. The intention of this Special Condition is to show that other than marketing, the relationship between the Seller, the Builder and the Buyer is the same as if the Buyer had engaged a builder who was not advertised through a current marketing campaign of the Seller.

68.2 The Buyer acknowledges that:

- (a) the Seller is responsible for the sale of the Land only;
- (b) the Buyer will be required to enter into a separate Building Contract with the Builder or a separate building contract with an alternative builder at the Buyer's election as the Seller is not providing any improvements to the Buyer;
- (c) the Buyer may select an alternative builder at its discretion and is not required to select the Builder;
- (d) the relationship between the Seller and the Builder is limited to marketing and advertising activities only;
- (e) the Builder is not a subsidiary or related entity of the Seller;
- (f) the Seller and the Builder are separate entities and no liability or responsibility is shared by these parties; and
- (g) the Seller is not a party to the Building Contract and the Builder is not a party to this contract.

68.3 The Buyer acknowledges that the Seller makes no representations and gives no warranties about the Builder's ability to enter into and perform the Building Contract. The Seller will not be liable for:

- (a) any failure by the Builder to enter into or perform the Building Contract;
- (b) any delays in construction;
- (c) any representations made by the Builder;
- (d) any acts or omissions on the part of the Builder; or
- (e) any loss suffered by the Buyer or any person in any way arising out of or relating to the Building Contract.

68.4 Any incentives or concessions advertised or offered by the Builder are offered by the Builder alone and the Seller accepts no liability or responsibility with regard to them.

68.5 The Seller does not make any undertaking on behalf of the Builder. The Buyer is to make their own investigations relating to the Builder's licences, insurances, warranties and other requirements.

68.6 The Seller makes no warranty as to the foundation requirements for the proposed Dwelling and is not responsible for the soil testing or design or construction of the foundations.

68.7 The Seller is not liable for any workplace health and safety requirements relating to the construction of the proposed Dwelling.

68.8 The Buyer is responsible for any damage caused by the Builder to the civil infrastructure, retaining walls, concrete kerbs, concrete footpaths and crossovers, adjoining properties and other features.

68.9 The Buyer is required to obtain covenant approval for the proposed Dwelling and associated works in accordance with the Housing Covenants.

68.10 Alterations may be required to the proposed Dwelling to ensure the Dwelling and associated works complies with the Housing Covenants as well as any statutory requirements.

68.11 The Buyer is responsible for satisfying itself as to the compatibility of the Dwelling with the Housing Covenants.

68.12 The location of the proposed Dwelling shown on any marketing material has been determined by the Builder. The location of the Dwelling may not comply with statutory requirements or the Housing Covenants. The Buyer is to confirm the proposed location of the Dwelling with the Builder and its compliance with statutory requirements and the Housing Covenants.

68.13 This contract is not conditional on the Buyer entering into the Building Contract or any other building contract and is not conditional on any part of the Building Contract or any other building contract.

69. Retaining Walls

69.1 The Seller discloses and the Buyer acknowledges that:

- (a) the Land may contain a retaining wall which also affects the lot

adjoining the Land by providing support; or

- (b) the lot adjoining the Land may contain a retaining wall that also affects the Land by providing support.

69.2 From Settlement, (if the Land contains a retaining wall), the Buyer agrees that it is the Buyer's responsibility to (and the Buyer agrees that it will) have a relevantly qualified professional inspect and maintain all retaining walls affecting the Land at regular intervals.

69.3 The Buyer agrees that it must not change or alter any retaining walls unless a relevantly qualified professional determines that they have come to the end of their useful life and need replacement.

69.4 The Buyer acknowledges that structural advice regarding the retaining walls should be obtained by the Buyer from a relevantly qualified professional in the event that any dwellings or other structures are proposed to be constructed on the Land in a location adjacent to or near retaining walls installed by or on behalf of the Seller.

69.5 The Buyer acknowledges and agrees that the promises contained in this Special Condition 69 are made for the benefit of owners for the time being of lots adjoining the Land, which are affected by a retaining wall on the Land and are enforceable by such owners pursuant to section 55 of the PLA Act.

70. Fencing

70.1 If the Seller has installed any fencing or entry feature on the Land then the Buyer covenants with the Seller that the Buyer will maintain in a good condition such fence or entry feature.

70.2 The Buyer must not sell, transfer, assign or otherwise dispose of the Land without first delivering to the Seller a deed poll executed by the future buyer, transferee, assignee or dispone in favour of the Seller containing covenants in the same terms (mutatis mutandis) as this Special Condition 70 and clause 7.8 of the Terms of Contract (as amended) including an obligation for each further buyer, transferee, assignee or dispone to obtain a further deed poll from any subsequent buyer, transferee, assignee or dispone. The covenant to be obtained is to be in the form of the Deed Poll.

71. Reticulated Natural Gas

71.1 The Seller may enter into an agreement with APA Group (APA) for the installation of natural gas infrastructure. The Buyer acknowledges that this agreement may not be entered into or may terminate at any time and that natural gas infrastructure will only be installed if the agreement remains on foot. The Seller makes no warranty or representation that it will maintain or enter into such agreement. The Buyer must not Object if the Seller does maintain or enter into such an agreement with APA.

71.2 If the Seller enters into and maintains the agreement referred to in Special Condition 71.1 then the balance of this Special Condition applies.

71.3 The Buyer agrees that it must and must ensure that its agents, consultants, builders, contractors, invitees and other third parties not related to the Seller or APA cause no other utility assets or any other structure to be constructed directly above and in parallel to any gas main with a horizontal clearance of less than 250 mm. Where other utility assets (not installed by the Seller or APA) are found directly above the gas main, or with inadequate horizontal clearance, the Buyer is responsible for removing the other utility and any rectification costs. The Seller and APA will not be responsible for any costs associated with remediation. The Buyer acknowledges that APA reserves the right to withhold gas supply until the clearance is rectified or if it believes there is a risk to gas assets. The offset of the gas main should meet the following conditions, note that the standard offset is 2.1 metres:

- (a) horizontal clearance of 250 mm from any other asset; and
- (b) vertical clearance of 150 mm when crossing any other assets.

71.4 The following minimum depths of cover will need to be maintained above the gas mains unless greater depth is stipulated by the relevant authority:

- (a) 750 mm final cover in new estates (600 mm is before installation of top soil to site);
- (b) 800 mm final cover in established areas; and

(c) 1,200 mm final cover under nominated roads.

trench' where the verge is less than 700mm.

71.5 Prior to the Buyer being able to utilise natural gas, the Buyer will need to arrange a gas supply agreement with a natural gas retailer.

71.9 Where easements are required to install gas mains, the Land may be subject to such easement/s and the Buyer will not Object.

71.6 The Buyer acknowledges and agrees that any breach of Special Conditions 71.3 and 71.4 may prevent connection of the Land to the gas infrastructure or may require the Buyer to incur additional costs in order to connect the Land to the gas infrastructure following Settlement.

71.10 If the Seller maintains an agreement with APA as referred to in Special Condition 71.1 in the stage in which the Land is located, the Seller discloses to the Buyer and the Buyer acknowledges and accepts that:

71.7 The Buyer agrees and acknowledges that any additional costs payable as a consequence of a breach of Special Conditions 71.3 and 71.4 will be at the cost of the Buyer and the Buyer releases and indemnifies the Seller in this respect.

(a) the infrastructure will be located in the street and the Buyer must make all connections of the Land to the infrastructure in the street at its own cost;

71.8 APA will determine the best design and use reasonable endeavours to supply every lot to enable prospective residents to connect to natural gas in accordance with the following:

(b) the Buyer may elect to or elect not to connect the Land to the gas infrastructure;

(a) lots with frontages less than 12.5m to be provided with a minimum of 1 connection access point, ie, one road crossing to one shared property boundary (if main not installed on the same side of the road);

(c) the Buyer must comply with all directions of APA in relation to access to and construction of structures to and near its infrastructure including sufficient horizontal and vertical clearances and depths; and

(b) lots with frontages greater than 12.5m wide (including all corner blocks and duplex sites) to be provided with 2 x connection access points - one at each shared property boundary (if main not installed on the same side of the road along the entire lot frontage);

(d) prior to the Buyer being able to utilise natural gas, the Buyer will need to arrange a gas supply agreement with a natural gas retailer.

72. GST

72.1 Interpretation

In this Special Condition 72:

(c) 'battle-axe' lots - to be provided with one connection access point from the Local Government verge along the lot frontage. APA cannot install gas mains in private properties without owner's consent/easement acquisitions; and

(a) unless expressly stated otherwise, words or expressions which are not defined, but which have a defined meaning in GST Act, have the same meaning as in the GST Act;

(d) Laneways - 'drive through lots' with two frontages - to be provided with one connection access point to one shared property boundary. APA to determine design based on clearances, overall design of reticulation and best accessibility to gas mains. Note: for laneways with reduced verge widths - gas mains cannot be installed in a 'common

(b) **GST Withholding Amount** means the amount that the Buyer is required to withhold on account of GST from the price and pay to the Commissioner as notified by the Seller in the Seller's GST Withholding Notice;

(c) **Seller's GST Withholding Notice** means the notification to be made by the Seller under section 14-255 of

the Withholding Law which states whether or not the Buyer is required to make a payment of a GST Withholding Amount;

- (d) **Buyer's ATO Withholding Notice** means the notification to be given by the Buyer to the Commissioner in the approved form of the GST Withholding Amount;
- (e) **Buyer's ATO Settlement Confirmation** means the confirmation to be given by the Buyer to the Commissioner in the approved form of the actual settlement date; and
- (f) **Potential Residential Land** means land that is permissible to be used for residential purposes but does not contain any buildings that are residential premises or that are in use for commercial purposes.

72.2 Potential Residential Land

If the supply under this contract is of Potential Residential Land, and the Buyer is:

- (a) registered for GST; and
- (b) acquiring the Potential Residential Land for a creditable purpose to any extent,

the Buyer must serve a statement to that effect by no later than 10 Business Days before the Settlement Date and if the statement is provided the Buyer will not be required to make a payment of the GST Withholding Amount pursuant to Special Condition 72.3 and Special Condition 72.4 does not apply.

72.3 GST Withholding

- (a) If a GST Withholding Amount is required to be paid in respect of the supply of the Property under this contract:
 - (i) the Seller must serve a Seller's GST Withholding Notice, as may be amended or updated from time to time, prior to the Settlement Date;

- (ii) the Buyer or the Buyer's agent must as an Essential Term complete and lodge the Buyer's ATO Withholding Notice and serve evidence of having done so to the Seller and to the Seller's Solicitor by no later than 5 Business Days prior to the Settlement Date;

- (iii) the Buyer or the Buyer's agent must as an Essential Term serve a written notice with:

- (A) the Buyer's Lodgement Reference Number and Payment Reference Number (or other relevant identification number) issued by the Commissioner upon lodgement of the relevant form or notification; and

- (B) the Settlement Date,

on and as a condition of Settlement; and

- (iv) the Seller, for the purposes of clause 2.5(1) of the Terms of Contract, directs the Buyer to pay to the Seller on Settlement a Bank cheque in favour of the Commissioner for the GST Withholding Amount.

- (b) The Parties must co-operate with each other and take all reasonable steps to comply with their respective obligations under Subdivision 14-E of the Withholding Law including:

- (i) provision of any information reasonably requested by the other Party for the purposes of determining whether a GST Withholding Amount will be payable or for completing any form or making any notification to the Commissioner; and

- (ii) making any necessary additions or amendments to this contract to address any requirement under the GST Act or Withholding Law.

- (b) The Buyer declares that the information contained in the documents provided to the Seller's solicitor under Special Conditions 72.3(a)(ii) and 72.3(a)(iii) is true and correct and authorises the Seller's solicitor to submit this information to the Commissioner in the Buyer's ATO Settlement Confirmation.

72.4 Buyer's ATO Settlement Confirmation

- (a) The Buyer authorises the Seller's Solicitor to act as the Buyer's agent (and in doing so the Seller's Solicitor is not the agent of the Seller) to give the Buyer's ATO Settlement Confirmation to the Commissioner or registrar.

EXAMPLE

Annexure B Pre-Contract Representations

1. Buyer's Acknowledgment about Seller's Representations

- 1.1 The Buyer acknowledges that no sales or marketing agent has authority from the Seller to make promises, representations, warranties or assurances on behalf of the Seller.
- 1.2 The Buyer confirms and represents that the Buyer is not entering into this contract on the basis of any promises, representations, warranties or assurances other than those written below or set out in writing elsewhere in this contract.
- 1.3 The Buyer understands that by the acknowledgment, confirmation and representation given in clauses 1.1 and 1.2 above, it is likely that the Buyer will not be able to sue the Seller in respect of any promise, representation, warranty or assurance other than those set out above or which are set out elsewhere in this contract.

IMPORTANT NOTICE

No sales or marketing agent has authority from the Seller or any related company to make representations or assurances about the Estate or the Property other than representations and assurances which are contained in this contract.

Buying a property is an important investment. If the Buyer is buying the Property on the basis of anything the Buyer has been told or any assurance the Buyer has been given other than what is in this contract, it is important these representations or assurances are identified so they can be confirmed or clarified before the Buyer commits to buy the Property.

The Buyer should set out below any representations or assurances that have been made to the Buyer by the Seller or any sales or marketing agent of the Seller that form part of the reason why the Buyer has elected to buy the Property but which are not included in this contract, the Disclosure Plan or the Disclosure Statement:

Promise, representation, warranty or assurance allegedly made	Person who is alleged to have said it	Date made

Buyer 1 Sign

Buyer 3 Sign

Buyer 2 Sign

Seller Sign

Annexure C Housing Covenants

1 ACKNOWLEDGMENT BY BUYER

1.1 The Buyer acknowledges that the Land is part of a residential subdivision known as Everleigh. The Buyer covenants that it is desirable and in the interest of all buyers of lots in Everleigh that the Seller exercises supervision and control to ensure that:

- (a) the Land and other lots in Everleigh are properly maintained prior to the commencement of construction of a Dwelling thereon;
- (b) a high standard of design and construction of dwellings, Improvements, Outbuildings and Extensions in Everleigh are maintained; and
- (c) buyers conform with agreed standards in relation to the use of their lots and any Extensions and Improvements erected thereon.

1.2 The Buyer acknowledges that further construction and development works may be carried out at Everleigh after the settlement of the Contract. The Buyer agrees not to Object or seek to make a Claim in respect of any future construction or associated development or other works in connection with Everleigh.

1.3 The Buyer consents to and agrees not to raise any Objection or lodge any submissions in respect of any Development Application or amendments to any Development Approvals in respect of Everleigh or any adjoining or nearby land owned by the Seller.

2 OCCUPATION AND USE

2.1 The Buyer must not:

- (a) use or permit the Dwelling to be used for any other purpose than a single family house or a long term residential rental dwelling;
- (b) reside in the Dwelling until curtain rails and functional curtains, shutters and blinds are installed to all clear glazed windows of the Dwelling visible from any street. The Buyer must not install any sheets or other materials as a temporary measure;
- (c) commence any Building Work, Improvements to the Dwelling or Land or excavation on the Land unless plans and designs for those Building Works and Improvements have been approved by the Seller or its representative and a building permit has been issued by the Local Government, other relevant Authority or a private certifier; or
- (d) except for a fireplace within the Dwelling, erect or install on the Land any incinerators or burners and the Buyer must not burn off any material or rubbish on, in or about the Land.

3 USE AND RESIDENCY CONDITIONS

3.1 After completion of the Dwelling on the Land, the Buyer must keep and maintain the Dwelling and all landscaping, trees, shrubs, lawns and gardens on the Land, as well as the lawn between the Land boundary and the road kerb in good order and condition acceptable to the Seller or its representative. Such order and condition will minimally require the adequate watering of all garden and lawn areas (within current Local Government and other relevant Authority guidelines), the frequent mowing of lawns and trimming of lawn edges and the regular maintenance of plants and trees.

3.2 The Buyer must not park or place either on the footpath or within the area of the required setback of the Dwelling from the street boundary of the Land, nor permit to be placed there, any trailer, caravan, boat or other vehicle or object which in the Seller's or its representative's opinion will cause nuisance or annoyance or detract from the amenity of the area. The Buyer must not park or allow to be parked within Everleigh's private or public land

or upon its streets either overnight or regularly on weekends for periods considered by the Seller or its representative to be excessive, any commercial vehicle other than a light utility vehicle.

- 3.3 The Buyer must not store or leave on the Land any materials or equipment (other than during the period of construction of the Dwelling and any Outbuildings, Improvements or Extensions) on the Land, nor carry out on the Land, repairs to or maintenance of any vehicle or equipment in such a way as, in the Seller's or its representative's opinion, to cause nuisance or annoyance or detract from the amenity of the area.
- 3.4 Refuse bins must be kept to the side of the Dwelling built on the Land and behind any fence or screen constructed between the Dwelling and a side boundary. Refuse bins must not be kept in front of the Dwelling or within the area of its setback from the street or otherwise unnecessarily in public view. Refuse bins are not to be placed on the street for a period greater than 48 hours every 7 days.
- 3.5 The Buyer must not without the Seller's or its representative's prior written consent display or permit to be displayed to the public the Dwelling erected on the Land (such as for a Display Home) except when such display is with the sole and immediate object of selling such Dwelling. Such period of public display is limited to 2 x 1 hour sessions weekly.
- 3.6 The Buyer must not without the express prior written consent of the Seller or its representative use the Dwelling, garage or outbuilding as a showroom, shop or Display Home. The Buyer consents to the Seller using (or permitting to be used) other dwellings at Everleigh as either a showroom or a Display Home if the Seller wishes to do so.

4 BUILDING OPERATION REQUIREMENTS

- 4.1 The Seller has produced Residential Design Standards and Guidelines (**Design Standards**) which set out architectural controls for houses and other improvements being built in Everleigh.
- 4.2 The Buyer agrees to be bound by the Design Standards which form a part of these Housing Covenants and if there is any conflict between the Design Standards and these Housing Covenants then the Design Standards will prevail.
- 4.3 Only a single Dwelling for residential purposes (unless permitted otherwise by these Housing Covenants and the Residential Standards) may be erected on the Land, together with a lock-up garage, which must be suitably fitted with a vehicular access door and form an integral part of the design of the Dwelling.
- 4.4 The design, appearance and external colours and building materials of all Outbuildings must comply with these Housing Covenants and the Design Standards and be integrated with the design of the Dwelling.
- 4.5 The Buyer can erect or permit to remain upon the Land part of any Building Works or structure only if it fully complies with the requirements of the Local Government or other relevant Authority.
- 4.6 No Temporary Dwelling or sub-standard Dwelling can be brought onto the Land except for the purpose of building the Dwelling and for the purpose of building such other permanent structure on the Land as may be permitted by the Seller or its representative. No person can reside in any portion of the Dwelling prior to Practical Completion of the Dwelling and no person can reside in any workshop or garden shed at any time.
- 4.7 The Buyer is responsible for the establishment and maintenance in a proper manner all landscaping on their Land and must not remove any pre-existing trees without the consent of the Seller or its representative.
- 4.8 The Buyer must complete all driveways and landscaping of the Land including fencing on or before Practical Completion of the Dwelling.
- 4.9 Additions and Extensions to the Dwelling, Outbuildings and other structures on the Land, including new verandahs, pergolas, Outbuildings, sheds, swimming pools and garden structures are subject to the same covenant requirements as the Dwelling and application for approval must be made to the Seller or its representative in the same manner as the original Dwelling building applications.
- 4.10 Street landscaping along each frontage of the Land must be protected by the Buyer during the construction of the Dwelling, Outbuildings, Improvements and Extensions. The Buyer agrees to reimburse the Seller, upon

demand, for expenses incurred by the Seller on the Buyer's behalf in maintaining or repairing the landscaping along each frontage of the Land which have been damaged by the activities on the Land.

- 4.11 The Seller or its representative, in its absolute discretion, may approve or reject any application for approval of the Dwelling or grant approval subject to such conditions as it may reasonably require unless such application complies with the Housing Covenants

5 CONSTRUCTION AND PUBLIC SAFETY

- 5.1 The Land must be clean and safe at all times. This is the responsibility of the Buyer and the Buyer's builder.
- 5.2 Prior to construction of the Dwelling and Outbuildings, the Land must be cleared of all weeds, building debris and general waste.
- 5.3 During construction of any improvements, a suitable bin must be provided for adequate disposal of waste goods and materials.
- 5.4 Debris, bins and site facilities should be clear of all neighbouring properties, roads, footpaths, reserves and all other public places at all times.

6 MAINTENANCE OF THE LAND

- 6.1 The Buyer must not allow weeds or grass on the Land to exceed more than 150mm in height, nor bring onto or allow on the Land or adjoining lots or footpaths any rubbish, spoil or unsightly materials. In the case that the Land is tenanted, it is the Buyer's responsibility to ensure that tenants comply with this requirement.
- 6.2 The Buyer hereby authorises the Seller or its representative, and the Seller or its representative may elect, to maintain the Land (should the Buyer not do so to the standard required by these Housing Covenants as determined by the Seller or its representative) and grants access to the Land for this purpose and agrees that such entry and access will not constitute trespass. The Buyer agrees to reimburse the Seller or its representative, upon demand, for expenses incurred by the Seller or its representative in maintaining the Land on the Buyer's behalf.

7 ANIMALS

- 7.1 Animals may only be kept in accordance with Local Government by-laws and regulations.

8 SIGNS

- 8.1 The Buyer must not without the Seller's or its representative's prior written consent erect on the Land or adjoining footpath or fix to any building or fence on the Land or permit to be erected or fixed, any signs, hoardings or advertisements of any kind except a sign, of no more than 1.08 square metre (900mm x 1200mm) in area, of a contractor actively carrying out work on the Land (together with such other signs as workplace health and safety or planning regulations require) and a maximum of 1 sign no more than 1.08 square metre (900mm x 1200mm) in area advertising the Land for sale. The Buyer hereby authorises the Seller or its representative to enter upon the Land to remove any signs or advertising not complying with these provisions and agrees that such entry and access will not constitute trespass.

9 APPROVAL OF PLANS FOR BUILDING WORK, EXTENSIONS AND IMPROVEMENTS

- 9.1 If the Buyer's Extensions or Improvements are being constructed by the Seller or a related entity of the Seller then this Clause 9 does not apply.
- 9.2 Prior to the Buyer commencing any Building Work, Extension or Improvement or making any application for the approval of building plans (including plans for the Buyer's proposed Dwelling unless the Dwelling has already been approved by the Seller at the time of the application) by the Local Government or other relevant Authority, the Buyer must first submit the plans for any Building Work, Extension or Improvement to the Seller or its representative showing, in addition to the requirements of Local Government or other relevant Authority:

- (a) the material and finish of all external walls and gables and of the roof and the pitch of the roof;

- (b) the position on the Land and the description of any retaining walls and fences;
- (c) any other information, matter or thing required by the Design Standards; and
- (d) obtain the Seller's or its representative's written approval.

9.3 The Seller or its representative, in its absolute discretion, may approve or reject any application for Building Works, an Extension or Improvement or grant approval subject to such conditions as it may reasonably require unless such application complies with the Housing Covenants.

9.4 The Buyer acknowledges that any approval granted by the Seller or its representative is in addition to, and not in place of, any approvals required to be given by Local Government and any competent Authority. The Buyer agrees not to place any reliance on the Seller's or its representative's approval and acknowledges that the Seller's or its representative's approval will not constitute any representation as to the adequacy, suitability or fitness of any building plan, Building Work, Extension or Improvement.

9.5 The Buyer acknowledges and agrees that the Land may have been filled. The Buyer must make its own investigations to satisfy itself concerning any proposed Building Work as to the suitability of any footing, foundations or proposed construction given the nature of the Land and as to any requirements of the Local Government or other relevant Authority.

10 REQUIREMENTS OF THE EXTENSIONS AND IMPROVEMENTS

10.1 If the Buyer's Extensions or Improvements are being constructed by the Seller or a related entity then this Clause 10 does not apply.

10.2 The Buyer will carry out all Building Works in respect of any Extensions or Improvements strictly in accordance with the plans, details and conditions approved by the Seller and will obtain the Seller's or its representative's prior written approval of any variation in relation to the approved plans, details and conditions which the Buyer wishes to implement and which affects in any way the outside of the Dwelling or the development of the Land.

10.3 The Extensions or Improvements of the Dwelling or the Land must proceed continuously after commencement and without undue interruptions until the Extensions or Improvements are in all practical respects Practically Completed. Any subsequent construction of fences, walls, a driveway or pool and the like, whether undertaken by the Buyer and/or by others on the Buyer's behalf, must be carried on to completion in all respects without undue interruption or delay.

10.4 The aesthetic quality of the Extensions and Improvements in general and its appearance from the adjoining street in particular, in the Seller's or its representative's opinion, will be such as to contribute to or not detract from, the amenity of the area. The Buyer acknowledges that the following requirements in pursuit of this objective are reasonable and agrees to comply with them:

- (a) the aesthetic quality of the Extensions and Improvements will be determined by the Seller or its representative in terms of the style, colour and appearance of the Extensions and Improvements in its own right and in relation to that of the Dwelling and existing other dwellings in proximity to the Land and/or the appearance or style which the Seller intends future dwellings in proximity to the Land to have;
- (b) the Extensions and Improvements will not incorporate any secondhand or substandard materials;
- (c) no Temporary Dwelling, caravan, privy, tent or substandard Dwelling can be brought onto the Land prior to completion of the Extensions and Improvements and the Buyer must not live in any part of the Extension or Improvement prior to Practical Completion of the Extension or Improvement; and
- (d) the aesthetic quality of landscape works between the Dwelling and the street kerb, together with other areas of the Land within public view, will be determined by the Seller or its representative in terms of the style and appearance of the landscape works on the Land in its own right and in relation to that of existing other landscape works in proximity to the Land and/or the appearance or style which the Seller intends future landscape works in proximity to the Land to have.

10.5 All Building Works constructed upon the Land must be constructed by a registered and licensed builder.

11 FENCING

11.1 The Buyer is not permitted to replace any pre-existing fence on the Land that has been constructed by or on behalf of the Seller unless:

- (a) the materials are the same standard, design, and quality as the fence which was constructed at the time the Dwelling was constructed; and
- (b) the replacement fence is constructed in the same location as the original fence was constructed.

11.2 The Buyer is not permitted to construct any new fence on the Land without the prior written approval of the Seller or its representative.

11.3 Please refer to the Design Standards for design requirements for fencing on the Land.

11.4 Notwithstanding any provisions of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011(Qld)* to the contrary, the Seller will not be liable or be required, at any time, to join in or contribute to the cost of erecting or maintaining any fence erected or to be erected on the Land or on the boundaries of the Land or on any dividing line between the Land and any lots unsold or held by the Seller.

12 EARTHWORKS

Any earthworks to be constructed by the Buyer are to be strictly in accordance with the Design Standards.

13 SERVICES

13.1 The Buyer and Seller acknowledge and agree that if a water supply pipeline or sewerage pipeline, an underground electricity supply cable, an underground telephone service cable, a stormwater or other drainage pipeline or any other similar pipelines or services traverse the Land (whether on, above or below the surface of the Land), then the Buyer accepts title to the Land subject to any rights of the local authority, government department or person or company or in respect of such pipelines and cables and will not make any requisition or Objection in respect of the same.

14 DISCLAIMER

14.1 The Seller at its discretion has the authority to approve on its merits any innovative or diverse designs that do not meet the requirements of these Housing Covenants. The Buyer acknowledges that the Seller or its representative has the right to vary, exclude or elect not to enforce any of the Housing Covenants on owners of other land in Everleigh. The Buyer will not Object against the Seller and its representatives and specifically absolves the Seller and its representatives from any liability of any nature for any action taken in varying, excluding and electing not to enforce any Housing Covenants on other owners of other land in Everleigh.

15 NO MERGER

15.1 The Buyer and the Seller agree that all of the covenants and agreements in the Housing Covenants remain in full force and effect against the Buyer and the Buyer's successors, administrators and assigns in favour of the Seller and its successors, administrators and assigns notwithstanding the completion of the sale and purchase of the Land and the registration of a transfer of the Land in favour of the Buyer.

16 SALE OR LEASE BY THE BUYER

16.1 The Buyer must not sell, transfer or otherwise dispose of the Land without first delivering to the Seller a Deed Poll executed by the future buyer, transferee or donee in favour of the Seller containing covenants in the same terms (mutatis mutandis) as set forth in the Housing Covenants and including an obligation for each further purchaser, transferee or donee to obtain a further Deed Poll from any subsequent purchaser, transferee or donee.

16.2 The Buyer must not lease, licence or part with possession of the Land without first delivering to the tenant, licensee or occupier a copy of the Housing Covenants.

16.3 The Buyer hereby indemnifies the Seller and agrees to keep the Seller indemnified against all loss and damage incurred by the Seller as a direct or indirect result of the Buyer's failure to comply with the obligation contained in Clauses 16.1 and 16.2.

17 ENTRY ONTO THE LAND BY THE SELLER

17.1 The Buyer and Seller agree that if and whenever the Buyer or any successors in title make any default under these Housing Covenants, the Seller or its representative, without prejudice to its other rights, remedies and powers, will be at liberty to enter upon the Land to perform such work as may be necessary to comply with these Housing Covenants and the Seller or its representative will be entitled to recover the cost of the work from the Buyer or any successors in title.

17.2 The Buyer agrees that access or entry onto the Land by the Seller or its representative pursuant to Clause 17.1 is irrevocable and does not constitute trespass.

18 SELLER'S DISCRETION

18.1 The Buyer may apply to the Seller or its representative for consent to complete works on the Land and other buyers of lots in Everleigh may apply to the Seller or its representative for consent to complete works on those lots which do not comply with these Housing Covenants. The Seller or its representative may grant or refuse such applications in its absolute discretion.

18.2 The Seller or its representative reserves the right to vary the Housing Covenants for future lots at Everleigh.

19 CONSTRUCTION

19.1 The Buyer must:

- (a) commence construction of the Dwelling on the Land (in accordance with these Housing Covenants) by the date 12 months after settlement of the Contract;
- (b) not have the building of the Dwelling left at any time without substantial work being carried out for more than one month; and
- (c) complete construction of the Dwelling, fencing, driveway and landscaping on the Land by the date 12 months after the date the Buyer commenced construction of the Dwelling,

as determined by the Seller acting reasonably.

20 BOND

20.1 The Buyer must pay the Bond to the Deposit Holder prior to the Seller issuing approval to the Buyer in accordance with these Housing Covenants.

20.2 The Bond will be held by the Deposit Holder as security for:

- (a) the Buyer strictly complying with the terms of these Housing Covenants and the terms of the Seller's approval pursuant to these Housing Covenants; and
- (b) damage to any land or improvements within Everleigh including but not limited to damage to footpaths, roads, street trees, turfing and gutters which in the Seller's opinion has been caused or contributed to by the Buyer and/or its employees, agents, invitees, contractors and builders.

20.3 The Seller is free to use the Bond to effect, carry out or rectify:

- (a) any works required to be done by the Buyer pursuant to these Housing Covenants or the Seller's approval pursuant to these Housing Covenants but which have not been done by the Buyer; and
- (b) any and all damage to any land or improvements within Everleigh including but not limited to damage to footpaths, roads, street trees, turfing, and gutters which in the Seller's opinion has been caused or contributed to by the Buyer and/or its employees, agents, invitees, contractors and builders.

20.4 The Buyer and the Seller irrevocably authorise and direct the Deposit Holder to release to the Seller the Bond for any of the purposes set out in Clause 20.3 on receiving a request from the Seller.

20.5 On Practical Completion of the Dwelling, landscaping, fencing and driveway (in accordance with these Housing Covenants and the Seller's approval pursuant to these Housing Covenants) to the Seller's satisfaction, the Deposit Holder will return any unused portion of the Bond to the Buyer on receiving a request from the Seller.

21 COMPLIANCE WITH HOUSING COVENANTS

21.1 Compliance with Housing Covenants Generally

- (a) The Buyer:
 - (i) acknowledges that the Seller has a significant investment in Everleigh, and has an interest in maintaining the value and desirability of lots within the Estate;
 - (ii) acknowledges that a failure by the Buyer to strictly comply with the Housing Covenants will diminish the value of the Seller's significant investment in Everleigh;
 - (iii) acknowledges that a failure by the Buyer to strictly comply with the Housing Covenants will diminish the value and desirability of:
 - (A) unsold lots in Everleigh in the hands of the Seller; and
 - (B) lots sold by the Seller to other owners within Everleigh.
 - (iv) agrees that in the event that the Buyer does not strictly comply with the Housing Covenants, the Seller will have legally enforceable rights against the Buyer, including the right to seek orders from the Courts compelling compliance by the Buyer, the right to enter onto the Land to undertake works to remedy a non-compliance and/or the right to seek damages against the Buyer and the right to call on and use the Bond; and
 - (v) hereby irrevocably grants to the Seller or the Seller's representative or agent, a licence to enter onto the Land to undertake work reasonably necessary to rectify any non compliance with the Housing Covenants, such right not to be exercised until after notice has been given by the Seller to the Buyer to rectify the breach and that breach has not been rectified within the period provided for in the notice.
- (b) The Buyer warrants and represents to the Seller that the Buyer will comply strictly with the terms of the Housing Covenants and that it has the capacity to do so and the Buyer acknowledges that the Seller has relied on and been induced by those warranties and representations, to enter into the Contract with the Buyer to sell the Land.

21.2 Indemnities

- (a) In further consideration of the Seller entering into the Contract with the Buyer to sell the Land, the Buyer hereby indemnifies the Seller in relation to all Claims and liabilities whatsoever, which are made or may be made by any other person against the Seller, its agents, employees, directors or contractors, arising directly or indirectly out of or in connection with any failure by the Buyer to strictly comply with the terms of the Housing Covenants, including all Claims for damages and costs (on a full indemnity basis); and
- (b) indemnifies the Seller in connection with all legal costs and outlays incurred by the Seller in enforcing or attempting to enforce the Housing Covenants, on a full indemnity basis.

21.3 Restrictions to Cease

The restrictions specified in the above clauses (inclusive) will cease to burden the Land with effect from the date 3 years after the date after Mirvac sold the Land to the Buyer.

21.4 Joint and Several

The Buyer (if more than one person) agrees that they are jointly and severally liable in relation to the obligations pursuant to these Housing Covenants.

22 DEFINITIONS

Authority

means any body, government, person or otherwise having or exercising control over the approval of, carrying out of, use or operation of the Land or the Estate or any services to be provided to the Land or the Estate, including, but not limited to, the Local Government and Economic Development Queensland (a division of the Department of State Development, Manufacturing, Infrastructure and Planning).

Bond

means the amount of \$1,000.00.

Building Works

means any works carried out on the Land in the nature of the construction, alteration, renovation or repair of the Dwelling or other building, fence, retaining wall, external sign or hoarding, driveway, external floodlights or spotlights or external fittings.

Buyer

means the buyer as detailed in the Reference Schedule of the Contract and any subsequent buyer of the Land.

Contract

means the contract of sale by which the Buyer became the owner of the Land whether the Seller or a third party was the seller of the Land to the Buyer.

Claim

means any cost, claim, demand, obligation, remedy, damage, loss, action, proceeding, claim for compensation, requisition or objection, whichever is applicable.

Development Application

means an application for Development Approval.

Deposit Holder

means HWL Ebsworth Lawyers Law Practice Trust Account.

Development Approval(s)

means a development approval made by or on behalf of the Seller or third party pursuant to the *Planning Act 2016 (Qld)*, the *Sustainable Planning Act 2009 (Qld)* and/or the *Economic Development Act 2012 (Qld)* as applicable in relation to the Land and/or Everleigh.

Display Home

means a dwelling used as a 'Display Home' as that term is defined in the *Domestic Building Contracts Act 2000 (Qld)*.

Dwelling	means the residential detached Dwelling constructed or to be constructed on the Land.
Extension	means addition, renovation, or alteration to an existing Dwelling.
Housing Covenants	means these Housing Covenants including the Residential Design Standards and Guidelines annexed to these Housing Covenants.
Everleigh	means the estate currently known as "Everleigh" of which the Land forms part which is being progressively developed by the Seller and which name may change from time to time in the Seller's absolute discretion.
Improvements	means any of the following but is not limited to: new Dwelling, transmitting and receiving devices, security systems, air conditioning units, fences, retaining walls, letterboxes, landscaping within public view, garden sheds, clothes lines, external floodlights or spotlights, driveway, external fittings, pergolas and hot water systems.
Land	has the same meaning as detailed in the Reference Schedule of the Contract which is owned or under contract by the Buyer and is located in Everleigh.
Local Government	means the Logan City Council.
Object or Objections	means to object generally and includes: <ul style="list-style-type: none"> (b) object to a variation, change or substitution; (c) object to title to the Land; (d) avoid or attempt to avoid the Housing Covenants or Contract; (e) require the Seller to carry out any works to the Land; (f) withhold a consent; (g) make any claim, demand, appeal or suit of any nature; or (h) seek an injunction.
Outbuilding	means, for example, garage, verandah, pergola, shed whether attached or detached from the Dwelling.
Practical Completion	means when the relevant Building Works, Dwelling, Improvement, Extension or Outbuilding have reached practical completion and they have been approved by a building certifier (if applicable) that they are fit for use and occupation.
Residential Design Standards and Guidelines (Design Standards)	means the attached Residential Design Standards and Guidelines which form part of the Housing Covenants.
Seller	means Mirvac Queensland Pty Limited ACN 060 411 207 and its executors, administrators, successors, substitutes and permitted assigns.
Temporary Dwelling	means, for example, caravan, tent or any Dwelling temporarily erected to assist in any Building Works.

Buyer's Signature

SIGNED by the Buyer in the presence of (and if a company, in accordance with Sections 126 or 127 of the *Corporations Act 2001 (Cth)* or by its duly authorised signatory):

)
)
) Buyer (or Director/Secretary of Buyer or authorised signatory, if company)

Witness

(witness not required if signed electronically)

Buyer (or Director/Secretary of Buyer or authorised signatory, if company)

Buyer (or Director/Secretary of Buyer or authorised signatory, if company)

Seller's Signature

SIGNED ON BEHALF of the Seller by its duly authorised signatories:

)
)
)

EXAMPLE

RESIDENTIAL DESIGN GUIDELINES

(follows this page)

EXAMPLE

EXAMPLE

Everleigh

Residential Design
Standards and Guidelines
Precinct 1.4

Contents

<p>UNDERSTANDING THE RESIDENTIAL DESIGN STANDARDS & GUIDELINES</p>	<p>MANDATORY COMPLIANCE ELEMENTS</p>	<p>OPTIONAL/RECOMMENDED ELEMENTS</p>
<p>Residential Design Standards and Guidelines 3</p> <p>How the Residential Design Standards and Guidelines Work 4</p> <p>Building @ Everleigh Portal 5</p> <p>The Approval Process 6</p>	<p>Part 1 Design & Siting Standards 8</p> <p>Approved Plan of Development – Envelope Plan and Design Criteria 8</p> <p>Part 2 Architectural and Landscape Design Standards 10</p> <p>Minimum Building Size 10</p> <p>Roofs 10</p> <p>Façade Design 10</p> <p>External Wall Materials and Colours 11</p> <p>Driveways & Entry Paths 11</p> <p>Privacy and Cross Viewing 12</p> <p>Security and Insect Screens 12</p> <p>External Services and Waste Recycling 12</p> <p>Fences General 12</p> <p>Landscaping 13</p> <p>Construction Obligations 14</p> <p>Developer Works 14</p>	<p>Part 3 Sustainable Living Guidelines 18</p> <p>Objectives 18</p> <p>Energy Consumption and Greenhouse gas-emission reduction 18</p> <p>Water Conservation and reuse 18</p> <p>Materials and Waste 19</p> <p>Smart Technology 19</p> <p>Landscaping 19</p>
<p>Definitions 20</p>	<p>Annexure A Approved PoD – Envelope Plan 23</p> <p>Annexure B Approved PoD – Design Criteria 29</p>	<p>Annexure D Landscape Design Guidelines 41</p> <p>Annexure E Retaining Wall Fact Sheet 58</p>

Residential Design Standards and Guidelines

These standards and guidelines have been prepared to assist Everleigh purchasers (and their builders/designers) to construct well designed, quality homes and to join Mirvac in creating great places for life.

The standards and guidelines are intended to help you add value to your home and protect your investment by creating an attractive streetscape.

Great design creates a welcoming and attractive streetscape. This not only improves your quality of life but establishes Everleigh as a great place to live and a place in which you will be proud to be a part of.

Street Appeal

These standards and guidelines will assist in making your home part of an attractive streetscape. This is achieved by using the right materials and colours and including some cost effective design elements to the front façade.

Fencing

Fences which are visible from the street are an important part of the streetscape. So at Everleigh we ask that these are of a higher standard and quality but for most lots this is only a short length and the balance of the fencing can be the neighbour type fence.

Landscaping

A great way to make your home unique is through landscaping. We ask that you include landscaping that will grow into an attractive low maintenance front yard that complements the parks and bushland that are a great part of Everleigh. This document provides design standards to ensure that cohesive and attractive landscaping is established.

How the Residential Design Standards and Guidelines Work

The Everleigh Residential Design Standards and Guidelines (Design Standards & Guidelines) sets out:

- **Standards** which are mandatory compliance elements; and
- **Guidelines** which are non-mandatory elements that provide further information and suggestions to improve design and quality of life.

The Design Standards and Guidelines are technical in nature and it is recommended that you speak to your builder or an Everleigh sales team representative who will be able to guide you through this process.

The Design Standards and Guidelines consists of three parts as follows:



AUTHORITY REQUIREMENTS

Design and Siting Standards

Directs customers to the Approved Plan of Development – Envelope Plan and Design Criteria documents which include the **mandatory design standards for siting your home** to the specific characteristics of your lot. These documents are available in Annexure A and B.



MIRVAC REQUIREMENTS

Architectural and Landscape Standards

Provides the **mandatory architectural and landscape design standards** to include in all homes in Everleigh which are essential to making Everleigh a place in which you will be proud to live.



GOOD PRACTICE

Sustainable Living Guidelines

Provides **suggestions** to introduce some easy ways to potentially reduce your future ongoing costs and the impact on the environment.

Alternative design solutions may be presented to the Everleigh Design Committee and will be assessed on individual architectural merit. The Design Committee at its absolute discretion may approve alternative design solutions where it is considered that they achieve the overall intent and desired outcomes of the Design Standards & Guidelines.

Building @ Everleigh Portal

We understand that keeping track of all this information can be a challenge and have established a web portal to assist.

The **Building @ Everleigh Portal** is a one stop shop for information relating to your lot, including but not limited to the following:

- Residential Design Standards & Guidelines
- Fact Sheets and Manuals
- Approved Plan of Development – Envelope Plan
- Approved Plan of Development – Design Criteria
- Survey Plans
- Disclosure Plans
- Civil Design Drawings
- Services Location Plan
- As Constructed Drawings
- Compaction Reports
- Acoustic Report
- Bushfire Management Plans

The information available in the **Building @ Everleigh Portal** will help you and your builder make informed decisions regarding the design of your home.

The **Building @ Everleigh Portal** is accessible via the Everleigh website or speak to an Everleigh sales representative.



The Approval Process

You will need both the Design Approval from the Everleigh Design Committee (Design Committee) and Building Approval from Logan City Council (Council)/ building certifier before you can commence construction.

Mirvac has developed a streamlined process based on previous experience to ensure that you can start building your home and garden as soon as possible.

HOT TIP!

The Design Committee often receives an influx of applications at the time of settlement. To avoid any potential delays to starting the build on your lot, we recommend that your builder submits your application as early as possible to give you a head start on the assessment process.

YOUR STEPS

HOT TIP!

It may seem daunting but often your builder has plenty of experience with this process.

HOT TIP!

Please ensure that your builder attaches all the required documentation listed in the Covenant Application Form as part of the submission.

HOT TIP!

Be sure to include the proof of bond payment as part of your covenant application to avoid a delay in the assessment and approval process. **The bond will be returned after the final inspection (refer Step 9).**

Design

Your builder will work with you to design your home to comply with this document.

Proceed to Step 2 once you're happy with your design and your builder has drawn up the consolidated set of plans.

Submission

Your builder submits your house plans, colour schedules, landscape plans and proof of covenant payment (refer to Step 3) to the Design Committee via the Building @ Everleigh Portal.

Covenant Bond Payment

Your fully refundable **Covenant Bond** is required to be deposited to the following account to be held in trust.

HWL Ebsworth Lawyers Law Practice Trust Account

BSB: **034-003** Acc Number: **246634**

Description: **"Surname & Lot Number" – Covenant Bond**

Amount: **\$1000**

STEP
1

STEP
2

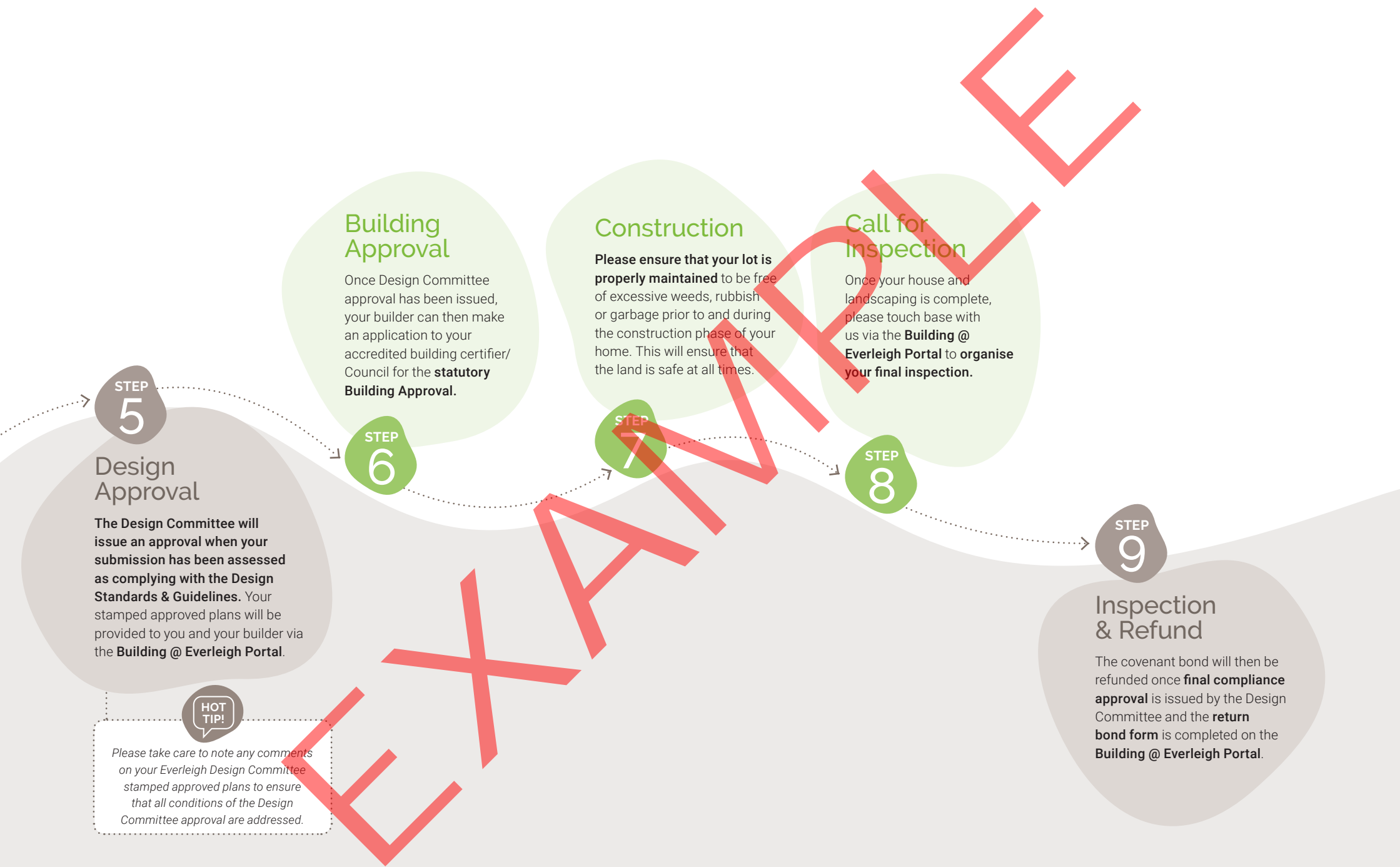
STEP
3

STEP
4

OUR STEPS

Assessment

The Design Committee will assess your submission for compliance with the Design Standards & Guidelines. During this process we will work with you and your builder if anything needs amendment. In some cases, plans may need to be resubmitted. This process normally takes 2 weeks if all information is provided.



Design & Siting Standards

Approved Plan of Development — Envelope Plan and Design Criteria

We recommend that you speak with your builder or an Everleigh Sales Team representative who will be able to guide you through the Approved Plan of Development – Envelope Plan and the Approved Plan of Development – Design Criteria (PoD documents) and how these relate to your specific lot.

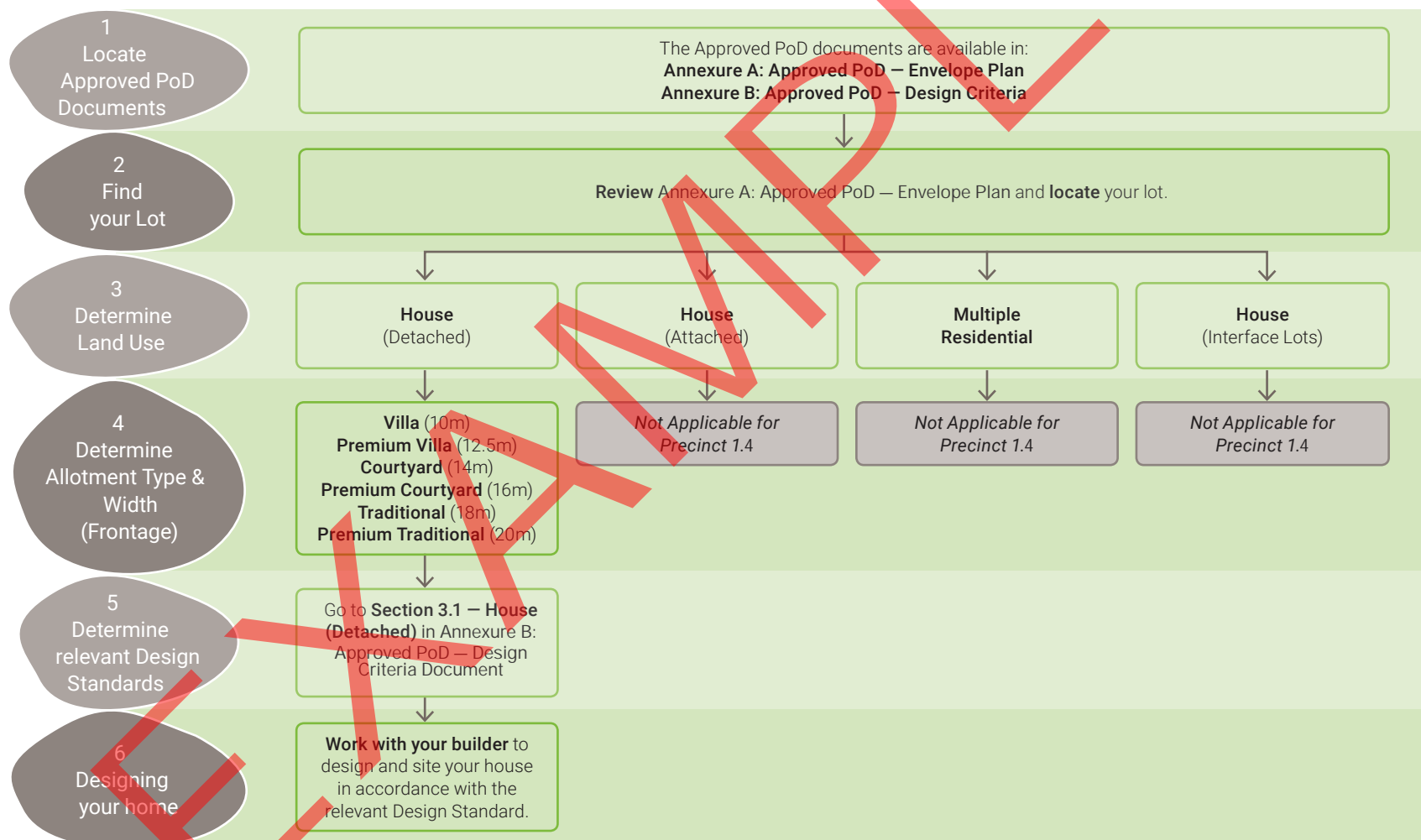
The Approved PoD documents are available in Annexure A and B.

The Design and Siting Standards (Part 1) which includes the approved PoD documents should also be read with the Architectural and Landscape Design Standards (Part 2).

Where compliance with any particular design standard in Part 2 results in non-compliance with Part 1, then the design standard for Part 1 takes precedence. In all other instances, the design standards in Part 2 take precedence.

Provided overleaf is a simple flow chart with instructions on how to navigate the PoD documents should you wish to review and understand these provisions yourself.

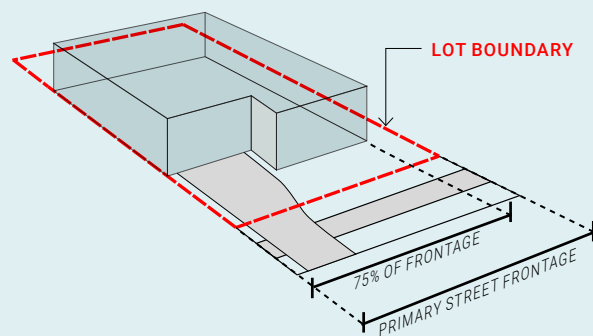
Figure A Instructions to navigate the Approved Plan of Development Documents



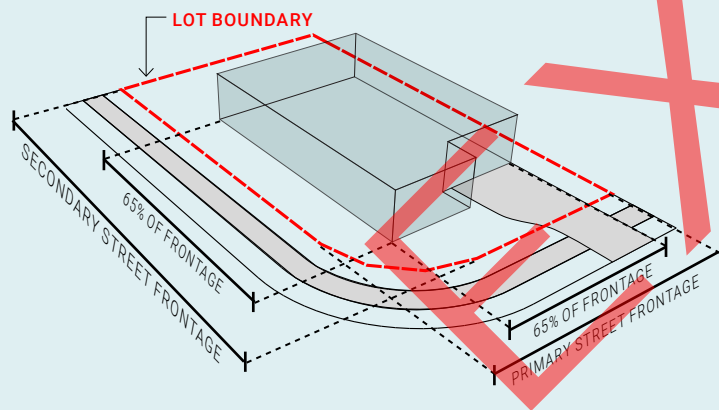
Architectural and Landscape Design Standards

MINIMUM BUILDING SIZE

- For lots with only one street frontage, the minimum width of your home is 75% of the primary street frontage width, measured to the outside of walls.



- For corner lots the minimum width and length is 65% of the respective frontage.



ROOFS

- 40 degrees is the maximum pitch for traditional hip and gable roofs.
- Skillion roofs should be proportional to the main body of the home and roof pitches should generally be between 7.5 – 15 degrees.



- All single storey houses are to have a minimum of 450mm eaves to all publicly visible façades.
- All double storey houses are to have a minimum of 450mm eaves to all publicly visible façades on ground level, and a minimum of 450mm eaves must be provided to all elevations on the upper storey. Variations on this (e.g. inclusion of a parapet) may be approved on merit if it achieves a positive addition to the façade of your home.
- Your roof materials are limited to:
 - Corrugated pre-finished metal sheets (e.g. Colorbond).
 - Roof Tiles.
- Your roof colour must be of a muted / earthy tone (refer to colour palette below for guidance). Harsh colours such as blue, red and black are not permitted.

Colorbond references:



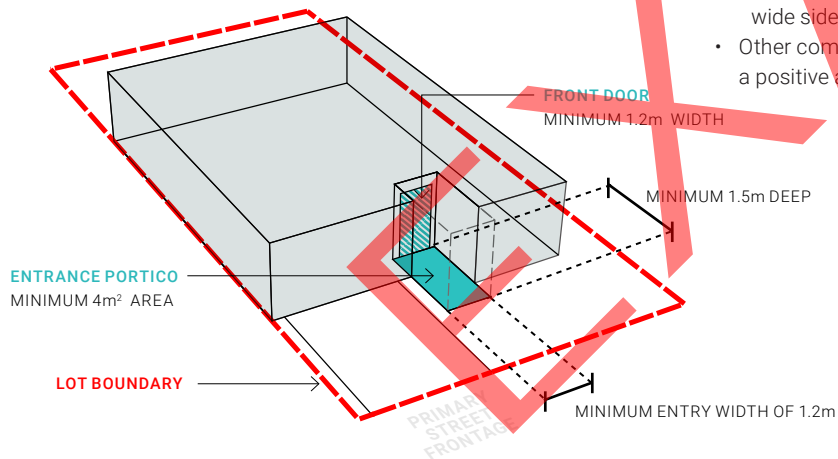
HOT TIP!

For more information, please visit the
Building @ Everleigh Portal.

FAÇADE DESIGN

Primary Street Façade Design

- The residential character of your home must be of a contemporary architectural aesthetic or design. It should reflect the characteristics of Everleigh, embracing the natural bushlands and open spaces, with sympathetic colour tones and material palette. No federation or colonial design elements should be included in the design.
- The façade must have variation in the elevation with **at least one substantial projecting feature element** such as a portico, verandah or feature wall.
- Any entrance portico must be proportional to the façade of the building and is to be a minimum of 4m² (including eave overhangs) and 1.5m deep.
- At least 1 habitable room must address the primary street frontage.



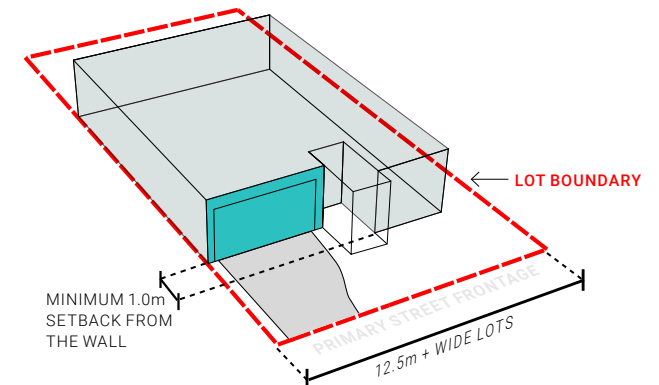
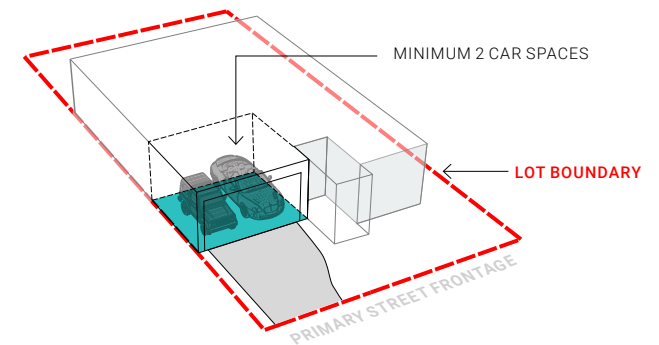
- Similar homes with similar façades are not allowed on adjoining lots.
- Obscure windows or windows to toilets and bathrooms should not front the primary street, unless aesthetically screened.
- Walls over 9m in length without windows or articulation are not permitted.
- No garden sheds, air conditioning condensers or clothes lines, etc. can be located between the primary street façade and boundary.

Front Entry Door

- Your home's front door must be well defined and/or visible from the primary street.
- The entry door must be:
 - nominal 1200mm wide with minimum 20% glazing; or
 - nominal 1000mm wide combined with a minimum 200mm wide sidelight
- Other combinations may be approved on merit if they achieve a positive addition to the façade of your home.

Garages

- Minimum two car (side by side) internal garage must be provided for lots with frontages of 12.5m or greater.
- Garages must be integrated into the main building and are to be setback 1m behind the front wall of the main building.



Secondary Street Façade Design

- If your home is on a corner lot, it must be designed to address all streets.
- It must have variation in the secondary street façade with at least one substantial projecting feature element such as a portico, verandah or feature wall.
- Walls over 9m in length without windows or articulation are not permitted.
- At least 1 habitable room should address the secondary street frontage.
- No garden sheds, air conditioning condensers or clothes lines, etc. can be located between the secondary street façade and boundary unless they are screened from view from a Public Area by approved screens or fences.

Glazing to Public Areas

- All façades (excluding the garage door) are to include glazing for a minimum 10% of the façade area to provide surveillance, interest and variation.
- Sliding windows under 1200mm width are not permitted.
- Reflective glass is not permitted.
- Temporary window treatments or vertical blinds are not permitted.

LETTER BOXES

- The letter box must be complementary to the modern aesthetics of the primary building and be constructed using materials such as stone and masonry.
- The letter box must be installed prior to the occupation of the main building.

EXTERNAL WALL MATERIALS AND COLOURS

- To give a sense of variety and interest, a mix of materials or colours must be used to all walls of your home facing a street or park frontage.
- A minimum of 2 and a maximum of 3 variations of colour and/or materials (excluding windows, doors and garage doors) must be incorporated.
- Colour and/or material change should comprise a minimum 10% of façade wall area.

External Wall Materials

- Face brickwork or split-face block work is not permitted on primary street, secondary street or public open space façades except as a limited feature only.
- Finishes to the Primary Street and or Secondary Street Facade must return back around the other walls and extend back 1m or wherever the side fence meets the house, whichever is the greater.
- Finishes to any non-feature masonry on primary street and secondary street façade must be solid render not 'bag and painting'.
- Double or 1.5 height face brick is not permitted anywhere.
- Finishes to any non-feature masonry on public open space façades may be 'bag and painting' and the finish used on this façade must also be used on the adjoining side and/or rear walls.
- Second hand materials are not permitted unless they are used as highlight architectural elements.

External Wall Colours

- Your colour scheme must be primarily muted tones, but limited and controlled feature highlight colours may be approved.
- Each application is to be accompanied by an External Colour Schedule clearly nominating the location and extent of colours and materials.

DRIVEWAYS & ENTRY PATHS

- Acceptable materials for your driveway include coloured concrete, exposed aggregate concrete and pavers on a concrete base slab. Stencil or painted finish are also accepted. These must compliment the external colour scheme of your home.
- The main pedestrian entry path to your home must be from the primary street frontage and must be constructed from a permanent hard surface such as coloured concrete, exposed aggregate, natural stone or concrete pavers on a concrete base. Pebble or decorative gravel are not permitted as materials for the main entry path to your home.
- Side paths must be constructed from similar materials to the main entry path or decorative gravel on compacted road base. Material selection must reflect and integrate with the surrounding landscape.
- It is important that you ensure your builder complies with Council's approval requirements for your driveway as Council may require you to remove it and reconstruct it if it is not constructed correctly.

HOT TIP!

For more information, please visit the
Building @ Everleigh Portal.

PRIVACY AND CROSS VIEWING

Privacy between your home and your neighbours' homes is to be achieved by one or more of the following measures:

- Obscure glazing to all bathrooms and toilets.
- 1.7m high sill levels above floor level.
- External screens.
- 1.8m high dividing fence for ground floor windows.
- Where a direct view from a verandah or deck exists into the Private Open Space of an adjoining home, the outlook must be screened by privacy screens that have openings that make it not more than 25% transparent.

SECURITY AND INSECT SCREENS

- The style of any screen visible from a Public Area must be of a simple profile. **Hexagonal, diamond grill or ornate historical styles are not permitted.**
- Frames and screens must match the colour of the door or window frames or be dark grey or black in order to reduce their visual impact.
- Security shutters or security blinds over windows are not permitted if visible from a Public Area.

EXTERNAL SERVICES AND WASTE RECYCLING

- If you have a rainwater tank it must be located away from or screened from view from all Public Areas.
- Meter boxes must be painted to match the wall colour.
- TV aerials are to be installed inside the roof cavity or designed and located so that they are not visible from Public Areas
- Radio masts or satellite dishes are to be designed and located so that they are not visible from Public Areas.
- Storage tanks for solar hot water systems, roof and wall mounted air conditioning units, clothes drying facilities and service yards are not to be visible from Public Areas.
- **Garbage bin pads are mandatory and are to be located so that they are not visible from Public Areas.**

CONSTRUCTION OBLIGATIONS

- Your building site must be clean and safe at all times.
- Your builder must provide a skip bin or enclosure on site to contain rubbish for the duration of the construction period.
- Bins and site facilities must be clear of all neighbouring properties, roads, footpaths, reserves and all other Public Areas at all times.

DEVELOPER WORKS

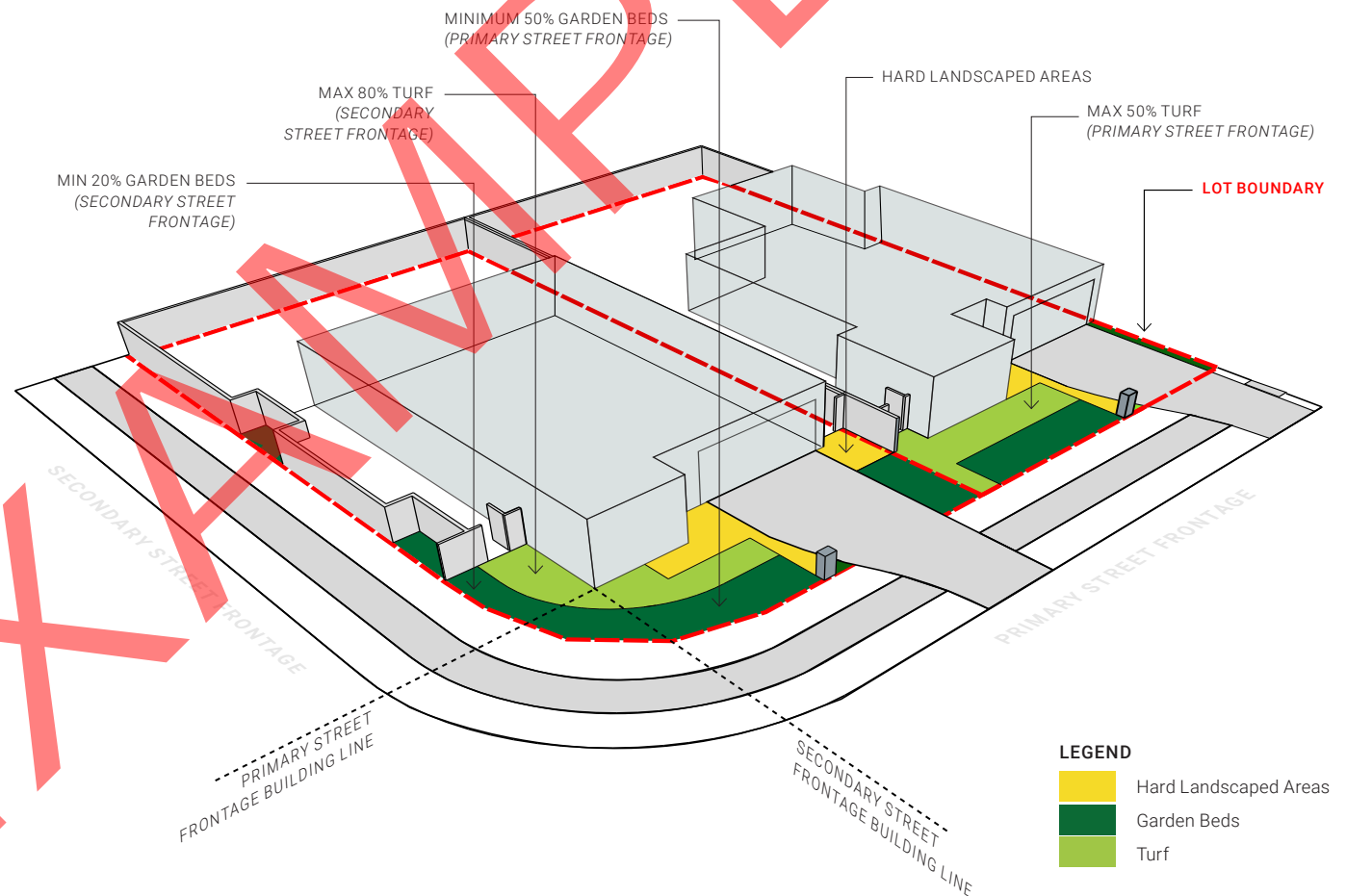
- Where the Developer has constructed a fence, entry statement or retaining wall, it is to be maintained by the owner to the standard to which it was constructed.
- The road and verge in front of your lot including the concrete footpath and services such as water meters, telecommunication boxes, **street trees**, stormwater drains, manholes, and electrical pillars are assets owned by Council or service authorities. They have been constructed to the required standards and Council and other service authorities have recorded them as correctly constructed prior to your house building commencing.
- These assets cannot be altered, including changing the ground levels, without the correct approval from Council. Mirvac inspects these assets at completion of your home to ensure no damage. Any damage caused during construction of a dwelling to any estate infrastructure (e.g. kerbs, grassed verges, street trees, bollards, etc.) is to be repaired by the owner to the standard to which it was constructed.

HOT TIP!

Make sure that any damage to these assets are repaired before the final inspection. This will avoid a delay in refunding your covenant bond.

LANDSCAPING

- The landscaping to areas of your lot visible from Public Areas must be approved by the Design Committee.
- The planting theme to be adopted is generally of a native character. All trees, shrubs, and ground covers must be selected for their appropriateness according to their proposed situation.
- Planted garden beds must be provided to a minimum of 50% of the available soft landscaping area forward of the building line on the primary street frontage and 20% of the available soft landscaping area forward of the building line on the secondary street frontage (if applicable), with high quality turf installed to the remainder of soft landscaping areas.
- Generally, a 50/50 ratio of shrubs to ground covers will establish suitable variety and form.
- A minimum of two advanced trees (minimum size of 45L stock and 1.8m tall at the time of planting) must be provided to the landscape areas between your house and the verge.
- Gardens are to be edged with concrete, galvanized steel, masonry or rectangular shaped treated timber, but not round timber, logs or plastic edging.
- Garden edges with a height exceeding 200mm are considered to be a retaining wall, therefore must be constructed according to the design requirements of a retaining wall.



LEGEND

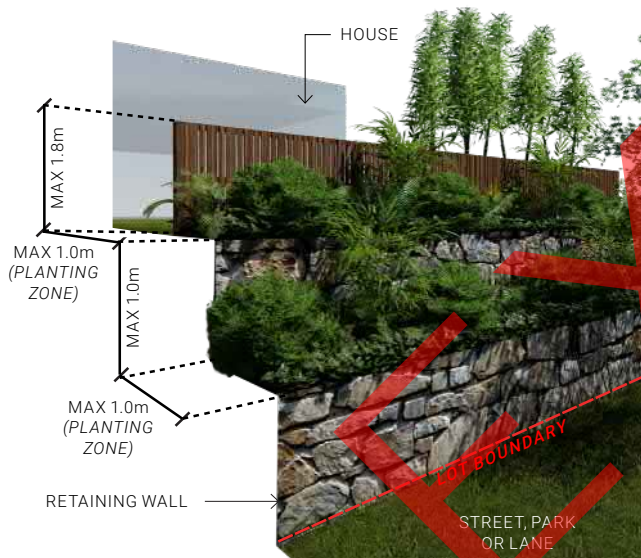
- Hard Landscaped Areas
- Garden Beds
- Turf

HOT TIP!

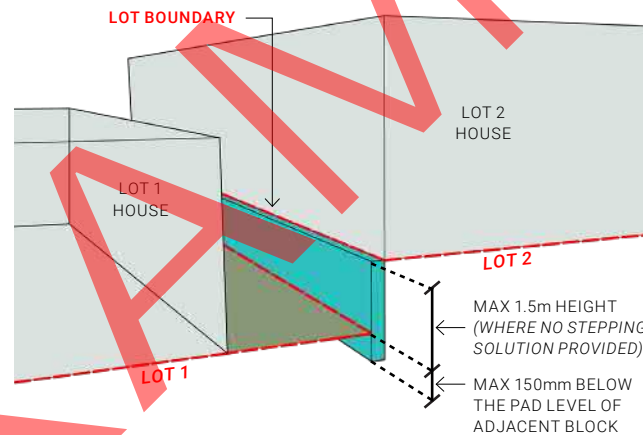
For more information, please visit the
Building @ Everleigh Portal.

Retaining Walls

- A retaining wall is defined as any retaining structure higher than 200mm.
- All retaining walls must be constructed as part of the construction of your home.
- Retaining walls must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from Public Areas and must be constructed to match the developer's specification or materials such as stone, masonry, steel or quality hardwood timber. The horizontal section is to comprise a planting zone to soften the visual impact of the retaining wall.



- For sloping lots and where a built to boundary wall is permitted, this wall must be projected to at least 150mm below the likely pad level of the adjacent block. The pad level can be assumed to be the average of the four corners of the adjacent block using the As Built levels. The build down of the built to boundary wall must be in a material consistent with the visible section of the wall immediately above it.



- Retaining wall construction must include a suitable drainage system to deliver sub-surface water below the wall to the local storm water system.
- Retaining walls may need to be certified by a Registered Professional Engineer. You are required to meet the Local Authorities requirements with regard to this matter.
- Please refer to the Retaining Wall Fact Sheet and WRB Retaining Wall Warranty in Annexure E for further detail.

Sheds

- Must be located behind the front building line and screened from view from a Public Area.
- Must be painted or stained to suit the colour scheme of the home. Reflective materials are not permitted.
- Must be less than 12m².
- Must be less than 2.1m in height.

FENCES GENERAL

- All fences to your lot must be approved by the Design Committee.
- **Only fence types shown in Annexure C are allowed.** No other materials such as bamboo or colorbond are allowed.
- Fences constructed by Mirvac on any lots cannot be removed or altered without written permission from Mirvac. Any damage to these fences must be repaired to the original standard by the land owner(s).
- Fences visible from Public Areas must be maintained on an ongoing basis including recoating with timber treatment if detailed as part of the fence type.
- All lots are required to have side & back fences.
- **Fences are not permitted along road frontages forward of the building line.**

Fencing facing the Primary Street

- Must be Feature Fence Type A or B.
- Maximum 1.8m in height.
- Must be located a minimum of 1m behind the adjoining front façade wall.

Fencing facing the Secondary Street or Pedestrian Links

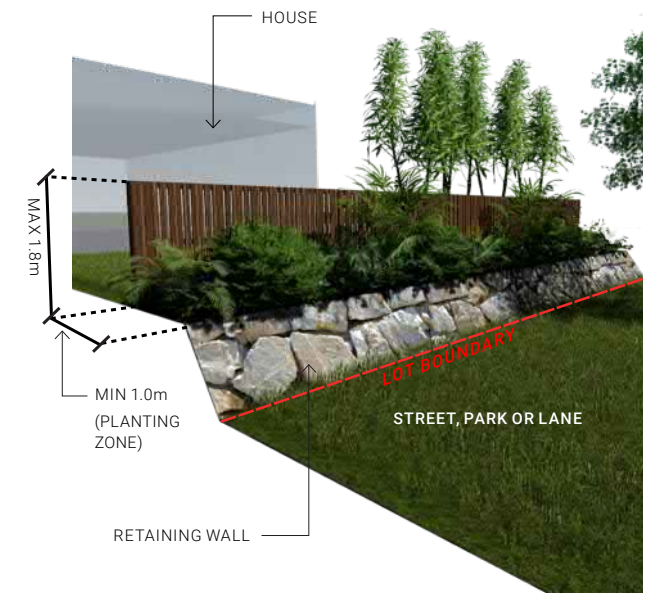
- Must be Feature Fence Type A or B.
- Maximum 1.8m in height.
- Must not extend past the façade line of the other street frontage.
- Fences more than 10m in length must be articulated further from the boundary, to allow for planting alcoves, by a minimum 1m alignment variation over a minimum length of 3m.
- Appropriate landscaping must be included within the planting alcoves.

Fencing to Side and Rear Boundaries Not on a Public Open Space Boundary

- Must be a Neighbour Fence Type 1 (except as detailed below).
- Maximum 1.8m in height.
- Must not be visible from Public Areas.
- The portion of the side or rear fence which protrudes forward of the fence facing the Primary or secondary street must not extend past the adjoining front façade wall and must be the same type as the Primary or secondary street fence.

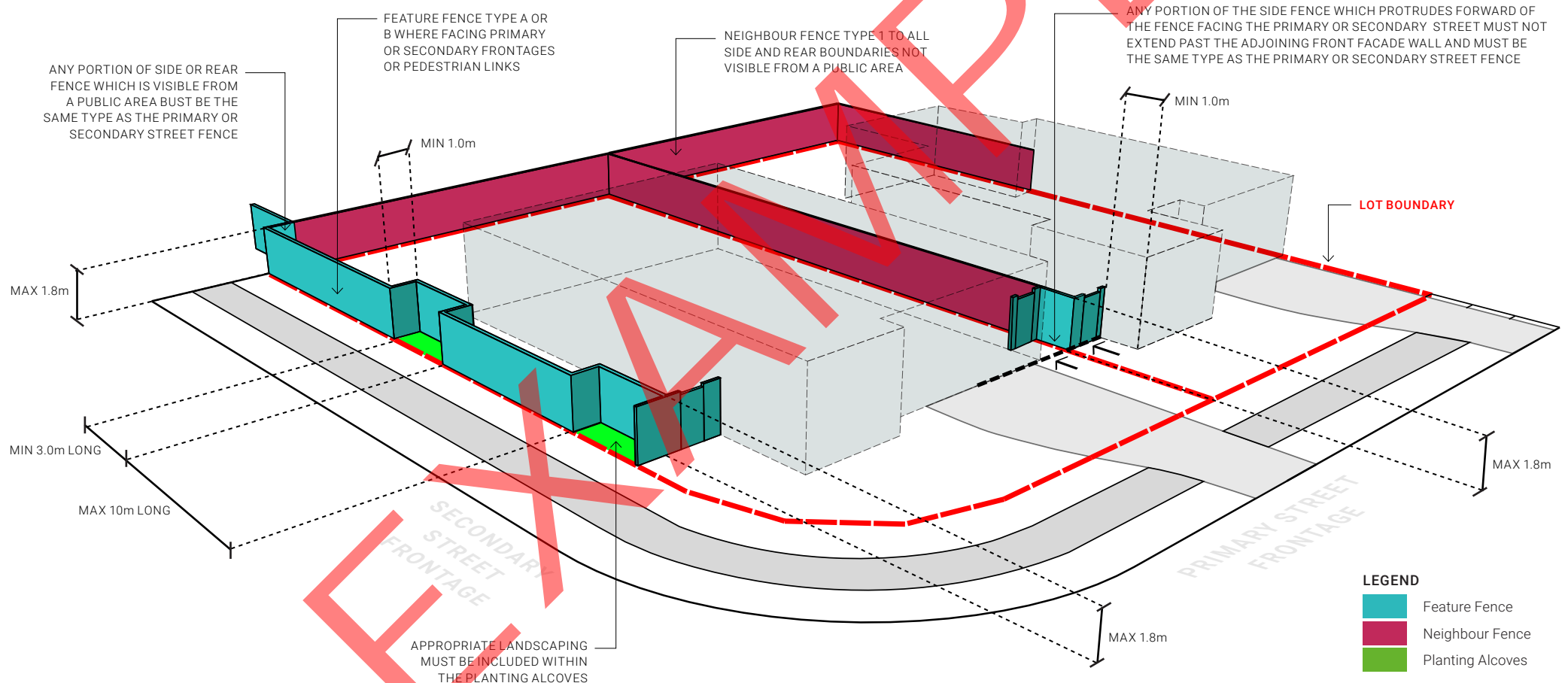
Fencing to Public Open Space Boundaries

- Must be Feature Fence Type A or B.
- Maximum 1.8m in height.
- Where fencing is required to the top of retaining walls on a street or public open space boundary and where the combined height will be greater than 1.8m then the fence must be tiered / setback 1m from the back of the retaining wall to allow for planting in front of the fence to soften the visual impact.





For more information, please visit the
Building @ Everleigh Portal.



Sustainable Living Guidelines

Mirvac considers sustainability and innovation to be key components in delivering cohesive communities that are safe, encourage healthy and active lifestyles and result in lower household expenses.

Objectives

- To set a new benchmark for high-quality sustainable living, and encourage the incorporation of best practice sustainable initiatives
- To provide and encourage opportunities for residents to reduce their environmental impact
- To provide and encourage opportunities for residents to reduce household expenses during operation

Energy Consumption and Greenhouse gas-emission reduction

- Mirvac encourages all homes to achieve a 7 Star NatHERS rating. This may be achieved through incorporation of the following elements where necessary –
 - Maximising opportunities for cross ventilation and provide high level operable windows in multi-level homes to allow for heat removal
 - Shading designed to restrict solar access to the living spaces in summer, whilst allowing beneficial solar access in winter.
 - Increased rating of the wall and ceiling insulation to the required specification
 - Treated glazing or double glazing where necessary
 - Draft sealing (weather seals on external doors etc.) where necessary
 - Sealed exhaust fans where necessary
- In addition to achieving a 7 Star rating on the building fabric, Mirvac encourage house designs to include the following energy saving features:
 - Gas boosted solar hot water or electric heat pump hot water systems
 - Gas or induction cook tops
 - LED light fittings throughout the home
 - Exterior lighting fitted with motion sensors
 - Low energy use appliances (aim for energy ratings greater than 4 star)
 - Energy efficient air conditioning systems (aim for a COP greater than 3)
 - Standby 'Green Switch' or Smart home automation to reduce energy whilst the home is unoccupied.
 - Solar photovoltaic electricity systems with battery storage

Water Conservation and reuse

- To assist in achieving an overall reduction in household water usage, Mirvac recommends that homes incorporate the following measures:
 - Rainwater tanks for toilet flushing and irrigation
 - Dishwasher and washing machines with a 4 Star or greater WELS rating
 - Tapware and toilets with a 4 Star or greater WELS rating
 - Showers with a 3 Star WELS rating
 - Purchasers are encouraged to consider water efficient landscape design, soil mix, and plant selections, with a target of a minimum of 70% of planted species to be drought tolerant

Materials and Waste

- Maximise the use of standard sizes of materials wherever possible to minimise wastage
- Mirvac recommends the use of low-impact construction materials
 - For masonry consider low impact options, such as recycled or carbon neutral bricks
 - For lightweight construction, consider the use of natural or innovative materials such as timber, structural insulated panels or Hebel for a reduced environmental impact and good thermal performance qualities.
- Internal Finishes
 - Consider the use of flooring, joinery and plasterboard that is environmentally certified by independent certification schemes such as GECA, EcoSpecifier or the Carpet Institute of Australia
 - Select high quality, durable finishes with long warranty periods

- To reduce the airborne chemicals within your home consider the following products
 - Engineered wood products, such as kitchen cabinetry and wardrobes, with low or zero formaldehyde (rated as E1 or E0)
 - Paints, adhesives and carpets rated to have low levels of volatile organic compounds (VOCs)
- To reduce waste to landfill during the operation of your home, consider
 - Installing a dual bin in the kitchen joinery to make recycling as easy as disposing of general waste
 - The use of a worm farm or composting bin to reduce food waste and provide fertiliser for your gardens.

Smart Technology

- Smart monitoring
 - Consider the use of smart meters to help track your energy consumption and reduce your bills even further
- Smart home automation
 - Consider the use of smart home automation to make your life easier and future proof your home. Systems available include:
 - Smart Security systems
 - Smart intercom and access controls
 - Smart controls of lighting, blinds, air conditioning and appliances
 - Audio Visual systems
- If solar electricity and/or batteries are installed, consider a fully electric house to avoid the need for a natural gas connection.

Landscaping

- The use of permeable surfaces is encouraged to maximise opportunities for natural infiltration and groundwater recharge
- The use of waterwise plant species, waterwise irrigation and mulching of garden beds is encouraged to reduce water use
- The planting of trees offering shade for the house and outdoor living areas and contributing to bird habitat is encouraged
- The use of locally native plant species is encouraged to increase biodiversity
- Consider the use of herbs, vegetables and fruit trees to create a productive garden

HOT TIP!

Please refer to Annexure D for the Landscaping Design Guidelines including concepts and a recommended planting palette which provide further information on how to achieve a high quality landscape outcome.

Definitions

As Constructed Site Level

The existing level of your lot as constructed during the civil works completed by or on behalf of Mirvac.

Built to Boundary Walls (Zero Lot Boundary)

Refer Plan of Development.

Covenant Bond

A Covenant Bond has been incorporated into the land sales contract for all properties within Everleigh. The fully refundable Covenant Bond serves to ensure that well designed, quality homes are brought to life to make this an attractive community to be proud of.

Design Committee

The entity appointed by Mirvac authorised to approve building applications under these Residential Design Standards & Guidelines.

Façade

Elevation of a building visible from a Public Area. The primary façade is the elevation facing the primary street.

Living Areas

The internal part of your home excluding utility areas such as garage, laundry, bathroom, toilet, hall ways and storage areas.

Local Authority

Logan City Council or the Department of State Development, Manufacturing, Infrastructure and Planning as applicable.

Plan of Development (POD)

The approved Plan of Development – Envelope Plan and Plan of Development – Design Criteria in Annexure A and B.

Primary Street

The street fronting your lot where the lot has only one street frontage; or for lots with two or more street frontages the street which your home's front door is located.

Private Open Space

External areas of your lot with an area and dimensions as required by the Plan of Development. Private Open Space areas are not to contain any service items such as bin store, air conditioning condensers or rainwater tanks, etc. It may be roofed or un-roofed.

Public Area

Any land vested to, or under the control of the Logan City Council. E.g. roads, verges /nature strips, parks, public access ways, etc.

Public Open Space

Public Area excluding roads and verges/nature strips.

Retaining Wall

A retaining wall is defined as any retaining structure higher than 200mm.

Setback

Refer Plan of Development.

Site Coverage

Refer Plan of Development.

Secondary Street

Applies to lots with more than one street frontage and is the street(s) which is not the primary street.





Annexure A

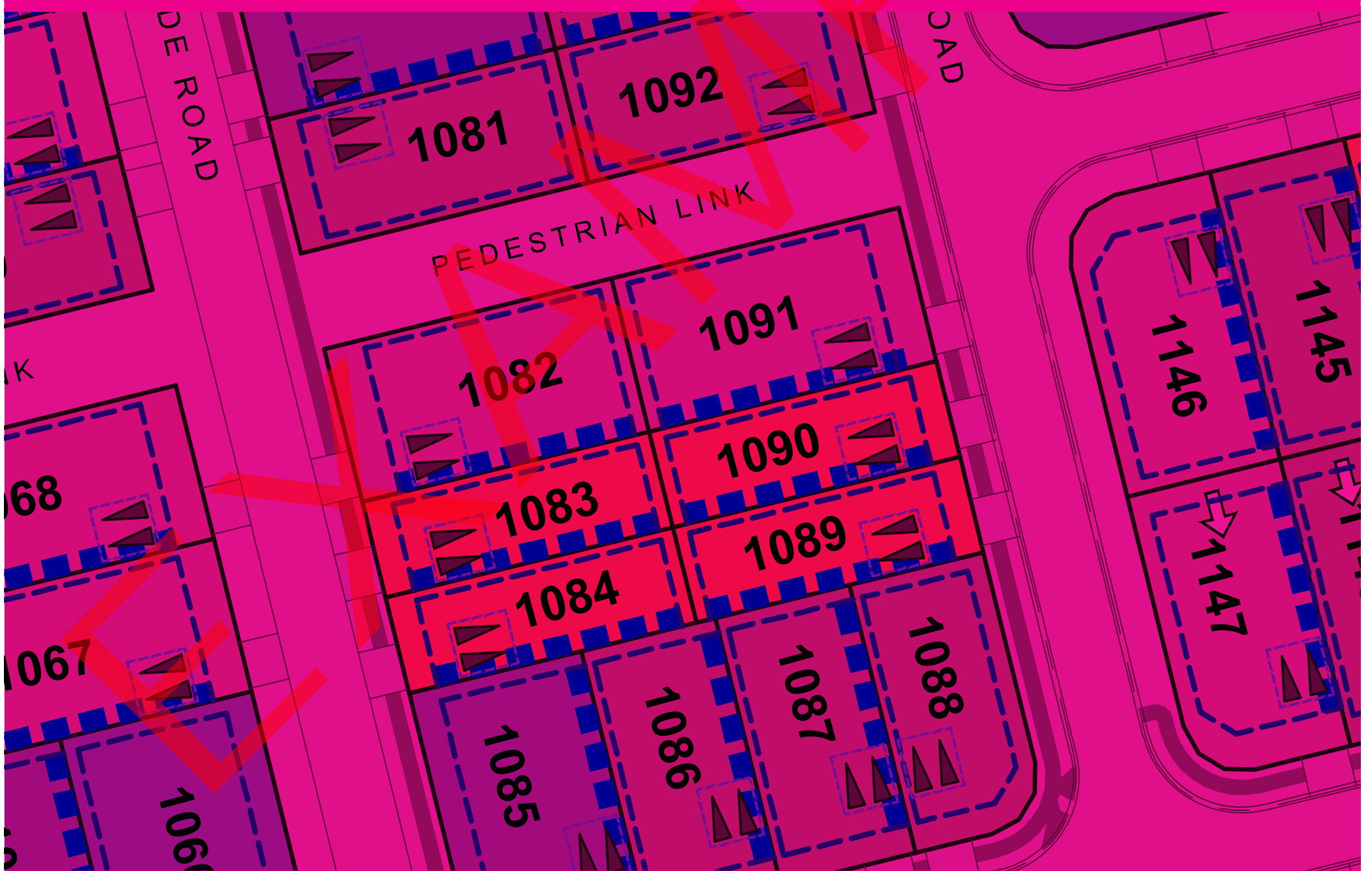
Approved PoD –
Envelope Plan

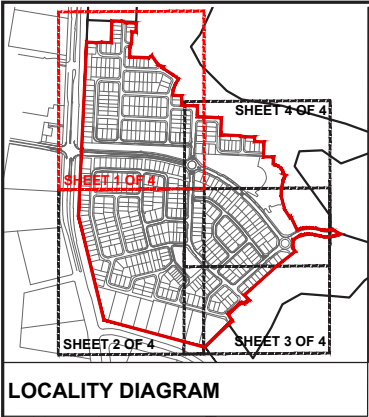
EXAMPLE

AREA 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS

TEVIOT ROAD, GREENBANK

21 OCTOBER 2019





LOCALITY DIAGRAM

TEVIOT ROAD

LOT 3 / SP297195

(BALANCE)
LOT 2 / SP297195

LEGEND

GENERAL

- Site Boundary
- Area 1 Boundary
- Indicative Footpath Location
- Indicative Bus Stop Location
- Buildings which require acoustic design to upper floors only
- Buildings which require acoustic design to the ground and upper floors
- Sales Office (Interim Use)
- Sales Centre (Interim Use)
- Major Linear Park
- Regional Recreation Park
- Central Median Strip

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

Terrace

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

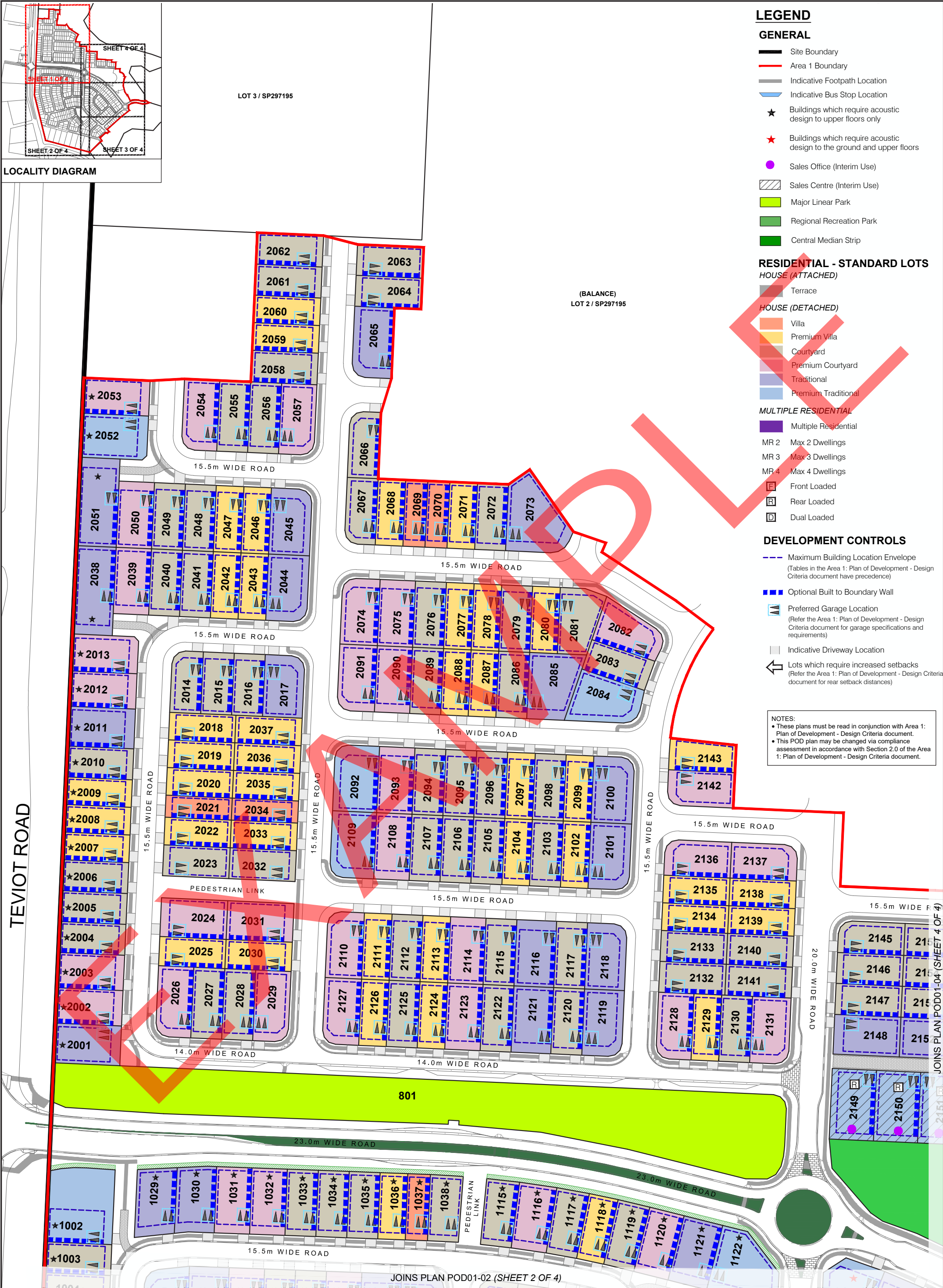
MULTIPLE RESIDENTIAL

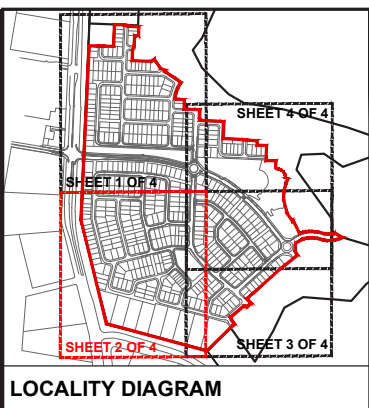
- Multiple Residential
- MR 2 Max 2 Dwellings
- MR 3 Max 3 Dwellings
- MR 4 Max 4 Dwellings
- Front Loaded
- Rear Loaded
- Dual Loaded

DEVELOPMENT CONTROLS

- Maximum Building Location Envelope (Tables in the Area 1: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Preferred Garage Location (Refer the Area 1: Plan of Development - Design Criteria document for garage specifications and requirements)
- Indicative Driveway Location
- Lots which require increased setbacks (Refer the Area 1: Plan of Development - Design Criteria document for rear setback distances)

NOTES:
• These plans must be read in conjunction with Area 1: Plan of Development - Design Criteria document.
• This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the Area 1: Plan of Development - Design Criteria document.



**LEGEND****GENERAL**

- Site Boundary
- Area 1 Boundary
- Indicative Footpath Location
- Indicative Bus Stop Location
- ★ Buildings which require acoustic design to upper floors only
- Acoustic / Visual Buffer - No Buildings or Structures (other than fencing) (Extends 40m from the Greenbank Road boundary)
- Buildings require acoustic design to the upper floor only (40-60m from the Greenbank Road boundary)
- Neighbourhood Recreation Park
- Central Median Strip

RESIDENTIAL - STANDARD LOTS**HOUSE (ATTACHED)**

Terrace

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

MULTIPLE RESIDENTIAL

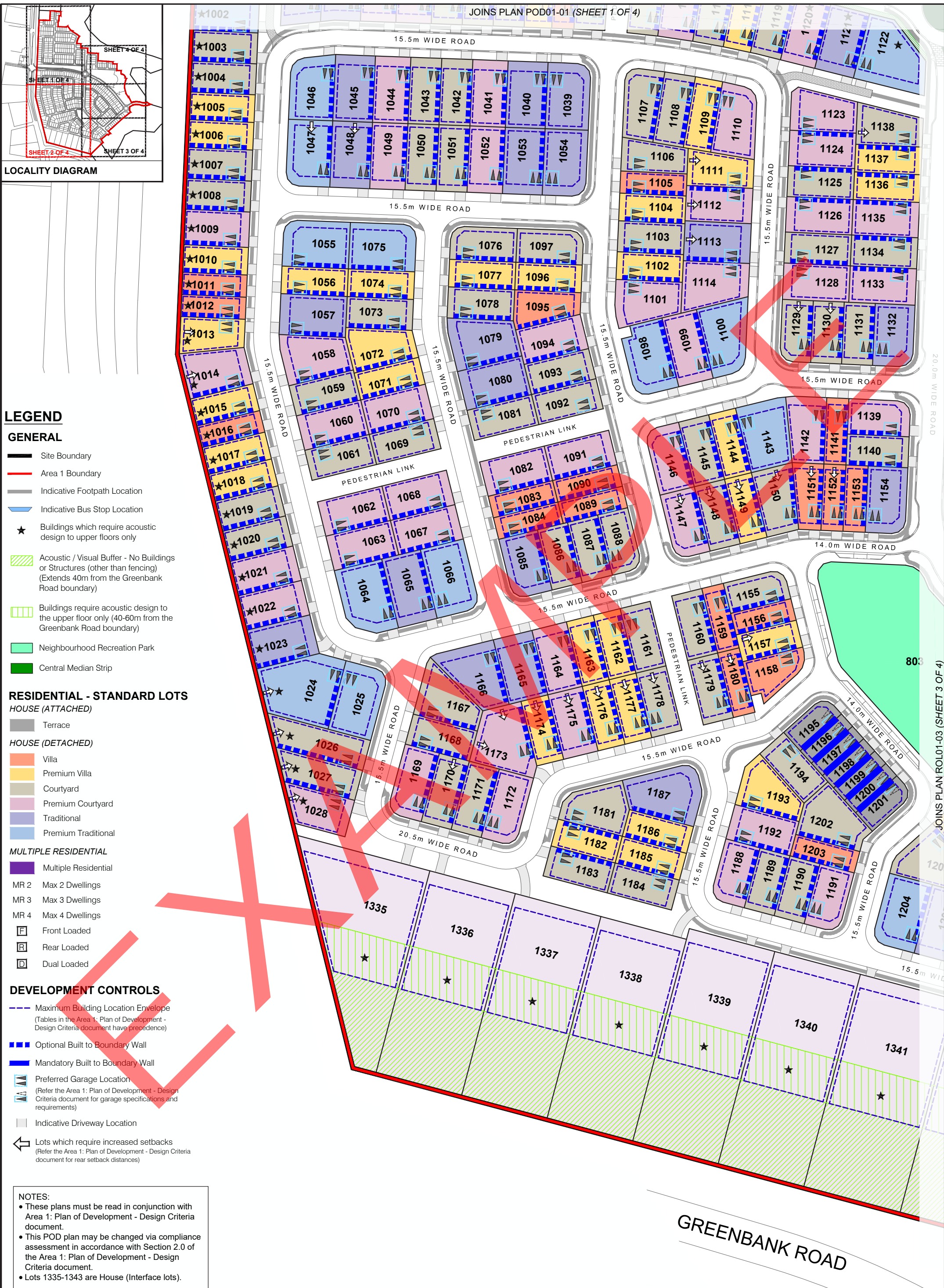
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- Front Loaded
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DEVELOPMENT CONTROLS

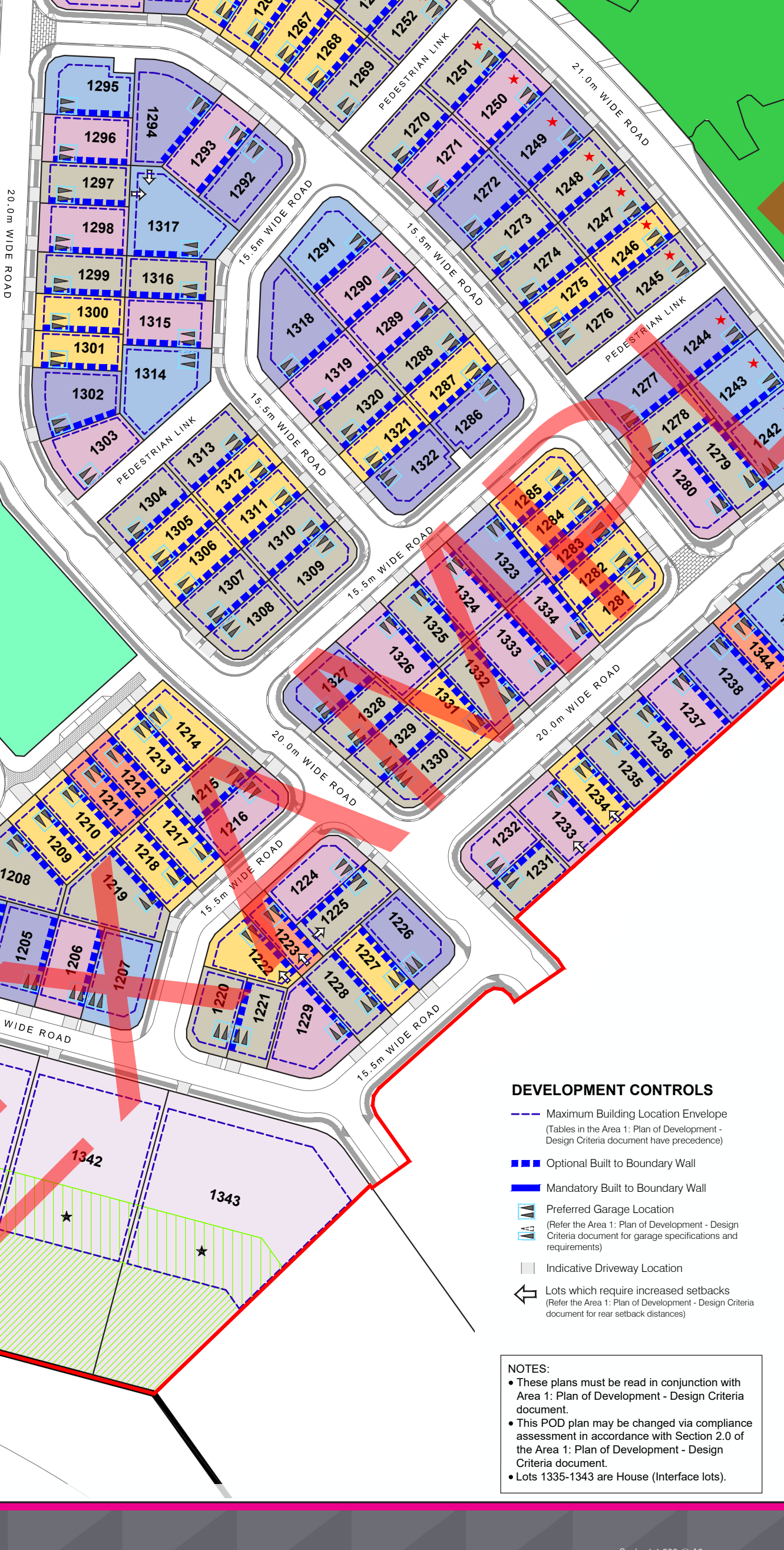
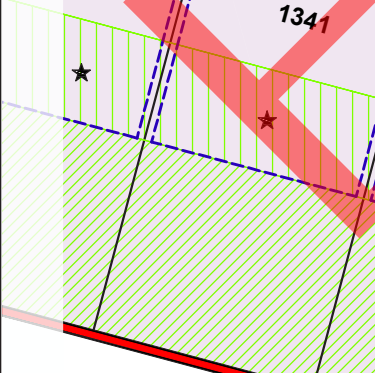
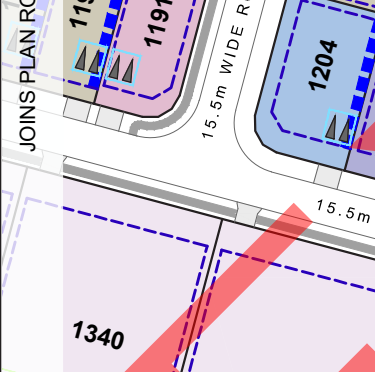
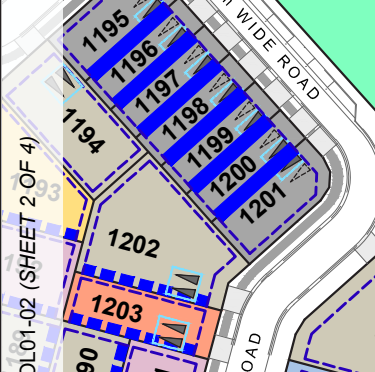
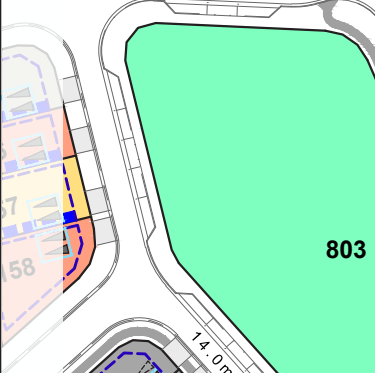
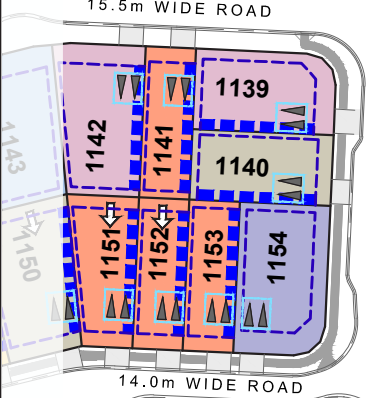
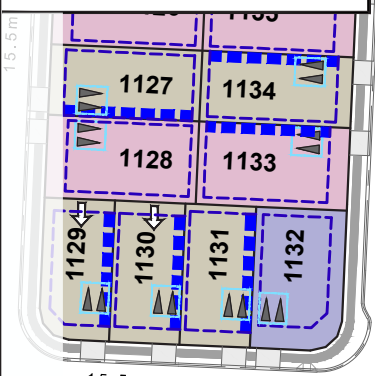
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- Optional Built to Boundary Wall
- Mandatory Built to Boundary Wall
- Preferred Garage Location (Refer the Area 1: Plan of Development - Design Criteria document for garage specifications and requirements)
- Indicative Driveway Location
- Lots which require increased setbacks (Refer the Area 1: Plan of Development - Design Criteria document for rear setback distances)

NOTES:

- These plans must be read in conjunction with Area 1: Plan of Development - Design Criteria document.
- This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the Area 1: Plan of Development - Design Criteria document.
- Lots 1335-1343 are House (Interface lots).



LOCALITY DIAGRAM



LEGEND

GENERAL

- Site Boundary
- Area 1 Boundary
- Indicative Footpath Location
- Indicative Bus Stop Location
- Buildings which require acoustic design to upper floors only
- Buildings which require acoustic design to the ground and upper floors
- Acoustic / Visual Buffer - No Buildings or Structures (other than fencing) (Extends 40m from the Greenbank Road boundary)
- Buildings require acoustic design to the upper floor only (40-60m from the Greenbank Road boundary)
- Neighbourhood Recreation Park
- Regional Recreation Park

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

Terrace

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

MULTIPLE RESIDENTIAL

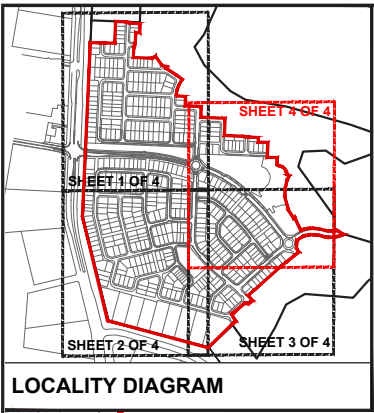
- Multiple Residential
- MR 2 Max 2 Dwellings
- MR 3 Max 3 Dwellings
- MR 4 Max 4 Dwellings
- Front Loaded
- Rear Loaded
- Dual Loaded

DEVELOPMENT CONTROLS

- Maximum Building Location Envelope (Tables in the Area 1: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Mandatory Built to Boundary Wall
- Preferred Garage Location (Refer the Area 1: Plan of Development - Design Criteria document for garage specifications and requirements)
- Indicative Driveway Location
- Lots which require increased setbacks (Refer the Area 1: Plan of Development - Design Criteria document for rear setback distances)

NOTES:

- These plans must be read in conjunction with Area 1: Plan of Development - Design Criteria document.
- This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the Area 1: Plan of Development - Design Criteria document.
- Lots 1335-1343 are House (Interface lots).



LOCALITY DIAGRAM

DEVELOPMENT CONTROLS

- Maximum Building Location Envelope
(Tables in the Area 1: Plan of Development - Design Criteria document have precedence)
- Optional Built to Boundary Wall
- Preferred Garage Location
(Refer the Area 1: Plan of Development - Design Criteria document for garage specifications and requirements)
- Indicative Driveway Location
- Lots which require increased setbacks
(Refer the Area 1: Plan of Development - Design Criteria document for rear setback distances)

NOTES:

- These plans must be read in conjunction with Area 1: Plan of Development - Design Criteria document.
- This POD plan may be changed via compliance assessment in accordance with Section 2.0 of the Area 1: Plan of Development - Design Criteria document.

LEGEND

GENERAL

- Site Boundary
- Area 1 Boundary
- Indicative Footpath Location
- Indicative Bus Stop Location
- Buildings which require acoustic design to upper floors only
- Buildings which require acoustic design to the ground and upper floors
- Sales Office (Interim Use)
- Sales Centre (Interim Use)
- Major Linear Park
- Regional Recreation Park
- Neighbourhood Recreation Park
- Central Median Strip

RESIDENTIAL - STANDARD LOTS

HOUSE (ATTACHED)

Terrace

HOUSE (DETACHED)

- Villa
- Premium Villa
- Courtyard
- Premium Courtyard
- Traditional
- Premium Traditional

MULTIPLE RESIDENTIAL

Multiple Residential

MR 2 Max 2 Dwellings

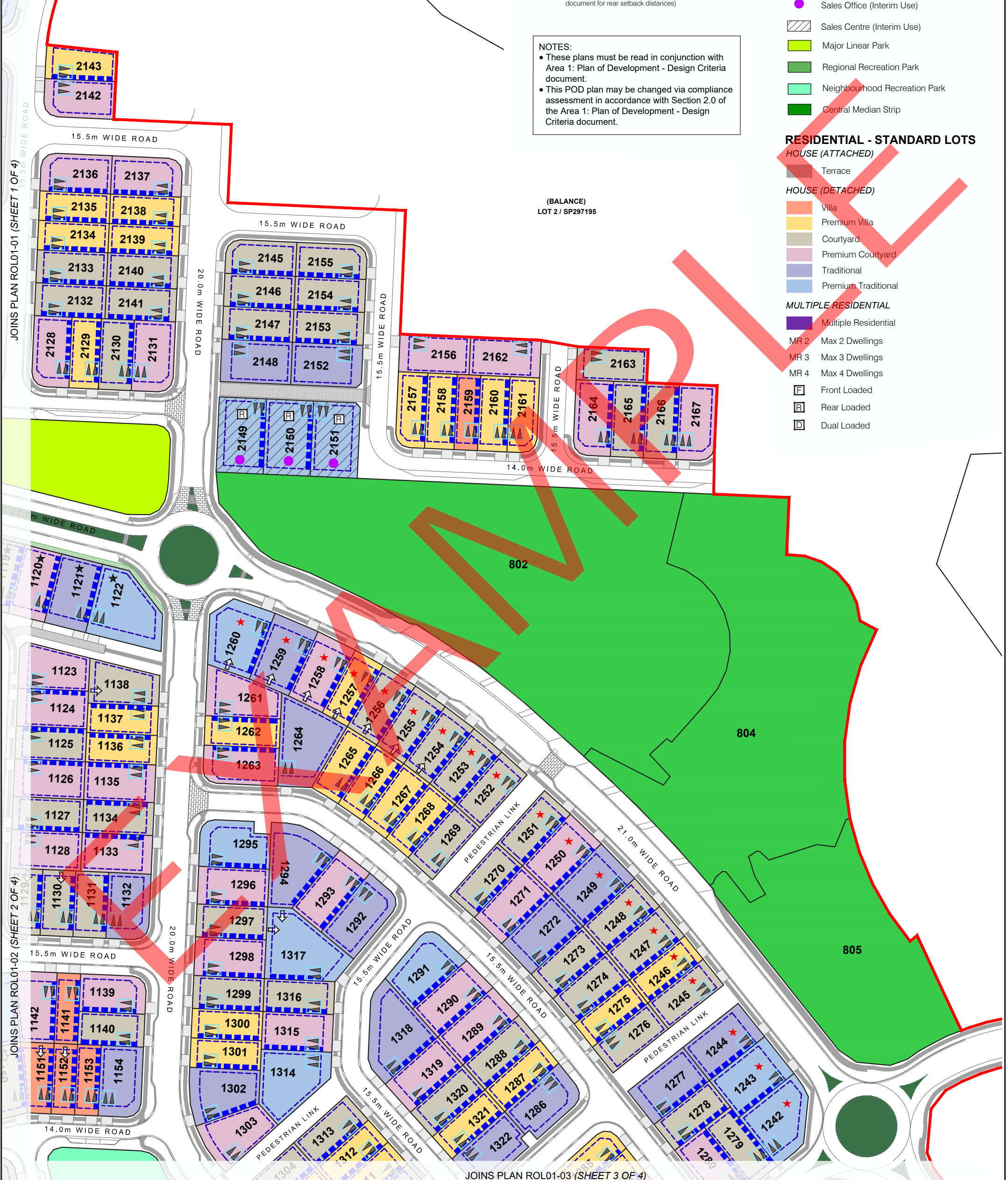
MR 3 Max 3 Dwellings

MR 4 Max 4 Dwellings

Front Loaded

Rear Loaded

Dual Loaded



Annexure B

Approved PoD –
Design Criteria

EXAMPLE

1.0 APPROVED USES

1.1 USES EXEMPT IN ACCORDANCE WITH THIS PLAN OF DEVELOPMENT

Uses listed in Table 1 and complying with the relevant Design Criteria (Section 3.0 and Section 4.0) in this Plan of Development and Area 1: Plan of Development - Envelope Plans document are approved exempt development.

TABLE 1: LAND USES EXEMPT IN ACCORDANCE WITH THIS PLAN OF DEVELOPMENT

LAND USES	
<ul style="list-style-type: none">Display HomeHouse (detached, attached, or interface lots)ParkHome Based Business	<ul style="list-style-type: none">Multiple Residential (Up to 3 dwelling units where identified on the Area 1: Plan of Development - Envelope Plans)Advertising Device

1.2 USES SUBJECT TO COMPLIANCE ASSESSMENT

Uses listed in Table 2 and complying with the relevant Design Criteria (Section 3.3, 3.4 and 3.5) in this Plan of Development and Area 1: Plan of Development Envelope Plans document are approved development subject to Compliance Assessment.

TABLE 2: LAND USES USES SUBJECT TO COMPLIANCE ASSESSMENT & DESIGN CRITERIA

LAND USES	
<ul style="list-style-type: none">Sales Office (up to 400m² GFA)Other Residential (Retirement)Multiple Residential (4 or more dwelling units where identified on the Area 1: Plan of Development - Envelope Plans)	

1.3 DEFINED TERMS

The terms used in this document have a particular meaning as stated in the Greater Flagstone UDA Development Scheme (October 2011) (Development Scheme). The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

2.0 CRITERIA FOR A CHANGE TO APPROVED LAYOUT FOR GREENBANK AREA 1

2.1 DESIGN STANDARDS FOR A CHANGE TO APPROVED RECONFIGURING A LOT LAYOUT AND PLAN OF DEVELOPMENT ENVELOPE PLANS FOR GREENBANK AREA 1

The following plans and documents can be amended by compliance assessment where generally in accordance with the design standards in Table 3, or as otherwise agreed with the nominated assessing authority.

- Area 1: Plan of Development - Envelope Plans (Envelope Plans)
- Area 1: Reconfiguration of a Lot Plans (RoL Plans)

Figure 1 below identifies those fixed elements of the Envelope Plans and RoL Plans that cannot be adversely impacted or changed.

FIGURE 1: FIXED ELEMENTS - AREA 1

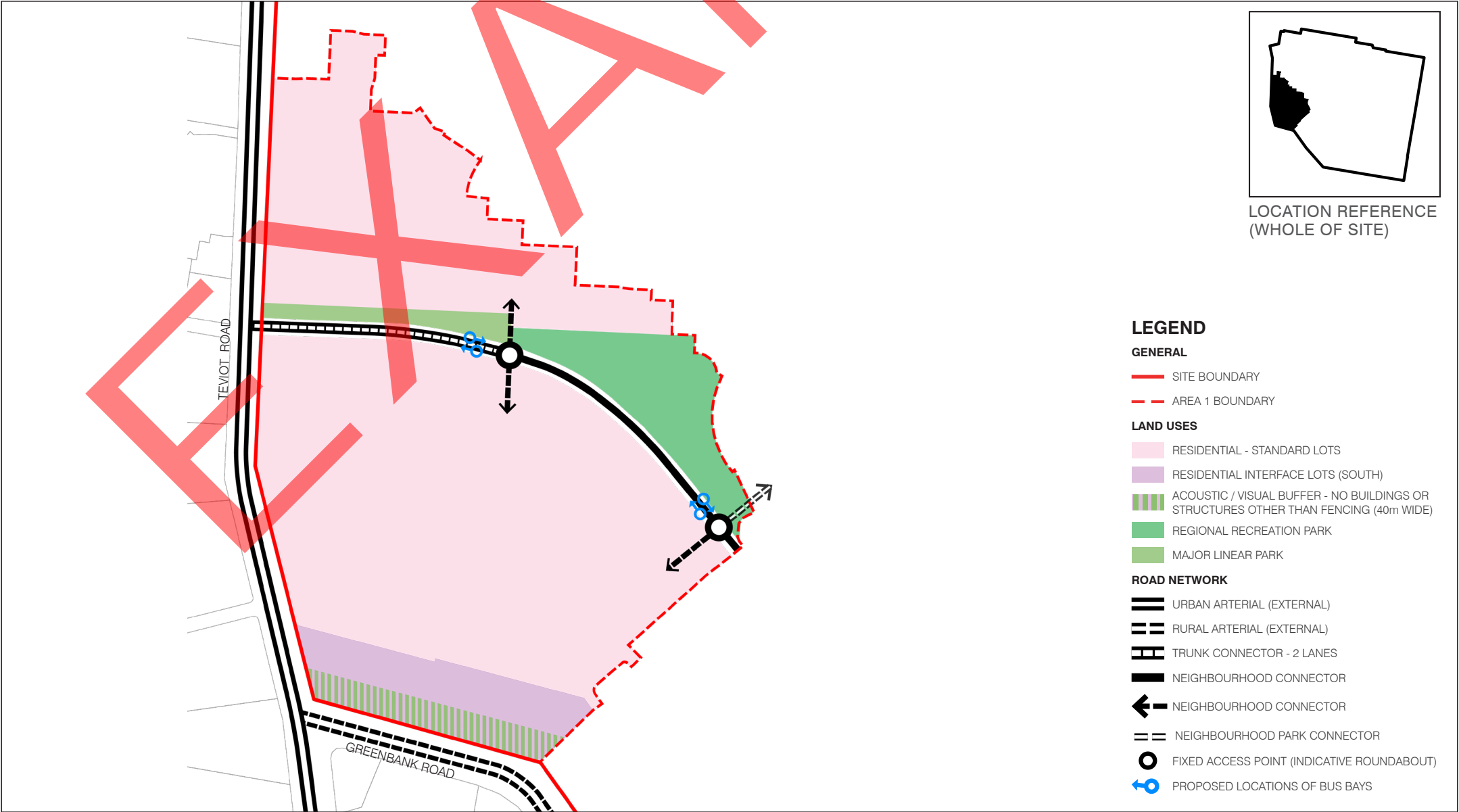


TABLE 3: DESIGN STANDARDS

GENERAL	DESIGN STANDARDS
Development Yield	<ul style="list-style-type: none">The total development yield is to be between 457 and 559 dwellings (being the originally approved 508 dwellings +/- 10%) where not in conflict with the other requirements of Table 3: Design Standards.
Lot Design	<ul style="list-style-type: none">Size & density<ul style="list-style-type: none">no minimum lot sizeFor Residential - Standard Lots, development achieves a minimum net residential density of 15 dwellings per hectare for Area 1Shape<ul style="list-style-type: none">Width and depth consistent with typical lot dimensions - refer Section 3.0.Slope<ul style="list-style-type: none">Unless constructed in an integrated or attached development, the finished slope on a lot less than 450m² in area does not exceed:<ul style="list-style-type: none">10% side slope5% lengthwise slopeLess, if both figures approach the maximum together.Platform construction required when finished slope on lot is 16% or greater
Block Size	<ul style="list-style-type: none">Length 100-200 metresMid-block break providing a pedestrian link when blocks are over 130 metresDepth 40-80 metres
Interface Lots	<ul style="list-style-type: none">Minimum lot size of 3,000m²
Lot Layout	<ul style="list-style-type: none">No more than eight narrow (less than 10.0 metres) frontage lots in a row.No more than six lots with a width of 7.5 metres to 5.0 metres in a row unless serviced by a rear lane.
Access	<ul style="list-style-type: none">90% of dwellings must be within 400m of a Neighbourhood Recreation Park or other park providing equivalent informal recreation opportunities.90% of Residential - Standard Lots are within 400 metres of an existing or planned public transport stop.
Street Network	<ul style="list-style-type: none">Grid pattern or modified grid responsive to site characteristics.Where slope allows, orientation within 15 degrees of north-south or east-west.To minimise cut & fill, streets follow ridges, gullies, and/or are perpendicular to slope.Minimise cul-de-sacs where possible. Where proposed, cul-de-sac length is desirably no greater than 10 lots.
Typical Road Typologies	<ul style="list-style-type: none">Roads are designed generally in accordance with the approved Context Plan.Street network includes (where relevant):<ul style="list-style-type: none">A trunk connector providing access to neighbourhood connector streets;Neighbourhood connector streets providing direct access to properties and connections to neighbourhood destinations;Neighbourhood access streets provide direct access to properties and neighbourhood lanes; andNeighbourhood lanes – provide direct property access either at the front or rear of lots.
On-Street Car parking	<ul style="list-style-type: none">On-street car parking to be provided at a minimum rate of 0.5 spaces per residential lot.
Total Park Area Required	<ul style="list-style-type: none">Minimum 3.6 ha

Note: Parks to be provided generally in accordance with the requirements of the Open Space Master Plan Rates of Provision & Accessibility

REFERENCE MATERIAL

PDA Guidelines and Practice Notes	<ul style="list-style-type: none">Guideline 1 - Residential 30 (May 2015)Guideline 5 - Neighbourhood Planning and Design (May 2015)Guideline 6 - Street and Movement Network (April 2012)Guideline 7 - Low Rise Buildings (May 2015)Guideline 12 - Park Planning and Design (May 2015)Guideline 13 - Engineering Standards (May 2015)Guideline 18 - Development Interfaces (May 2015)
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3.0 DESIGN CRITERIA

3.1 HOUSE (DETACHED)

The following criteria apply to a House (Detached) proposals.

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (October 2011) (Development Scheme), building work and operational work are exempt development where in accordance with, or associated with, this Plan of Development (PoD).
- All relevant provisions of this PoD must be satisfied prior to the issuance of a Building Approval.
- The provisions of the Development Scheme will apply where development does not comply with all provisions of the Plan of Development.
- The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Nominated building location envelopes may be constrained by future easements and/or services.
3. Where allotments are so marked on Area 1: Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Setbacks

4. Setbacks are as per Table 4: Plan of Development Table - House (Detached) (Table 4), unless specified otherwise on this sheet.
5. The permitted location of built to boundary walls are indicated on the Area 1: Plan of Development - Envelope Plans.
6. Built to boundary walls are not mandatory. Where built to boundary walls are not adopted, side setbacks shall be in accordance with the requirements of the Non-Built to Boundary Setbacks nominated in Table 4.
7. All boundary setbacks are measured to the wall of the structure.
8. The dwelling and associated projections (gutters etc.) must be located wholly within the subject lot, unless encroachment rights are secured by way of easement (or other suitable mechanism).
9. Other than built to boundary walls, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like (not including retractable blinds, fixed screens, rainwater fittings, or ornamental attachments) is permitted to extend 600mm within the prescribed setback, however cannot encroach closer than 450mm from the boundary.
10. The length of the built to boundary wall is not to exceed 50% of the lot depth, or 15.0m, whichever is the greatest.
11. For corner lots (excluding a corner intersecting with a laneway), no building or structure over 2m high is built within a 6m x 6m truncation at the corner of two road frontages (refer Table 4).
12. The primary street frontage elevation is to be articulated to reduce the mass of the building by one or more of the following:
 - a. Windows recessed into the façade
 - b. Balconies, porches or verandahs
 - c. Window hoods
 - d. Shadow lines created on the building through minor changes in the façade (100mm minimum).
13. Entrance porticoes may be located closer to the property boundary than stated in Table 4, provided that the portico:
 - a. Is located no less than 1.4m from the front property boundary,
 - b. Does not exceed maximum height of 4.5m,
 - c. Does not exceed a width of 3.0m; and
 - d. The portico remains open and not enclosed.

Building Height

14. The maximum building height is 9.0m.
15. Buildings must have no more than 2 storeys.

Site Cover

16. The maximum Area covered by all buildings and structures roofed with impervious materials, does not exceed the maximum site cover indicated in Table 4, where

Area means:

- a. for enclosed spaces, the area including the outside wall; and
- b. for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

Private Open Space and Amenity

17. Each house / dwelling unit has a clearly defined outdoor living space which:
 - a. Has an area of at least:
 - 12 sqm with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
 - 9 sqm with a minimum dimension of 2.4m for a 2 bedroom house / dwelling unit; or
 - 5 sqm with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
 - b. Is accessible from a living area; and
 - c. Has a ground slope of not more than 1 in 10;
 - d. Provides visual privacy from outdoor living spaces on adjacent lots.

Eaves and Roof Pitch

18. Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls excluding those built to the boundary.
19. The maximum roof pitch is 40 degrees.

Parking and Driveways

20. A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
21. Garages
 - a. A dwelling on a lot with a primary frontage equal to or greater than 10m and less than 12.5m must adhere to the following criteria:
 - The front facing building wall, which comprises the garage door, to not exceed an external width of 5.7m
 - The garage door:
 - Width does not exceed 4.8m; and
 - Has a minimum 450mm eave above it; and
 - Setback a minimum of 240mm behind the pillar of the garage door; and
 - Has a sectional, tilt or roller door.
 - The front façade of the dwelling is to be forward of the alignment of the garage wall, and include the following:
 - A front entrance door with glass inserts and / or windows or with a sidelight where the front door is solid. If the front façade includes a habitable room with window, a sidelight is not required; or
 - A front verandah, portico or porch located over the front entrance, which extends a minimum of 1600mm forward of the entrance door. The verandah, portico or porch is to include front piers with distinct materials and/or colours.
 - b. A dwelling on lot with a primary frontage of 12.5m or greater must adhere to the following criteria:
 - Must have a garage door not exceeding 40% of the lot frontage
 - Double garages are to be setback 1.0m behind the main face of the dwelling at the ground floor.
22. For a dwelling on a lot with a primary frontage less than 10.0m the garage door width must not exceed 3.0m.
23. The maximum width of a driveway at the lot boundary shall be:
 - a. 4.8m for a dwelling with a double garage with a lot frontage of 12.5m or greater;
 - b. 3.5m for a dwelling with a double garage with a lot frontage equal to or greater than 10m and less than 12.5m ; or
 - c. 3.0m for a dwelling with single or tandem garage on any lot frontage.
24. Garages are to be located as nominated on the Area 1: Plan of Development - Envelope Plans, or in an alternate location subject to confirmation that there is no conflict with proposed/existing services.
25. A maximum of one driveway per dwelling is permitted unless it is a corner lot where a maximum of two driveways are permitted (1 per frontage).
26. The driveway finish must not be plain concrete.
27. Driveways are to be:
 - a. a minimum distance of 6m from an intersection of one street with another street; and
 - b. designed and constructed in accordance with approval / permit requirements of Logan City Council.

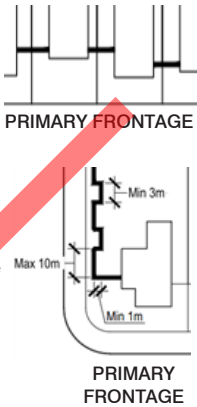
28. Carports are only permitted where:
 - a. Located behind the façade of the dwelling which faces the primary street frontage; and
 - b. For corner lots, set back a minimum of 3.0m from the secondary street frontage.

Retaining Walls

29. Other than walls erected by the developer, retaining walls:
 - a. must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from the public realm; and
 - b. cannot exceed 1.5m in height without stepping elements incorporated.
30. For sloping lots:
 - a. Where a built to boundary wall is permitted, this wall must be projected to at least 150mm below the likely pad level of the adjacent block. The pad level can be assumed to be the average of the four corners of the adjacent block using the As Built levels. The build down of the build to boundary wall must be in a material consistent with the visible section of the wall immediately above it.
31. Where on a small lot with a rear retaining wall exceeding 2.0m above ground level (or where identified on the Plan of Development – Envelope Plans), the Rear Setback is as per Table 4.

Fencing

32. Primary frontage requirements:
 - a. The maximum fence height is 1.8m;
 - b. Fences are not permitted along road frontages forward of the building; and
 - c. Side boundary fences are to be recessed at least 1m behind the wall addressing the primary road frontage (as seen on the right).
33. Secondary frontage requirements:
 - a. Fences to Secondary Frontages (Side) of Corner Lots may extend beyond the face of the secondary facade only on the basis the fencing visible from the public area is:
 - A maximum fence height of 1.8m;
 - Solid up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (ie. transparent sections cannot be located solely at ground level); and
 - Does not extend for lengths greater than 10m without a landscaped recess 3m in length and 1m deep (as seen on the right).
34. Pedestrian link requirements:
 - a. Fences to pedestrian links:
 - A maximum fence height of 1.8m; and
 - Solid up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level).



Structures and Services

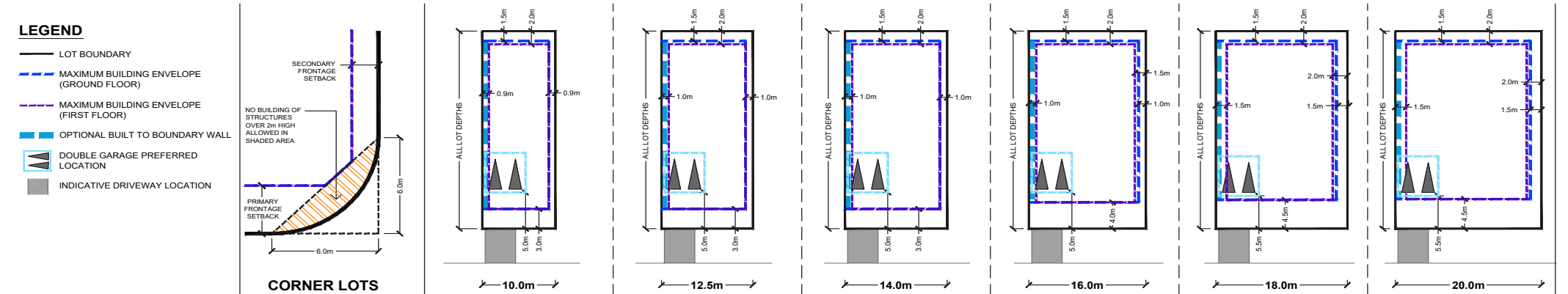
35. All ancillary structures (e.g. garden sheds, gazebos, pools) and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
36. Screened drying areas are to be located behind the main face of the dwellings.
37. Rubbish bin areas are to be located behind the main face of the dwellings or stored so as to not be visible from the public realm.

Secondary Dwelling

38. A secondary dwelling is only permitted where:
 - a. The lot is 400m² or more;
 - b. The lot frontage is 12.5m or more; and
 - c. It complies with the applicable self assessable provisions in Schedule 3 of the Development Scheme where not inconsistent with the provisions of this PoD.
39. There is to be no more than one secondary dwelling on a lot.

TABLE 4: PLAN OF DEVELOPMENT TABLE - HOUSE (DETACHED)

INDICATIVE ALLOTMENT TYPE (PRIMARY REFERENCE FOR ALLOTMENT TYPE IS THE AREA 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS)		VILLA	PREMIUM VILLA	COURTYARD	PREMIUM COURTYARD	TRADITIONAL	PREMIUM TRADITIONAL
INDICATIVE ALLOTMENT WIDTH (FRONTAGE)		10m	12.5m	14m	16m	18m	20m
FRONT SETBACKS							
PRIMARY FRONTAGE <i>For lots with multiple street frontages: a. A lot only has one primary frontage. b. The primary frontage for a corner lot is as per the Area 1: Plan of Development – Building Envelope Plan (if nominated)</i>	To Wall (Ground Floor)	3.0m	3.0m	3.0m	4.0m	4.5m	4.5m
	To Wall (First Floor)	3.0m	3.0m	3.0m	4.0m	4.5m	4.5m
	To Garage Door	5.0m	5.0m	5.0m	5.0m	5.5m	5.5m
SECONDARY FRONTAGE <i>Note: A Pedestrian Link is not a secondary frontage</i>	To Wall (Ground Floor)	1.5m	2.0m	2.0m	2.0m	3.0m	3.0m
	To Wall (First Floor)	2.0m	2.0m	2.0m	2.0m	3.0m	3.0m
	To Garage Door	5.0m	5.0m	5.0m	5.0m	5.0m	5.0m
REAR SETBACK							
Where allotments are so marked (⇒) on Area 1: Plan of Development - Envelope Plan	Ground Floor	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
	First Floor	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
For lots located on the low side of a retaining wall greater than 2.0m total height	Ground Floor	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
	First Floor	2.5m	2.5m	2.5m	2.5m	2.5m	2.5m
For all other lots	Ground Floor	1.5m	1.5m	1.5m	1.5m	1.5m	1.5m
	First Floor	2.0m	2.0m	2.0m	2.0m	2.0m	2.0m
SIDE SETBACK							
SIDE SETBACK Built to Boundary	Ground Floor	0-0.3m	0-0.3m	0-0.3m	0-0.3m	0-0.3m	0-0.3m
	First Floor	0.9m	1.0m	1.0m	1.0m	1.5m	1.5m
SIDE SETBACK Non-Built to Boundary	Ground Floor	0.9m	1.0m	1.0m	1.0m	1.5m	1.5m
	First Floor	0.9m	1.0m	1.0m	1.5m	2.0m	2.0m
SITE COVER		70%	70%	60%	60%	60%	60%



3.2 HOUSE (ATTACHED)

The following criteria apply to House (attached) proposals.

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (October 2011) (Development Scheme), building work and operational work are exempt development where in accordance with, or associated with, this Plan of Development (PoD).
- All relevant provisions of this PoD must be satisfied prior to the issuance of a Building Approval.
- The provisions of the Development Scheme will apply where development does not comply with all provisions of the Plan of Development.
- The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

General

- All development is to be undertaken in accordance with the Development Approval.
- Nominated building location envelopes may be constrained by future easements and/or services.
- Where allotments are so marked on Area 1: Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Setbacks

- Setbacks are as per Table 5: Plan of Development Table - House (Attached) (Table 5), unless specified otherwise on this sheet.
- The permitted location of built to boundary walls are indicated on the Area 1: Plan of Development - Envelope Plans.
- Where built to boundary walls are not adopted, side setbacks shall be in accordance with the Non-Built to Boundary Wall setbacks nominated in Table 5.
- Length of Built to Boundary walls shall be no more than:
 - 80% for a house on a lot width of 7.5m or less
 - 75% for a house on a lot width of 7.5m - 9.9m
 - 70% for a house on a lot width of 10m - 12.49m
 - 65% for a house on a lot width of 12.5m - 14.9m
 - 60% for a house on a lot width of 15m - 19.9m
 - 55% for a house on a lot width of 20m or greater
- All boundary setbacks are measured to the wall of the structure.
- The dwelling and associated projections (gutters etc.) must be located wholly within the subject lot, unless encroachment rights are secured by way of easement (or other suitable mechanism).
- Other than built to boundary walls, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like (not including retractable blinds, fixed screens, rainwater fittings, or ornamental attachments) of a building is permitted to extend 600mm within the prescribed setback, however cannot encroach closer than 450mm from the boundary.
- For corner lots (excluding a corner intersecting with a laneway), no building or structure over 2m high is built within a 6m x 6m truncation at the corner of two road frontages (refer Table 5).
- The primary street frontage elevation is to be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the façade
 - Balconies, porches or verandahs
 - Window hoods
 - Shadow lines created on the building through minor changes in the façade (100mm minimum).
- Entrance porticoes may be located closer to the property boundary than stated in Table 5 provided that the portico:
 - Is located no less than 1.4m from the front property boundary;
 - Does not exceed a maximum height of 4.5m;
 - Does not exceed a width of 3.0m; and
 - The portico remains open and not enclosed.

Building Height

- The maximum building height is 9.0m.
- Buildings must have no more than 2 storeys.

Site Cover

- The maximum Area covered by all buildings and structures roofed with impervious materials, does not exceed the maximum site cover indicated in Table 5, where Area means:
 - for enclosed spaces, the area including the outside wall; and
 - for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

Private Open Space and Amenity

- Buildings must ensure the provision of natural light and ventilation to core living areas.
- Each house / dwelling unit has a clearly defined outdoor living space which:
 - Has an area of at least:
 - 12 sqm with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
 - 9 sqm with a minimum dimension of 2.4m for a 2 bedroom house / dwelling unit; or
 - 5 sqm with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit; and
 - Is accessible from a living area; and
 - Has a ground slope of not more than 1 in 10; and
 - Provides visual privacy from outdoor living spaces on adjacent lots.

Eaves and Roof Pitch

- Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls excluding those built to the boundary.
- The maximum roof pitch is 40 degrees.

Parking and Driveways

- A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
- Garages:
 - Front loaded attached allotments must adhere to the following criteria:
 - For lot frontages less than 10m, single or tandem garages must be used;
 - For lot frontages equal to or greater than 10m and less than 12.5m, double garages can be used where the garage door width does not exceed 4.8m;
 - For lot frontages greater than 12.5m, single, tandem or double garages may be used where the garage door width does not exceed 40% of the lot frontage; and
 - Double garages are to be setback 1.0m behind the main face of the dwelling, excluding balconies.
 - The maximum width of a driveway at the lot boundary shall be:
 - 4.8m for a dwelling with a double garage on a lot with a width of 12.5m or greater.
 - 3.5m for a dwelling on a lot with a width between 10m to 12.49m.
 - 3.0m for a dwelling with a single or tandem garage on any lot.
 - A maximum of one driveway per dwelling is permitted unless it is a corner lot where a maximum of two driveways are permitted (1 per frontage).
- Where accessed from a laneway, garages are to be paired (built to a common boundary where possible).
- The driveway finish must not be plain concrete.
- Driveways are to be:
 - a minimum distance of 6m from an intersection of one street with another street; and
 - designed and constructed in accordance with approval / permit requirements of Logan City Council.

Retaining Walls

- Other than walls erected by the developer, retaining walls:
 - must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from the public realm; and
 - cannot exceed 1.5m in height without stepping elements incorporated.
- For sloping lots:
 - Where a built to boundary wall is permitted, this wall must be projected

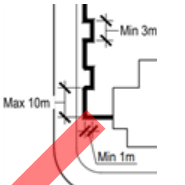
- to at least 150mm below the likely pad level of the adjacent block. The pad level can be assumed to be the average of the four corners of the adjacent block using the As Built levels. The build down of the build to boundary wall must be in a material consistent with the visible section of the wall immediately above it.
- Where on a small lot with a rear retaining wall exceeding 2.0m above ground level (or where identified on the Plan of Development – Envelope Plans), the Rear Setback is as per Table 5.

Fencing

- For front loaded lots the Primary Frontage requirements are as follows:
 - The maximum fence height is 1.8m;
 - Fences are not permitted along road frontages forward of the building; and
 - Side boundary fences are to be recessed at least 1m behind the wall addressing the primary road frontage (as seen on the right).
- For rear loaded lots the Primary Frontage requirements are as follows:
 - The maximum fence height is 1.2m;
 - Fences are permitted along the Primary Frontage and the side boundaries forward of the façade facing the Primary Frontage; and
 - Fences must be at least 50% transparent.
- For all lots the Secondary Frontage requirements are as follows:
 - Fences may extend beyond the face of the secondary façade only on the basis the fencing visible from the public area is:
 - A maximum fence height of 1.8m;
 - Solid up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level); and
 - Does not extend for lengths greater than 10m without a landscaped recess 3m in length and 1m deep (as seen on the right).
- Pedestrian link requirements:
 - Fences to pedestrian links:
 - A maximum fence height of 1.8m; and
 - Solid up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level).
- Within laneways, 1.8m high fences are permitted to screen private open space, car parking and servicing areas.



PRIMARY FRONTAGE



PRIMARY FRONTAGE

Letterboxes

- For rear loaded lots, letterboxes for the dwelling shall be located on the primary street or park frontage and not in the laneway.

Structures and Services

- All ancillary structures (e.g. garden sheds, gazebos, pools) and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
- Screened drying areas are to be located behind the main face of the dwellings.
- Rubbish bin areas are to be located behind the main face of the dwellings or stored so as to not be visible from the public realm.

Secondary Dwelling

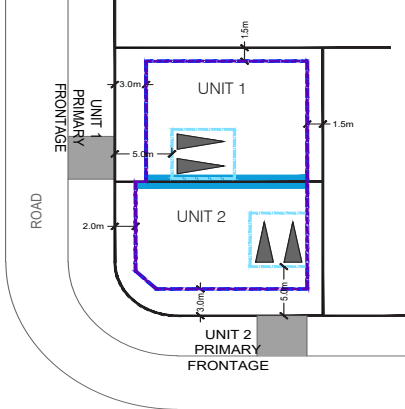
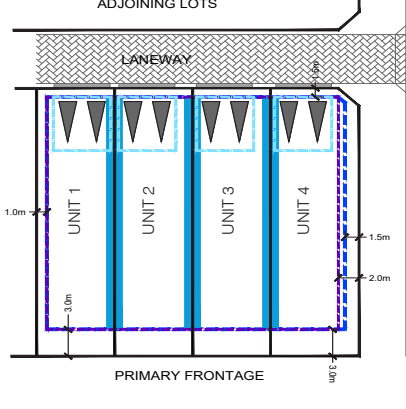
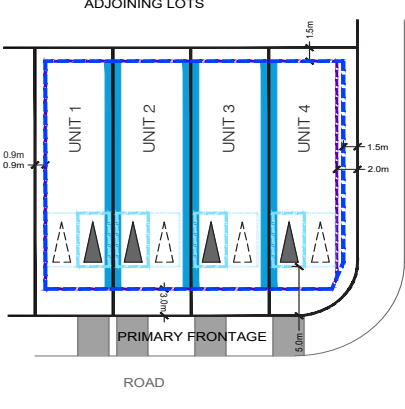
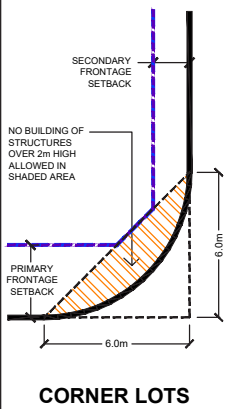
- A secondary dwelling is only permitted where:
 - The lot is 400m² or more;
 - The lot frontage is 12.5m or more; and
 - It complies with the applicable self assessable provisions in Schedule 3 of the Development Scheme where not inconsistent with the provisions of this PoD.
- There is to be no more than one secondary dwelling on a lot.

TABLE 5: PLAN OF DEVELOPMENT TABLE - HOUSE (ATTACHED)

INDICATIVE ALLOTMENT TYPE (PRIMARY REFERENCE FOR ALLOTMENT TYPE IS THE AREA 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS)		FRONT LOADED	REAR LOADED	DUAL LOADED
FRONT SETBACKS				
PRIMARY FRONTAGE <i>For lots with multiple street frontages: a. A lot only has one primary frontage. b. The primary frontage for a corner lot is as per the Area 1: Plan of Development – Building Envelope Plan (if nominated)</i>	To Wall (Ground Floor)	3.0m	3.0m	3.0m
	To Wall (First Floor)	3.0m	3.0m	3.0m
	To Garage Door	5.0m	N/A	5.0m
SECONDARY FRONTAGE <i>Note: A Pedestrian Link is not a secondary frontage</i>	To Wall (Ground Floor)	1.5m	1.5m	2.0m
	To Wall (First Floor)	2.0m	2.0m	2.0m
	To Garage Door	N/A	N/A	5.0m
REAR SETBACK				
Where allotments are so marked (➡) on Area 1: Plan of Development - Envelope Plan.	Ground Floor	2.5m	2.5m	2.5m
	First Floor	2.5m	2.5m	2.5m
For lots located on the low side of a retaining wall greater than 2.0m total height	Ground Floor	2.5m	2.5m	2.5m
	First Floor	2.5m	2.5m	2.5m
For all other lots	Ground Floor	1.5m	1.5m	1.5m
	First Floor	1.5m	1.5m	1.5m
	To Garage Door	N/A	1.5m	N/A
SIDE SETBACK				
SIDE SETBACK Built to Boundary	Ground Floor	0-0.3m	0-0.3m	0-0.3m
	First Floor	0-0.3m	0-0.3m	0-0.3m
SIDE SETBACK Non-Built to Boundary	Ground Floor	0.9m	1.0m	1.0m
	First Floor	0.9m	1.0m	1.0m
SITE COVER		75%	75%	70%

LEGEND

- LOT BOUNDARY
- MAXIMUM BUILDING ENVELOPE (GROUND FLOOR)
- MAXIMUM BUILDING ENVELOPE (FIRST FLOOR)
- BUILT TO BOUNDARY WALL
- PREFERRED GARAGE LOCATION
- POTENTIAL ADDITIONAL CARPARK WHERE MEETING SPECIFIED CRITERIA
- INDICATIVE DRIVEWAY LOCATION



3.3 MULTIPLE RESIDENTIAL

The following criteria apply to Multiple Residential Proposals.

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (October 2011) (Development Scheme), building work and operational work are exempt development where in accordance with, or associated with, this Plan of Development (PoD).
- All relevant provisions of this PoD must be satisfied prior to the issuance of a Building Approval.
- The provisions of the Development Scheme will apply where development does not comply with all provisions of the Plan of Development.
- The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

General

- All development is to be undertaken in accordance with the Development Approval.
- Nominated building location envelopes may be constrained by future easements and/or services.
- Where allotments are so marked on Area 1: Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Setbacks

- Setbacks are as per Table 6: Plan of Development Table - Multiple Residential (Table 6), unless specified otherwise on this sheet.
- All boundary setbacks are measured to the wall of the structure.
- The dwelling and associated projections (gutters etc.) must be located wholly within the subject lot, unless encroachment rights are secured by way of easement (or other suitable mechanism).
- Other than built to boundary walls, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like (not including retractable blinds, fixed screens, rainwater fittings, or ornamental attachments) of a building is permitted to extend 600mm within the prescribed setback, however cannot encroach closer than 450mm from the boundary.
- For corner lots (excluding a corner intersecting with a laneway), no building or structure over 2m high is built within a 6m x 6m truncation at the corner of two road frontages (refer Table 6).
- The primary street frontage elevation is to be articulated to reduce the mass of the building by one or more of the following:
 - Windows recessed into the façade
 - Balconies, porches or verandahs
 - Window hoods
 - Shadow lines created on the building through minor changes in the façade (100mm minimum).
- Entrance porticoes may be located closer to the property boundary than stated in the Table 6 provided that the portico:
 - Is located no less than 1.4m from the front property boundary;
 - Does not exceed a maximum height of 4.5m;
 - Does not exceed a width of 3.0m; and
 - The portico remains open and not enclosed.

Building Height

- The maximum building height is 9.0m.
- Buildings must have no more than 2 storeys.

Site Cover

- The maximum Area covered by all buildings and structures roofed with impervious materials, does not exceed the maximum site cover indicated in Table 6, where Area means:
 - for enclosed spaces, the area including the outside wall; and
 - for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

Private Open Space and Amenity

- Each house / dwelling unit has a clearly defined outdoor living space which:
 - Has an area of at least:
 - 12sqm with a minimum dimension of 2.4m for a 3 or more bedroom house / dwelling unit;
 - 9sqm with a minimum dimension of 2.4m for a 2 bedroom house / dwelling unit; or
 - 5sqm with a minimum dimension of 1.2m for a 1 room or 1 bedroom house / dwelling unit.
 - Is accessible from a living area;
 - Has a ground slope of not more than 1 in 10; and
 - Provides visual privacy from outdoor living spaces on adjacent lots.
- Or communal open space is provided which:
- has an area of at least 25% of the area of the lot; and
 - is of a shape which can include a circle with a 4.0m diameter.
- Buildings must ensure the provision of natural light and ventilation to core living areas.

Eaves and Roof Pitch

- Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls.
- The maximum roof pitch is 40 degrees.

Parking and Driveways

- A minimum of two on-site car parking spaces must be provided for each dwelling, one of which must be within a garage.
- For all front-loaded attached allotments, garages are not to dominate the streetscape.
- A maximum of one driveway per dwelling permitted.
- Where accessed from a laneway, garages are to be paired where possible.
- The driveway finish must not be plain concrete.
- Driveways are to be:
 - a minimum distance of 6m from an intersection of one street with another street; and
 - designed and constructed in accordance with approval / permit requirements of Logan City Council.

Retaining Walls

- Other than walls erected by the developer, retaining walls:
 - must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from the public realm; and
 - cannot exceed 1.5m in height without stepping elements incorporated.

Fencing

- For front loaded dwellings the Primary Frontage requirements are as follows:
 - The maximum fence height is 1.8m;
 - Fences are not permitted along road frontages forward of the building; and
 - Side boundary fences are to be setback at least 1m behind the face of the wall addressing the primary road frontage (as seen on the right).
- For rear loaded dwellings the Primary Frontage requirements are as follows:
 - The maximum fence height is 1.2m;
 - Fences are permitted along the Primary Frontage and the side boundaries forward of the façade facing the Primary Frontage; and
 - Fences must be at least 50% transparent.
- For all dwellings the Secondary Frontage requirements are as follows:
 - Fences may extend beyond the face of the secondary façade only on the basis the fencing visible from the public area is:
 - A maximum fence height of 1.8m;
 - Solid up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level); and
 - Does not extend for lengths greater than 10m without a landscaped recess 3m in length and 1m deep (as seen on the right).
- Pedestrian link requirements:
 - Fences to pedestrian links:
 - A maximum fence height of 1.8m; and
 - Solid up to a height of 1.2m with any fencing above 1.2m in height being at least 50% transparent or the fence can be at least 25% transparent overall where the transparency is consistent across the full area of the fence (i.e. transparent sections cannot be located solely at ground level).
- Within laneways, 1.8m high fences are permitted to screen private open space, car parking and servicing areas.

Letterboxes

- For rear loaded dwellings, letterboxes shall be located on the primary street or park frontage and not in the laneway.

Structures and Services

- All ancillary structures (e.g. garden sheds, gazebos, pools) and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
- Screened drying areas are to be located behind the main face of the dwellings.
- Rubbish bin areas are to be located behind the main face of the dwellings or stored so as to not be visible from the public realm.

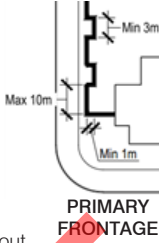
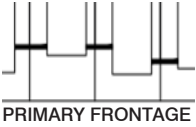
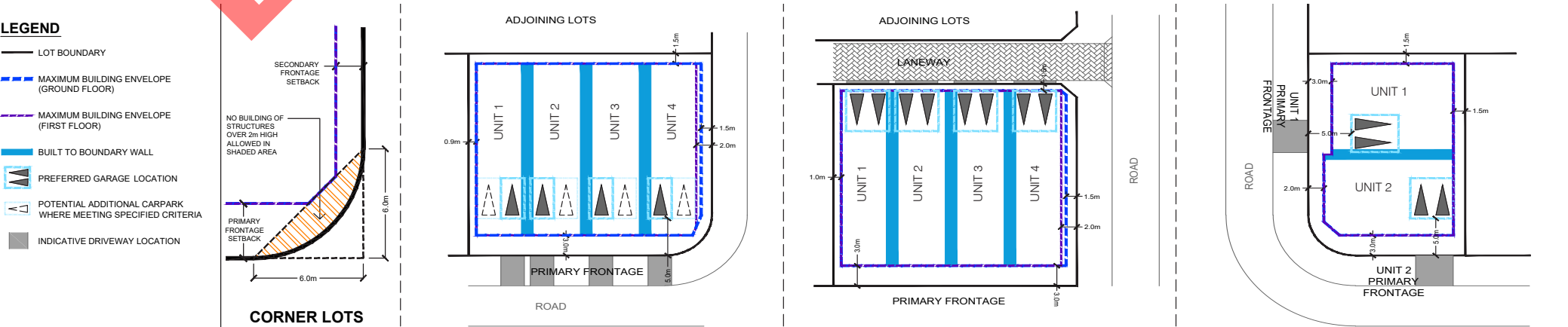


TABLE 6: PLAN OF DEVELOPMENT TABLE - MULTIPLE RESIDENTIAL

PLAN OF DEVELOPMENT TABLE - MULTIPLE RESIDENTIAL				
INDICATIVE ALLOTMENT TYPE <small>(PRIMARY REFERENCE FOR ALLOTMENT TYPE IS THE AREA 1: PLAN OF DEVELOPMENT - ENVELOPE PLANS)</small>		FRONT LOADED	REAR LOADED	DUAL LOADED
FRONT SETBACKS				
PRIMARY FRONTAGE <small>For lots with multiple street frontages: a. A lot only has one primary frontage. b. The primary frontage for a corner lot is as per the Area 1: Plan of Development – Building Envelope Plan (if nominated)</small>	To Wall (Ground Floor)	3.0m	3.0m	3.0m
	To Wall (First Floor)	3.0m	3.0m	3.0m
	To Garage Door	5.0m	N/A	5.0m
SECONDARY FRONTAGE <small>Note: A Pedestrian Link is not a secondary frontage</small>	To Wall (Ground Floor)	1.5m	1.5m	2.0m
	To Wall (First Floor)	2.0m	2.0m	2.0m
	To Garage Door	N/A	N/A	5.0m
REAR SETBACK				
For lots located on the low side of a retaining wall greater than 2.0m total height	Ground Floor	2.5m	2.5m	2.5m
	First Floor	2.5m	2.5m	2.5m
For all other lots	Ground Floor	1.5m	1.5m	1.5m
	First Floor	1.5m	1.5m	1.5m
	To Garage Door	N/A	1.5m	N/A
SIDE SETBACK				
SIDE SETBACK Non-Built to Boundary	Ground Floor	1.0m	1.0m	1.5m
	First Floor	1.0m	1.0m	1.5m
SITE COVER		75%	75%	70%



3.4 SALES OFFICE

- The following criteria apply to a Sales Office:
- The hours of operation of the sales office do not commence before 7am or extend later than 6pm.
 - A minimum of 2 on-site car parking spaces are provided.
 - Private open space and public frontage are turfed and landscaped.

3.5 OTHER RESIDENTIAL

- The following criteria apply to Other Residential:
- Development has minimum boundary clearances that comply with Table 7.
 - Each dwelling has private open space with direct access from the principal living areas of each dwelling of a shape which can include a circle with 2.4m diameter.
 - An outdoor communal open space area being a minimum 10% of the site area is provided.
 - 90% of development is located within 400m of a bus service.

TABLE 7: PLAN OF DEVELOPMENT TABLE - OTHER RESIDENTIAL

Setbacks		
Front Setback		4.0m
Side Boundary	where the height of that part is 4.5m or less	1.5m
	where the height of that part is greater than 4.5m but not more than 7.5m	2.0m
	where the height is greater than 7.5m	2.0m
Rear Boundary		6.0m
Maximum Building Height		9.0m

3.6 HOUSE (INTERFACE LOTS)

Planning Context

- In accordance with the provisions of the Greater Flagstone Urban Development Area Development Scheme (October 2011) (Development Scheme), building work and operational work are exempt development where in accordance with, or associated with, this Plan of Development (PoD).
- All relevant provisions of this PoD must be satisfied prior to the issuance of a Building Approval.
- The provisions of the Development Scheme will apply where development does not comply with all provisions of the Plan of Development.
- The Development Scheme definitions prevail over all other planning instruments to the extent of any inconsistency.

General

1. All development is to be undertaken in accordance with the Development Approval.
2. Nominated building location envelopes may be constrained by future easements and/or services.
3. Where allotments are so marked on Area 1: Plan of Development - Envelope Plans, residential buildings must be designed and constructed to comply with AS3671-1989 Acoustics - Road Traffic Noise Intrusion - Building, Siting and Construction (floor-plan specific acoustic design) or as per acceptable forms of construction from QDC MP4.4 - Buildings in a Transport Noise Corridor. Refer to the approved Noise Impact Assessment for further information.

Setbacks

4. Setbacks are as per Table 8: Plan of Development Table - House (Interface Lots) (Table 8), unless specified otherwise on this sheet.
5. All boundary setbacks are measured to the wall of the structure.
6. The dwelling and associated projections (gutters etc.) must be located wholly within the subject lot, unless encroachment rights are secured by way of easement (or other suitable mechanism).

Building Height

7. The maximum building height is 9.0m.
8. Buildings must have no more than 2 storeys.

Site Cover

9. The maximum Area covered by all buildings and structures roofed with impervious materials, does not exceed site cover of 25% where Area means:
 - a. for enclosed spaces, the area including the outside wall; and
 - b. for unenclosed spaces, the area is measured along a line 600mm in from the perimeter of the roof.

Eaves and Roof Pitch

10. Eaves, or other architectural features which add visual interest to wall/roof junctions (such as parapets), are required to all walls.
11. The maximum roof pitch is 40 degrees.

Parking and Driveways

12. A minimum of two on-site car parking spaces must be provided for each dwelling.
13. A double garage must be used.
14. The maximum width of a driveway at the lot boundary shall be 4.8m.
15. A maximum of one driveway per dwelling is permitted.
16. The driveway finish must not be plain concrete.
17. Driveways are to be designed and constructed in accordance with approval / permit requirements of Logan City Council.

Retaining Walls

18. Other than walls erected by the developer, retaining walls:
 - must be tiered 1m vertical and 1m horizontal where forward of the building line to any street, park or lane and visible from the public realm; and
 - cannot exceed 1.5m in height without stepping elements incorporated.

Fencing

19. The maximum fence height is 1.2m.
20. Fences are permitted to all frontages.
21. Fences must be at least 50% transparent.

Structures and Services

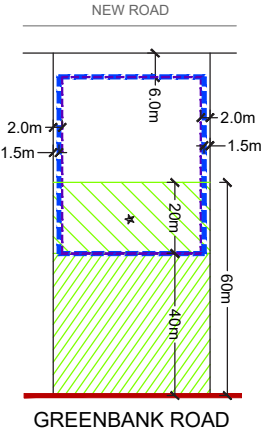
22. All ancillary structures (e.g. garden sheds, gazebos, pools) and services are to be suitably located or screened to minimise detrimental visual impact from public spaces or neighbouring residential allotments, with the exception of solar panels and solar hot water systems which may be located where most efficient.
23. Screened drying areas are to be located behind the main face of the dwellings.
24. Rubbish bin areas are to be located behind the main face of the dwellings or stored so as to not be visible from the public realm.

Secondary Dwelling

25. A secondary dwelling is only permitted where:
 - The lot is 400m² or more;
 - The lot frontage is 12.5m or more; and
 - It complies with the applicable self assessable provisions in Schedule 3 of the Development Scheme where not inconsistent with the provisions of this PoD.
26. There is to be no more than one secondary dwelling on a lot.

TABLE 8: PLAN OF DEVELOPMENT TABLE - HOUSE (INTERFACE LOTS)

Setbacks		
Front Setback		6.0m
Side Boundary	Ground Floor	1.5m
	First Floor	2.0m
Rear Boundary		40m <i>(Note that acoustic attenuation may be required where structures are built within 40-60m of the rear boundary)</i>



LEGEND

- Site Boundary
- ★ Buildings which require acoustic design to upper floors only.
- Acoustic Buffer / Visual Buffer - No Buildings or Structures (other than fencing) (extends 40m from the Greenbank Road Boundary)
- Buildings require Acoustic Design to the upper floor only (40-60m from the Greenbank Road Boundary)
- Maximum Building Location Envelope (Ground Floor)
- Maximum Building Location Envelope (First Floor)

4.0 ADVERTISING DEVICES

Advertising Devices in accordance with the controls on this sheet are exempt in accordance with this Plan of Development.

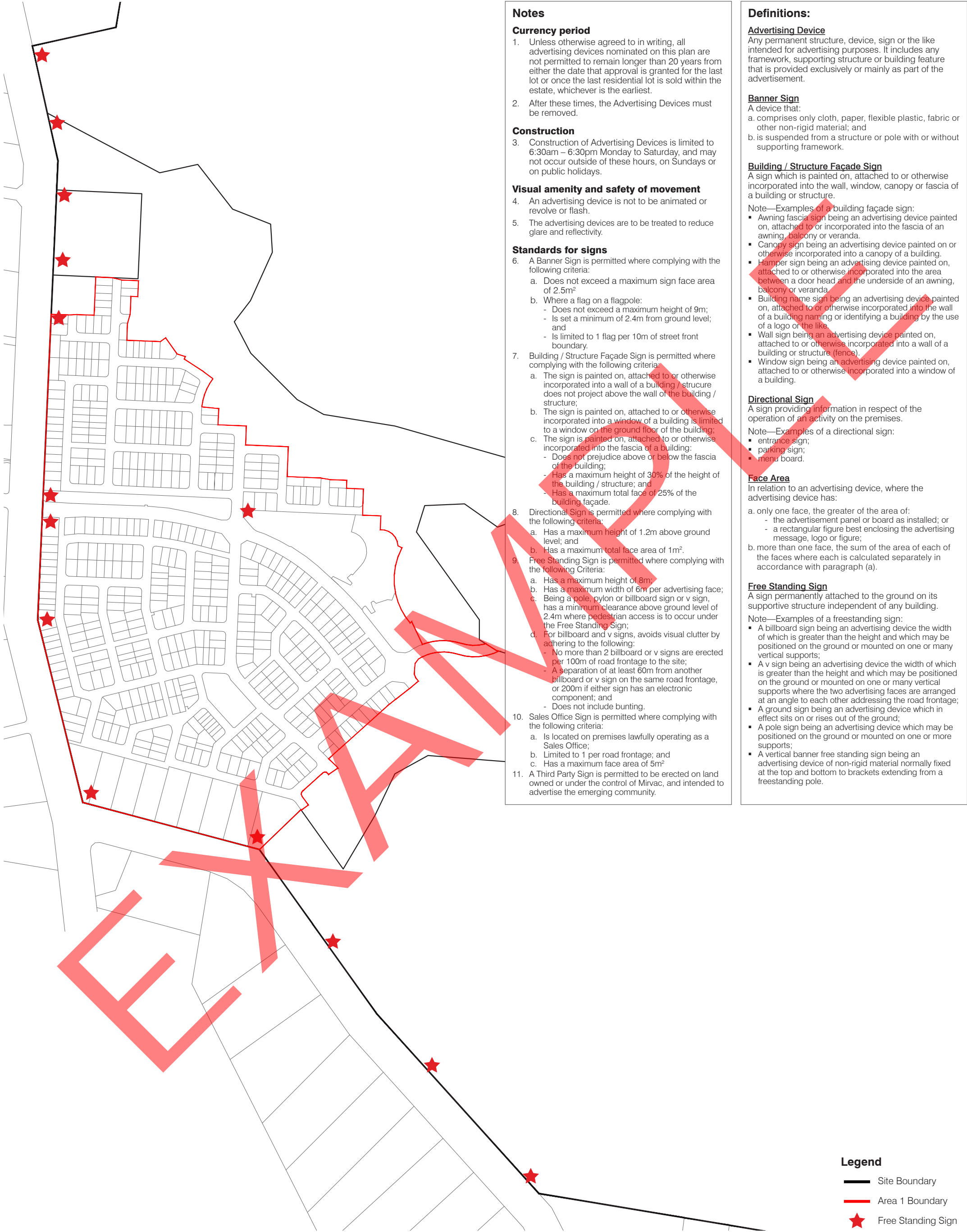


FIGURE 2: INDICATIVE LOCATIONS OF PRIMARY ADVERTISING DEVICES

Annexure C

Fence Types

EXAMPLE

NEIGHBOUR FENCE

NEIGHBOUR FENCE TYPE 1 — TIMBER PALING FENCE

FINISHES

- Timber paling fence
- Unpainted
- Pine palings
- Posts and rails to be hardwood, recommended grade F14, durability Class 1
- Any timber in contact with ground to be H4treated minimum



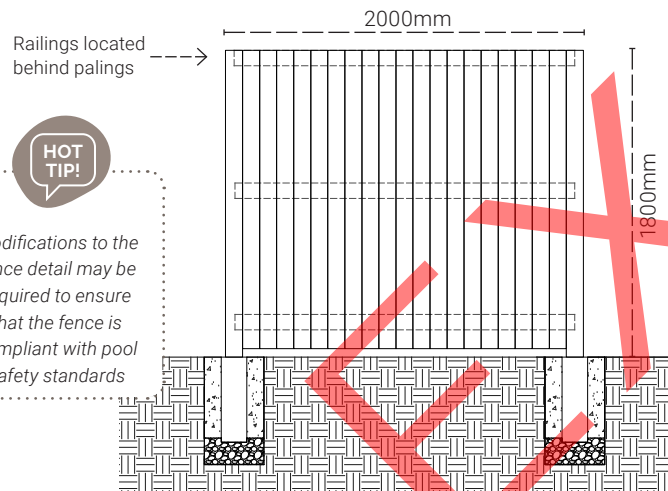
FENCE TYPE 1 EXAMPLE



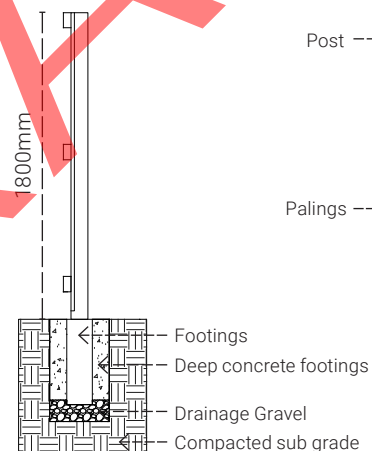
HOT TIP!

Retaining walls to be constructed by Mirvac have been designed to allow these fences to be attached using cleats. Speak to the Sales Team or refer to the **Building @ Everleigh Portal** for further detail.

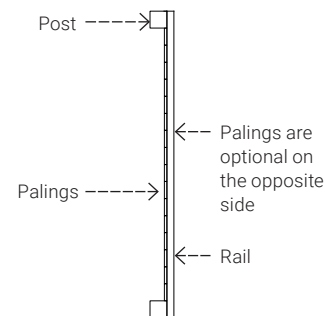
Front view



Side view



Plan view



HOT TIP!

Check with your Builder or Engineer on correct fence footings detail.

Specifications:

Posts

- Spacing nominal 2m
- Corner posts/End posts 100x100
- Intermediate posts 100x75
- Height 1.8m above finished level

Rails

- 3 required
- 90 x 40

Palings

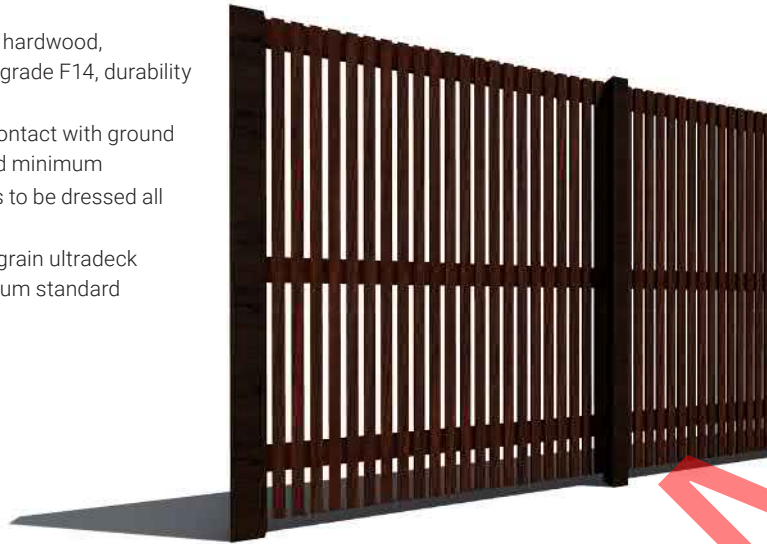
- 100x16
- Nominal 0mm gap between palings

FEATURE FENCE

FEATURE FENCE TYPE A — DRESSED HARDWOOD VERTICAL BATTENS

FINISHES

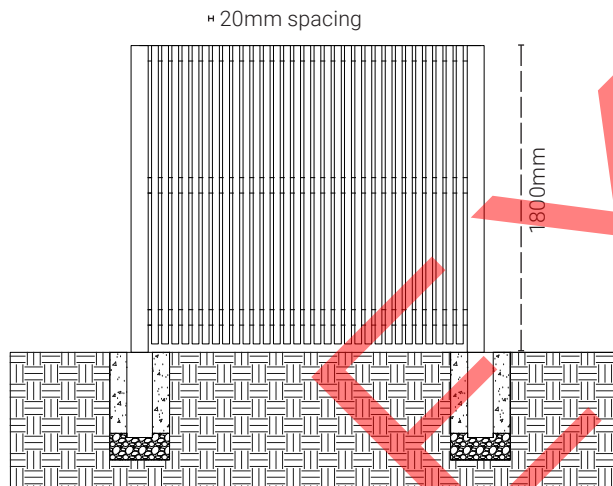
- All timber to be hardwood, recommended grade F14, durability Class 1
- Any timber in contact with ground to be H4 treated minimum
- Vertical battens to be dressed all round
- 2 coats of intergrain ultradeck (natural) minimum standard



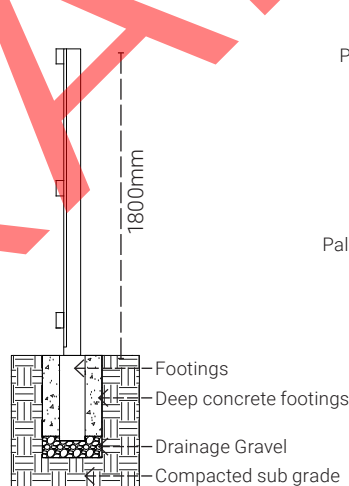
FENCE TYPE A EXAMPLE



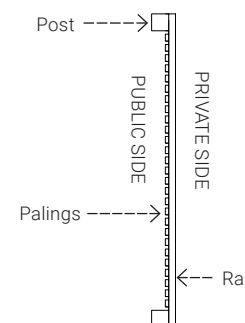
Front View



Side view



Plan view



HOT TIP!

Check with your Builder or Engineer on correct fence footings detail.

HOT TIP!

Retaining walls to be constructed by Mirvac have been designed to allow these fences to be attached using cleats. Speak to the Sales Team or refer to the **Building @ Everleigh Portal** for further detail.

Specifications:

Posts

- Spacing nominal 1.5 metres
- Corner posts/End posts 100x100
- Intermediate posts 100x75
- Height 1.8m above finished level

Rails

- 3 required
- 90 x 40

Palings

- 20 x 40
- 20mm gap (minimum) between palings

FEATURE FENCE

FEATURE FENCE TYPE B — ROUGH SAWN HARDWOOD VERTICAL BATTENS

FINISHES

- All timber to be hardwood, recommended grade F14, durability Class 1
- Any timber in contact with ground to be H4 treated minimum
- Arris all exposed edges (5mm)
- Mechanical wire brush palings
- 2 coats of intergrain ultradeck (natural) minimum standard



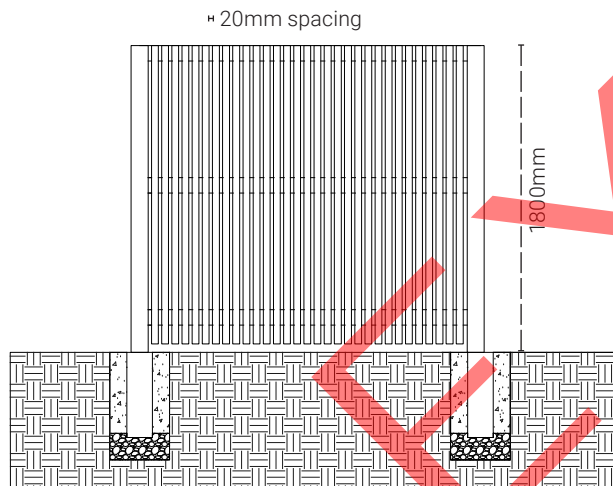
FENCE TYPE B EXAMPLE



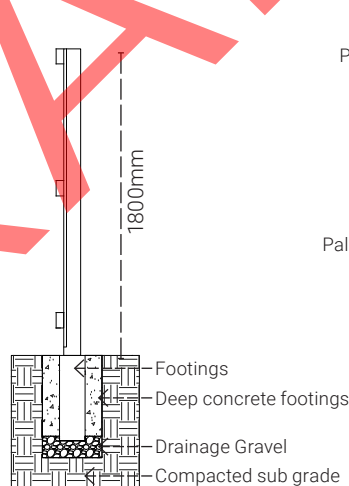
HOT TIP!

Retaining walls to be constructed by Mirvac have been designed to allow these fences to be attached using cleats. Speak to the Sales Team or refer to the **Building @ Everleigh Portal** for further detail.

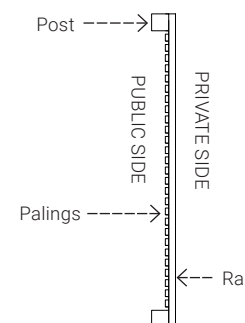
Front View



Side view



Plan view



HOT TIP!

Check with your Builder or Engineer on correct fence footings detail.

Specifications:

Posts

- Spacing nominal 1.5 metres
- Corner posts/End posts 100x100
- Intermediate posts 100x75
- Height 1.8m above finished level

Rails

- 3 required
- 90 x 40

Palings

- 20 x 40
- 20mm gap (minimum) between palings

Annexure D

Landscape Design Guidelines

EXAMPLE

Everleigh Landscape Design Guidelines

The following planting plans present typical garden layouts.

Plans require customisation to suit the unique site conditions.

Designs must meet requirements outlined in the Part 2: Architectural and Landscape Design Standards of the Everleigh Residential Design Standards & Guidelines.

Refer to the plant palette for recommended species list.

HOT TIP!

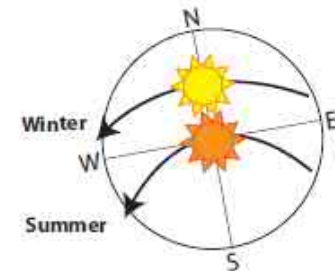
Be sure to seek advice from your engineer for any retaining walls or fencing requirements.

General Landscape Design Notes

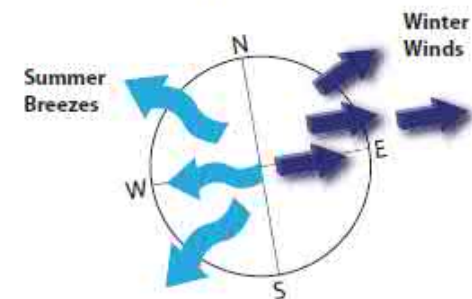
Give consideration to the following:

- Protect and enhance favourable existing views and vistas through considerate placement of trees and shrubs
- Locate trees and shrubs to provide adequate privacy between neighbours and the public realm
- Provide a balance of sun penetration, shading and wind screening
- Consider the location of windows and the mature heights of shrubs when planting around the house perimeter to preserve views into the garden and prevent overshadowing of the interior
- Consider service locations and potential conflicts with trees
- Provide safe and comfortable access to gates and doorways
- Ensure pathways and pavements are stable, even and non-slip in all weather conditions with adequate crossfalls to prevent ponding of water
- Do not plant spiky plants next to pathways
- Maintain adequate sightlines for drivers and pedestrians in the vicinity of driveways and ensure plants with a mature height of under 500mm are chosen for critical locations
- Manage site water to ensure stormwater runs off away from buildings and waterlogging is minimised
- Consider the site's aspect and predict the amount of sun and shade plants will likely receive when selecting species from the plant palette

Typical solar path:



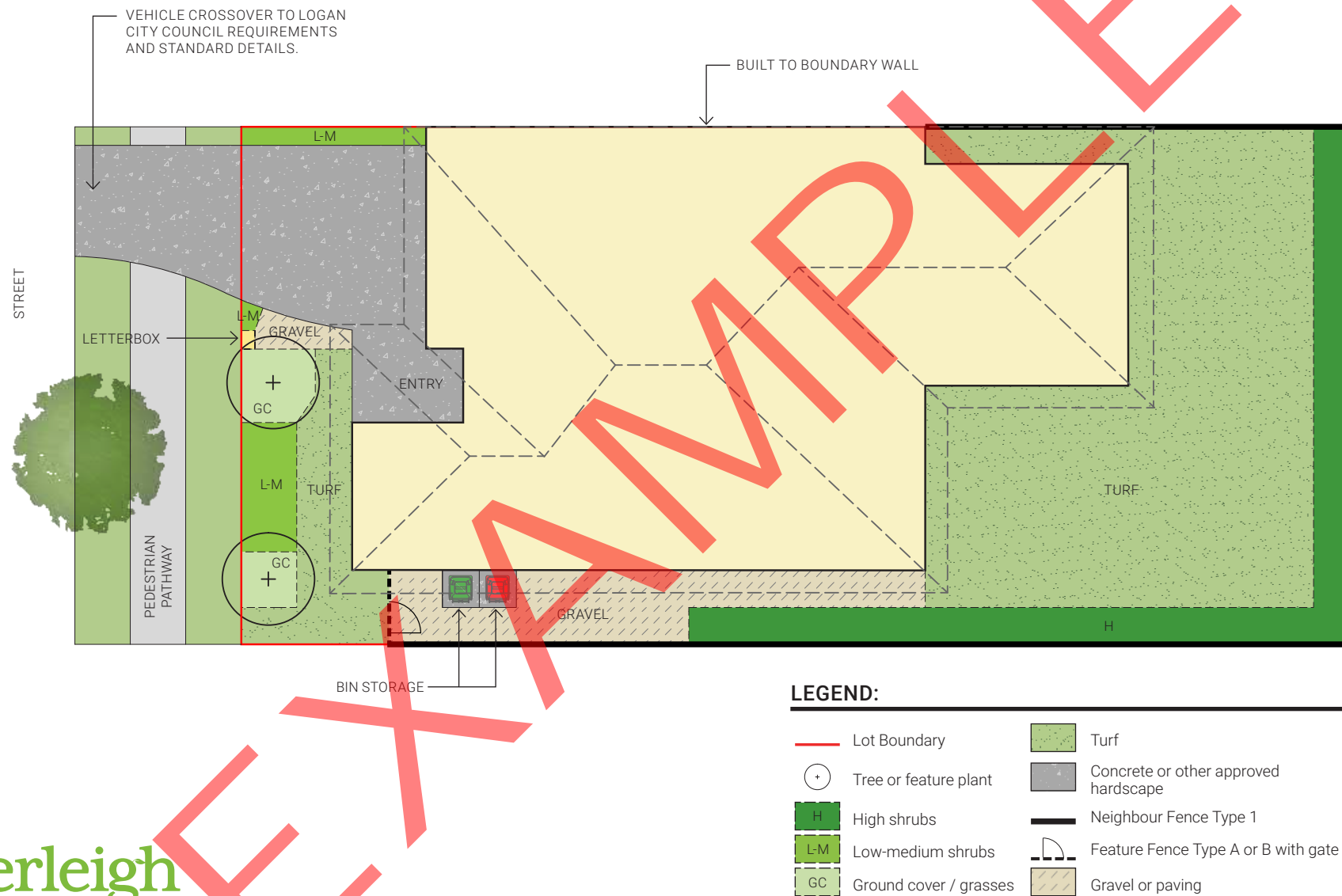
Typical wind path:



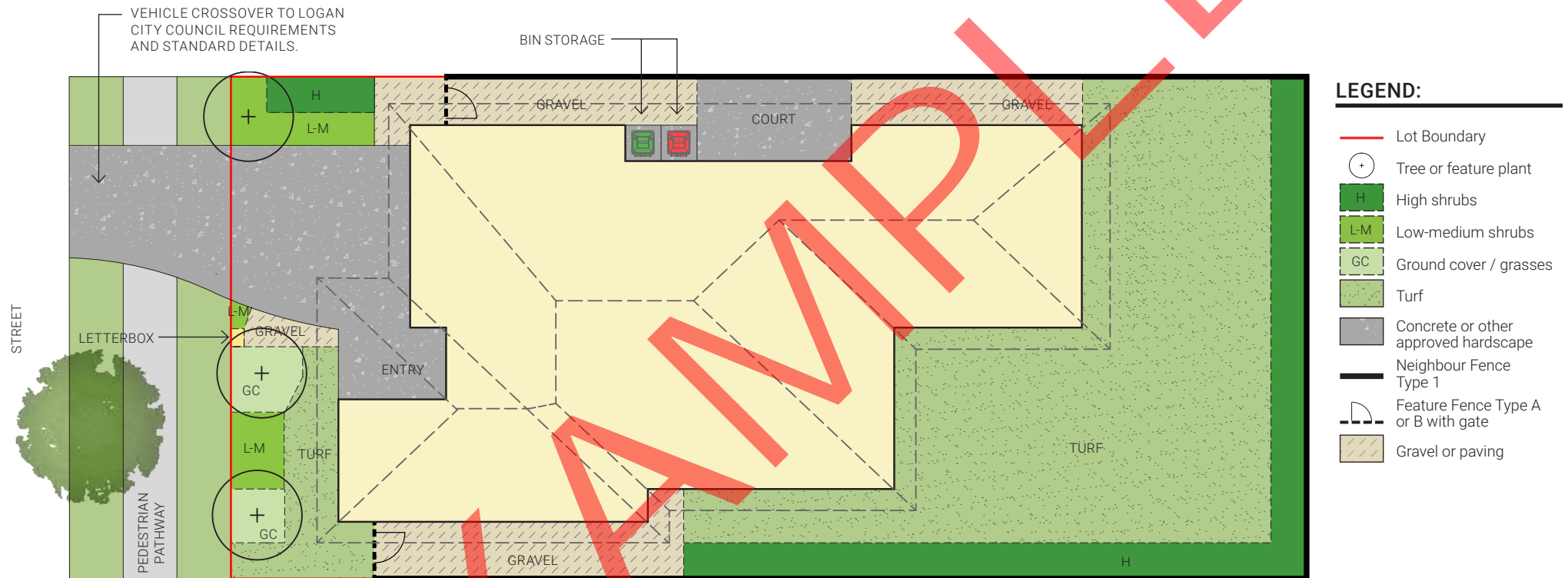
Everleigh

Landscape Design Guidelines

LANDSCAPE PLAN: TYPICAL LOT – BUILT TO BOUNDARY



LANDSCAPE PLAN: TYPICAL LOT – NOT BUILT TO BOUNDARY



LANDSCAPE PLAN: TYPICAL LOT – CORNER LOT



PROPOSED PLANTING GUIDELINE: TREES

⊕ Tree or feature plant

	PLANT SPECIES		SIZE	MIN. SUPPLY SIZE	LIGHT REQUIREMENTS			WILDLIFE ATTRACTING			MAINTENANCE TIPS & WATER REQUIREMENTS			FLOWERS				STYLE		
	Scientific Name	Common Name	Height x Spread at Maturity (m)		Full Sun	Part Sun	Full Shade	Birds	Butterfly	Bees/Insects	Prune for Hedge	Drought Tolerant	Moist Soil – Well Mulched	Spring	Summer	Autumn	Winter	Native	Tropical	Traditional
1	Atractocarpus fitzalanii	Native Gardenia	8m x 3m	45L	X	X		X	X	X	X		X	X					X	X
2	Buckinghamia celsissima	Ivory Curl	8m x 3m	45L	X	X		X	X	X		X			X			X	X	
3	Callistemon 'White Anzac'	Bottlebrush	0.5-1.5m x 0.5-3m	45L	X	X		X	X	X				X	X			X		
4	Corymbia 'Summer Red'	Flowering Gum	3-5m x 3-4m	45L	X	X		X	X	X		X			X			X		X
5	Cupaniopsis anacardioides	Tuckeroo	5-8m X 5-7m	45L	X	X		X		X		X		X		X			X	
6	Grevillea baileyana	Brown Silk Oak	5-10m x 3-4m	45L	X	X		X		X		X			X			X		
7	Grevillea 'Honey Gem'	Honey Gem	5m x 3m	45L	X			X				X		X			X	X		
8	Grevillea 'Robyn Gordon'	Grevillea	1-1.5m x 0.5-1.5m	45L	X	X		X	X	X		X		X			X	X		
9	Lophostemon confertus	Queensland Brush Box	10-25m x 5-15m	45L				X	X	X		X		X	X			X		X
10	Michelia figo	Port Wine Magnolia	2.5m x 1.5m	45L	X	X					X	X	X	X	X				X	X
11	Magnolia grandiflora 'Little Gem'	Magnolia 'Little Gem'	4-5m x 2-3m	45L	X	X		X		X			X		X	X				X
12	Melaleuca bracteata	Honey Myrtle	3-4m x 1.5-2m	45L	X	X		X	X	X		X			X			X		X
13	Melaleuca leucadendra	Weeping Paperbark	10-14m x 8-10m	45L	X			X				X		X	X			X		
14	Peltophorum pterocarpum	Yellow Poinciana	8-15m x 5-10m	45L	X	X			X	X		X		X	X					X
15	Tristania laurina	Water Gum	5-8m x 5-10m	45L	X			X	X	X		X		X	X					X
16	Waterhousea floribunda	Weeping Lilli Pilli	4-5m X 2-3m	45L	x	X		X			X				X					X

Everleigh

PLANTING PALETTE: TREES



PROPOSED PLANTING GUIDELINE: FEATURE PLANTS (INCLUDING VINES & CLIMBERS)

⊕ Tree or feature plant

	PLANT SPECIES		SIZE	MIN. SUPPLY SIZE	LIGHT REQUIREMENTS			WILDLIFE ATTRACTING			MAINTENANCE TIPS & WATER REQUIREMENTS			FLOWERS				STYLE		
	Scientific Name	Common Name	Height x Spread at Maturity (m)		Full Sun	Part Sun	Full Shade	Birds	Butterfly	Bees/Insects	Prune for Hedge	Drought Tolerant	Moist Soil – Well Mulched	Spring	Summer	Autumn	Winter	Native	Tropical	Traditional
1	Alcantarea extensa	White Empress	1.5m x 1.5m	140mm	X	X						X	X						X	
2	Doryanthes excelsa	Gynea lily	2-4m x 2-3m	140mm	X			X	X	X		X		X	X				X	X
3	Furcraea Foetida 'Variegata'	Mauritius Hemp	1.2-1.5m x 1-1.8m	140mm	X	X						X	X						X	
4	Pandorea jasminoides	Bower Vine	To 5m	140mm	X	X						X	X					X		X
5	Trachelospermum jasminoides	Star Jasmine	5m - 7m	140mm	X	X			X	X		X		X	X			X	X	X
6	Yucca elephantipes	Soft Tipped Yucca	2m x 15m	140mm	X	X						X		X	X				X	X
7	Zamia furfuracea	Cardboard Palm	1m x 1.5-2m	140mm	X	X						X							X	

PLANTING PALETTE: FEATURE PLANTS (INCLUDING VINES & CLIMBERS)



PROPOSED PLANTING GUIDELINE: LARGE SCREENING PLANTS & HEDGING SHRUBS

H High shrubs

PLANT SPECIES		SIZE	MIN. SUPPLY SIZE	LIGHT REQUIREMENTS			WILDLIFE ATTRACTING			MAINTENANCE TIPS & WATER REQUIREMENTS			FLOWERS				STYLE		
Scientific Name	Common Name	Height x Spread at Maturity (m)		Full Sun	Part Sun	Full Shade	Birds	Butterfly	Bees/Insects	Prune for Hedge	Drought Tolerant	Moist Soil – Well Mulched	Spring	Summer	Autumn	Winter	Native	Tropical	Traditional
1	Banksia integrifolia	Coastal Banksia	4-15m x 1-6m	140mm	X	X		X					X		X	X	X		
2	Callistemon ‘Captain Cook’	Bottlebrush Captain Cook	2m x 1.5m	140mm													X		
3	Callistemon viminalis	Weeping Bottlebrush	5-8m x 3-4m	140mm	X	X		X					X	X			X		
4	Metrosideros thomasi	New Zealand Christmas Bush	4m x 2m	140mm	X			X	X	X	X		X	X			X		X
5	Syzygium ‘Resilience’	Lilly Pilly Resilience	5m x 2m	140mm	X	X		X	X	X		X	X				X		X

PLANTING PALETTE: LARGE SCREENING PLANTS & HEDGING SHRUBS



PROPOSED PLANTING GUIDELINE: MEDIUM SCREENING PLANTS & HEDGING SHRUBS

L-M Low-medium shrubs

	PLANT SPECIES		SIZE	MIN. SUPPLY SIZE	LIGHT REQUIREMENTS			WILDLIFE ATTRACTING			MAINTENANCE TIPS & WATER REQUIREMENTS			FLOWERS				STYLE		
	Scientific Name	Common Name	Height x Spread at Maturity (m)		Full Sun	Part Sun	Full Shade	Birds	Butterfly	Bees/Insects	Prune for Hedge	Drought Tolerant	Moist Soil – Well Mulched	Spring	Summer	Autumn	Winter	Native	Tropical	Traditional
1	Alpinia caerulea	Native Ginger	1.5m x 1m	140mm		X		X					X		X			X		
2	Babingtonia virgata	Heath Myrtle	2-4m x 2-3m	140mm	X	X		X	X	X					X					X
3	Banksia robur	Swamp Banksia	2 x 2m	140mm	X			X	X	X			X			X		X		
4	Grevillea rosmarinifolia	Rosemary Grevillea	2m x 2m	140mm	X	X		X				X		X			X	X		
5	Leptospermum 'Cardwell'	Cardwell	2m x 1.5m	140mm	X			X	X	X		X	X	X			X	X		X
6	Melaleuca 'Claret Tops'	Claret Tops	1.5m x 1m	140mm	X							X						X		X
7	Strelitzia reginae	Bird of Paradise	1-2m x 1.5m	140mm	X							X		X	X	X	X		X	X
8	Westringia 'Wynyabbie Gem'	Native Rosemary	1.5m x 1.5m	140mm	X	X			X	X	X	X		X				X		X
9	Westringia 'Zena'	Native Rosemary	1m x 1m	140mm	X	X			X	X	X	X		X				X		X
10	Xerochrysum bracteatum	Everlasting Daisy	0.2-0.5m x 0.2-0.5m	140mm	X	X			X	X		X		X	X	X		X		X

Everleigh

Landscape Design Guidelines

PLANTING PALETTE: MEDIUM SCREENING PLANTS & HEDGING SHRUBS



PROPOSED PLANTING GUIDELINE: LOW SCREENING PLANTS & HEDGING SHRUBS

LM

Low-medium shrubs

	PLANT SPECIES		SIZE	MIN. SUPPLY SIZE	LIGHT REQUIREMENTS			WILDLIFE ATTRACTING			MAINTENANCE TIPS & WATER REQUIREMENTS			FLOWERS				STYLE		
	Scientific Name	Common Name	Height x Spread at Maturity (m)		Full Sun	Part Sun	Full Shade	Birds	Butterfly	Bees/Insects	Prune for Hedge	Drought Tolerant	Moist Soil – Well Mulched	Spring	Summer	Autumn	Winter	Native	Tropical	Traditional
1	Baeckea virgata 'La Petite'	La Petite	1m x 1m	140mm	X	X			X	X	X		X		X			X		X
2	Callistemon 'Little John'	Little John	1 x 1m	140mm	X			X				X			X	X		X		X
3	Myoporum ellipticum	Coastal Myoporum	0.5m x 2m	140mm	X	X						X		X	X			X		X
4	Philodendron 'Xanadu'	Xanadu	0.75m x 1m	140mm	X	X							X						X	
5	Westringia fruticosa	Coastal Rosemary	2m x 4m	140mm	X	X		X	X	X	X	X		X	X			X		X

PLANTING PALETTE: LOW SCREENING PLANTS & HEDGING SHRUBS



PROPOSED PLANTING GUIDELINE: GRASSES AND GROUND COVER

GC Ground cover / grasses

	PLANT SPECIES		SIZE	MIN. SUPPLY SIZE	LIGHT REQUIREMENTS			WILDLIFE ATTRACTING			MAINTENANCE TIPS & WATER REQUIREMENTS			FLOWERS				STYLE		
	Scientific Name	Common Name	Height x Spread at Maturity (m)		Full Sun	Part Sun	Full Shade	Birds	Butterfly	Bees/Insects	Prune for Hedge	Drought Tolerant	Moist Soil – Well Mulched	Spring	Summer	Autumn	Winter	Native	Tropical	Traditional
1	Brachyscome multifida	Cut Leaf Daisy	0.5m x 0.8m	140mm	X	X			X	X		X		X	X			X		X
2	Casuarina 'Cousin It'	Cousin It	0.15-0.3 x 1.5-3m	140mm	X	X						X		X	X					
3	Chrysocephalum apiculatum	Everlasting Buttons	0.3 x 0.5-3m	140mm	X	X		X	X	X										
4	Cordyline fruticosa 'Pink Diamond'	Cordyline Pink Diamond	2-3m x 1m	140mm	X	X						X	X						X	
5	Dietes bicolor	Wild Iris	1 x 1m	140mm	X							X		X	X					X
6	Dietes grandiflora	Wild Iris	1 x 1m	140mm	X							X		X	X					X
7	Gazania rigens	Gazania	0.3 – 0.5m	140mm	X							X		X	X			X		X
8	Grevillea 'Poorinda Royal Mantle'	Grevillea	0.1-0.2m x 3-8m	140mm	X	X		X	X	X								X		
9	Liriope muscari 'Evergreen Giant'	Liriope Evergreen Giant	0.75 x 0.3m	140mm	X							X			X	X			X	X
10	Lomandra hystrix	Slender Mat Rush	1.5m x 1.5m	140mm	X							X		X	X			X		
11	Myoporum parvifolium	Creeping Boobialla	0.1-0.5m x 1-3m	140mm	X	X						X		X	X			X		
12	Russelia equisetiformis	Coral Plant	1m x 4m	140mm	X	X		X	X			X							X	
13	Viola hederacea	Native Violet	0.15 x 0.2m	140mm		X	X					X	X	X				X	X	X

PLANTING PALETTE: GRASSES AND GROUNDCOVER



Annexure E

Retaining Wall
Fact Sheet & WRB
Retaining Wall
Warranty

EXAMPLE

Everleigh

Retaining Wall Fact Sheet and Owner Obligations

The Everleigh team have carefully considered and prepared your land during the civil works to ensure the best outcome for your future build. This fact sheet outlines some key ongoing owner obligations to ensure that your retaining walls are well maintained throughout the life of the property.

When designing retaining walls, Mirvac prefer the use of either:

- Boulders, stone or masonry, usually for areas facing the street areas to maximise street appeal, or
- Concrete sleeper panel walls to minimise the impact the structure has on useable land and to reduce maintenance costs because of the robust nature of concrete.

As these retaining walls are contained within private property the land owner owns them and has a responsibility to monitor and maintain the retaining walls. At Everleigh, retaining walls between private lots are located on the common boundary, and hence adjoining landowners share a responsibility to maintain the wall. The following information is provided to assist all homeowners and their builders.

The retaining walls have been designed in accordance with:

- All relevant Australian Standards
- Applicable Logan City Council approvals
- A 5kPa surcharge loading above the retaining wall
- Maximum 1 in 10 back slope above concrete sleeper retaining wall
- Existing site soil properties

In order to avoid adversely affecting the structural integrity of the retaining wall, each land owner has a responsibility to ensure the following (including making builders or tenants aware):

- That works adjacent to the retaining wall structure complies with the design parameters noted above
- That no open excavations, alterations or modifications are permitted within the zone of influence without Engineering assessment. Refer to sketch for definition of 'zone of influence'
- That no structures or trees are installed within the zone of influence (both above and below the retaining wall) without Engineering assessment
- Water is not permitted to pond within the zone of influence above or below the wall
- Any site works within any individual allotment must not disrupt the wall drainage including limiting discharge from the retaining wall

- The retaining walls have been constructed with a subsoil drain located on the common boundary between you and your neighbour's property. A non-slotted sub-soil drain outlet has been installed with a marker post labelled 'Retaining Wall Subsoil Outlet' on relevant lots. Your builder should connect this outlet to the yard / roofwater drainage system they install as part of their house contract works. Connecting this drain will mitigate the chance of water ponding in your backyard. Refer to sketch of 'typical retaining wall subsoil outlet to allotments' for further detail.
- No machinery is to be used above the retaining wall where it would result in a load more than the 5kPa limit noted above as this may cause deformation of the wall components
- The wall height is not to be raised by any method, including bolting on or constructing an additional retaining wall above, without obtaining an engineering assessment of the effects on the wall

Installation of a solid 1.8m boundary fence on or adjacent to the wall (depending on boundary location and/or agreement with neighbour) is acceptable provided the consideration given to the items raised above. As with all fences, design and construction of the fence is the owner's responsibility.



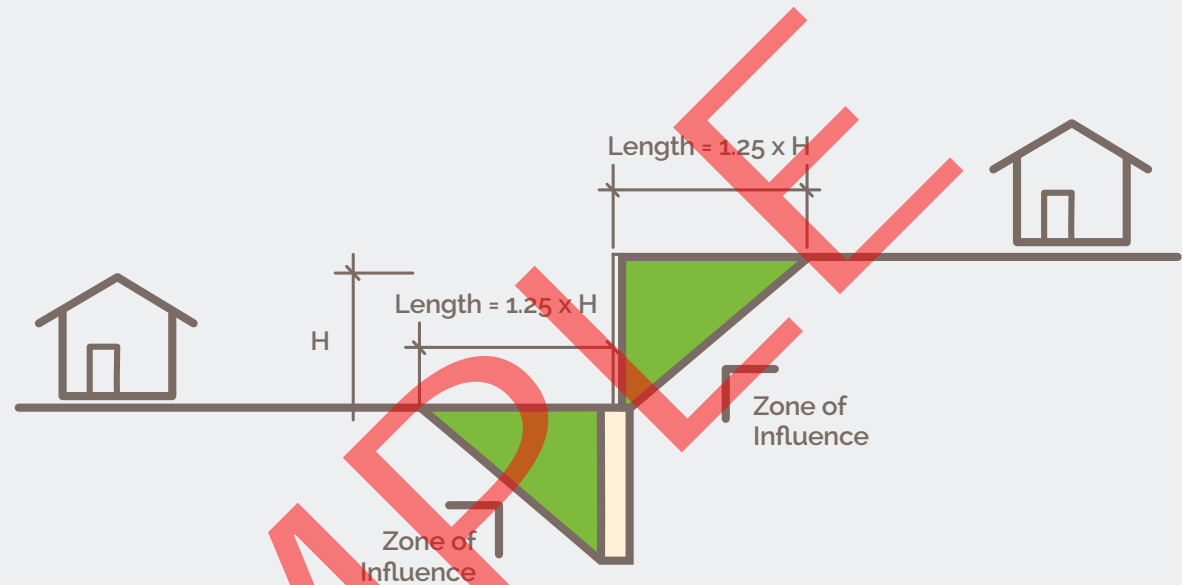
Zone of Influence

The following information is provided as a general guide. If you are unsure you should consult with a suitably qualified engineer to confirm the actual extent of the zone of influence.

For example, if the wall height (H) is 1.6m then:

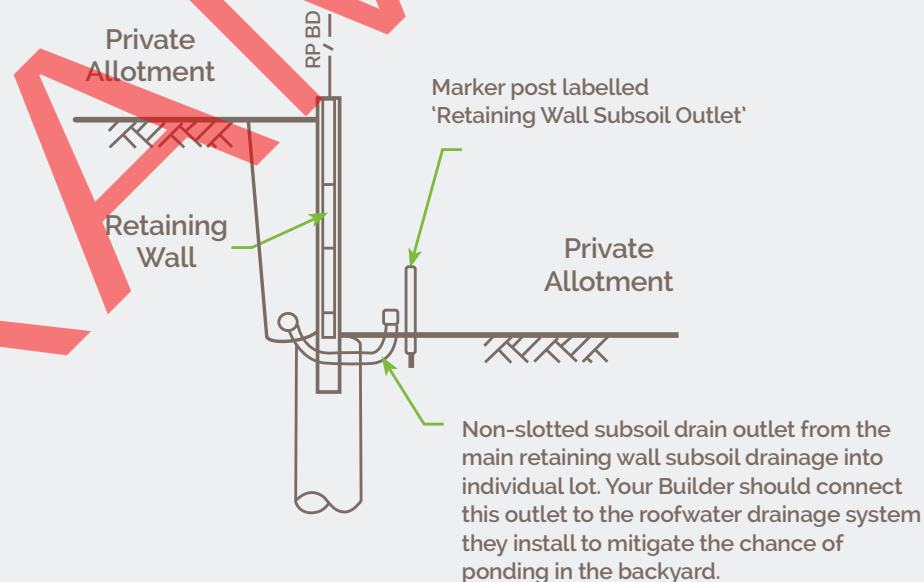
For the Lower Lot the Zone of Influence extends from the base of the wall for $H \times 1.25$ or $1.6\text{m} \times 1.25 = 2\text{m}$

For the Upper Lot the Zone of Influence extends from the base of the wall for $H \times 1.25$ or $1.6\text{m} \times 1.25 = 2\text{m}$



Typical Retaining Wall Subsoil Outlet on Relevant Low Side Allotments

Installed in the rear corner of relevant allotments located on the low side of a retaining wall.



Visit the sales office open daily 10am – 5pm
146 Teviot Road, Greenbank
Call 07 3859 5960 or visit everleigh.mirvac.com

Product Warranty

TO: Warranty Holder

Retaining Wall Warranty

WRB Group Holdings Pty Ltd (QBCC Licence No. 15065209) ABN 47 620 599 377 (WRB) warrants that if the structural integrity of the retaining wall supplied and installed by WRB for the Project, fails as a direct result of it not having been reasonably fit for its purpose at the time of its installation, WRB will for the term of 15 years commencing from the Installation Date, repair the retaining wall or compensate the Warranty Holder in accordance with the following terms and conditions:

Subject Retaining Walls

This warranty is provided only for retaining walls constructed by WRB in accordance with records maintained by WRB. Details for retaining walls constructed by WRB on a specific lot can be obtained from WRB on request by a Warranty Holder. The retaining wall warranty does not extend to cover any liability, loss or damage, consequential or otherwise however suffered or incurred as a direct or indirect result of the supply or installation of the retaining wall by WRB. This product warranty is in addition to other rights and remedies under the consumer law (see additional benefit).

Claim

You must make a claim under this product warranty within 3 months of becoming aware, or when you should reasonably have become aware, of the failure in the structural integrity of the retaining wall by providing WRB with written details of:

- (a) the failure sufficient to enable WRB to assess the claim;
- (b) the name of the estate, lot number and street address where the failure occurred; and
- (c) your name, street address, email address, daytime telephone number and interest in the land,

by email to admin@wrbconstruction.com.au or post to PO Box 4411, Gumdale QLD 4154.

Assessment

WRB will assess your claim within a reasonable time, and give you written notice of WRB's assessment of your claim.

If in assessing your claim, WRB requires you to make the retaining wall available for inspection, you will make it available for inspection by WRB within a reasonable time.



If WRB assesses that failure in the structural integrity of the retaining wall has occurred as a direct result of it not having been reasonably fit for its intended purpose at the time of its installation, WRB will take one of the following actions (the election of which will be made by WRB in WRB's absolute discretion) within 28 days after giving you written notice of WRB's assessment of your claim:

- (a) repair the retaining wall; or
- (b) compensate you for the reasonable cost to repair the retaining wall.

Exclusions & Limitations

WRB will not have any liability to you under this product warranty if:

- (a) the retaining wall is altered, modified or damaged by any person, thing or weather event outside of the Design Scope after the Installation Date.
- (b) the retaining wall is not reasonably maintained, and failure of the retaining wall is accelerated as a result. To avoid any doubt, the Warranty Holder's obligations include but are not limited to ensuring that:
 - no open excavations, alterations or modifications are permitted within the zone of influence without Engineering assessment in writing.
 - no structures or trees are installed within the zone of influence (both above and below the retaining wall) without Engineering assessment in writing
 - water is not permitted to pond within the zone of influence above or below the wall
 - any site works within any individual allotment must not disrupt the wall drainage including limiting discharge from the retaining wall
 - no machinery is to be used above the retaining wall where it would result in a load more than the 5kPa as this may cause deformation of the wall components
 - the wall height is not to be raised by any method, including bolting on or constructing an additional retaining wall above, without obtaining an Engineering assessment of the effects on the wall (noting that installation of a solid 1.8m boundary fence on or adjacent to the wall (depending on boundary location and/or agreement with neighbour) is acceptable provided consideration is given to the items raised above).
- (c) you are not the Warranty Holder;
- (d) you fail to make a claim under this product warranty strictly within 3 months of becoming aware, or when you should reasonably have become aware, of the failure in the structural integrity of the retaining wall.

Transfer of warranty



The benefit of this warranty may be transferred to a new land owner if the property is sold subject to:

- The Warranty Holder making a written request to WRB; and
- WRB agreeing in writing to transfer the benefit of the warranty (acting reasonably).

Additional Benefit

The benefits provided to you under this product warranty are in addition to other rights and remedies, including any right or remedy under the Australian Consumer Law, you may have at law, in equity or under statute.

Definitions

Developer means Mirvac Queensland Pty Limited

Warranty Holder means the lawful owner of the land where the owner:

- is the Developer;
- is the first transferee when the Developer transfers ownership of the land (subject to the first transferee registering the warranty with WRB within 3 months of transfer of the land); or
- has WRB's written confirmation that the warranty has been validly transferred to them.

Installation Date means the date on which the relevant Form 16 is signed.

Zone of Influence means the area adjacent to the retaining wall within which any changes to ground conditions may have an impact on the performance of the retaining wall.

Design Scope means the codes which are outlined in the Form 15 to identify how the retaining wall has been designed.

Project means the Everleigh subdivision development undertaken by the Developer at Teviot Road, Greenbank in the State of Queensland.



EXAMPLE

Everleigh

Residential Design
Standards and Guidelines
Precinct 1.4

REVISIONS SCHEDULE

REVISION	DATE	CHANGES MADE
A	16.01.2020	First Copy

Annexure D Deed Poll

DEED POLL - "EVERLEIGH"

TO: Mirvac Queensland Pty Limited ACN 060 411 207

FROM:

[insert New Owner's name]

[insert New Owner's name]

[insert New Owner's address]

[insert New Owner's address]

("Developer")

("New Owner")

LAND: "Everleigh", Greenbank Qld 4124

BACKGROUND

- A. The New Owner is buying or has agreed to buy the Land.
- B. The Land forms part of a quality residential community known as "Everleigh" (the **Estate**). Accordingly, it is necessary and in the interest of all owners of land in the Estate that the Developer exercises supervision and control so as to ensure quality in respect of the design and construction standard of dwellings, other improvements and landscaping in the Estate and other matters generally.
- C. The New Owner is required by the terms of the contract that the New Owner has entered into to buy the Land, to enter into this Deed Poll.

OPERATIVE PART

1. The New Owner represents to and warrants in favour of the Developer as follows:
 - (a) the New Owner agrees to abide by the terms of the Housing Covenants **attached (Housing Covenants)** as though the New Owner was the "Buyer" and the Developer was the "Seller" referred to in the Housing Covenants; and
 - (b) the New Owner agrees not to sell, transfer, dispose of, lease or in any other way part with possession of the Land without first obtaining a covenant from any disponent in favour of the Developer on the same terms of this Deed Poll.
2. The New Owner acknowledges that it is bound by the terms of the Housing Covenants and is responsible for all costs incurred by the Developer in the enforcement or attempted enforcement of the Housing Covenants and that it will be subject to legal action for rectification costs, damages, legal costs (on a solicitor and own client basis) for any breach of the Housing Covenants.
3. The New Owner acknowledges that the Developer, in its total discretion, has and reserves the right to vary, exclude or elect not to enforce any of the Housing Covenants and/or interpret the Housing Covenants and the intent of the Housing Covenants for any land in the Estate.
4. The New Owner acknowledges that:
 - (a) the Estate may be developed progressively by the Developer; and
 - (b) this involves or will involve (amongst other things) the progressive carrying out of various works and the making of town planning and building applications of various types to Authorities (**Applications**).
5. The New Owner must not:
 - (a) make or maintain any Objection either alone or jointly with others against or do anything which may adversely affect any of the Applications;
 - (b) Object in relation to any dust, noise or traffic interference which results from the carrying out of and works within the Estate;
 - (c) do or omit anything which would prevent the Developer from completing the Estate or selling allotments in the Estate; and

- (d) Object if the Developer does not complete construction of any other land included in the Estate or does not continue to develop any of the land owned by the Developer.
6. To facilitate the progressive development of the Estate, the New Owner irrevocably grants the Developer and any nominees of the Developer including any Authority and NBN Co and any supplies for NBN Co (**Nominee**) (including any employee, contractor, consultant or agent of the Developer) a licence to enter and remain on the Land as is reasonably required by the Developer or its Nominee to undertake works of any kind necessary or incidental to install or establish utility infrastructure and utility services and connections, thereto, including the following works:
- (a) to complete and/or rectify any works required by the approvals granted to the Developer for the development for the Estate (of which the Land forms part) including but not limited to civil works and the connection of services to the Land;
 - (b) the installation of pit and pipe works and network infrastructure;
 - (c) excavation and general earthworks;
 - (d) the construction of common areas, including roads;
 - (e) the construction of such improvements and facilities as may be considered necessary by the Developer to establish utility services and connections thereto; and
 - (f) the construction of services infrastructure whether public or private including without limitation, connections for sewerage, gas, electricity, communications, water or any other lawful service available to the public,
- all of which are collectively called the **Utility Infrastructure Works**.
7. The licence fee is \$1.00 payable by the Developer to the New Owner if demanded by the New Owner.
8. The Developer or its Nominee may bring onto the Estate (including the Land) any machinery, tools, equipment, vehicles and workmen to facilitate the carrying out of the Utility Infrastructure Works, provided that the Developer does not unreasonably interfere with the New Owner's enjoyment of the Land.
9. The covenants and acknowledgements in this Deed Poll given by the New Owner to any Nominee are made and given for the benefit of the Nominee pursuant to section 55 of the *Property Law Act 1974* in consideration of the Developer consenting to the sale of the Land to the New Owner.
10. The New Owner acknowledges that it has no right to Object if the Developer or a Nominee exercise their rights or have a right to exercise their rights pursuant to this Deed Poll.
11. The Developer must:
- (a) so far as reasonably possible cause minimal disturbance to any occupant of the Land; and
 - (b) repair any damage caused to the Land,
- as a result of the Developer or its Nominee (excluding NBN Co whom the Developer has no control over) exercising its rights under this Deed Poll.
12. The New Owner must not Object to the continuation of civil or construction works within the Estate which may disrupt or inconvenience the New Owner or an occupier of dwelling on the Land.
13. If the Developer has installed any fencing or entry feature on the Land then the New Owner covenants with the Developer that the New Owner will maintain in a good condition such fence or entry feature.
14. Notwithstanding any provision in the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, the Developer need not contribute to the cost of building any dividing fence between the Land and any adjoining land owned by the Developer or to the cost of relocating any fence. The New Owner waives any right to claim contribution from the Developer. The New Owner acknowledge that this clause is an agreement made between adjoining owners about a dividing fence for the purposes of section 10 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 (Qld)*.
15. The New Owner must not sell, transfer, assign or otherwise dispose of the Land without first delivering to the Developer a deed poll executed by the future buyer, transferee, assignee or disponent in favour of the Developer containing covenants in the same terms (mutatis mutandis) as this Deed Poll including an obligation for each further buyer, transferee, assignee or disponent to obtain a further deed poll from any subsequent buyer, transferee, assignee or disponent.
16. The New Owner indemnifies the Developer for any costs or damages the Developer suffers or may suffer as a result of any future buyer, transferee, assignee or disponent not being bound to the terms of this Deed Poll due a breach of the New Owner of this Deed Poll.
17. For the purposes of this Deed Poll:

- (c) **Authority** means any body, government, person or otherwise having or exercising control over the approval of, carrying out of, use or operation of the Land or the Estate or any services to be provided to the Land or the Estate, including, but not limited to, the Local Government and the department of Economic Development Queensland (a division of the Department of State Development, Manufacturing, Infrastructure and Planning).
- (d) **Object** or **Objection** means to object generally and includes:
- (i) object to a variation, change or substitution;
 - (ii) claim compensation;
 - (iii) require the Developer to carry out any works to the Land;
 - (iv) withhold a consent;
 - (v) make any claim, demand, appeal or suit of any nature; or
 - (vi) seek an injunction.
18. Queensland Law applies to this Deed Poll. The New Owner submits to the jurisdiction of the courts of Queensland.
19. This Deed Poll takes effect from the date the New Owner has effected settlement of the contract to buy the Land.
20. The New Owner must give to the Developer a copy of this signed and witnessed Deed Poll.

DATED THIS _____ 20____.

SIGNED AS A DEED POLL

SIGNED, SEALED AND DELIVERED by the)
New Owner in the presence of:)

New Owner's Signature

Witness

**THE NEW OWNER'S SIGNATURE MUST BE
WITNESSED**

SIGNED, SEALED AND DELIVERED by the)
New Owner in the presence of:)

New Owner's Signature

Witness

**THE NEW OWNER'S SIGNATURE MUST BE
WITNESSED**

DEED POLL
ANNEXURE "A" – HOUSING COVENANTS

(Follows this page)

[NOTE: Insert Housing Covenants AND Residential Design Standards and Guidelines behind this page when on-selling and preparing this Deed Poll for signing]

EXAMPLE

Annexure E Survey Plan

(follows this page)

EXAMPLE



Plan of Lots 1004-1025, 1047-1052, 1055-1086, 1163-1168 & 9001

Cancelling Lot 9001 on SP300873

LOCAL
GOVERNMENT: *LOGAN CITY* LOCALITY: ***GREENBANK***

Meridian: <i>MGA (Zone 56) vide PSMs</i>	Survey Records: <i>No</i>
--	------------------------------

Scale:	<i>1:5000</i>
Format:	STANDARD
SP300874	

(Dealing No.)

5. Lodged by

(Include address, phone number, reference, and Lodger Code)

I. Certificate of Registered Owners or Lessees.

I/We MIRVAC QUEENSLAND PTY LIMITED
A.C.N. 060 411 207

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan.~~

Signature of *Registered Owners ~~*Lessees~~

MIRVAC QUEENSLAND PTY LIMITED A.C.N. 060 411 207
BY ITS DULY AUTHORISED ATTORNEYS

EMPLOYEES OF MIRVAC GROUP OF COMPANIES UNDER
POWER OF ATTORNEY NO.
AND WHO HAS RECEIVED NO NOTICE OF REVOCATION OF
THAT ATTORNEY AND WHO WARRANTS THAT THEY HAVE THE
REQUISITE POWER UNDER THAT ATTORNEY.

* Rule out whichever is inapplicable

2. Planning Body Approval.

*
hereby approves this plan in accordance with the :
%

Dated this day of

..... #

..... #

* Insert the name of the Planning Body.

Insert designation of signatory or delegation

% Insert applicable approving legislation.

3.Plans with Community Management Statement :

CMS Number :

Name :

4.References :

Dept File :

Local Govt :

Surveyor : 7598

6. Existing

Title Reference	Description	New Lots	Road	Secondary Interests
51194166	Lot 9001 on SP300873	1004–1025, 1047–1052, 1055–1086, 1163–1168 & 9001	New Rd	

ENCUMBRANCE EASEMENT ALLOCATIONS

Easement	Lots to be Encumbered
719418785 (Emt C on SP307780)	9001
719456496 (Emt F on SP307780)	9001

BENEFIT EASEMENT ALLOCATIONS

Easement	Lots Fully Benefited	Lots Partially Benefited
719454124 (Emt E on SP307780)	1004–1025, 1047–1052, 1055–1086, 1163–1168 & 9001	

1004–1025, 1047–1052, 1055–1086, 1163–1168 & 9001

Por 434

Lots

Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: SAUNDERS HAVILL GROUP PTY LTD

Date :

Signed :

Designation : Liaison Officer

9. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;

* Part of the building shown on this plan encroaches onto adjoining * lots and road

.....
Cadastral Surveyor/Director* Date

* delete words not required

10. Lodgement Fees :

Survey Deposit \$

Lodgement \$

.....New Titles \$

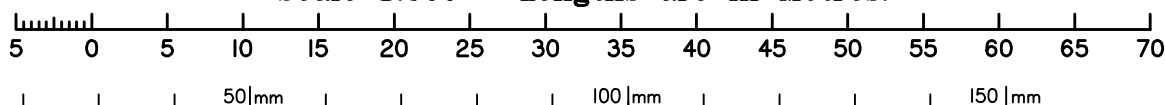
Photocopy \$

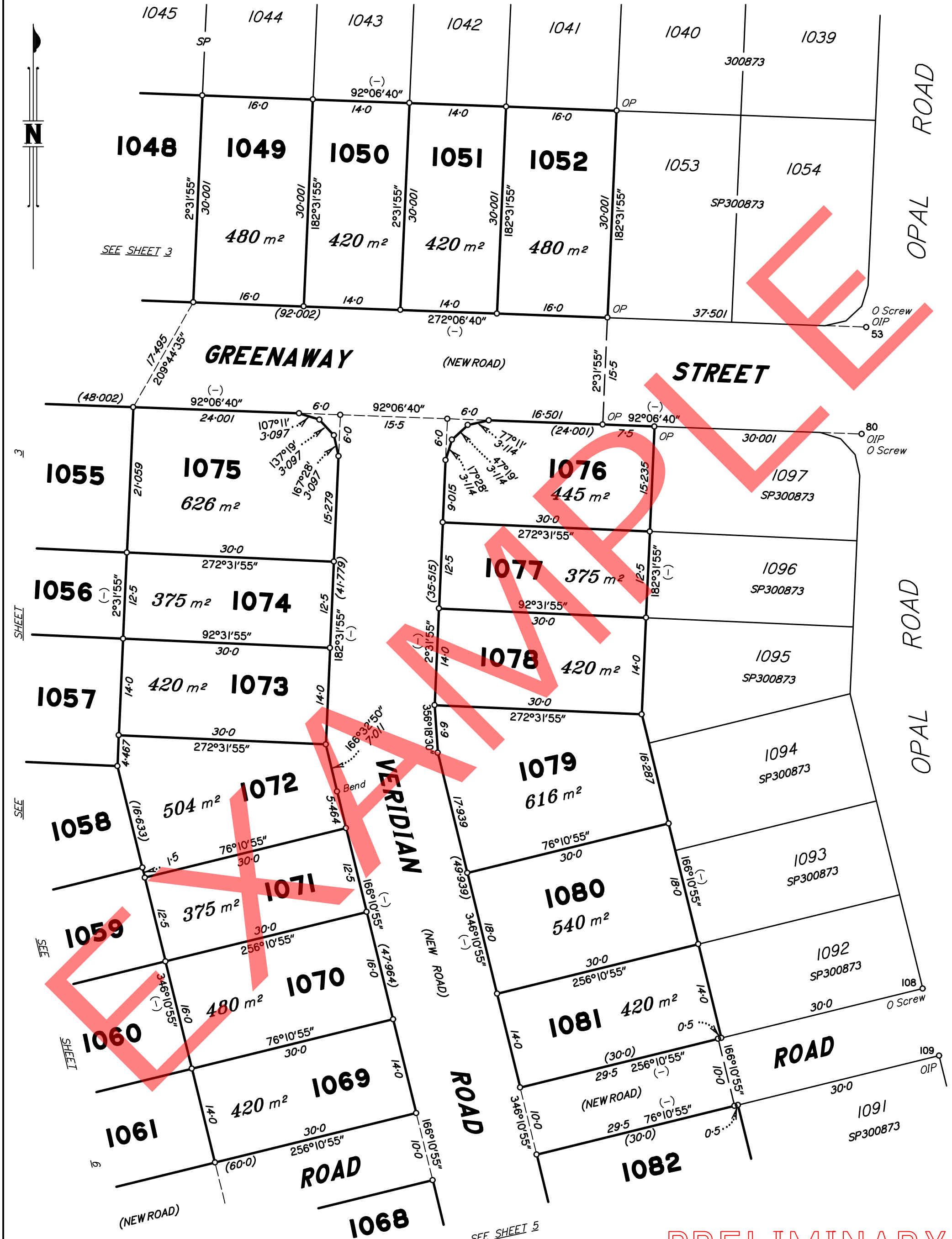
Postage \$

TOTAL \$

II. Insert
Plan
Number

SP300874





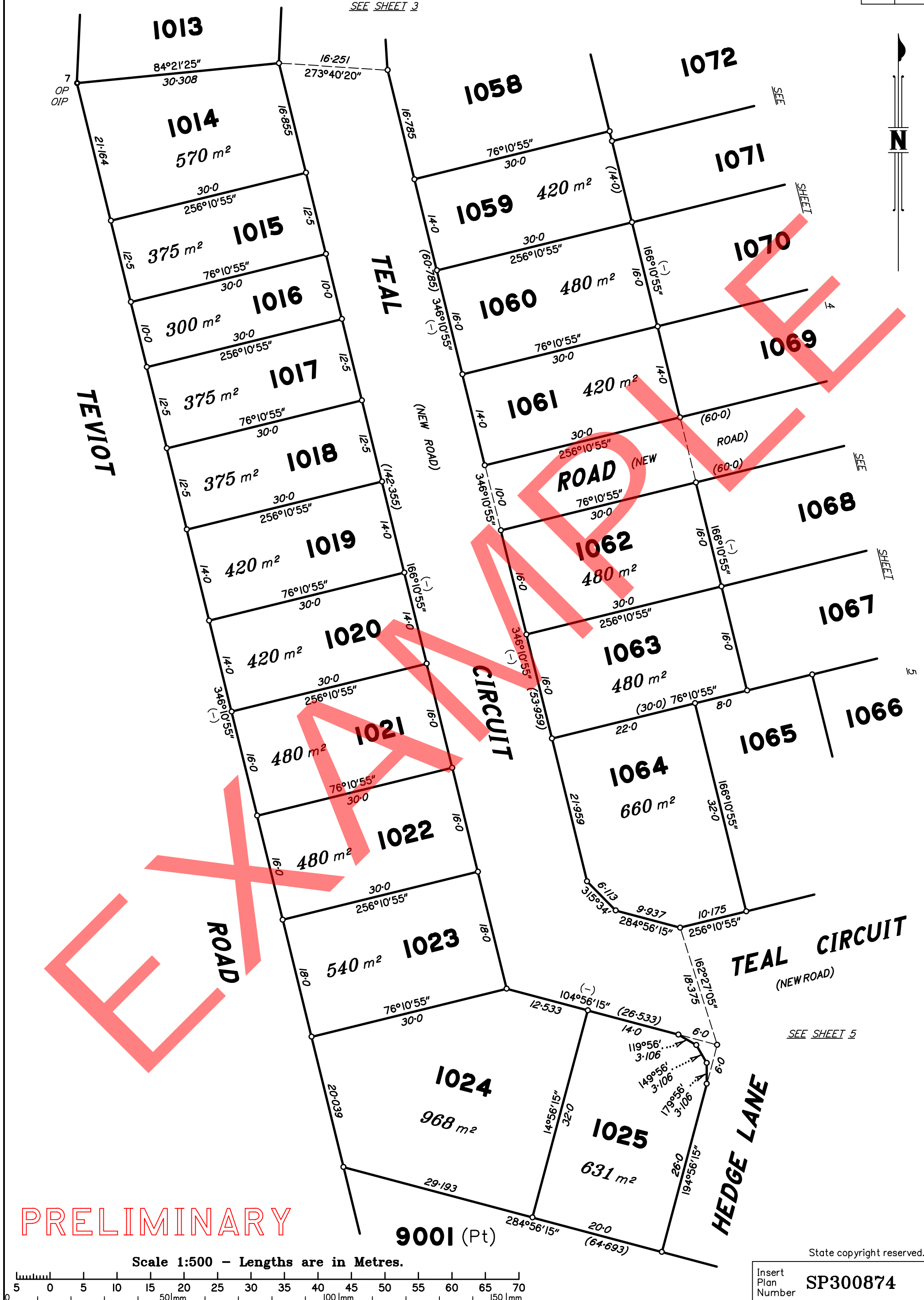


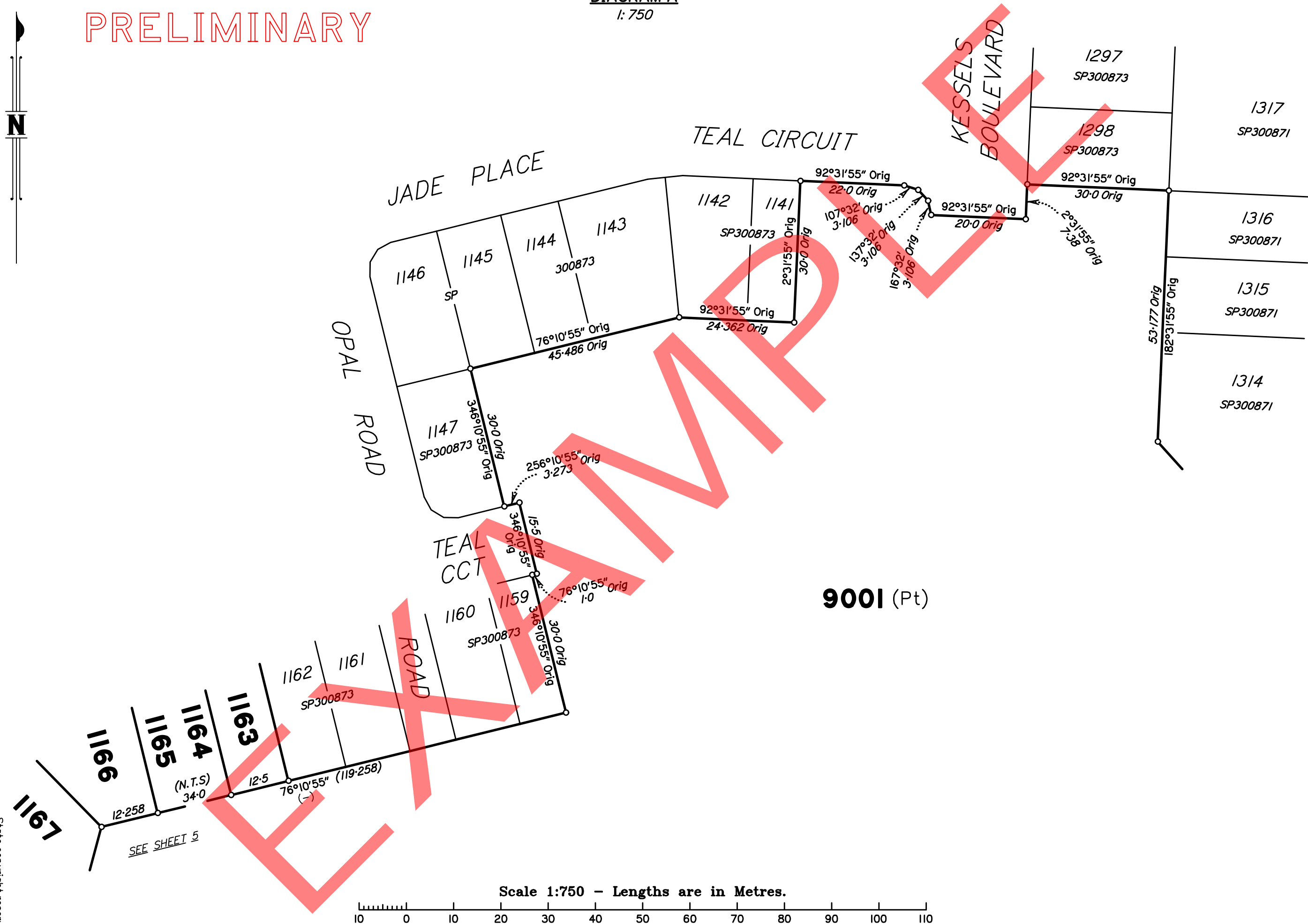
DIAGRAM A

1: 750

PRELIMINARY



0
50 mm
100 mm
150 mm



Insert
Plan
Number
SP300874

State copyright reserved.

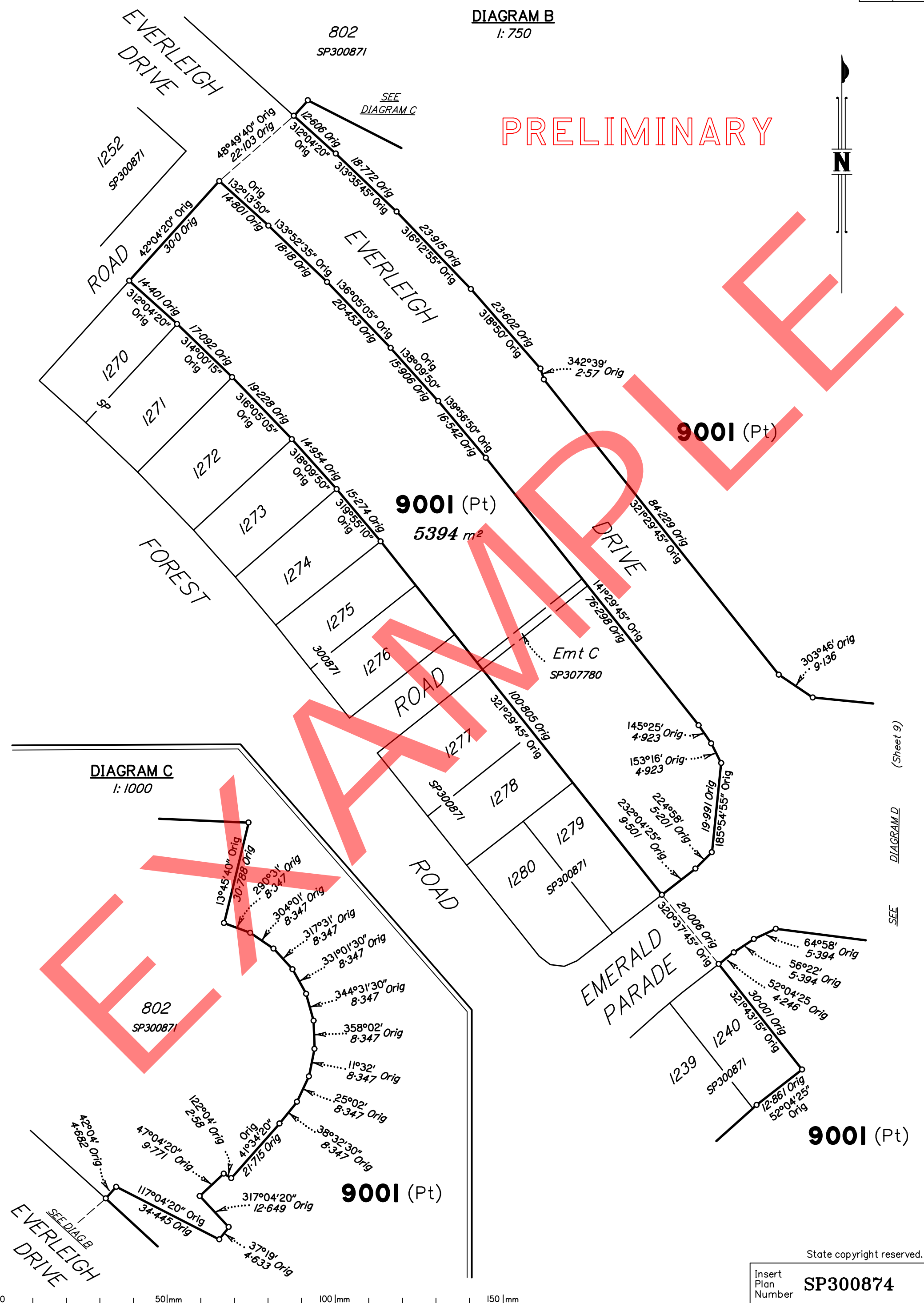




DIAGRAM D
1: 750

9001 (Pt)

Emt F
SP307780

SP297192

PARKWAY

IVORY

Emt E
SP307780

Emt D
SP307780

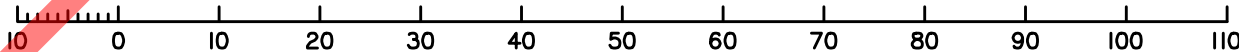
9001 (Pt)

1000

SP307780

PRELIMINARY

Scale 1:750 - Lengths are in Metres.



EVERLEIGH

(Sheet 8)

DIAGRAM B

SEE

EMERALD
PARADE

DRIVE

Insert
Plan
Number
SP300874

State copyright reserved.

M.G.A. COORDINATES GDA-94

STATION	EASTING	NORTHING	ZONE	P. U.	LINEAGE	METHOD	REMARKS

MERIDIAN TABLE

LINE	PLAN BEARING	MGA ZONE 56 BEARING

PERMANENT MARKS

<i>PM</i>	<i>ORIGIN</i>	<i>BEARING</i>	<i>DIST</i>	<i>NO</i>	<i>TYPE</i>

REFERENCE MARKS

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST

REINSTATEMENT REPORT

● ● ● ●

PRELIMINARY

Annexure F Guarantee and Indemnity

Guarantor 1 Name _____
 Guarantor 1 Address _____
 Guarantor 2 Name _____
 Guarantor 2 Address _____
 Guarantor 3 Name _____
 Guarantor 3 Address _____

(Guarantor)

Contract for the sale and purchase of the Property to be made between the Seller and the Buyer named in the Reference Schedule (in the contract)

(Contract)

It is agreed:

1. Agreement

1.1 The Guarantor:

- (a) has requested that the Seller enter into the Contract;
- (b) enters into this Guarantee and Indemnity in consideration for the Seller agreeing to:
 - (i) enter into the Contract at the request of the Guarantor; and
 - (ii) pay the Guarantor \$1.00 within 10 Business Days after written demand by the Guarantor to the Seller; and
- (c) acknowledges the receipt of valuable consideration from the Seller for the Guarantor incurring obligations under this Guarantee and Indemnity.

1.2 The Seller agrees to enter into the Contract at the request of the Guarantor.

2. Guarantee

2.1 The Guarantor:

- (a) unconditionally and irrevocably guarantees to the Seller on demand the due and punctual performance by the Buyer of all of its obligations under the Contract;
- (b) as a separate undertaking, agrees to unconditionally and irrevocably indemnify the Seller against all liability, damages, costs, expenses and losses of any kind and howsoever arising (including penalties, fines, interest, duties, fees, taxes or legal fees on a full indemnity basis) which the Seller may suffer as a result of or arising directly or indirectly out of:
 - (i) any default, breach or non-compliance by the Buyer of the Contract;
 - (ii) a breach by the Buyer of a promise, representation, warranty or the like by the Buyer in the Contract or otherwise, including any promise, representation, warranty or the like which was incorrect or misleading when made;
 - (iii) any failure by the Buyer to strictly observe a term or obligation of the Contract;
 - (iv) settlement of the Contract not occurring or not taking effect;

- (v) the Buyer having no obligations, being relieved of any obligations or any obligations of the Buyer becoming unenforceable under the Contract; or
- (vi) making, enforcing and doing anything in connection with this Guarantee and Indemnity.

2.2 The Guarantor agrees that the Guarantor's liability and obligations under this Guarantee and Indemnity are not affected by any:

- (a) termination of the Contract by the Seller as a result of any default or breach by the Buyer;
- (b) insolvency, bankruptcy, death, incompetency or winding up of the Buyer or of any Guarantor;
- (c) assignment of the Contract by the Buyer or the Seller;
- (d) grant of time or other concession to the Buyer by the Seller or to the Seller by the Buyer;
- (e) compromise, waiver, variation or novation of any of the rights of the Seller against the Buyer under the Contract;
- (f) delay by the Seller in exercising its rights or if the Seller does not sue the Buyer;
- (g) acquiescence, acts, omissions or mistakes on the part of the Seller;
- (h) purported rights of the Seller against the Buyer under the Contract being invalid, void or unenforceable for any reason including by operation of law or statute;
- (i) future variations or alterations to the Contract agreed between the Buyer and the Seller, regardless of whether the Guarantor has first consented to the variation or alteration and regardless of any prejudice to the Guarantor arising from that variation or alteration;
- (j) other person who was named, intended or required to enter into this Guarantee and Indemnity has not done so or has not done so effectively;
- (k) waiver or other indulgence or the discharge or release of a Buyer or any other person from any obligation;
- (l) guarantee and indemnity by any other person who has entered into this Guarantee and Indemnity not being, for any reason whatsoever, enforceable; or
- (m) other acts, omission, thing or matter whatsoever which, but for this provision, might in any way operate to release or otherwise exonerate or discharge the Guarantor from any of its obligations as surety.

2.3 This Guarantee and Indemnity:

- (a) extends to cover the Contract as amended, varied or replaced, whether with or without the consent of the Guarantor; and
- (b) is a continuing guarantee and indemnity and, despite settlement, remains in full force and effect for as long as the Buyer has any liability or obligation to the Seller under the Contract and until all of those liabilities or obligations have been fully discharged.

2.4 The Guarantor represents to the Seller that before the Guarantor entered into this Guarantee and Indemnity the Guarantor has read this Guarantee and Indemnity, the Contract and any other associated documents and has been given the opportunity to take and has taken whatever legal and other advice the Guarantor considered necessary.

2.5 The Seller may assign its rights under this Guarantee and Indemnity without affecting or discharging the Guarantor's liability as surety in any way.

2.6 The Seller does not have to sue the Buyer or enforce any rights against any person before claiming under this Guarantee and Indemnity.

- 2.7 Money paid to the Seller by the Guarantor must be applied first against payment of costs, charges and expenses under clause 2.1(b) then against other obligations under this Guarantee and Indemnity.
- 2.8 This Guarantee and Indemnity binds each Guarantor individually and all of them jointly.
- 2.9 This Guarantee and Indemnity is a separate, collateral instrument to the Contract.
- 2.10 If there is any ambiguity in this Guarantee and Indemnity, it is to be interpreted in favour of the Seller. Any void, voidable or illegal term of this Guarantee and Indemnity is to be read down or severed leaving the balance operable.
- 2.11 Clauses 10.4 and 10.9 of the Terms of Contract (as amended) apply to this Guarantee and Indemnity as if they were stated in it (but as if references to "Contract" were to "Guarantee and Indemnity").
- 2.12 The Guarantor acknowledges and agrees that this Guarantee and Indemnity was signed by the Guarantor before the Seller signed the Contract.
- 2.13 This Guarantee and Indemnity may be executed and exchanged in any manner permitted under the Contract for the execution and exchange of that document (including electronically).
- 2.14 Any terms defined in the Contract have the same meaning when used in this Guarantee and Indemnity. The use of the word "including" (and any similar expression) is not used as a word of limitation. In any combination or list of options, the use of the word "or" is not used as a word of limitation.

WARNING: The Guarantor is agreeing to be legally liable for the performance of the Buyer under the Contract.

SIGNED by Guarantor 1 named above:

.....
SIGNATURE – GUARANTOR 1

WITNESS

SIGNED by Guarantor 2 named above:

.....
SIGNATURE – GUARANTOR 2

WITNESS

SIGNED by Guarantor 3 named above:

.....
SIGNATURE – GUARANTOR 3

WITNESS

SIGNED on behalf of Mirvac Queensland Pty Limited ACN
060 411 207 by its duly authorised signatory:

.....
SIGNATURE – SELLER

WITNESS

.....
SIGNATURE – SELLER

Annexure G Services and Other Features Plans

(follows this page)

Buyer 1 Sign

Buyer 3 Sign

Buyer 2 Sign

Seller Sign

EXAMPLE

**Services and Other Features Plan relevant
to the Lot being sold is to be inserted here.**

Annexure H Easement Schedule

Lot No	Location	Purpose	Type – Private or In Gross

Note:

- Easement E on SP307780 given dealing number 719454124 will be surrendered prior to Settlement, so far as it relates to the Land, so that the Buyer will not have the benefit of that easement.

Buyer 1 Sign

Buyer 3 Sign

Buyer 2 Sign

Seller Sign

Annexure I Additional Special Condition

Variations to Contract

The terms of this Contract are varied in accordance with the table below as follows:

EXAMPLE