

Approved Form 8	Strata Development Contract		Sheet of sheets
Registered:	Office Use Only		Office Use Only

Description of Development

The development scheme as provided for in this Strata Development Contract will be completed over several stages. Stage 1 of the development:

- is illustrated in the accompanying strata plan;
- will be completed upon registration of the plan;
- contains lots 1 to *[indicate the total number of lots in the strata plan]*;
- upon registration of Stage 1 it is intended to create development lot(s) *[indicate the lot number(s) of the development lot(s)]*

The development scheme as provided for in this Strata Development Contract will conclude on the date specified being *[insert date]* or *[number months or years after the day on which this contract is registered]*. *[The date specified cannot be more than 10 years after registration of this contract]*.

It is intended that each stage will contain warranted development, which the developer may be compelled to carry out, or authorised proposals, which the developer may not be compelled to carry out, as described in this Strata Development Contract.

1. *It is proposed to add land to the parcel at a later time, being *[add the title reference(s) for any land which is to added to the scheme]* which, when added, will become *[provide details in accordance with section 83(2)(b)(ii) Strata Schemes Development Act 2015]*
2. *The developer has the right to occupy the part of the common property described in order to carry out the proposed development *[Identify the relevant part of the common property]*
3. *The contract relates to the development of a part strata parcel and includes the part of the building and its site which is outside the part strata parcel being *[include a description as required by section 76(4) Strata Schemes Development Act 2015]*

**These items are optional and should only be included if they are relevant*

The provisions of this Strata Development Contract incorporate and are subject to the covenants implied by section 81(1) and Schedule 3 Strata Schemes Development Act 2015.

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Warranted Development – proposed development subject to a warranty

Development that the developer is permitted to carry out and may be compelled to carry out.

Each stage must be numbered consecutively beginning with Stage 2 (Stage 1 is the original plan).

The sub-headings (a) to (k) must be utilised for each stage of warranted development. If there is no warranted development, indicate this in lieu of the sub-headings.

(a) Description of Development

Describe the development that will be carried out. Indicate the types of buildings proposed, the proposed uses of the lots in the buildings, the proposed building style and the proposed height and density of the buildings - reference may be made to the concept plan.

(b) Common Property Amenities

Describe any common property amenities that will be provided - eg. swimming pool, tennis courts, barbecue area.

(c) Schedule of Commencement and Completion

- *Completion of this item is optional*
- *Specify when the building and related works are to be physically commenced and when the building and works will be fit for use and/or occupation by a lot owner.*

(d) Schedule of Lots

Indicate the number of lots proposed to be created in this stage. Do not identify the lot numbers.

(e) Working Hours

- *Completion of this item is optional*
- *Set out details of working hours subject to the standard laid down by the planning authority.*

(f) Arrangements for Entry, Exit, Movement and Parking of Vehicles to, from and on the parcel during development and Permitted Uses of Common Property and Development Lots during development

Set out details of access and construction zones and accompanying rights over common property and development lots and parking on lots and common property during this stage of development.

(g) Landscaping

Briefly describe the manner in which it is proposed to landscape the parcel in this Stage.

(h) Schedule of Materials and Finishes

Indicate building materials and finishes.

(i) Vertical Staging

If vertical staging is taking place

- *provide a description of the development*
- *Indicate insurance details.*

(j) Contribution to Common Property Expenses

Indicate the manner in which the developer's liability for common property expenses relating to the use or maintenance of common property in the scheme is to be determined (see clause 12(h) Strata Schemes Development Regulation 2016)

(k) Proposed By-Laws, Management Agreements, Covenants, Easements or Dedications

Indicate any which will be registered in this stage.

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Authorised Proposals – proposed development not subject to a warranty

Development that the developer is permitted to carry out, but not compelled to carry out.

Each stage must be numbered consecutively beginning with Stage 2 (Stage 1 is the original plan).

The sub-headings (a) to (k) must be utilised for each stage of authorised proposals. If there are no authorised proposals, indicate this in lieu of the sub-headings.

(a) Description of Development

Describe the development that is proposed - indicate the types of buildings proposed, the proposed uses of the lots in the buildings, the proposed building style and the proposed height and density of the buildings - reference may be made to the concept plan. It is not necessary to be specific – eg. It may be proposed that up to 20 one and two bedroom units be provided in a building of up to 6 storeys. The developer may vary the mix in accordance with market conditions.

(b) Common Property Amenities

Describe any common property amenities that will be provided - eg. swimming pool, tennis courts, barbecue area.

(c) Schedule of Commencement and Completion

- *Completion of this item is optional*
- *Specify when the building and related works are to be physically commenced and when the building and works will be fit for use and/or occupation by a lot owner.*

(d) Schedule of Lots

Indicate the maximum number of lots proposed to be created in this stage - eg. up to 20 lots. Do not identify the lot numbers.

(e) Working Hours

- *Completion of this item is optional*
- *Set out details of working hours subject to the standard laid down by the planning authority.*

(f) Arrangements for Entry, Exit, Movement and Parking of Vehicles to, from and on the parcel during development and Permitted Uses of Common Property and Development Lots during development

Set out details of access and construction zones and accompanying rights over common property and development lots and parking on lots and common property during this stage of development.

(g) Landscaping

Briefly describe the manner in which it is proposed to landscape the parcel in this Stage.

(h) Schedule of Materials and Finishes

Indicate building materials and finishes.

(i) Vertical Staging

- If vertical staging is taking place;*
- *provide a description of the development*
 - *Indicate insurance details.*

(j) Contribution to Common Property Expenses

Indicate the manner in which the developer's liability for common property expenses relating to the use or maintenance of common property in the scheme is to be determined (see clause 12(h) Strata Schemes Development Regulation 2016).

(k) Proposed By-Laws, Management Agreements, Covenants, Easements or Dedications

Indicate any which may be registered in this stage.

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Concept Plan for Stagesubdivision of developments lot(s)

Provide plans and drawings on the concept plan sheet(s) illustrating separately the sites proposed for, and the nature of, the buildings and works that would result from the carrying out of all permitted development, and identifying which is warranted development, including:

- (a) the location of buildings proposed to be erected or retained on the parcel*
- (b) elevations and sections of those buildings and their external finishes and heights*
- (c) perspectives of those buildings*
- (d) the proposed finished levels of the land in relation to roads and those buildings*
- (e) any additional land that may be added to the scheme*
- (f) any vertical staging*

Add as many sheets as required for the description of the development

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Certificate of Planning Authority

*The Planning Authority (*insert name*)

*The Accredited Certifier (*insert name*)..... Accreditation No:.....

certifies that the carrying out of the permitted development described as ‘warranted development’ and ‘authorised proposals’ in this Strata Development Contract would not contravene:

- (i) The conditions of any relevant approval issued by a planning authority in respect of the strata parcel; or
- (ii) The provisions of any environmental planning instrument that was in force when the approval was granted except to the following extent (*indicate exception if applicable*)

.....
.....

Date:

Certificate Reference:

Signed by:
*Authorised Person/*General Manager/ *Accredited Certifier

Signature:

This is the certificate referred to in Section 75(2) Strata Schemes Development Act 2015

* Strike through inapplicable parts

Signatures, Consents, Approvals

Provided signatures/seals as required by section 79 Strata Schemes Development Act 2016