



Contract for Houses and Residential Land

Eighteenth 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:

If no date is inserted, the Contract Date is the date on which the last party signs the Contract

SELLER'S AGENT

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

SELLER

NAME:	FARRIERS CREEK PTY LTD A.C.N. 639 414 323			ABN:	
ADDRESS:	138 Mary Street				
SUBURB:	Brisbane City	STATE:	QLD	POSTCODE:	4000
PHONE:	MOBILE:	FAX:	EMAIL:		

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

SELLER'S SOLICITOR

■ or any other solicitor notified to the Buyer

NAME:					
REF:	CONTACT:	Octavia Bird			
ADDRESS:	PO Box 663				
SUBURB:	FORTITUDE VALLEY	STATE:	QLD	POSTCODE:	4006
PHONE:	MOBILE:	FAX:	EMAIL:		
1800 155 526	0425 645 729		octaviab@cfmgcapital.com.au		

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

BUYER

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

BUYER'S AGENT *(If applicable)*

NAME:			
ABN:		LICENCE NO:	
ADDRESS:			
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 79 "Farriers Creek (Stage 2)" (situated at 120 Coutts Drive)				
	SUBURB:	Burpengary	STATE:	QLD	POSTCODE:	4505
		<input type="checkbox"/> Built On <input checked="" type="checkbox"/> Vacant				
Description:		Lot: 79				
		On: Proposed Plan of Subdivision being created upon the cancellation of Lot 100 on SP 332115				
Title Reference:		To issue from 13171208				
Area:		As shown on the disclosure plan ■ 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		Moreton Bay Regional Council				

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

Excluded Fixtures:	Nil
Included Chattels:	Nil

PRICE

Deposit Holder:	Seller's Solicitor		
Deposit Holder's Trust Account:	Bird Law Practice Trust Account		
Bank:	NAB		
BSB:	084 004	Account No:	49-661-9981

Cyber Warning

Cyber criminals are targeting real estate transactions by sending fraudulent electronic communications (emails) impersonating lawyers and real estate agents. **BEFORE** you pay any funds to another person or company using information that has been emailed to you or contained in this Contract, you should contact the intended recipient by telephone to verify and confirm the account details that have been provided to you.

Purchase Price:	<div>■ Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.</div>		
Deposit:	5% of the Purchase Price	Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.	
		On Signing of Contract	
Default Interest Rate:	Balance Deposit (if any) payable on: or before satisfaction or waiver of Finance Clause		
	<div>■ If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc will apply.</div>		

FINANCE

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

BUILDING AND/OR PEST INSPECTION DATE

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

Title Encumbrances:

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

Refer to:	<div>■ WARNING TO SELLER: You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title in favour of other land 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.</div>
1. Special Conditions:	
2. Disclosure Plan: and	
3. Draft Survey Plan	

Tenancies:

TENANTS NAME: NIL

- *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:

\$

\$

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 adjacent land used in association with the Land?☐ Yes☒ No■ **WARNING TO SELLER:**

Under clause 5.3(1)(e) the Seller must provide a Pool Compliance Certificate at settlement. If there is no Pool Compliance Certificate at the Contract Date you must give a Notice of No Pool Safety Certificate to the Buyer prior to entering into this contract.

Q2. If the answer to Q1 is Yes, is there a Pool Compliance Certificate for the pool at the time of contract?☐ Yes☐ No**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

The Seller gives notice to the Buyer that smoke alarms complying with the Smoke Alarm Requirement Provision are:
(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.

- **WARNING:** Under clause 7.8 the Seller must install smoke alarms complying with the Smoke Alarm Requirement Provision in any domestic dwelling on the Land. Failure to do so is an offence under the Fire and Emergency Services Act 1990.

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

NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011

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)

- ☐ the Buyer is *not* required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property
- ☒ the Buyer is 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.

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

The REIQ Terms of Contract for Houses and Residential Land (Pages 7-14) (Eighteenth Edition) contain the Terms of this Contract.

SPECIAL CONDITIONS

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

- Annexure A Special Conditions
- Annexure B Building Design Guidelines
- Annexure C Guarantee & Indemnity
- Annexure D Bushfire Hazard Assessment and Management Plan

SETTLEMENT

SETTLEMENT DATE:

See Special Conditions.

- or any later date for settlement in accordance with clauses 6.2, 6.3, 10.5, 11.4 or any other provision of this Contract.

WARNING: The Settlement Date as stated may change. Read clauses 6.2, 6.3, 10.5 and 11.4. If you require settlement on a particular date, seek legal advice prior to signing.

PLACE FOR SETTLEMENT:

Brisbane

- If Brisbane is inserted or this is not completed, 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: _____

By placing my signature above I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign and if an officer of a company, the company duly resolved to enter into and sign this Contract to buy the Property.

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

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]

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

TERMS OF CONTRACT

FOR HOUSES AND RESIDENTIAL LAND

1. DEFINITIONS

1.1 In this contract, terms in **bold** in the Reference Schedule have the meanings shown opposite them and unless the context otherwise requires:

- (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;
- (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) **"Contract Date"** or **"Date of Contract"** means:
 - (i) the date inserted in the Reference Schedule as the Contract Date; or
 - (ii) if no date is inserted, the date on which the last party signs this contract;
- (k) **"Court"** includes any tribunal established under statute;
- (l) **"Digitally Sign"** and **"Digital Signature"** have the meaning in the ECNL;
- (m) **"ECNL"** means the Electronic Conveyancing National Law (Queensland);
- (n) **"Electronic Conveyancing Documents"** has the meaning in the *Land Title Act 1994*;
- (o) **"Electronic Lodgement"** means lodgement of a document in the Land Registry in accordance with the ECNL;
- (p) **"Electronic Settlement"** means settlement facilitated by an ELNO System;
- (q) **"Electronic Signature"** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;
- (r) **"Electronic Workspace"** means a shared electronic workspace within the ELNO System nominated by the Seller that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement;
- (s) **"ELNO"** has the meaning in the ECNL;
- (t) **"ELNO System"** means a system provided by an ELNO capable of facilitating Financial Settlement and Electronic Lodgement in Queensland;
- (u) **"Encumbrances"** includes:
 - (i) unregistered encumbrances;
 - (ii) statutory encumbrances; and
 - (iii) Security Interests;
- (v) **"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)-(e), 5.5 and 6.1;
- but nothing in this definition precludes a Court from finding other terms to be essential;
- (w) **"Extension Notice"** means a notice under clause 6.2(1);
 - (x) **"Financial Institution"** means a Bank, building society or credit union;
 - (y) **"Financial Settlement"** means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule;
 - (z) **"Financial Settlement Schedule"** means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts;
 - (aa) **"General Purpose Socket Outlet"** means an electrical socket outlet as defined in the *Electrical Safety Regulation 2013*; **"GST"** means the goods and services tax under the GST Act;
 - (bb) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* and includes other GST related legislation;
 - (cc) **"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.
 - (dd) **"Improvements"** means all 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;
 - (ee) **"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;
 - (ff) **"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;
 - (gg) **"Pest Inspector"** means a person licensed to undertake termite inspections on completed buildings under the *Queensland Building and Construction Commission Regulations 2003*;
 - (hh) **"Pool Compliance Certificate"** means:
 - (i) a Pool Safety Certificate under section 231C(a) of the *Building Act 1975*; 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*;
 - (ii) **"PPSR"** means the Personal Property Securities Register established under *Personal Property Securities Act 2009 (Cth)*;
 - (jj) **"Property"** means:
 - (i) the Land;
 - (ii) the Improvements; and
 - (iii) the Included Chattels;
 - (kk) **"Rent"** means any periodic amount payable under the Tenancies;
 - (ll) **"Reserved Items"** means the Excluded Fixtures and all chattels on the Land other than the Included Chattels;
 - (mm) **"Security Interests"** means all security interests registered on the PPSR over Included Chattels and Improvements;

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- (nn) **"Services"** means infrastructure for the provision of services including water, gas, electricity, telecommunications, sewerage or drainage;
- (oo) **"Smoke Alarm Requirement Provision"** has the meaning in section 104RA of the *Fire and Emergency Services Act 1990*;
- (pp) **"Transfer Documents"** means:
 - (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;
- (qq) **"Transport Infrastructure"** has the meaning defined in the *Transport Infrastructure Act 1994*; and
- (rr) **"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) Subject to clause 2.2(4), if the Buyer:
 - (a) effects an electronic transaction to pay all or part of the Deposit to the account of Deposit Holder on a day;
 - (b) provides written evidence to the Deposit Holder that the electronic transaction has occurred; and
 - (c) does not take any action to defer the payment to the Deposit Holder to a later day,

the payment is taken to be received by the Deposit Holder on the day the Buyer effects the electronic transaction even if, because of circumstances beyond the Buyer's control, the payment to the Deposit Holder's account happens on a later day.
- (4) If the Buyer has complied with clause 2.2(3) but the Deposit Holder has not received the payment by the due date:
 - (a) the Seller may give the Buyer notice that the payment has not been received by the Deposit Holder; and
 - (b) if the payment has not been paid into the account of the Deposit Holder by 5pm on the date 2 Business Days after the Seller's notice under clause 2.2.(4)(a) is given to the Buyer then clause 2.2(3) will not apply and the Buyer will be in default.
- (5) 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 before 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

- (1) Rent and Outgoings must be apportioned between the parties in accordance with this clause 2.6 and any adjustments paid and received on settlement so that:
 - (a) the Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date; and
 - (b) 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;
 - (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 Queensland Revenue Office advises that it will issue a final clearance for the Land on payment of a specified amount, then the Seller irrevocably directs the Buyer to draw a bank cheque for the specified amount from the Balance Purchase Price at settlement and the Buyer must pay it promptly to the Queensland Revenue Office.
- (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 Seller irrevocably directs the Buyer to draw a bank cheque for 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) 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 and the Seller will reimburse this cost to the Buyer as an adjustment at settlement.
- (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, before 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

- 4.1 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).
- 4.2 The Buyer must give notice to the Seller that:
 - (a) a satisfactory Inspector's report under clause 4.1 has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or
 - (b) clause 4.1 has been either satisfied or waived by the Buyer.
- 4.3 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.
- 4.4 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.2 by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 4.5 The Seller's right under clause 4.4 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 4.2.

5. SETTLEMENT

- 5.1 **Time and Date**
 - (1) Settlement must occur:

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

- (a) between 9am and 4pm AEST on the Settlement Date; and
 - (b) subject to clause 5.1(2), in the Place for Settlement at the office of a solicitor, Financial Institution or settlement agent nominated by the Seller.
- (2) If the Seller has not nominated an office under clause 5.1(1)(b) or the parties have not otherwise agreed where settlement is to occur by 5pm on the date 2 Business Days before the Settlement Date, section 61(2)(c) of the *Property Law Act 1974* applies.

5.2 Transfer Documents

- (1) The Transfer Documents must be prepared by the Buyer 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 Queensland Revenue Office 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) unstamped Transfer Documents capable of immediate registration after stamping; and
 - (b) any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2; and
 - (c) if requested by the Buyer not less than 2 Business Days before the Settlement Date, the Keys; and
 - (d) 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
 - (e) a copy of a current Pool Compliance Certificate for each regulated pool on the Land unless:
 - (i) the Seller has done this before settlement; or
 - (ii) the Seller has given the Buyer a notice under section 28 of the *Building Regulation 2021* (Notice of No Pool Safety Certificate) before entry into this contract.
- (2) If the Keys are not required to be delivered at Settlement under clause 5.3(1)(c), the Seller must deliver the Keys to the Buyer on or before settlement. 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 of State Lease

- (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 Extension of Settlement Date

- (1) Either party may, at any time up to 4pm on the Settlement Date, extend the Settlement Date by giving a notice under this clause nominating a new date for settlement which must be no later than 5 Business Days after the Scheduled Settlement Date.
- (2) The Settlement Date will be the date specified in the Extension Notice and time is of the essence in respect of this date.
- (3) More than one Extension Notice may be given under clause 6.2(1) but the new date for settlement nominated in an Extension Notice may not be a date later than 5 Business Days after the Scheduled Settlement Date.
- (4) In this clause 6.2, "**Scheduled Settlement Date**" means the Settlement Date specified in the Reference Schedule as extended:
 - (a) by agreement of the parties; or
 - (b) under clause 6.3 or 11.4,
 but excludes any extension of the Settlement Date as a result of the operation of this clause 6.2.

6.3 Delay Event

- (1) This clause 6.3 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 6.3(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 6.3:
 - (a) "**Affected Party**" means a party referred to in clause 6.3(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; or
- (v) if clause 2.5 applies, the computer system operated by the ATO for the GST Withholding notifications referred to in clause 2.5(5)(c) is inoperative;
- (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), 2.5(5)(b) and (c) 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's warranties in clauses 7.4(2) and 7.4(3) apply except to the extent disclosed by the Seller to the Buyer:
 - (a) in this contract; or
 - (b) in writing before the Buyer signed this contract.
- (2) The Seller warrants that, at the Contract Date:
 - (a) there is no outstanding notice under section 246AG, 247 or 248 of the *Building Act 1975* or section 167 or 168 of the *Planning Act 2016* that affects the Property;
 - (b) the Seller has not received any communication from a competent authority that may lead to the issue of a notice referred to in clause 7.4(2)(a) or a notice or order referred to in clause 7.6(1);
 - (c) there are no current or threatened claims or proceedings which may lead to a Court order or writ of execution affecting the Property;
 - (d) there is no outstanding obligation on the Seller to give notice to the administering authority under the *Environmental Protection Act 1994* of a notifiable activity being conducted on the Land;
 - (e) 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 the *Environmental Protection Act 1994*.
- (3) The Seller warrants that, 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 Court order or writ of execution affecting the Property.
- (4) If the Seller breaches a warranty in clause 7.4(2) or 7.4(3), the Buyer may terminate this contract by notice to the Seller given before settlement.
- (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 :

- (a) there is an error in the boundaries or area of the Land;
 - (b) there is an encroachment by structures onto or from the Land;
 - (c) there are Services that pass through the Land which do not service the Land and are not protected by any Encumbrance disclosed to the Buyer in this contract; or
 - (d) there is a mistake or omission in describing the Property or the Seller's title to it,
- which is material, the Buyer may terminate this contract by notice to the Seller given before settlement.
- (3) If a matter referred to in clause 7.5(2) is:
 - (a) immaterial; or
 - (b) material, but the Buyer elects to complete this contract, 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(3).

7.6 Requirements of Authorities

- (1) Any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property must be fully complied with:
 - (a) if issued before the Contract Date: by the Seller before the Settlement Date unless clause 7.6(4) applies; or
 - (b) if issued on or after the Contract Date: by the Buyer unless clause 7.6(3) applies.
- (2) If the Seller fails to comply with clause 7.6(1)(a), the Buyer is entitled to claim the reasonable cost of complying with the notice or order from the Seller after settlement as a debt.
- (3) If any notice or order referred to in clause 7.6(1)(b) is required to be complied with before the Settlement Date:
 - (a) the Seller must comply with the notice or order; and
 - (b) at settlement, the Buyer must pay the reasonable costs incurred by the Seller in doing so,

unless the Buyer directs the Seller not to and indemnifies the Seller against any liability incurred for failure to comply with the notice or order.
- (4) The Buyer must comply with any notice or order referred to in clause 7.6(1) which is disclosed by the Seller to the Buyer:
 - (a) in this contract; or
 - (b) in writing before the Buyer signed this contract.

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 to the Land passes unlawfully through other land;
 - (d) any Services to the Land which pass through other land are not protected by a registered easement, building management statement or by statutory authority;
 - (e) any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;
 - (f) 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)(d);
 - (g) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;
 - (h) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*;
 - (i) 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 before settlement.

- (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 Compliant Smoke Alarms

- (1) The Seller must install smoke alarms in any domestic dwelling on the Land in accordance with the Smoke Alarm Requirement Provision by the Settlement Date.
- (2) If the Seller fails to comply with clause 7.8(1), the Buyer is entitled to an adjustment at settlement equal to 0.15% of the Purchase Price but only if claimed by the Buyer in writing on or before settlement. This is the Buyer's only remedy for non-compliance with clause 7.8(1).

7.9 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;
- (4) once to value the Property before settlement; and
- (5) once to carry out an inspection for smoke alarms installed in the Property.

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 or expenditure 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.

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;
- (4) the Local Government rate account number for the Land; and
- (5) 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

- (1) 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 under this clause.

- (2) Clause 9.1 does not limit any other right or remedy of the parties including those under this Contract or any right at law or in equity.

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 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.
- (9) A communication given using a messaging system in an ELNO System is not a notice for the purpose of this contract.

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.
- (3) If clause 11 applies and the Settlement Date falls on a day on which both the Sydney and Melbourne offices of the Reserve Bank of Australia are closed, the Settlement Date will be taken to be 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.

(6) Calculating Time

If anything is permitted or required to be done:

- (a) a number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date;
Example: if the Settlement Date falls on a Friday, 2 days before the Settlement Date is Wednesday.
- (b) "at least" a number of days or Business Days before a specified date or a clear number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date and excluding the day on which the thing may or must be done;
Example: if the Settlement Date falls on a Friday, at least 2 days before the Settlement Date or 2 clear days before the Settlement Date is Tuesday.
- (c) a number of days or Business Days after a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date.
Example: if the Contract Date falls on a Monday, 2 days after the Contract Date is Wednesday.

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

Clause 11:

- (a) applies if the form of transfer under the *Land Title Act 1994* required to transfer title in the Land to the Buyer is a required instrument to which section 5(1) of the *Land Title Regulation 2022* applies;
- (b) continues to apply even if section 5(2)(a)(ii) of the *Land Title Regulation 2022* applies; and
- (c) overrides any other provision of this contract to the extent of any inconsistency.

11.2 Nomination of ELNO System and Completion of Electronic Workspace

- (1) The Seller must nominate the ELNO System to be used for the Electronic Settlement. Despite clause 10.4(9), the Seller may nominate the ELNO System by sending or accepting an invitation to an Electronic Workspace in an ELNO System.
- (2) 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.
- (3) If the parties cannot agree on a time for settlement, the time to be nominated in the Electronic Workspace is 4pm AEST.
- (4) 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.
- (5) 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 before 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(5)(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(1)(b), 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), and (e) 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:
 - (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)(c)) 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, Queensland Revenue Office, Reserve Bank, a Financial Institution or the relevant ELNO System is inoperative or unavailable, neither party is in default and the Settlement Date is deemed to be the next Business Day. Time remains of the essence.

11.5 Costs

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

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.

ANNEXURE A

SPECIAL CONDITIONS

1. ADDITIONAL DEFINITIONS AND INTERPRETATION

- 1.1. *"Local Government"* means the Local Government specified in the Reference Schedule.
- 1.2. *"Standard Conditions"* means the REIQ Terms of Contract contained in the REIQ Contract for Houses and Residential Land, Eighteenth Edition and, unless the context requires otherwise, any terms defined in the REIQ Terms of Contract shall have the same meaning assigned to them in these Special Conditions.
- 1.3. *"Reference Schedule"* means the Reference Schedule to the REIQ Contract to which these special conditions are attached.
- 1.4. *"Special Conditions"* means the conditions set out in this document marked "Annexure A" – Special Conditions which are to be annexed to the Contract.
- 1.5. *"Sunset Date"* means that date being 18 calendar months after the Contract Date.

2. VARIATION TO REIQ TERMS OF CONTRACT

- 2.1. The following clauses contained in the Standard Conditions are deleted:
 - a) Clause 2.3, 2.4(4)
 - b) Clauses 5.2, 5.3
 - c) Clauses 5.4, 5.6, 5.7
 - d) Clause 6.2;
 - e) Clause 7.2;
 - f) Clause 7.4
 - g) Clauses 7.4 (2)(a) and (b)
- 2.2. The following clauses contained in the REIQ Terms of Contract are amended as follows:
 - a) Clause 1.1(ff) is amended by striking out "but excludes" and replacing it with "including";

3. PRIORITY OF CONDITIONS

- 3.1. These Special Conditions form part of the Contract

- 3.2. Words and phrases used in these Special Conditions have the same meaning as in the Standard Conditions unless defined otherwise by the Special Conditions.
- 3.3. to the extent of any inconsistency between the Standard Conditions and these Special Conditions, these Special Conditions will prevail.

4. REGISTRATION OF PLAN

4.1. The parties acknowledge and agree that:

- a) This contract is for the purchase of a proposed Lot that is yet to be registered in the Queensland Titles Office.
- b) The Property is the proposed Lot(s) referred to in the Reference Schedule ("the Lot") as shown on the proposed plan provided in the Disclosure Statement ("the Plan") ("the Land").
- c) This Contract is subject to and conditional upon the Plan being registered with the Queensland Titles Office on or before the Sunset Date.
- d) If the Plan has not been registered by the Sunset Date, then the Buyer or the Seller may terminate this Contract by giving notice of termination to the other party, whereupon:
 - i. This contract will be at an end;
 - ii. The Deposit (and any interest) shall be refunded in full to the Buyer; and
 - iii. Neither party shall have any further claim against the other, apart from a claim arising from a breach of the Contract by the Buyer which occurred prior to the date of termination.

5. SETTLEMENT

Settlement will occur:

- 5.1. If, as at the Contract Date, a separate indefeasible title for the Lot exists, thirty (30) days after the Contract Date; or
- 5.2. If, as at the Contract Date, a separate indefeasible title for the Lot does not exist, on the date which is the later of the following:
 - a) Thirty (30) days after Contract Date; or
 - b) Fourteen (14) days after the Seller notifies the Buyer that a separate indefeasible title for the Lot has been created; or
 - c) That date nominated by the Seller as the date for settlement by notice in writing to the Buyer.

6. BUYERS STATUS

- 6.1. The Buyer warrants to the Seller that it is not buying the property as undisclosed Trustee of any Trust;
- 6.2. If the Buyer is described in the Reference Schedule as being Trustee of a Trust, then the Buyer warrants to the Seller that:

- a) It is sole trustee of the Trust;
- b) It makes this Contract for the sole benefit of the beneficiaries of the Trust;
- c) It has taken all steps necessary to entitle it to be indemnified from the assets of the Trust;
- d) It will, upon the Seller's request, provide to the Seller copies of all constituent documents of the Trust.

6.3. If the Buyer is a Company or Trustee then the Buyer must cause and ensure that the Buyer's performance is guaranteed by all of the Directors of the Buyer Company and procure the execution of the Guarantee in Annexure C by those individual(s).

7. GST

- 7.1. The Purchase Price includes the Seller's liability for GST on the Supply of the Lot (if any).
- 7.2. The parties agree that the Seller will apply the Margin Scheme to the Supply of the Lot pursuant to Division 75 of the *A New Tax System (Goods and Services Tax) Act 1999*.
- 7.3. In accordance with s14-255 (1) of Schedule 1 to the *Taxation Administration Act 1953* (Cwth) ("the GST Withholding Law") the Seller gives notice to the Buyer as follows:
- 7.4. As stated in the Reference Schedule to the Contract, the Buyer IS required to make a payment under s14-250 of the GST Withholding Law.
- 7.5. The Supplier for the purpose of the GST Withholding Law is the Seller named in the Reference Schedule.
- 7.6. The Supplier's ABN is the ABN specified for the Seller in the Reference Schedule.
- 7.7. The Buyer is required to withhold 7% of the GST Inclusive Purchase Price shown in the Reference Schedule.

8. ADJUSTMENTS

- 8.1. Notwithstanding anything to the contrary contained in the Standard Conditions, the parties agree that:
 - a) if a separate assessment of any of the Outgoings has not been issued in respect to the Land and/or Urban Utilities have not issued a separate water and sewerage access charge assessment in respect of the Land then an apportionment in respect of the general, sewerage and water rates now or subsequently payable to Urban Utilities and to the Local Authority in whose area the Land is situated shall be calculated on the basis that the Seller has paid the assessment for the Land for the rating period in which the Settlement Date occurs at the rate of \$1,800 per annum for the Land regardless of the actual assessment now or subsequently issued by Urban Utilities and the Local Authority and irrespective of whether or not a separate assessment has issued for the rate period current as at the Settlement Date for the land or for the parcel of which the Land forms part.
 - b) the Buyer will accept an undertaking by the Seller (which is hereby given) that it will pay and discharge its proportion, in accordance with the terms of this Contract, of any rates,

land tax or other Outgoings as the case may be and the Buyer shall not be entitled to retain any part of the Purchase Price on Settlement if the relevant adjustments cannot be made pursuant to this Contract.

- c) The Buyer and the Seller must adjust Land Tax on the basis that Land Tax has been paid and that at midnight on the previous 30 June the Seller owned no other Land than the Parcel.
- d) The land tax adjustment must be made on the basis that the amount of land tax attributable to the Lot is an amount equal to

A x (B / C) where:

A is the amount of land tax payable by the Seller for the Land for the land tax year current at the settlement date;

B is the total number of separate lots comprising the Lot; and

C is the total number of lots proposed to be created from the subdivision of the Land

8.2. At Settlement:

- a) no adjustment is to be made for registration fees for any releases of mortgages or undertaking, releases or similar of Security Interests in respect to the Property given to the Buyer at Settlement; and
- b) no adjustment is to be made in respect of water usage.

8.3. 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.

8.4. 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.

9. EASEMENTS

9.1. The Buyer acknowledges and agrees that, despite anything contained in the Standard Conditions to the contrary, at Settlement:

- a) The Lot may be subject to Easements for the purposes of supply storm water reticulation, access, sewerage or other services; and
- b) The Buyer will accept the Lot at Settlement subject to such easements (if any);
- c) Such easements constitute Title Encumbrances for the purposes of the Standard Conditions; and
- d) The Buyer will not make any objection, claim compensation or delay Settlement for reason of the granting of such easements.

10. THE DEVELOPMENT

- 10.1. The Buyer acknowledges and agrees that:
- a) the Seller intends to develop the Land to create the Lot, together with any other lots, services, roads and public lands shown on the Plan ("the Development").
 - b) the Development may be executed progressively in Stages by the Seller.
 - c) The Development, including other lots and part of the roads and services encompassed in the Development may not be complete as at the Settlement Date.
 - d) it will not make any objection or refuse to settle on the basis of the Development being incomplete, services and amenities are not provided, or the works associated with the completion of the Development being ongoing.
 - e) The Seller may, during the course of constructing the Development, carry out construction activities normally associated with the civil works contemplated by the approvals for the Development which may sensibly include making construction noise, disrupting services, creating dust and generating rubbish.
 - f) The Buyer will fully cooperate with the Seller in respect of the Development and must not do, or omit to do, anything which would obstruct or hinder:
 - i. The timely completion of the Development by the Seller;
 - ii. The registration of any dealings with the Department of Natural Resources and Mines; and
 - iii. The granting or obtaining of any approvals, consents, waivers, relations or similar necessary or desirable for the completion of the Development.
- 10.2. The Buyer agrees that it will not be adversely affected by:
- a) Services crossing other Land;
 - b) Service easements affecting other parts of the Land;
 - c) Changes to the boundaries of the Land or of other lots to be created out of the Development.
- 10.3. The Buyer is purchasing the Lot "off the plan" prior to completion of the Development;
- 10.4. The Plan may be preliminary only and further detailed design may need to be undertaken by the Seller prior to commencing and during construction to encompass design changes required by the various authorities, other stakeholders in the Development, the practical necessities of construction and the availability and cost of materials;
- 10.5. As a result of the above it is reasonable that the Seller have the flexibility to make the variations to the Land and to the Proposed Lot as set out in this contract.
- 10.6. The Seller may make any of the following changes to any aspect of the Development:
- a) change the number, design or permitted use of the lots and the design of lots (this does not apply to the Lot);
 - b) grant easements or leases over any part of the Land;
 - c) make a change in any aspect to the Lot if the Council or any other Authority requires it;

d) any change in the numbering of the lots in the development.

10.7. The Seller may make the following changes to the Lot:

- a) The area and dimensions of the Lot; and
- b) Any changes required by the council or any other Authority.

10.8. Subject to the Buyer's statutory right to terminate this Contract if it is materially adversely prejudiced, the Buyer has no right to object, claim compensation, withhold any part of the Purchase price or delay settlement because of any variation.

10.9. If the Buyer is entitled to terminate this Contract due to being materially adversely prejudiced by some alteration, then the Buyer's sole right is to terminate this Contract and recover the Deposit. The Buyer has no right to damages arising out of such termination, nor any right to require specific performance of this Contract.

11. RISK

11.1. The Land will be at the Seller's risk until a separate indefeasible title is created for the Land and thereafter the Land will be at the risk of the Buyer.

12. BUILDING COVENANTS AND DESIGN APPROVALS

12.1. The Buyer acknowledges that the Land forms part of a quality residential community and that it is necessary and in the interest of all Buyers of land in the development that the Seller exercise supervision and control to ensure quality both in respect of the design and construction standard of buildings in the development.

12.2. In consideration for the Seller entering into this Contract the Buyer covenants and agrees with the Seller to the terms of the building guidelines attached and marked Annexure B

12.3. The Buyer covenants and 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 assignee agreeing to be bound by the building guidelines.

12.4. The Buyer acknowledges that the Seller has the right to vary, exclude or elect not to enforce any of the building guidelines in respect of any property. The Buyer specifically absolves the Seller from any liability of any nature for any action taken in varying, electing not to enforce or excluding any building guideline.

13. NO CAVEATS

13.1. Unless this contract is an instalment contract under s74 of the Property Law Act 1974 the Buyer must not lodge or permit to be lodged any caveat affecting the Land.

13.2. Any caveat to be lodged in respect of an instalment contract must relate only to the Land and lodgement must be approved by the Seller.

13.3. The Buyer irrevocably appoints the Seller and its directors, separately to be the Buyer's attorney to sign a withdrawal of a caveat lodged by the Buyer contrary to this clause.

14. INSTALLMENT CONTRACT

- 14.1. If this contract is or becomes an instalment contract as referred to in section 71 of the Property Law Act 1974, then the Buyer hereby consents to the Seller granting a mortgage or charge over the Land and/or the Lot.

15. FOREIGN INVESTMENT AND TAKEOVERS ACT 1975

If the Buyer is a foreign person within the meaning of the *Foreign Acquisitions and Takeovers Act 1975* (Cth) (the "Act") then this Contract is subject to and conditional upon the Purchaser, within 30 days of the date of this Contract, obtaining any and all necessary consent required under the Act, to the acquisition that will be made by the Purchaser under this Contract. Unless the Buyer gives written notice to the Seller by the date which is 5 Business Days after the date of this Contract the Buyer is taken not to be a foreign person within the meaning referred to above.

16. CHARGES FOR SETTLEMENT EXTENSIONS

If the Buyer requests an extension of the Settlement Date and the Seller grants that extension the Seller shall be entitled to charge the Buyer and the Buyer agrees to pay a fee of \$1,000 (including GST) at Settlement (by way of an adjustment in favour of the Seller in the settlement statement) to contribute to the additional costs incurred by the Seller arising out of the extension.

17. DIVIDING FENCES

The Buyer acknowledges and agrees that the Seller, if the Seller is the owner of any land that adjoins the land the subject of this Contract, shall not be required to make any contribution towards installing or maintaining any boundary fencing.

18. BUSHFIRE MANAGEMENT PLAN

The Seller discloses that the conditions of development approval pursuant to which the Seller is carrying out the subdivision works to create the Land require that the Bushfire Hazard and Management Plan in Annexure D to this Contract, be observed and complied with in connection with the construction of a dwelling house on the Land. Without limitation the Buyer acknowledges that and that complying with that Bushfire Hazard and Management Plan in the design and construction of the dwelling house on the land may require the incorporation design requirements and materials upon and in the construction of a dwelling house on the Land.

19. PPSR SECURITY INTERESTS

The Buyer acknowledges that the subject matter of this Contract is vacant land and despite any PPSR Security Interest recorded over any or all past and present assets owned by the Seller the Buyer is not prejudiced by any PPSR Security Interest given the Buyer is purchasing only vacant land. The

Seller shall not be required to provide any release or instrument in connection with any PPSR Security Interest.

20. SELLER DISCLOSURES RE CONDITIONS OF DEVELOPMENT PERMIT

The Seller discloses that a condition of the development for the subdivision to create the Estate in which the Land is situated there will be a requirement that the Seller construct a sewer pump station in or within close proximity to estate. The Seller has had an assessment commissioned to confirm the odour concentrations are below the criteria which would trigger a need for further buffer between the nearest residential lot within the estate subdivision, and the sewer pump station.

Annexure B

Building Design Guidelines



FARRIERS CREEK



DESIGN GUIDELINES

APPLICATION SUBMISSION

All applications are to be sent to PO Box 663, Fortitude Valley QLD 4006 OR covenant@cfmgcapital.com.au

I DISCLAIMER

We advise any information provided in the design guidelines below do not remove any obligations under other legal or local authority requirements. We recommend you seek assistance from your building certifiers to confirm current policy standards. Information in this document is given with care, but without responsibility. Purchasers and owners of allotments are responsible for the implementation of the Design Guidelines.

II DEFINITIONS

Allotment	The land on which the dwelling is to be constructed.
Building Height	The vertical distance between the natural ground level and the peak of the roof of the dwelling (not including antennae, flues or chimneys).
Design Control Group (DCG)	All plans of proposed structures are to be assessed and approved by the DCG prior to the commencement of any construction.
Dwelling Sizes	Dwelling size does not include garage, porch, verandah, pergola, or balcony areas and is to be measured inclusive of external wall faces.
Habitable Rooms	A room used for living activities e.g. family room, living room, meals, bedrooms.
Private Open Spaces	The external open areas around a dwelling that are intended for the residents' use for recreational purposes of the demand dwelling.
Setback	The minimum distance where a wall is required to be placed from the property boundary.
Street Frontage	The front boundary of an allotment that fronts the road. On a corner allotment, the principal street frontage is deemed the shorter side.

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- 1.2 Allowable Use and Construction Time
- 1.3 Farriers Creek Plan Approval Procedures
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- 2.2 Corner Allotments
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3.0 APPLICATION

- 3.1 Application form for design approval
- 3.2 Application documents required for submission
- 3.3 Application submission

1.0 INTRODUCTION

1.1 PURPOSE

Farriers Creek, Burpengary is a neighbourhood created by CFMG Residential Communities. The objective of these design guidelines is to create a pleasant living environment with visual quality, whilst providing for a variety of housing solutions. The Design Guidelines may be revised from time to time at the discretion of DCG and will apply to all residential properties within the estate.

The Design Guidelines encourage a variety of styles and designs that will be harmonious, whilst not being onerous by stifling creativity in design. A range of building materials, colours and siting solutions may be used to result in distinctive character for each home. A standard solution for every allotment is not encouraged.

1.2 ALLOWABLE LAND USE AND CONSTRUCTION TIME

The Design Guidelines prohibit relocatable homes and the construction of more than one dwelling on each allotment (unless otherwise approved as a ‘dual occupancy’ by local authority and DCG). These are mandatory requirements and will not be varied under any circumstances.

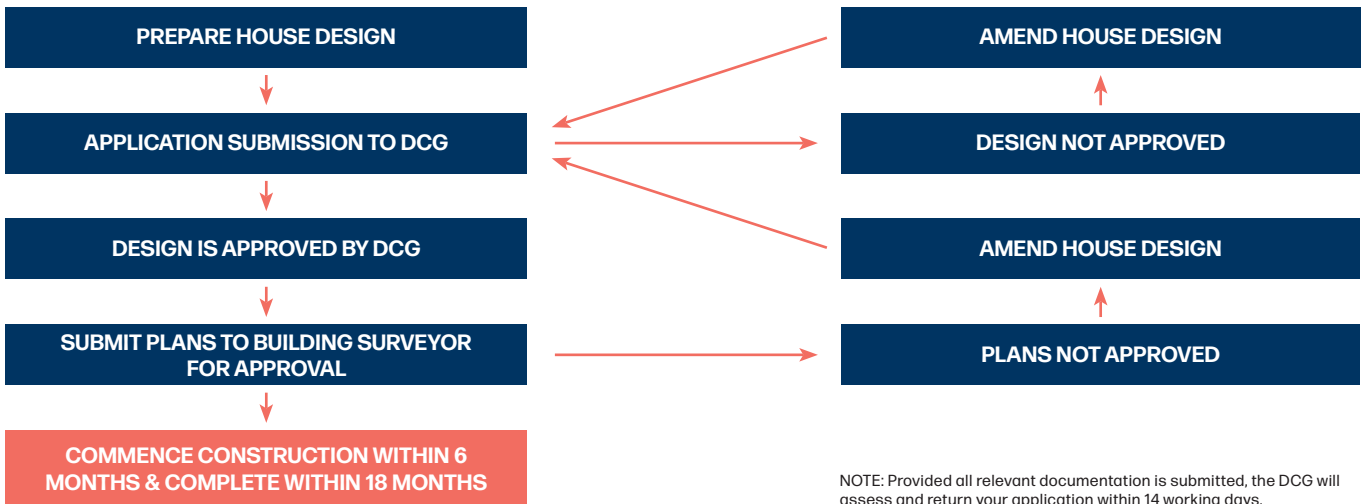
1.3 FARRIERS CREEK PLAN APPROVAL PROCEDURES

Approval is required under these guidelines by the DCG for the construction of new dwellings, garages and fences prior to any commencement of construction. A copy of the Design Guidelines should be provided to your building designer or architect for their use.

Approval will not be processed without all required plans. An initial review will be carried out by the DCG and feedback of required changes (if any) will be provided to the applicant.

The DCG approved plans are NOT a building permit. The approved plans will form part of the documents for the owners to obtain a building permit from there nominated building surveyor. Following the completion of Farriers Creek by CFMG Residential Communities and the eventual dissolution of the DCG, any further alterations and/or additions are to be submitted directly to the nominated building surveyor for approval. The guidelines and any approval made by the DCG do not remove obligations under other legal requirements such as local authority, applicable planning permits, BSA or documents current at the time.

1.4 DESIGN REVIEW SUMMARY



2.0 THE DESIGN GUIDELINES

2.1 ORIENTATION, SITING AND SETBACKS

Subject to final approval by Moreton Bay Regional Council, siting and setback plans apply in accordance with the Queensland Development Code (QDC) and the approved plan of development.

All dwellings must face a principle street and have an identifiable entrance to the street. All building setbacks are to be measured from the outer most projection. Setbacks, site coverage, open space per the approved development plan.

Porches & Verandas

- Porches and verandas that are less than 3.6m high may encroach no more than 2m into the front setback.

Built to Boundary Walls

- For all allotments, walls built to boundary are permitted to a maximum length of 9m.
- All built to boundary walls must be for non-habitable rooms only.
- Walls built to boundary shall have an average height of 3m (max 3.5m at any point).

Dwelling Heights and Eaves

- The dwelling height on all allotments is to be a maximum of 9m (two storeys) inclusive of roof form.
- Eaves shall be a minimum of 450mm wide over all habitable rooms.

Site Coverage

- Site cover shall not exceed 60% for lots less than 450m² and 50% for lots equal to or greater than 450m².
- Site cover does not include eaves, verandahs or overhangs.
- Each detached dwelling has a defined outdoor living space which must have:
 - an area of at least 16m²
 - no dimension less than 4m
 - a maximum gradient not exceeding 1 in 10
 - an access from the living area
 - visual privacy from another outdoor living space by a window/balcony screen.
- Houses should be sited so habitable windows and secluded private open spaces face north to receive maximum solar energy.
- For buildings constructed after April 2011, dwellings are required to hold a maximum 6-star energy rating.
- An energy report using the appropriate software will be required to determine the building's energy rating to satisfy the current provisions.

2.2 CORNER ALLOTMENTS

Both single and double storey dwellings on corners must be designed to have feature elements that address both street frontages. This may be with the appropriate use of windows, porticos and the like. Blank walls facing the streets are not permitted. The secondary frontage is deemed to be the lower order road or, if both roads are of the same order, the second frontage is the frontage with the greatest dimension. For corner allotment fencing see guideline 2.9 (corner allotments).

2.3 VEHICLE ACCOMMODATION

A minimum of two car side by side double lock up garage spaces must be provided per dwelling. Garages must reflect the architectural design elements of the main dwelling. Garage doors shall not dominate the architectural design. Garage doors are to be panel lift or sectional doors ONLY. Roller doors are not permitted.

Garages must be set back a minimum of 0.5m behind the main building alignment. The roof pitch of the garage is to match the house. Garages must be positioned behind the main dwelling face, and must be attached to the main dwelling. Colours and materials used are to be the same as the main dwelling.

Carports will only be approved at the discretion of the DCG. Garages shall occupy no more than 50% of the total lot frontage.

2.4 DRIVEWAYS AND PATHS

Driveways must be fully constructed prior to the occupation of the dwelling. Acceptable construction materials are coloured concrete, brick or concrete pavers, concrete with exposed aggregate, stone or slate. Plain concrete driveways and front paths are not permitted. The driveway shall be no wider than the total width of the garage and tapering to a maximum 3m wide at the front boundary line. A minimum allowance of 500mm of garden planting is required between driveway and side boundary.

Only one driveway per dwelling to comply with Moreton Bay Regional Council (MBRC) guidelines at the time of construction.

2.5 ROOFING MATERIAL AND PITCHES

Acceptable roofing materials include terracotta, slate or concrete tiles and Colorbond metal sheeting in a non-reflective colour. Galvanised iron and zincalume is not permitted.

A variety of roof forms and pitches are highly desirable. Gables, hips or a combination are encouraged. The roof form of verandahs and porticos should also be part of your overall design. Gutters and down pipes are to complement the house colour.

Roof pitch is to be a minimum of 20 degrees with higher pitches preferred. Dwellings must have 450mm wide eaves over all habitable areas.

A variety of roof form such as skillion roofing is encouraged. The roof form of verandahs and porticos should also form part of your overall design.

2.6 PRIVACY

Habitable room windows must not directly face:

- an access way, footpath or communal open space within 3m or

Habitable room windows:

- Have a fixed obscure glazing in any part of the window below 1.5m above floor level; or
- Have privacy screens that cover a minimum of 50% window view.

Note: 'directly face' means an angle within 45° either horizontally or vertically.

2.7 BUILDING MATERIALS AND COLOUR SELECTION

To ensure the external colour schemes of your home complement the remainder of Farriers Creek development all exterior aspects will require consideration, including paving, fencing and decks.

A mix of external cladding to the Front Facade is encouraged. Materials of either rendered brick or light weight cladding such as Hebel, Linea Board or Blueboard with a rendered finish. Face brick is permitted to the front façade but not as a primary cladding unless a specialty brick is specified.

Secondary Front Facade external cladding can be constructed of either timber, texture coated fibre cement, profiled FC weatherboards (e.g. Primeline & Linea boards), stone or face brick.

External front facade finishes must continue 1m on the side external wall returns. The external façade treatment is subject to the approval from the DCG.

2.8 TELECOMMUNICATIONS

Farriers Creek meets current NBN criterion. Builders within the estate will need to ensure they meet the current guidelines for NBN telecommunications wiring. This documentation can be found on the NBN Co website: www.nbnco.com.au.

2.9 FENCING

For all allotments, Colorbond/steel fencing is not permitted. Approval of all fencing is required from the DCG.

Front Fencing

Front fencing is not permitted unless approved by the DCG. To promote integrated housing and streetscapes, the design is to provide an open visual character to the front boundary.

Side fencing (all allotments)

Side and rear fences are to be constructed of 1.8m high timber palings or materials approved by the DCG. Side fences that are constructed forward of the main line of the dwelling shall be designed to provide an open visual character.

Side fencing (corner allotments)

Side fencing of a solid or closed nature on corner allotments (that front the street) cannot exceed 50% of the lot boundary.

Where the only opportunity to provide a private north facing open space is forward of the house, approval may be given for a solid 1.8m high paling fence with exposed posts and capping and a minimum 1m setback from the principle street frontage at the discretion of the DCG.

Retaining Walls

Retaining walls may be constructed from stone or brick. It is ideal to plant out the retaining walls with ground cover landscaping.

2.10 ANCILLARY BUILDINGS AND STRUCTURES

External hot water services, ducted heating units, rainwater tanks, fuel storage tanks, clotheslines, utility meters and sheds are not to be visible from streets or reserves. The maximum wall height of sheds is 2m, and must be constructed from steel or painted timber only. Untreated or unfinished surfaces must not be used, including reflective materials such as galvanised iron or aluminium. The maximum floor areas of sheds are 9m². These may be placed outside the building envelope, but should be hidden from the street.

Any roof mounted satellite dishes and television aerials are to be located to the rear of the house and be as low as possible on the roof.

Letterbox type, colour and specifications to be nominated with submission to DCG for approval.

2.11 MECHANICAL EQUIPMENT

Air-conditioning units, hot water systems are to be located away from public view. Any roof-mounted air-conditioners, evaporative coolers, etc. are to be located to the rear of the house, be of low profile, coloured to match the roof, and installed below the ridge line.

2.12 LANDSCAPING LOTS

All applications must include a clear landscaping plan showing:

- The siting of the dwelling;
- Driveways and paths;
- Planting location and planting schedule;
- Any proposed retaining walls or fencing (including type);
- A letterbox constructed of material consistent with those used to construct the dwelling;
- Detail of all surface treatments; and
- Any other significant landscape features.

As a minimum, all landscaping of garden areas including the front verges within the public view must be completed within three months of practical completion of the dwelling. The front yard must contain a minimum of 15m² of garden.

The garden must have a planting density of no less than 5 plants/m²; with all grassed areas to be turfed (not grass seeded). Various forms of commercially available sterile bark mulches are considered acceptable for residential use, of which the preferred are medium grade hoop pine mulch, pine bark mulch or forest mulch. Mulch is to be installed to a minimum settled depth of 100mm.

Plants are to be supplied in the following minimum pot sizes: trees – 300mm diameter pots, with at least one 25L size specimen per lot; shrubs – 140mm diameter pots, with at least 50% of specimens supplied within 200mm diameter pots or greater; and groundcovers – 100mm diameter pots, with at least 50% of specimens supplied within 140mm diameter pots or greater.

Owners are encouraged to use native Australian plants in landscaping. Some recommendations include:

- | | |
|---------------------|------------------------|
| ▪ Ivory Curl Flower | ▪ Blue Tongue |
| ▪ Golden Penda | ▪ Blueberry Ash |
| ▪ Dwarf Paperbark | ▪ Pointed – leaf Hovea |
| ▪ Tuckeroo | ▪ Pultanaea |
| ▪ Dwarf Bottlebrush | ▪ Palm Tree |

Environmental weeds are discouraged from being included in the landscaping. The verge, if disrupted, will be reinstated with turf upon practical completion of the house.

2.13 INNOVATIVE DESIGN

The Developer at its discretion has the authority to approve on its merits any innovative or diverse designs that do not meet the requirements of the Covenant.

2.14 NON-DUPLICATION

In order to comply with the Developer's requirements for non-duplication of homes in the estate, the home constructed on the land must not be substantially the same in design, colour or construction as any other home or proposed home that is situated within 2 lots on either side of, or on an opposite lot to the home constructed on the land.

2.15 RESERVATION

The Owner acknowledges and agrees that the Developer has the right to vary, exclude or elect not to enforce any of the Covenants in respect of the land and any other lots in the estate. The Owner specifically absolves the Developer from any liability of any nature for any action taken in varying, electing not to enforce or exclude any part of the Covenant.

2.16 SIGNAGE

Signage and hoarding boards advertising businesses and products are not permitted. Builders' signs of a maximum size of 600mm² are permitted as required on allotments during the course of construction, and must be removed upon completion of construction.

2.17 TEMPORARY STRUCTURES

Builders' structures such as site sheds, site toilets and power generators are permitted as necessary on allotments during the course of construction, and must be removed upon completion of construction.

2.18 RUBBISH DISPOSAL AND ALLOTMENT MAINTENANCE

The purchaser is to ensure rubbish (including building materials and site excavation material) is stored in the correct bins and collected promptly. Dumping of rubbish (including building materials and site excavation material) on vacant allotments is illegal. Grass and weed growth on vacant allotments is to be slashed or mowed at regular intervals so that growth does not exceed 200mm in height, or as required by council or the Country Fire Authority.



3.0 APPLICATION

3.1 APPLICATION FORM FOR DESIGN APPROVAL

Please detach this form and complete the details for the submission to the Design Control Group for plan approval.

Property Details:

Lot Number:	
Street Address:	

Owner(s) Details:

Name:	
Name:	
Current Address:	
Telephone:	
Email:	

Applicant Details:

Name:	
Company:	
Address:	
Telephone:	
Email:	

Allow a minimum of 14 working days for processing and assessment on the provision all required documentation is submitted. Include the following documents (tick box):

3.2 APPLICATION DOCUMENTS REQUIRED FOR SUBMISSION

- ☐ Site plan for the lot and proposed structure(s) showing setbacks from all boundaries, eaves overhang, fence details, outbuildings, driveway access and path details. Fence details are to show material and height. Minimum scale 1:200.
- ☐ Floor plans, including roof plan. Minimum scale 1:100.
- ☐ Elevations from all sides of the structure(s), including building heights, roof forms and roof pitch. Minimum scale 1:100.
- ☐ Schedule of external materials, colours and finishes, including driveway. This is to be in the form of a colour board with samples attached.
- ☐ Application Form for Design Approval.

3.3 APPLICATION SUBMISSION

All applications are to be sent to PO Box 663, Fortitude Valley QLD 4006 OR covenant@cfmgcapital.com.au



FARRIERS CREEK



120 Coutts Drive, Burpengary QLD 4505
1800 947 900 | farrierscreek.com.au

Proudly developed by



CFMG
Residential
Communities

Annexure C

Guarantee & Indemnity

Annexure C

Guarantee & Indemnity

To: Farriers Creek Pty Ltd

From: (the "Guarantors")

- 1. In consideration of the Seller agreeing at the request of the Guarantors to sell the Property to the Buyer, the Guarantors guarantee the performance of the Buyer under the Contract and indemnify the Seller as described below.
- 2. The Guarantors guarantee to the Seller that the Buyer will duly perform its obligations under the Contract.
- 3. The Guarantors agree to indemnify the Seller against all damages, costs, expenses and losses of any kind (including legal fees on an indemnity basis) which the Seller may suffer as a result of any breach of the Contract by the Buyer.
- 4. The Guarantors agree that their obligations under this Guarantee and Indemnity are continuing, regardless of any:
 - (a) termination of the Contract by the Seller as a result of any breach by the Buyer;
 - (b) insolvency, bankruptcy or Winding up of the Buyer;
 - (c) assignment of the Contract by the Buyer or the Seller;
 - (d) grant of time or other concession to the Buyer by the Seller;
 - (e) compromise, waiver or variation of any of the rights of the Seller against the Buyer under the Contract;
 - (f) delay by the Seller in exercising its rights.
 - (g) other matter which, but for this clause, might have released the Guarantors from their obligations to the Seller.
- 5. The Guarantors warrant to the Seller that they have read this Guarantee and the Contract and have taken whatever legal advice they think necessary.
- 6. This Guarantee binds each of the Guarantors individually and all of them jointly.
- 7. Any terms defined in the Contract have the same meaning when used in this Guarantee and Indemnity.

Guarantor's Signature

WARNING: If you sign as Guarantor then you are agreeing to be liable for the performance of the Buyer under the Contract.

SIGNED by the Gurantor(s) named above in the presence of:)
)

Witness

NOTE:

- 1. All directors of Buyer company must sign this Guarantee and Indemnity; and
- 2. The signing of this Guarantee and Indemnity must be witnessed. Witness must be 18 years or over and not a co-guarantor or party to the Contract.

Annexure D

Bushfire Management Report



BUSHFIRE HAZARD ASSESSMENT (BHA)

Property

120 Coutts Drive and 48 Ogilvy Road, Burpengary
Lot 51 on RP82952 and Lot 2 on RP189017

Farriers Creek Pty Ltd
July 2021

- + Bushfire assessments
- + Property vegetation assessments
- + Site planning for bushfire
- + Property management for bushfire
- + Bushfire management plans

qldbushfireplanning.com.au

Disclaimer

This document has been prepared for the benefit of Farriers Creek Pty Ltd. This report is prepared for the benefit of the named client only. No third party may rely upon any advice or work done by Queensland Bushfire Planning (QBP) in relation to the services, including this report, except to the extent expressly agreed to in writing by QBP.

It is acknowledged and agreed that the site may be subject to a degree of bushfire hazard. The client acknowledges and agrees that QBP has not created or contributed to the creation of this hazard and the client indemnifies QBP for claims arising out of or result from a bushfire event except to the extent attributable to the negligence of QBP.

The client agrees that QBP shall have no liability in respect of any damage or loss incurred as a result of bushfire. Compliance with this report shall be the responsibility of the client and/or the land-owners. This disclaimer shall apply notwithstanding the report may be made available to the relevant Local Government Authority and other persons for an application for permission or approval to fulfill a legal requirement.



EXECUTIVE SUMMARY

A 91 Lot subdivision and included drainage, parkland and open space (Lots 900, 901, 902) has been proposed at 120 Coutts Drive and 48 Ogilvy Road, Burpengary, Lot 51 on RP82952 and Lot 2 on RP189017. The site is identified by the Moreton Bay Regional Council State Planning Policy Natural Hazards and Resilience - *Bushfire Prone Area* mapping and in accordance with the provisions of the Moreton Bay Regional Council Bushfire Hazard Overlay Code, a detailed Bushfire Hazard Assessment has been prepared.

Bushfire hazard in Queensland is mapped as bushfire prone areas. This mapping forms part of the State Planning Policy Interactive Mapping System (SPPIMS). The mapping identifies the extent and level of the bushfire hazard across the state. Mapping is in accordance with the process described in 'A new methodology for state-wide mapping of bushfire-prone areas in Queensland', Leonard, J and Newnham, G et al (2014). The areas are mapped as either very high, high or medium potential bushfire intensity and include potentially hazardous vegetation that could support a significant bushfire. This vegetation is classified and mapped as having a vegetation hazard class. The SPP IMS does not identify any bushfire impact on Lot 51 on RP82952 and a limited impact at the eastern extent of Lot 2 on RP189017.

The original vegetation on and about this site is identified as Regional Ecosystem (RE) 12.5.3 *Eucalyptus racemosa* subsp. *racemosa* woodland on remnant Tertiary surfaces. Figure 3 shows the extent of that original vegetation and demonstrates that as a result of past management and rural residential development no significant areas of RE 12.5.3 remain. The original vegetation on and about Burpengary Creek is identified as Regional Ecosystem (RE) 12.3.16 Gallery rainforest (notophyl vine forest) on alluvial plains - Fire sensitive and not considered flammable. The QFES defensible space calculator yields a BAL of Low. The Lots adjoining or adjacent to the west and north have discrete, non - contiguous areas of non - remnant vegetation with managed understory dissected by internal roads and trails and secondary infrastructure.

CONCLUSION: The SPP IMS does not identify any bushfire impact on Lot 51 on RP82952 or Lot 2 on RP189017. This has been confirmed by onsite visit and ground truthing.



Recommendations

Summary	
1	There is no classified vegetation impacting on the proposed development on Lot 51 on RP82952 and Lot 2 on RP189017. The Australian Standard AS3959- 2018 - <i>Construction of buildings in bushfire prone areas</i> has not been triggered on this site.
2	The vegetation on 120 Coutts Drive and 48 Ogilvy Road, Burpengary will be maintained in managed low hazard state.
3	Fencing on Lot 51 on RP82952 and Lot 2 on RP189017 will be constructed of non – combustible materials.
4	Ingress and egress for residents and emergency services will be via Coutts Road
5	Reticulated water will be provided to the reconfiguration.



INTRODUCTION

Queensland Bushfire Planning has been engaged on behalf of Farriers Creek Pty Ltd to conduct a site-based Bushfire Hazard Assessment in relation to a 91 Lot subdivision and included drainage, parkland and open space (Lots 900, 901, 902) development at 120 Coutts Drive and 48 Ogilvy Road, Burpengary. This Report has been prepared in accordance with the Moreton Bay Regional Council Planning Scheme V4. The aim of this report is to demonstrate the level of bushfire hazard, utilising the methodology as required by *Planning Scheme Policy, Bushfire Prone Area* of the Plan.

The focus of this Report refers to the statutory planning and building requirements as they may apply, pursuant to all relevant policies, standards and regulation, along with end-user consideration. In addition, this report seeks to ensure fire risk and evacuation for adjoining and nearby properties is not inadvertently adversely impacted. This assessment report aims to mitigate the risk to life and property from bushfire threat and the impact of bushfire attack which includes:

- Direct flame contact;
- Ember and firebrand attack;
- Radiant heat; and
- Fire-driven wind.

This assessment does not seek to remove the threat of any bushfire risk, but provide detailed siting, layout, building and/or servicing information to assist the ability of the owner(s) to manage the potential threat of this risk. This assessment report is prepared in accordance with best practice industry standards as applicable in Queensland and pursuant to both State and local government bushfire hazard policies and guidelines.



SITE DETAILS

Site Address	120 Coutts Drive and 48 Ogilvy Road, Burpengary
Local Government	Moreton Bay Regional Council
Real Property Description	Lot 51 on RP82952 and Lot 2 on RP189017
Zoning	Emerging Community, Limited Development
Area of Site (square meters)	121 150
Applicant	Farriers Creek Pty Ltd
Current Land Use	Residential
Proposed Land Use	Low density residential

General Description - Site and Surrounds

The subject land is bounded by Burpengary Creek. Lot 51 is cleared of vegetation, Lot 2 has been generally cleared for production purposes on the higher ground. Significant low density residential development has occurred to the south and northeast of Burpengary Creek. To the north and west are managed rural residential Lots. The precinct is bounded in the east by the M1 and to the west by the main North Coast Railway right of way and Morayfield Road to the north. To the south is Station Road and significant residential development. The isolated pockets of vegetation are not contiguous and therefore would not support a intense fire front.



The site is located at 120 Coutts Drive and 48 Ogilvy Road, Burpengary and is described as Lot 51 on RP82952 and Lot 2 on RP189017 within Moreton Bay Regional Council (Figure 1).



Figure 1



Lot 51 on RP82952 and Lot 2 on RP189017 has an area of 121 150 square metres and is aligned northsouth with a northeasterly aspect (Figure 2).



Figure 2

- + Bushfire assessments
- + Property vegetation assessments
- + Site planning for bushfire
- + Property management for bushfire
- + Bushfire management plans



Lot 51 on RP82952 and Lot 2 on RP189017 are currently zoned Emerging Community, Limited Development (Figure 3).

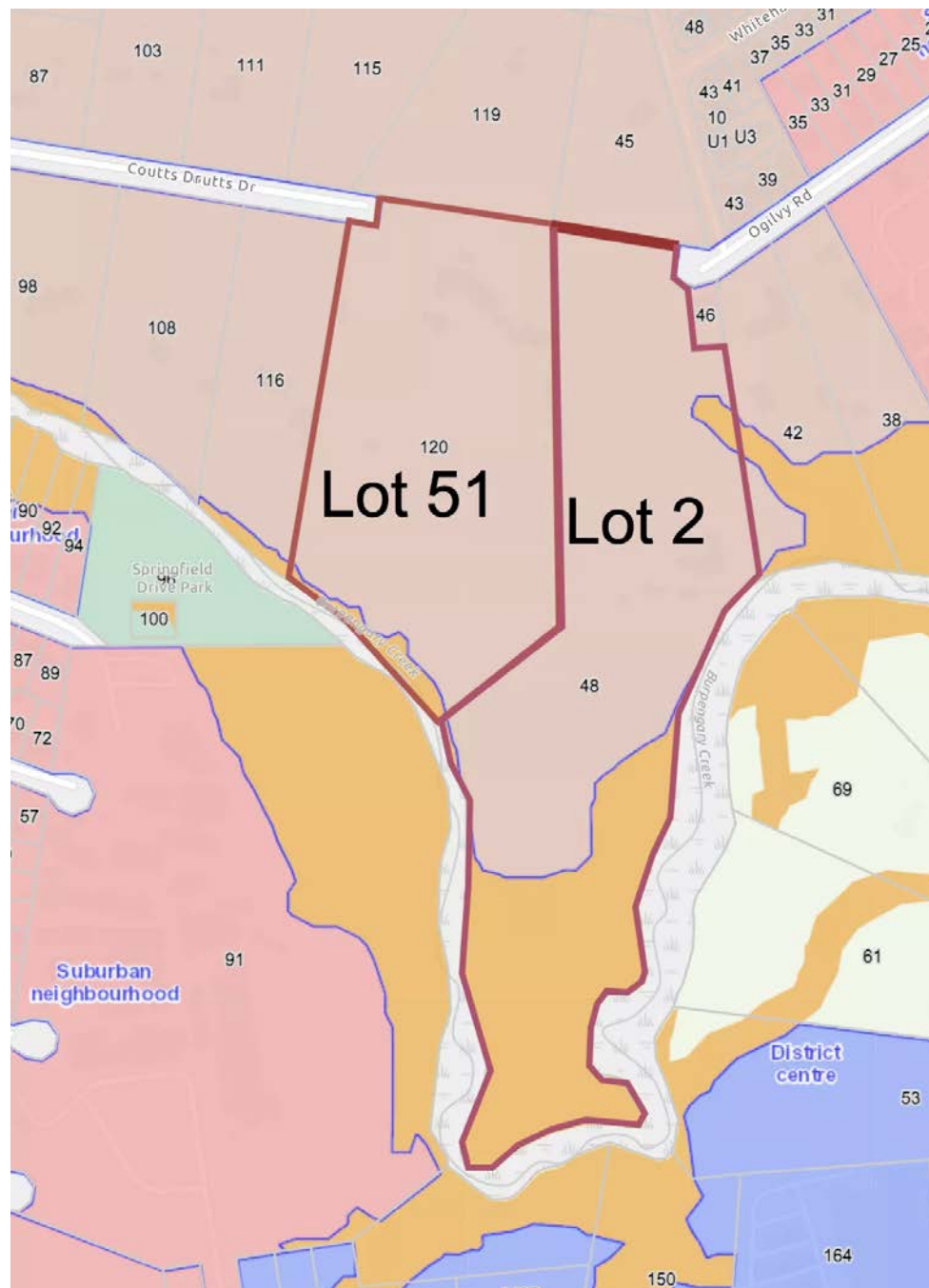


Figure 3

PROPOSED DEVELOPMENT

The proposed development is a 91 Lot subdivision and included drainage, parkland and open space (Lots 900, 901, 902) (Figure 4).

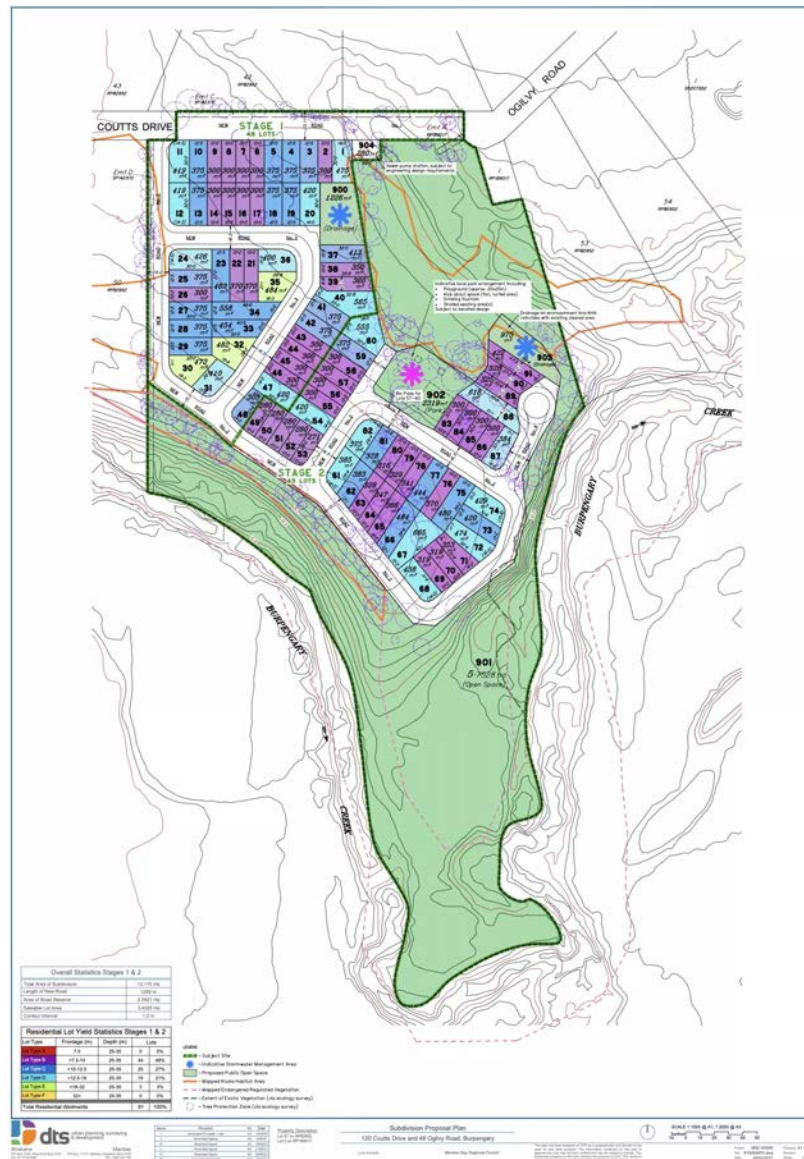


Figure 4

- + Bushfire assessments
- + Property vegetation assessments
- + Site planning for bushfire
- + Property management for bushfire
- + Bushfire management plans



SCOPE OF BUSHFIRE HAZARD ASSESSMENT

A reconfiguration of a lot has been proposed at 120 Coutts Drive and 48 Ogilvy Road, Burpengary, Lot 51 on RP82952 and Lot 2 on RP189017. The site is captured by the State Planning Policy Natural Hazards and Resilience - *Bushfire Prone Area* mapping and in accordance with the provisions of the Moreton Bay Regional Council Bushfire Hazard Overlay Code, a detailed Bushfire Hazard Assessment has been prepared.

UNDERSTANDING BUSHFIRE HAZARD

Bushfires are an intrinsic part of Australia's environment. Natural ecosystems have evolved with fire and the landscape, along with its biological diversity, has been shaped by both historic and recent fires. Many of Australia's native plants are fire prone and very combustible, while numerous species depend on fire to regenerate. Indigenous Australians have long used fire as a land management tool and it continues to be used to clear land for agricultural purposes and to protect properties from intense, uncontrolled fires. Historically, bushfires have caused loss of life and significant damage to property. While naturally occurring bushfires cannot be averted, their consequences can be minimised by implementing mitigation strategies and reducing the potential impact to areas which are most vulnerable.

Bushfire Attack

Bushfire attack refers to the various methods in which bushfire may impact upon life and property and principally encompass:

- Direct flame contact;
- Ember and firebrand attack;
- Radiant heat; and
- Fire-driven wind (Figure 5).

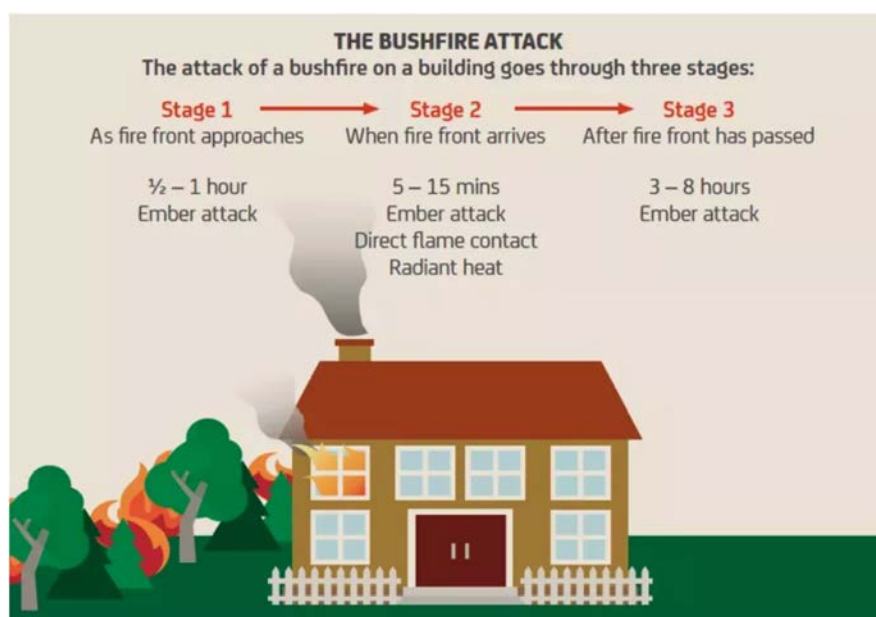


Figure 5

Direct Flame Contact

Direct flame attack refers to flame contact from the main fire front, the flame that engulfs burning vegetation is the same flame that contacts the building. It is estimated that only 10 to 20 per cent of buildings lost to bushfire occur as a direct result of flame attack.

Ember and Firebrand Attack

CSIRO research has shown that ember attack is the cause of up to 80% of house loss in Australia. The convective forces of bushfire raise burning embers into the atmosphere on prevailing winds and deposit them to the ground ahead of the fire front. Typically, ember attack occurs approximately 30 minutes prior to the arrival of the fire front and continues during the impact of the fire front and for several hours afterwards. Building loss via ember attack relates largely to the vulnerabilities and peculiarities of each building, its distance from the classifiable vegetation and whether someone is present to actively defend the building.



Radiant Heat

Measured in kilowatts per m², radiant heat is the heat energy released from the fire front which radiates to the surrounding environment, deteriorating rapidly over distance. In terms of impacts on buildings, radiant heat can pre-heat materials making them more susceptible to ignition. Radiant heat can also damage building materials such as window glazing, allowing openings into a building through which embers may enter.

Fire Driven Wind

The convective forces of a bushfire typically result in strong fire-driven winds, which can lead to building damage. The typical effects of fire driven wind include conveyance of embers, damage from branches and debris hitting the building, as well as direct damage to vulnerable building components, such as lifting roofs and the breakage of windows.

Vegetation

The Australian bush varies greatly around the country. There are regions of open woodlands, grassland savannas, dense rainforest. Different types of vegetation burn differently. Generally, fuel is classified as being fine (grasses and twigs that are less than 6 millimetres in diameter) or heavy (branches, logs or stumps). Finer fuels burn more easily, increasing the spread of the fire. Another key factor is fuel moisture content, or how dry the fuel is. The drier the fuel, the more easily it will burn. The dryness of the fuel depends on seasonal rainfall and temperatures.

Topography

Fires burn faster uphill. This is due to the radiation and convection a fire creates preheating the fuel. A 10-degree increase in slope results in a doubling of the speed of the fire. Fire will spread up a 10-degree slope two times as fast as it will along flat ground (Figure 6). The aspect of a slope (direction that a sloping piece of land is facing) influences a fire's behaviour. Northern and western aspects receive more direct heat from the sun, drying both the soil and the vegetation more than on southern or eastern slopes. The fuels on northern and western aspects are often drier and less dense than fuels on slopes with a different aspect.

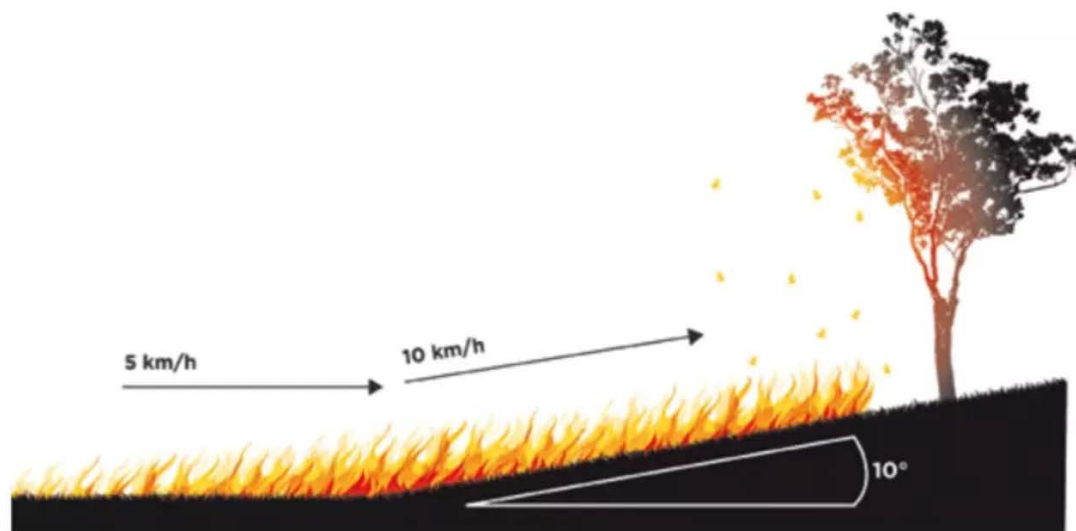


Figure 6

Fire Weather

Fire weather affects bushfire risk levels on a daily, weekly or seasonal basis. The South-east Queensland weather pattern is dominated by a maritime effect. The most common winds are southeast and northeast, the latter being very common during the summer months as an afternoon sea breeze. The most severe fire weather in the area is associated with a northwest wind generated on the back of a high pressure system moving slowly from west to east or from a situation where there is intense low pressure activity in the southeast of Australia extending a trough into southern Queensland (Just, 1978). However, the frequency of these situations in the region is low, being generally of the order of one to two days or fewer per year. The exception can occur in bad fire seasons when fuel conditions are very dry as a result of prolonged dry periods. In Queensland, these bad fire seasons occur about once a decade and are infrequent when compared with the fire situation that prevails frequently in southern Australia.

Whilst an assessment of vegetation types, fuel loads, effective slope and other factors can be readily undertaken, fire weather can fluctuate across days, weeks and seasons and can have a significant impact on the potential for bushfire threat, as well as influence bushfire behaviour and intensity. The Forest Fire Danger Index (FFDI) is a commonly used method to readily advise the community of the likely ability of fire suppression based on fire weather, which is used to inform the Fire Danger Rating (FDR) System (Figure 7). It is important to maintain awareness as to the level of local fire danger during the fire season.

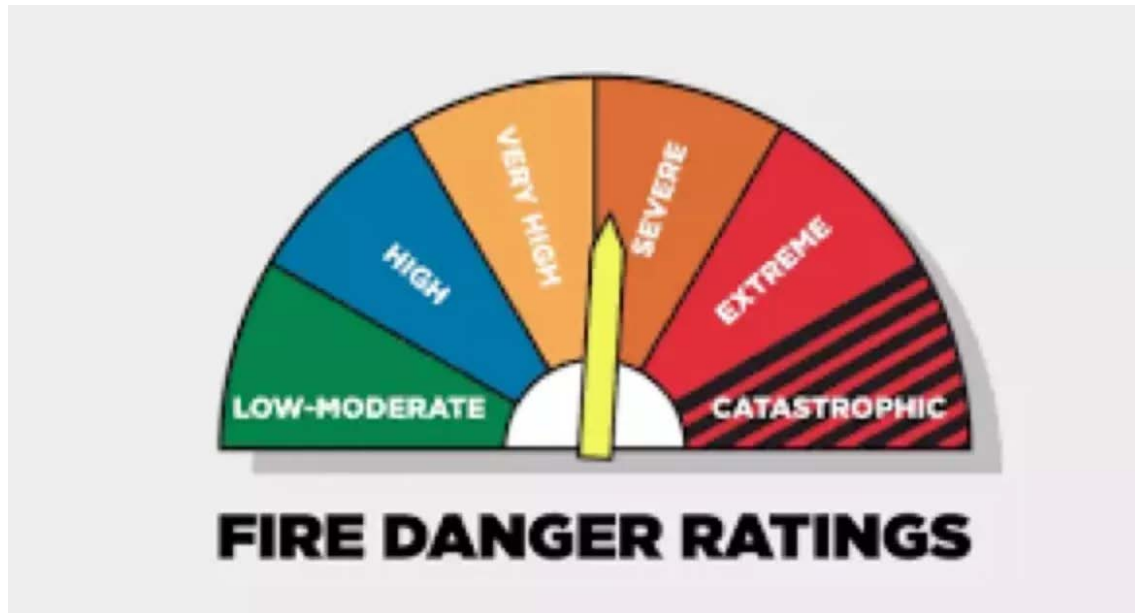


Figure 7



BUSHFIRE HAZARD ASSESSMENT

The State Government Single State Planning Policy (SPP) released in 2017, includes mapping that is an outcome of the new bushfire hazard mapping methodology, developed by the CSIRO and the Queensland Government. The new Bushfire Prone Area mapping was found to have an average reliability of 85%. The new methodology provides a major improvement in bushfire hazard mapping. The new modified approach calculates potential fire line intensity using total fuel loads, landscape slope and fire weather severity. A default 100-metre buffer was determined from analysis of heat and radiation decay curves and research that indicates 80% of housing loss and 80% of life loss occurred within 100 metres of bushland.

The subject site is identified on the Moreton Bay Regional Council *Bushfire Hazard Overlay Map* as being within Potential Bushfire Impact zone (Figure 8).

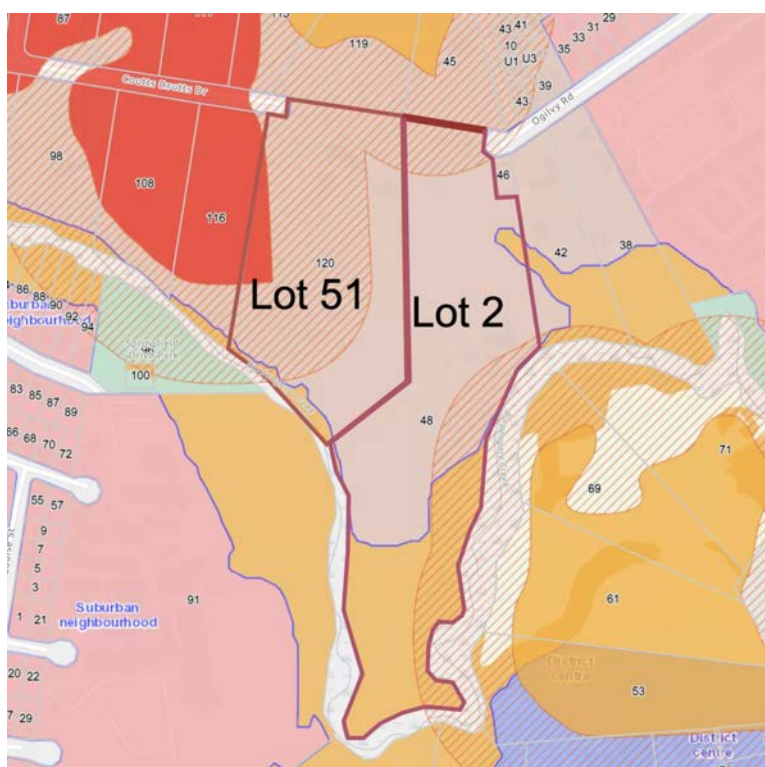


Figure 8





Bushfire hazard in Queensland is mapped as bushfire prone areas. This mapping forms part of the State Planning Policy Interactive Mapping System (SPPIMS). The mapping identifies the extent and level of the bushfire hazard across the state. Mapping is in accordance with the process described in ‘A new methodology for state-wide mapping of bushfire-prone areas in Queensland’, Leonard, J and Newnham, G et al (2014). The areas are mapped as either very high, high or medium potential bushfire intensity and include potentially hazardous vegetation that could support a significant bushfire. This vegetation is classified and mapped as having a vegetation hazard class. The SPP IMS does not identify any bushfire impact on Lot 51 on RP82952 and a limited impact at the eastern extent of Lot 2 on RP189017.

The MBRC Bushfire hazard overlay mapping under its planning scheme indicates areas of High hazard to the east and west. The Bushfire Resilient communities-technical Reference guide for the State Planning Policy State Interest “Natural Hazards, Risk and resilience – Bushfire (Oct 2019) requires where mapping is not of sufficient reliability, local governments may seek too either:

- liaise with QFES to confirm and resolve identified mapping issues in state-wide bushfire hazard area maps, or
- prepare local scale bushfire hazard area maps using improved local vegetation or slope mapping applying the same methodology as the state used in preparing the SPP IMS bushfire prone area mapping, as described in Section 4.2.
- liaise with QFES to confirm and resolve identified mapping issues in state-wide bushfire hazard area maps, or
- prepare local scale bushfire hazard area maps using improved local vegetation or slope mapping applying the same methodology as the state used in preparing the SPP IMS bushfire prone area mapping, as described in section 4.2.
- The hazard as shown on the MBRC bushfire overlay mapping would indicate this has not been done and therefore the SPPIMS mapping is more relevant in for the existing vegetation (Figure 9)

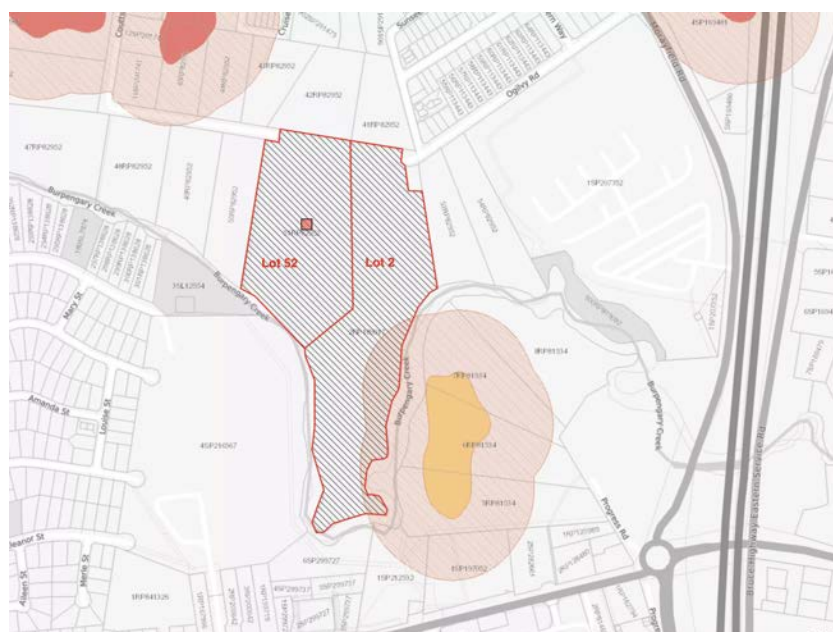


Figure 9



LOCAL GOVERNMENT PROVISIONS

The Moreton Bay Regional Council Planning Scheme Version 4 came into effect on 27 June 2017 and incorporated Bushfire Hazard Overlay Mapping, Overlay Code and Bushfire Hazard Planning Scheme Policy. An Assessment has also been conducted against the applicable Overlay Code.

SITE ASSESSMENT

An onsite inspection and assessment were conducted at 120 Coutts Drive and 48 Ogilvy Road, Burpengary on 24 May, 2021 to observe and record the relevant information to determine the bushfire hazard in accordance with the requirements of the Moreton Bay Regional Council Planning Scheme Version 4.

Vegetation

The *Public Safety Business Agency (PSBA) State-wide Bushfire Hazard (Bushfire Prone Area)* mapping identifies the original vegetation on and about this site as Regional Ecosystem (RE) 12.5.3 *Eucalyptus racemosa* subsp. *racemosa* woodland on remnant Tertiary surfaces. Figure 3 shows the extent of that original vegetation and demonstrates that as a result of past management and rural residential development no significant areas of RE 12.5.3 remain. The Lots adjoining or adjacent to the west and north have discrete, non - contiguous areas of non - remnant vegetation with managed understory dissected by internal roads and trails and secondary infrastructure (Figure 10).



Figure 10



The original vegetation on and about Burpengary Creek is identified as Regional Ecosystem (RE) 12.3.16 Gallery rainforest (notophyl vine forest) on alluvial plains - Fire sensitive and not considered flammable. (Figure 11).



Figure 11

The proposed development will have a perimeter road of minimum 15 metres from the vegetation on Burpengary Creek. The QFES defensible space calculator yields a BAL - Low. (Appendix 2)



Classified Vegetation

Australian Standard, *Construction of Buildings in Bushfire Prone Areas* (AS 3959–2018) requires any classified vegetation within 100 metres of the proposed works must be assessed. The vegetation on Lot 51 on RP82952 and Lot 2 on RP189017 and surrounding properties has been cleared or fragmented by past management and development of rural residential and low density residential lots. The fragmentation of the surrounding vegetation and the non-flammability of the vine forest type has removed any bushfire impacts on the proposed development.

Risk Analysis

The potential for an unplanned vegetation fire to occur within retained vegetation is a function of the level of hazard and the opportunity for ignition and fire development. The risk can be quantified in two parts:

- Internal
- External

Internal

No significant vegetation remains on Lot 51 RP82952 (Photo 1 and 2) and Lot 51 (Photo 3, 4, and 5).



Photo 1 (Lot 51 -East from Coutts Rd)



Photo 2 (Lot 51 - West from Burpengary Creek)



Photo 3 (Lot 51 - Park Area)



Photo 4 (Lot 51 - Park Area)



Photo 5 (Gallery Rainforest Burpengary Creek)



External

The adjoining Lots to the east are occupied rural residential lots predominantly maintained in a managed low hazard condition (Photo 6 and 7).



Photo 6 (Lot 50 on RP82952)



Photo 7 (Lot 50 on RP82952)

A discrete area of vegetation to the south of Burpengary Creek is identified on the State Planning Policy Interactive Mapping System (SPPIMS). The mapping identifies the extent and level of the bushfire hazard across the state. The area of the vegetation is approximately 6 000 square meters. Section 2 of the *Australian Standard AS3959 -2018 - Construction of buildings in Bushfire prone areas - 2.2.3.2 (a)* allows that any area of less than 1 ha and not within 100 metres of any other vegetation being classified vegetation can be excluded from consideration (Figure 12).

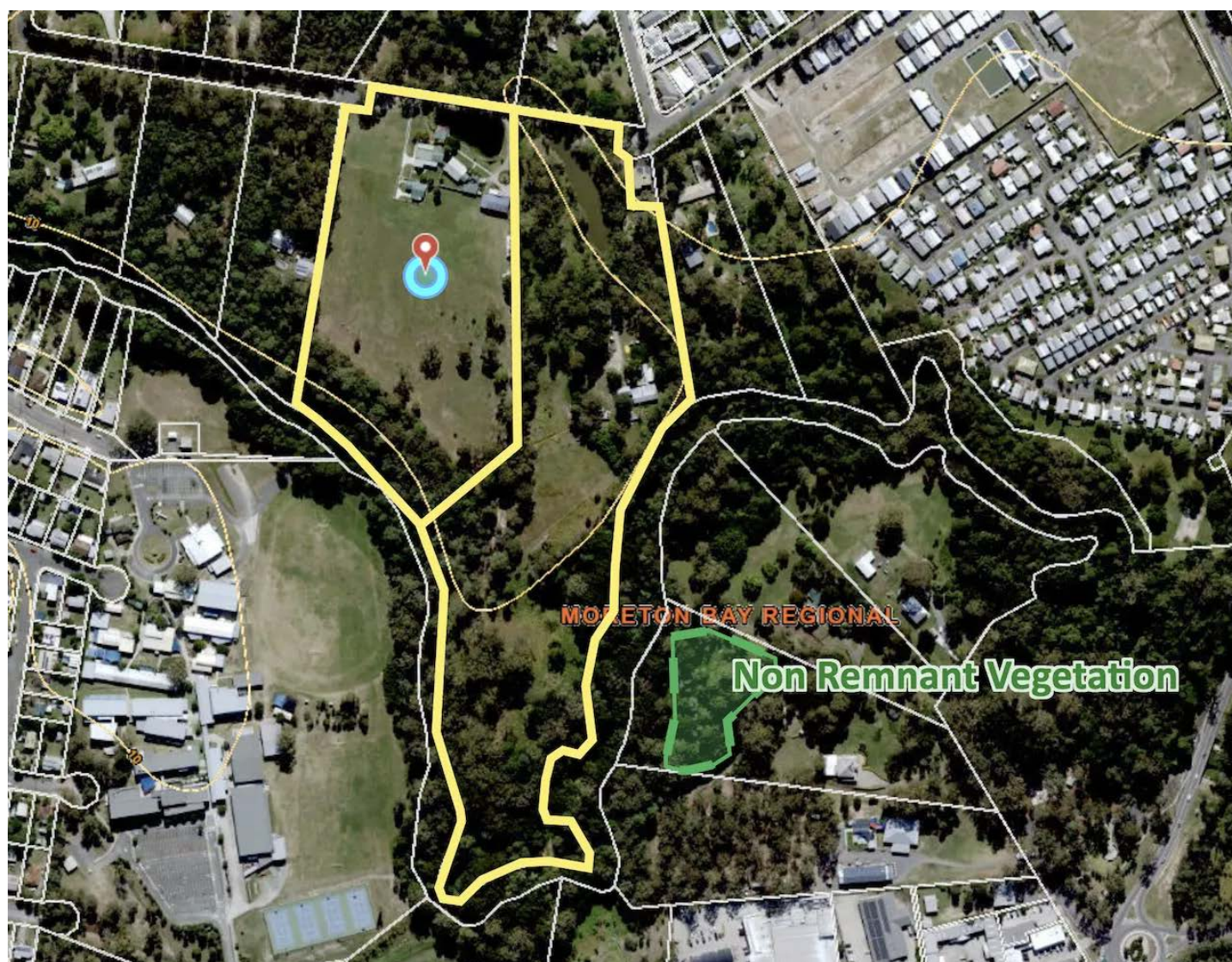


Figure 12

ASSESSMENT OF BUSHFIRE HAZARD

Australian Standard - *Construction of Buildings in Bushfire Prone Areas (AS 3959-2018)* requires that any classified vegetation within 100 metres of the proposed works must be assessed. Figure 13 shows the extent of the Non Classified Vegetation - Regional Ecosystem (RE) 12.3.16 Gallery rainforest (notophyl vine forest)



Figure 13

Potential Radiant Heat Flux

The Australian Standard, Construction of Buildings in Bushfire Prone Areas (AS 3959-2018), provides a suitable methodology for identifying assessable vegetation and determining the requirements for the construction of buildings in order to improve their resistance to bushfire attack from burning embers, radiant heat, flame contact and a combination of the three attack forms.

Bushfire Protection Measures in Combination

Figure 14 illustrates that effective protection against bushfire can only be achieved by the integration of multiple measures. Removing the bushland (hazard) will remove the risk but this option is neither necessarily possible nor desirable. An acceptable level of protection of life and property can be achieved while still retaining and protecting biodiversity and the natural values of the bushland.



Figure 14



BUSHFIRE RISK MITIGATION

A range of strategies can be applied to mitigate the potential impacts of bushfire:

- Vegetation management
- Access and egress
- Fencing
- Water supply
- Awareness and education
- Building construction.

Vegetation Management

Onsite vegetation and landscape management are important to maintaining low hazard conditions by:

- Limiting fuel accumulation;
- Reducing connectivity of fuels;
- Establishing and maintaining defensible space;
- Appropriate landscaping; and
- The proposed lot size of the development will constrain the development of any additional bushfire hazard.

Clearing

The site proposed for residential Lots carries no significant vegetation. Lot 902 will be managed parkland. Lot 901 Open space consists of remnant Regional Ecosystem 12.3.16.

Landscaping

No hazardous vegetation will be established within the residential development,



Site Access and Egress

The intent of design requirements for roads is to provide safe egress for residents and access for attending firefighting vehicles. A road system that is compliant with guideline measures provides fire services with easier access to buildings, a safe retreat for firefighters and residents, and can provide a fire control line where hazard reduction and back burning can take place. In determining safe access to a site, consideration is given to the fire brigade vehicles which are required to access public and private roads. Given the size of these vehicles and the poor visibility in which they often operate, roads need to be designed to specific requirements, including road width, grade, cross-fall, weight capacity, passing bays and turnaround areas, all of which may vary depending on whether it is a perimeter, access, cul-de-sac or battle-axe road type.

Fencing

Fencing materials have the capacity to contribute to fire spread and intensity. No specific construction is required.

Water Supply

Providing a sufficient water supply provides firefighters and residents with the appropriate levels of water to undertake building defense. There are two options in which a house site can be supplied with a sufficient water supply; from either reticulated water accessible via a hydrant, or a dedicated static water supply. Reticulated water will be supplied to the development meeting the required statutory standards.



Community Awareness

Property owners are responsible for developing their own knowledge and understanding of the level of bushfire risk specific to their respective properties. A household bushfire plan is required and must take account of matters such as where occupants are during the day (at home, work or school), if any occupants require special assistance (i.e. infants, the elderly or the ill), evacuation routes available, evacuation destinations, property maintenance and preparation and arrangements for pets. Planning ahead of any perceived bushfire event is essential.

The warning systems now implemented by Emergency Services and Local Authorities provide timely information and advice to occupants. Understanding what to do in the event of bushfire emergency is critical. Prior knowledge as to the steps to take during the lead up to a fire event, during the passage of bushfire, and what to do immediately after the fire front has passed is critical.

The Rural Fire Service Queensland (RFSQ) 'Bushfire Survival Plan' provides detailed information on how to prepare for the bushfire season and how to take action to survive in the event of bushfire. A copy of this publication can be obtained from the RFSQ website. (https://ruralfire.qld.gov.au/Fire_Safety_and_You/Bushfire_Survival_Plan/)



SUMMARY OF RECOMMENDATIONS

This report includes a number of recommendations regarding bushfire risk mitigation in accordance with AS3959-2018 and Moreton Bay Regional Council Planning Scheme Version 4. A summary of recommendations made by this report is included below.

RECOMMENDATIONS
1. There is no classified vegetation impacting on the proposed development on Lot 51 on RP82952 and Lot 2 on RP189017. The Australian Standard AS3959- 2018 - <i>Construction of buildings in bushfire prone areas</i> has not been triggered on this site.
2. The vegetation on 120 Coutts Drive and 48 Ogilvy Road, Burpengary will be maintained in managed low hazard state.
3. Fencing on Lot 51 on RP82952 and Lot 2 on RP189017 will be constructed of non – combustible materials. Ingress and egress for residents and emergency services will be via Coutts Drive
4. Ingress and egress for residents and emergency services will be via Coutts Road.
5. Reticulated water will be provided to the reconfiguration.

CONCLUSIONS

This report considers the bushfire mitigation measures required for 120 Coutts Drive and 48 Ogilvy Road, Burpengary, Lot 51 on RP82952 and Lot 2 on RP189017. Based upon detailed analysis of the potential future bushfire hazard no specific mitigation is required. It is significant to note that bushfire remains a natural process which is endemic to the Australian bush and it remains subject to a range of contributing factors which are variable on a daily and hourly basis. It is extremely difficult to predict the behaviour and intensity of a fire event at any given time. Therefore, it remains of the utmost importance that residents within identified bushfire prone areas obtain knowledge and remain aware of their options in the event of a bushfire to ensure the preservation of both life and property.



Appendices



APPENDIX 1

CODE COMPLIANCE ASSESSMENT

Performance Outcomes	Acceptable Outcomes	Compliance
<p>PO96</p> <p>Development:</p> <p>(a) minimises the number of buildings and people working and living on a site exposed to bushfire risk;</p> <p>(b) ensures the protection of life during the passage of a fire front;</p> <p>(c) is located and designed to increase the chance of survival of buildings and structures during a bushfire;</p> <p>(d) minimises bushfire risk from build up of fuels around buildings and structures;</p> <p>(e) ensure safe and effective access for emergency services during a bushfire.</p>	<p>E96.1</p> <p>Buildings and structures are:</p> <p>(a) not located on a ridgeline;</p> <p>(b) not located on land with a slope greater than 15% (see Overlay map - Landslide hazard);</p> <p>(c) dwellings are located on east to south facing slopes</p> <p>E96.2</p> <p>Buildings and structures have contained within the site:</p> <p>(a) a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;</p> <p>(b) a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;</p> <p>(c) a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures;</p>	<p>No Bushfire impact.</p>



Performance Outcomes	Acceptable Outcomes	Compliance
	<p>(a) an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and</p> <p>(b) an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%:</p> <p>i. to, and around, each building and other roofed structure; and</p> <p>ii. to each fire fighting water supply extraction point.</p>	N/A
<p>PO97</p> <p>Development and associated driveways and access ways:</p> <p>(a) avoid potential for entrapment during a bushfire;</p> <p>(b) ensure safe and effective access for emergency services during a bushfire;</p> <p>(c) enable safe evacuation for occupants of a site during a bushfire.</p>	<p>E97</p> <p>A length of driveway:</p> <p>(a) to a road does not exceed 100m between the most distant part of a building used for any purpose other than storage and the nearest part of a public road;</p> <p>(b) has a maximum gradient no greater than 12.5%;</p> <p>(c) have a minimum width of 3.5m; accommodate turning areas for fire fighting appliances in accordance with Qld Fire and Emergency Services' Fire Hydrant and Vehicle Access Guideline.</p>	N/A
<p>PO98</p> <p>Development provides an adequate water supply for fire-fighting purposes.</p>	<p>E98</p> <p>(a) a reticulated water supply is provided by a distributor retailer for the area or;</p>	Complies



Performance Outcomes	Acceptable Outcomes	Compliance
	<p>(b) where not connected to a reticulated water supply, on-site fire fighting water storage containing not less than 10 000 litres (tanks with fire brigade tank fittings, swimming pools) is located within 10m of buildings and structures.</p> <p>(c) Where a swimming pool is the nominated on-site fire fighting water storage source, vehicle access is provided to within 3m of that water storage source.</p> <p>(d) Where a tank is the nominated on-site fire fighting water storage source, it includes:</p> <ul style="list-style-type: none"> i. a hardstand area allowing medium rigid vehicles (15 tonne fire appliance) access within 6m of the tank; ii. fire brigade tank fittings, comprising 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines. 	
<p>PO99</p> <p>Development:</p> <p>(a) does not present unacceptable risk to people or environment due to the impact of bushfire on dangerous goods or combustible liquids;</p> <p>(b) does not present danger or difficulty to emergency services for emergency response or evacuation.</p>	<p>E99</p> <p>Development does not involve the manufacture or storage of hazardous chemicals.</p>	N/A



APPENDIX 2

SPP Bushfire Separation Distance Calculator			
VARIABLE DESCRIPTION	VARIABLE	UNITS	VALUE
<i>Input Values</i>			
FIRE WEATHER SEVERITY	FDI		55.00
VEGETATION HAZARD CLASS	VHC	-	1.1 Complex mesophyll to notophyll vine forests
REMNANT STATUS	-	-	Remnant
SLOPE TYPE (UPSLOPE OR DOWNSLOPE)	ST	-	Downslope
EFFECTIVE SLOPE UNDER THE HAZARDOUS VEGETATION	eSlope	degrees	5.00
SLOPE BETWEEN SITE AND HAZARDOUS VEGETATION	θ	degrees	2.00
DISTANCE OF THE SITE FROM HAZARDOUS VEGETATION	d	m	15.00
<i>Output Values</i>			
SURFACE FUEL LOAD	-	t/ha	2.60
NEAR SURFACE FUEL LOAD	-	t/ha	0.00
BARK FUEL LOAD	-	t/ha	0.00
ELEVATED FUEL LOAD	-	t/ha	0.00
TOTAL OVERALL FUEL LOAD	W	t/ha	2.60
TOTAL SURFACE FUEL LOAD	w	t/ha	2.60
POTENTIAL FIRE LINE INTENSITY	I	kW/m	0
RADIANT HEAT FLUX	q	kW/m ²	0.00
BUSHFIRE ATTACK LEVEL (AS 3959-2009)	BAL	-	BAL-LOW



Appendix 2

About the Report Author



This Report was prepared by Bushfire Specialist Bernard Trembath. Bernard has extensive practical knowledge and experience in bushfire planning and management and an intimate working knowledge of Queensland vegetation and climate, particularly in relation to fire prediction and behaviour.

Prior to establishing Queensland Bushfire Planning in 2014, Bernard was the Regional Manager Rural Operations, Brisbane Region, for Queensland Fire and Emergency Services (QFES). As Regional Manager, Bernard was responsible for bushfire mitigation within the Brisbane Region, working with Local Governments and many other organisations to help reduce the impacts of bushfires. Bernard was also the QFES bushfire planning specialist, providing specialist bushfire planning and management advice on behalf of QFES.

Since 2014, Bernard has provided his specialist bushfire planning knowledge to advise and assist a large number of individuals, companies and government agencies. His happy clients include:



- + Bushfire assessments
- + Property vegetation assessments
- + Site planning for bushfire
- + Property management for bushfire
- + Bushfire management plans