

Form: 11R  
 Edition: 1111

# REQUEST

New South Wales  
 Real Property Act 1900



**AQ624366X**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises required by this form for the establishment and maintenance of the Real Property the Register is made available to any person for search upon payment of a fee, if any.

(A) **STAMP DUTY** If applicable. Office of State Revenue use only

(B) **TORRENS TITLE**

(C) <b>REGISTERED DEALING</b>	Number Building Management Statement filed with DP1204948	Torrens Title <b>CP/SP91649</b> 201/1204948, 202/1204948, 203/1204948, 204/1204948, 207/1211553, 208/1211553, 211/1217691, 213/1221076, 301/1244221, 302/1244221, 303/1244221,304/1244221, 305/1244221, 306/1244221, 401/1244222, 402/1244222, 403/1244222, 404/1244222, 500/1264241, 1/1264173 and 2/1264173	Date: <b>16/02/21</b> I am authorised to make this alteration. Suzanne Telfer

(D) <b>LODGED BY</b>	Document Collection Box <b>27C</b>	Name, Address or DX, Telephone, and Customer Account Number if any Herbert Smith Freehills DX 361 SYDNEY NSW 02 9225 5000 - LLPN: 124217E	<b>CODE</b> <b>R</b>
	Reference (optional): <b>75566905 HSP</b>		

(E) **APPLICANT**  
Infrastructure NSW

(F) **NATURE OF REQUEST**  
Variation to a registered Building Management Statement (BMS) in accordance with Section 196G of the Conveyancing Act

(G) **TEXT OF REQUEST**  
Registrar General to vary the BMS registered with DP1204948 by replacing the BMS currently filed with DP1204948 with the version of the BMS enclosed at Annexure "B", which is a compiled version of the original BMS dated 27 May 2015 executed by the original parties to the BMS, with pages and annexures replaced to reflect amendments approved by the 'Committee' in accordance with the BMS and section 196G of the Conveyancing Act.

**DATE** 04 / 12 / 2020  
 dd mm yyyy

(H) I certify that I am an eligible witness and that the applicant signed this dealing in my presence. [See note\* below]. Certified correct for the purposes of the Real Property Act 1900 by the applicant.

Signature of witness: See Annexure "A" Signature of applicant: See Annexure "A"

Name of witness: \_\_\_\_\_

Address of witness: \_\_\_\_\_

(I) *This section is to be completed where a notice of sale is required and the relevant data has been forwarded through eNOS. The applicant certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. Full name: \_\_\_\_\_ Signature: \_\_\_\_\_*

\*s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

Annexure "A" to REQUEST (Form 11R) (Execution pages)

Applicant: Infrastructure NSW

Dated: 04/12/2020

(H)

Executed by Infrastructure NSW as registered proprietor of Certificate of Title Folio Identifiers:

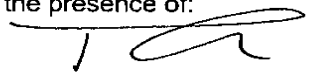
- 1. 201/1204948;
- 2. 202/1204948,
- 3. 203/1204948,
- 4. 204/1204948,
- 5. 207/1211553,
- 6. 208/1211553,
- 7. 211/1217691;
- 8. 213/1221076;
- 9. 301/1244221;
- 10. 302/1244221;
- 11. 303/1244221;
- 12. 304/1244221;
- 13. 305/1244221;
- 14. 306/1244221;
- 15. 401/1244222;
- 16. 402/1244222;
- 17. 403/1244222;
- 18. 404/1244222;
- 19. 500/1264241;
- 20. 1/1264173; and
- 21. 2/126417.

**Infrastructure NSW**

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

SIGNED by **William Bradley Kelman**

as delegate of **Infrastructure NSW**  
in the presence of:

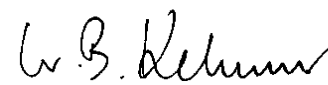


Signature of witness

*Tara Greer*

Name of witness (block letters)

*Level 27, 201 Kent Street  
Sydney NSW 2000*



Signature of

**William Bradley Kelman**

By executing this instrument the delegate states that the delegate has received no notice of revocation of the delegation.

Executed by Lendlease IMT (LLITST ST) Pty Limited as lessee under registered leases:

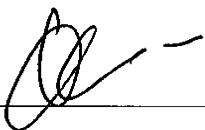
1. AJ821221 (in respect of Certificate of Title Folio Identifier 201/1204948);
2. AJ821222 (in respect of Certificate of Title Folio Identifier 202/1204948);
3. AJ821223 (in respect of Certificate of Title Folio Identifier 203/1204948);
4. AJ821224 (in respect of Certificate of Title Folio Identifier 204/1204948);
5. AJ821225 (in respect of Certificate of Title Folio Identifier 402/1244222);
6. AK445148 (in respect of Certificate of Title Folio Identifier 211/1217691);
7. AM341169 (in respect of Certificate of Title Folio Identifier 304/1244221);
8. AM341170 (in respect of Certificate of Title Folio Identifier 303/1244221);
9. AM341171 (in respect of Certificate of Title Folio Identifier 306/1244221); and
10. AN102843 (in respect of Certificate of Title Folio Identifier 305/1244221).

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Lendlease IMT (LLITST ST) Pty Limited**  
by

sign here ▶

Director

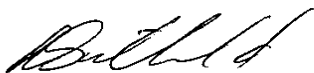


print name

**JEANNIE MOK**

sign here ▶

Director/Secretary



**Katie Lisbeth Sutherland**

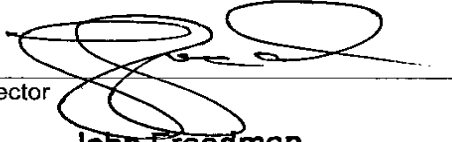
print name

Executed by Lendlease IMT (OITST ST) Pty Limited as lessee under registered leases:

1. AJ821222 (in respect of Certificate of Title Folio Identifier 202/1204948);
2. AJ821223 (in respect of Certificate of Title Folio Identifier 203/1204948);
3. AJ821224 (in respect of Certificate of Title Folio Identifier 204/1204948);
4. AJ821225 (in respect of Certificate of Title Folio Identifier 402/1244222);
5. AK854995 (in respect of Certificate of Title Folio Identifier 213/1221076); and
6. AP703273 (in respect of Certificate of Title Folio Identifier 403/1244222).

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Lendlease IMT (OITST ST) Pty Limited**  
by

sign here ►   
Director  
print name John Freedman

sign here ►   
Director/Secretary  
print name Katie Lisbeth Sutherland

---

Executed by Lendlease (Barangaroo South Co-owner) Pty Limited as lessee under registered leases:


1. AJ821222 (in respect of Certificate of Title Folio Identifier 202/1204948);
2. AJ821223 (in respect of Certificate of Title Folio Identifier 203/1204948); and
3. AJ821224 (in respect of Certificate of Title Folio Identifier 204/1204948).

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for

**Lendlease (Barangaroo South Co-owner) Pty Limited**

by

sign here ▶   
Director

print name Leanne Michelle Boyle

sign here ▶   
Director/Secretary

print name Susan Ann Westlake

---

Executed by Lendlease Retail (Barangaroo) R8/R9 Pty Limited as lessee under registered lease AJ939823 (in respect of Certificate of Title Folio Identifier 208/1211553).

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Lendlease Retail (Barangaroo) R8/R9 Pty Limited**  
by

sign here ▶   
Director

print name Leanne Michelle Boyle

sign here ▶   
Director/Secretary

print name Susan Ann Westlake

---

Executed by Lendlease Retail (Barangaroo) R7 Pty Limited as lessee under registered lease AK839017 (in respect of Certificate of Title Folio Identifier 302/1244221).

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Lendlease Retail (Barangaroo) R7 Pty Limited**  
by

sign here ►   
Director

print name Leanne Michelle Boyle

sign here ►   
Director/Secretary

print name Susan Ann Westlake

---

Executed by Hualong Investment Pty Ltd as lessee under registered lease AM979139 (in respect of part of the land comprised in Certificate of Title Folio Identifier ~~244/1221076~~).

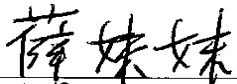
301/1244 221

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Hualong Investment Pty Ltd**  
by

sign here ▶   
Director

print name ~~XXXXXXXXXX~~ Jian Lin Yin

sign here ▶   
Director/Secretary

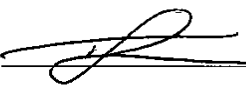
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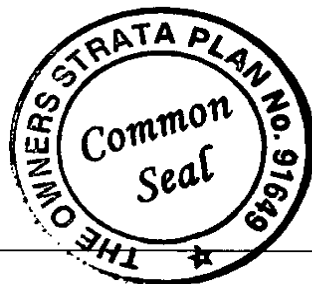
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Executed by The Owners Strata Plan 91649 as lessee under registered lease AJ997635 (in respect of Certificate of Title Folio Identifier 207/1211553).

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

The common seal of **The Owners – Strata Plan No. 91649** was hereunto affixed on 19<sup>TH</sup> NOVEMBER 2020 in the presence of TIMOTHY SARA being the person(s) authorised by section 238 of the *Strata Schemes Management Act 1996* (NSW) to attest the affixing of the seal

▶   
\_\_\_\_\_  
\_\_\_\_\_



Executed by Lendlease (Daramu House) Pty Limited as lessee under registered lease AP605886  
(in respect of Certificate of Title Folio Identifier 401/1244222 and 404/1244222).

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Lendlease (Daramu House) Pty Limited**  
by

sign here ►   
Director

print name John Freedman

sign here ►   
Director/Secretary

print name Katie Lisbeth Sutherland

- Executed by Lendlease (Millers Point) Pty Limited as trustee for the Lend Lease (Millers Point), being the 'Developer' under the BMS.

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Lendlease (Millers Point) Pty Limited** by

sign here ▶   
Director

print name Leanne Michelle Boyle

sign here ▶   
Director/Secretary

print name Susan Ann Westlake

---



**CBA Corporate Services (NSW) Pty Limited**

ABN 25 072 765 434

Darling Park, Tower 1  
Level 21, 201 Sussex Street  
Sydney NSW 2000

GPO Box 2719  
Sydney NSW 2001

Telephone: (02) 9303 8136  
E-mail: [agencygroup@cba.com.au](mailto:agencygroup@cba.com.au)

18 November 2020

The Registrar General  
NSW Land Registry Services  
GPO Box 15, Sydney NSW 2001  
DX 17 Sydney

By Hand

Dear Sir

**Mortgagee consent in respect of registered leases AJ821222, AJ821223, AJ821224, AJ821225 and AK854995**

**Request Form 11R - Variation of Building Management Statement**

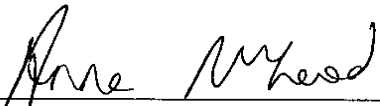
CBA Corporate Services (NSW) Pty Limited (ACN 072 765 434) (**CBA**) is a mortgagee under the following registered leases:

- AJ821222 in respect of Lot 202 in DP 1204948;
- AJ821223 in respect of Lot 203 in DP 1204948;
- AJ821224 in respect of Lot 204 in DP 1204948;
- AJ821225 in respect of Lot 402 in DP 1244222; and
- AK854995 in respect of Lot 213 in DP 1221076.

CBA consents to the lodgement by Infrastructure NSW (ABN 85 031 302 516) and registration by the Registrar General of a Form 11R Request with the effect that the Building Management Statement currently filed with DP 1204948 will be replaced with the version attached to the Form 11R Request.

Yours sincerely

For and on behalf of **CBA Corporate Services (NSW) Pty Limited**

Signature 

Attorney for CBA Corporate Services (NSW) Pty Limited  
under power of attorney book 4659 No. 765

Name ANNE M. MEADOWS

Annexure "B" to REQUEST (Form 11R) (Replacement BMS)

Applicant: Infrastructure NSW

Dated: 04/12/2020

# Barangaroo South - Building Management Statement Dated

**Approved Form 12**

Conveyancing Act 1919

**(Section 196E; Schedule 8A)**

**Building Management Statement**

*Note: This statement has effect as an agreement under seal binding:*

- *each owner for the time being of any part of the building or its site; and*
- *a mortgagee in possession or lessee of any such part of the building or its site.*

# Barangaroo South – Building Management Statement

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**Annexure B – Waiver Letters**

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# Barangaroo South – Building Management Statement

## Details

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**Parties**            **T2 Owner, CCW Lot Owner, RW Lot Owner, EN Lot Owner, Bike Lot Owner, Developer, Barangaroo Delivery Authority, Stakeholder, Thermal Energies Supplier, Water Services Supplier, Embedded Network Operator**

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To all Members: The parties described below are the initial parties to this management statement as at the date of this management statement, and that as the development of Barangaroo South progresses, additional parties will become Members of this management statement. As at the date of this management statement, those Members are as described in Schedule 7 to this management statement.

---

<b>T2 Owner</b>	<b>Name</b>	<b>Lend Lease IMT (LLITST ST) Pty Limited as trustee for the LLITST Stage 1 Sub Trust</b>
	ACN	127 727 262
	Address	Level 4 The Bond 30 Hickson Road Millers Point NSW 2000
	Fax	(02) 9383 8134
	Attention	Company Secretary

---

<b>CCW Lot Owner</b>	<b>Name</b>	<b>Lend Lease IMT (LLITST ST) Pty Limited as trustee for the LLITST Stage 1 Sub Trust</b>
	ACN	127 727 262
	Address	Level 4 The Bond 30 Hickson Road Millers Point NSW 2000
	Fax	(02) 9383 8134
	Attention	Company Secretary
	<b>Name</b>	<b>Lend Lease (Barangaroo South Co-owner) Pty Limited</b>
	ABN	26 158 840 094

Address Level 4  
The Bond  
30 Hickson Road  
Millers Point NSW 2000

Fax (02) 9383 8134

Attention Company Secretary

---

**RW Lot Owner** Name **Lend Lease IMT (LLITST ST) Pty Limited as trustee for the LLITST Stage 1 Sub Trust**

ACN 127 727 262

Address Level 4  
The Bond  
30 Hickson Road  
Millers Point NSW 2000

Fax (02) 9383 8134

Attention Company Secretary

Name **Lend Lease (Barangaroo South Co-owner) Pty Limited**

ABN 26 158 840 094

Address Level 4  
The Bond  
30 Hickson Road  
Millers Point NSW 2000

Fax (02) 9383 8134

Attention Company Secretary

---

**EN Lot Owner** Name **Lend Lease IMT (LLITST ST) Pty Limited as trustee for the LLITST Stage 1 Sub Trust**

ACN 127 727 262

Address Level 4  
The Bond  
30 Hickson Road  
Millers Point NSW 2000

Fax (02) 9383 8134

Attention Company Secretary

Name **Lend Lease (Barangaroo South Co-owner) Pty Limited**

ABN 26 158 840 094

Address Level 4  
The Bond  
30 Hickson Road  
Millers Point NSW 2000

Fax (02) 9383 8134

Attention Company Secretary

---

**Bike Lot  
Owner**

Name **Lend Lease IMT (LLITST ST) Pty Limited as  
trustee for the LLITST Stage 1 Sub Trust**

ACN 127 727 262

Address Level 4  
The Bond  
30 Hickson Road  
Millers Point NSW 2000

Fax (02) 9383 8134

Attention Company Secretary

Name **Lend Lease (Barangaroo South Co-owner)  
Pty Limited**

ABN 26 158 840 094

Address Level 4  
The Bond  
30 Hickson Road  
Millers Point NSW 2000

Fax (02) 9383 8134

Attention Company Secretary

---

**Developer**

Name **Lend Lease (Millers Point) Pty Limited as  
trustee for the Lend Lease (Millers Point)  
Trust (ABN 96 367 164 319)**

ABN 15 127 727 502

Address Level 4  
The Bond  
30 Hickson Road  
Millers Point NSW 2000

Fax (02) 9383 8134

Attention Company Secretary

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<b>Barangaroo Delivery Authority</b>	Name	<b>Barangaroo Delivery Authority</b>
	Address	Level 21 201 Kent Street SYDNEY NSW 2000
	Fax	(02) 9271 5040
	Attention	<i>Chief Executive Officer</i>

---

<b>Stakeholder</b>	Name	<b>Lend Lease IMT 3 Pty Limited</b>
	ACN	127 727 244
	Address	Level 4 The Bond 30 Hickson Road Millers Point NSW 2000
	Fax	(02) 9383 8134
	Attention	Company Secretary

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<b>Thermal Energies Supplier</b>	Name	<b>Lend Lease Chilled Water (Barangaroo South) Pty Limited ABN 98 158 168 597</b>
	Address	Level 4 The Bond 30 Hickson Road Millers Point NSW 2000
	Fax	(02) 9383 8134
	Attention	Company Secretary

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<b>Water Services Supplier</b>	Name	<b>Lend Lease Recycled Water (Barangaroo South) Pty Limited ABN 30 158 168 686</b>
	Address	Level 4 The Bond 30 Hickson Road Millers Point NSW 2000
	Fax	(02) 9383 8134
	Attention	Company Secretary

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<b>Embedded Network</b>	Name	<b>Lend Lease Embedded Network (Barangaroo South) Pty Limited</b>
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<b>Operator</b>	Address	Level 4 The Bond 30 Hickson Road Millers Point NSW 2000
	Fax	(02) 9383 8134
	Attention	Company Secretary

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<b>Governing law</b>	New South Wales
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<b>Date of deed</b>	See Signing page
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# Barangaroo South – Building Management Statement

## General terms

### Part 1

## Barangaroo South and the building management statement

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### 1 What is a building management statement?

#### 1.1 Management of the building

A building management statement is a set of rules that regulate the management and operation of a building or single structure where part of the building or single structure is subdivided by a plan of subdivision that contains one or more stratum lots. A stratum lot is a lot which is limited in height or depth (or both).

Barangaroo South consists of a building or single structure that is subdivided by a plan of subdivision that contains stratum lots. It is intended that some of the stratum lots will be subdivided by strata plan.

#### 1.2 Rights and obligations

A building management statement confers rights and imposes obligations on owners and occupiers of lots in a building or single structure in which there is more than one stratum lot. It contains provisions about a wide range of issues including meetings, financial management and the maintenance of shared facilities.

#### 1.3 Statutory regulation of building management statements

Building management statements may be governed by the provisions of Division 3B of Part 23 of the *Conveyancing Act 1919* if the Registrar General registers the building management statement with plan of subdivision of a building, or subsequently, a building management statement for the building and its site.

This building management statement is intended to be registered by the Registrar General and, upon registration, is subject to the provisions of Division 3B of Part 23 of the *Conveyancing Act 1919*.

#### 1.4 Statutory effect of a building management statement

Section 196I of the *Conveyancing Act 1919* provides that:

- (a) A registered building management statement, as in force for the time being, has effect as an agreement under seal containing the covenants referred to in clause 1.4(b) entered into by:
  - (i) each owner for the time being of any part of the building or its site affected by the statement, and
  - (ii) any mortgagee in possession or lessee of any part of the building or its site affected by the statement.

- (b) The covenants referred to in this section are:
  - (i) a covenant by which those persons jointly and severally agree to carry out their obligations under the building management statement as from time to time in force, and
  - (ii) a covenant by which those persons jointly and severally agree to permit the carrying out of those obligations.
- (c) The agreement ceases to have effect under this Division in relation to a person who is described in clause 1.4(a) on that person ceasing to be a person so described.
- (d) Clause 1.4(c) does not prejudice or affect any obligation that was incurred by a person, or any right that accrued to a person, under the agreement while the agreement was in force.
- (e) A registered building management statement has no effect to any extent to which it is inconsistent with:
  - (i) any condition imposed, before the registration of the statement, on a development consent relating to the building to which the statement relates or its site, or
  - (ii) this or any other Act or any other law.
- (f) Except as may be provided otherwise by this Act or the regulations, a provision in any instrument under which the agreement is excluded, modified or restricted is void.
- (g) A covenant entered into under the agreement does not merge in a transfer of a lot.
- (h) Nothing in this section affects any right or remedy that a person may have under a building management statement apart from a right or remedy under this Division.

### **1.5 Replication of section 196I**

Each signatory to this deed or other person who otherwise becomes a party to this deed from time to time (including each Owner from time to time and each party who accedes to this management statement under the provisions of a new Membership Form) covenants with each other in the terms of section 196I of the *Conveyancing Act 1919*:

- (a) as if set out in full in this clause 1.5; and
- (b) with the intention that those parties are bound by contract in the same terms that are provided for in section 196I of the *Conveyancing Act 1919* whether or not section 196I applies to Barangaroo South.

### **1.6 Waiver by Registrar-General from the requirements of the *Strata Schemes (Leasehold Development) Act 1986***

Normally, if a stratum lot is to be subdivided by a strata plan, then pursuant to section 57A(1) of the *Strata Schemes (Leasehold Development) Act 1986*, the Registrar General must not register such a strata plan unless the Registrar-General also registers a strata management statement for the building and site concerned.

The Developer has made an application for a waiver by the Minister under section 57A(2)(b) of the *Strata Schemes (Leasehold Development) Act 1986*

from the requirement to replace this management statement with a strata management statement on registration of such a strata plan, a copy of which is attached in Annexure A. The Registrar General has approved the waiver application subject to the conditions set out in the letters of approval attached in Annexure B. Those conditions include that this building management statement be registered by the Registrar General and therefore is subject to the provisions of Division 3B of Part 23 of the *Conveyancing Act 1919*.

Accordingly, the building management statement will continue to apply, is intended to operate and will benefit and bind Members (including Members which are Owners Corporations) after the registration of a Strata Plan in respect of a Stratum Lot.

## **1.7 Definitions**

In this management statement, capitalised words are defined in clause 89 ("Definitions").

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## **2 About Barangaroo South**

### **2.1 What are the different components in Barangaroo South?**

The Developer will construct and subdivide Barangaroo South in stages. At the date of registration of this management statement, the Developer intends Barangaroo South to contain a variety of commercial, residential, retail and ancillary components. A list (current as at the date of registration of this management statement) of the 25 components of Barangaroo South is contained in Schedule 7 ("Indicative list of the components of Barangaroo South").

### **2.2 Development in stages**

The Developer's current intention is to develop and subdivide Barangaroo South in stages. The Developer may change the number and use of components, subject to this management statement.

### **2.3 Replacement management statements**

As the development of Barangaroo South proceeds, it may be necessary to amend and/or replace this management statement with a new management statement. Members agree to amend and/or replace this management statement with a new management statement according to part 8 ("Development Works, subdivisions and replacement management statements"), and may be required to do this more than once.

### **2.4 Rights to construct and subdivide**

The Developer's rights to carry out Development Works and to subdivide parts of Barangaroo South by Subdivision Plans are generally set out in part 8 ("Development Works, subdivisions and replacement management statements").

### **2.5 Development Period**

At the date of registration of this management statement the structures comprising T2 are complete and a Ground Lease of T2 will shortly be granted by the Barangaroo Delivery Authority. The date of registration of this management statement marks the commencement of the Development Period for Barangaroo South for the purposes of this management statement.

The Development Period extends until the last stage of Barangaroo South is completed as required by the Barangaroo Stage 1 Project Development Agreement and the last Ground Lease of land within Barangaroo South which is to be granted by the Barangaroo Delivery Authority has been granted. The Developer agrees to serve a notice on the Committee confirming that the

Developer has completed all of its obligations under the Barangaroo Stage 1 Project Development Agreement within 10 Business Days of that event occurring.

## **2.6 Effect of the Development Period on this management statement**

This management statement and the management structure for Barangaroo South reflect the arrangements that will continue to operate on completion of the Development Period when the intended components of Barangaroo South will be complete. There are transitional arrangements in the management statement for the Development Period about issues like:

- (a) subdividing lots within Barangaroo South; and
- (b) amending this management statement as required to progress and complete the development and subdivision of Barangaroo South; and
- (c) membership of the Committee and voting rights; and
- (d) budgets and Administrative Fund and Sinking Fund contributions; and
- (e) contributing to the costs of Shared Facilities.

## **2.7 The Developer may change the subdivision method in its discretion**

- (a) The Developer's intention is that Barangaroo South, be subdivided as described in clause 2.1 ("What are the different components in Barangaroo South"). However, the Developer in its absolute discretion may select another method of subdivision for Barangaroo South including that this building management statement governs a smaller single structure or a smaller parcel of land within Barangaroo South (referred to in this clause as the **Selected Parcel**). The Developer may exercise this discretion as more particularly set out in part 8 ("Development Works, subdivisions and replacement management statements"), including changing the order and method of staging.
- (b) In the event of clause 2.7(a) being enlivened, the Developer must notify the Members, providing details of the other method of subdivision selected and copies of draft documents which are reasonably necessary to implement the other method of subdivision selected, including any amendments reasonably required to this management statement, including a definition of the lots which comprise the Selected Parcel.
- (c) This management statement shall be read with any appropriate changes necessary to give effect to the Developer's method of subdivision selected, including, where appropriate:
  - (i) references to Barangaroo South shall be amended, where appropriate to be restricted to the Selected Parcel; and
  - (ii) any amendments reasonably required to this management statement to reflect the Developer's alternative method of subdivision for Barangaroo South.

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# **3 Barangaroo South management and operation**

## **3.1 Part building schemes**

Under the Subdivision Legislation, a building management committee manages a building with a building management statement. The members of a building management committee are the owners corporations of Strata Schemes in the

building (if any) and Owners of Stratum Lots (ie lots which have not been subdivided by Strata Plan) in the building. In this management statement, the building management committee is called the Committee.

### 3.2 Management structure

The Committee is responsible for operating and managing Barangaroo South on behalf of the Members. Each Member who is not an individual appoints a Representative to attend and vote for them at Meetings and Emergency Meetings of the Committee. See clause 22 ("Appointing a Representative and a Substitute Representative") for more information.

### 3.3 Who assists the Committee?

The Committee must appoint various persons to assist it to perform its functions. For example, the Committee must appoint:

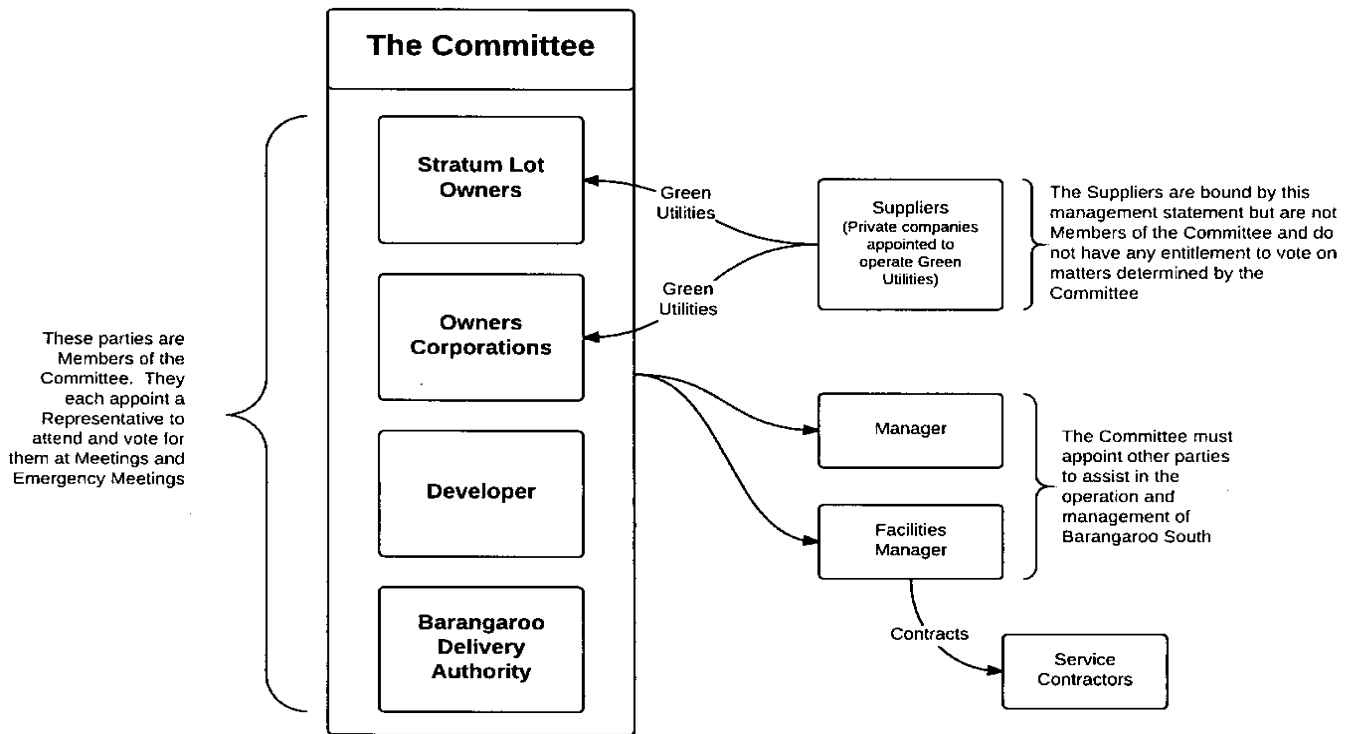
- (a) a Manager to assist in the management of Barangaroo South and to perform secretarial and financial functions; and
- (b) a Facilities Manager to assist in the operation and maintenance of Shared Facilities.

The Committee may also (including through the Facilities Manager) enter into contracts with Service Contractors for the operation, maintenance, repair and replacement of Shared Facilities.

The Committee's rights and obligations are explained in more detail in part 2 ("The Committee's rights and obligations").

### 3.4 Summary of management structure

In summary, the management structure for Barangaroo South looks like this:



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## **4 The Barangaroo Delivery Authority and Lot Owner's leasehold interests**

### **4.1 The Barangaroo Delivery Authority and leasehold land**

The Barangaroo Delivery Authority owns the freehold title in all of the land in Barangaroo South.

### **4.2 The Barangaroo Stage 1 Project Development Agreement**

The Barangaroo Delivery Authority and the Developer entered into the Barangaroo Stage 1 Project Development Agreement on 5 March 2010 with respect to the development of Barangaroo South.

### **4.3 Leasehold interests**

Under the terms of the Barangaroo Stage 1 Project Development Agreement, the Barangaroo Delivery Authority will grant Ground Leases of Lots to persons nominated by the Developer. The holders from time to time of Ground Leases granted by the Barangaroo Delivery Authority pursuant to the Barangaroo Stage 1 Project Development Agreement are Owners.

It is intended that this management statement operate in many respects as if the Owners were the owners of freehold interests in the Lots, not leasehold owners. For instance, the Owners have status as Members of this building management statement. These arrangements are set out in further detail in this clause 4.

### **4.4 Stratum Lot leases**

The Ground Lease for a Stratum Lot is between the owner of the leasehold interest in the Stratum Lot (as tenant) and the Barangaroo Delivery Authority (as landlord). The holder of that Ground Lease from time to time is an Owner and a Member.

### **4.5 Common Property Leases**

The Ground Lease for a Lot which is Common Property is between the Owners Corporation for a Strata Scheme (as tenant) and the Barangaroo Delivery Authority (as landlord). The holder of that Common Property Ground Lease from time to time is an Owner and a Member.

### **4.6 Strata Lot leases**

The Ground Lease for a Strata Lot is between the owner of the leasehold interest in the Strata Lot (as tenant) and the Barangaroo Delivery Authority (as landlord). The holder of that lease from time to time is not an Owner and is not a Member. The holders of the leasehold interest in the Strata Lot exercise their rights and have a say on the Committee through the Owners Corporation for their Strata Scheme.

### **4.7 Developer**

Where no Ground Lease exists in respect of a Lot, the Owner in respect of that Lot is deemed to be the Developer.

### **4.8 Empowerment of Lot Owners by the Barangaroo Delivery Authority**

The Barangaroo Delivery Authority delegates to each Owner other than the Developer, all powers, rights and authorities attaching to the Lot in respect of which the Owner holds a leasehold interest as if the Owner owned the freehold interest in that Lot, subject only to the Barangaroo Delivery Authority Reserve Powers.

The Barangaroo Delivery Authority agrees to take any necessary steps required to give effect to the delegation of powers, rights and authorities under this clause 4.8, including signing and registering any amendment to this management statement which is properly authorised under it.

#### **4.9 The Barangaroo Delivery Authority Reserve Powers**

- (a) The Barangaroo Delivery Authority reserves the following powers, rights and authorities in respect of each Lot:
  - (i) to veto any Resolution which is inconsistent with any Ground Lease granted by it;
  - (ii) to veto any Resolution which is inconsistent with the Barangaroo Stage 1 Project Development Agreement, for so long as that document remains on foot;
  - (iii) to veto any Resolution which requires the Barangaroo Delivery Authority to contribute towards the cost of a Shared Facility or pay levies;
  - (iv) to veto any Resolution during a Non-GUS Period to use funds collected by the Committee in respect of Green Utility Services in a manner which is not for the benefit of the Members as a whole (other than as required pursuant to a payment obligation to any Supplier, Service Contractor or other third party); and
  - (v) to veto any Resolution to carry out major upgrades or replacements to a Green Utility Service during a Non-GUS Period to the extent such Resolution is inconsistent with the most recent Operation, Maintenance and Lifecycle Capital Replacement Report produced pursuant to clause 4.4 of the BMP. If the Barangaroo Delivery Authority purports to exercise its veto right pursuant to this clause 4.9(a)(v), the Barangaroo Delivery Authority must provide to the Committee its reasons as to why the Barangaroo Delivery Authority considers the Resolution is inconsistent with the most recent Operation, Maintenance and Lifecycle Capital Replacement Report produced pursuant to clause 4.4 of the BMP.
- (b) The Committee must, within 5 Business Days after a Resolution has passed, give written notice to the Barangaroo Delivery Authority of the Resolution.
- (c) The Barangaroo Delivery Authority must exercise the powers, rights and authorities granted in clause 4.9(a) in respect of a Resolution within 20 Business Days after receipt of a notice from the Committee that a relevant Resolution has been passed.
- (d) If the Barangaroo Delivery Authority does not exercise its power, right or authority under clause 4.9(a) in respect of a Resolution in accordance with clause 4.9(c) then the Barangaroo Delivery Authority's powers, rights or authorities under clause 4.9(a) are exhausted and no further power, right or authority arises in respect of that Resolution.
- (e) If the Barangaroo Delivery Authority exercises a right to veto a resolution under clause 4.9(a)(v), the Committee may, subject to the passing of an Ordinary Shared Facility Resolution, dispute the exercise of the right and clause 87 will apply. For the purposes of an Ordinary Shared Facility Resolution under this clause 4.9(e), paragraph (b) of the definition of Ordinary Shared Facility Resolution does not apply.

#### **4.10 Role of the Barangaroo Delivery Authority as a Member**

The powers, rights and authorities of the Barangaroo Delivery Authority as a Member are to:

- (a) attend meetings of the Committee; and
- (b) receive minutes, correspondence, agendas and other documents a member is entitled to; and
- (c) veto any Resolution which it is entitled to veto as a function of the Barangaroo Delivery Authority Reserve Powers.

#### **4.11 Inconsistencies with this management statement**

The Barangaroo Stage 1 Project Development Agreement, a Ground Lease and the Barangaroo Management Plan prevail to the extent of any inconsistency between any of them and this management statement.

Each Owner, the Developer and the Barangaroo Delivery Authority each agree with each other to comply with their respective obligations under:

- (a) the Barangaroo Stage 1 Project Development Agreement; and
- (b) a Ground Lease; and
- (c) the Barangaroo Management Plan.

#### **4.12 Acknowledgement regarding Estate Levy**

For the avoidance of doubt, the Committee does not have any right in determining how the Barangaroo Delivery Authority applies the 'Estate Levy' (which is paid pursuant to the Ground Leases granted by the Barangaroo Delivery Authority at Barangaroo South).

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## **5 How does this management statement work?**

### **5.1 How is this management statement set out?**

There are ten parts in this management statement:

Part 1 Barangaroo South and the building management statement	Part 1 explains the management structure of Barangaroo South and who must comply with this management statement.
Part 2 Rights and obligations of the Committee	Part 2 explains the rights and obligations of the Committee. It contains information about the Committee and about appointing a Manager, Facilities Manager and Service Contractors to assist the Committee to perform its functions.
Part 3 Rights and obligations of Members, Owners and Occupiers	Part 3 explains the rights and obligations of Members, Owners and Occupiers. It includes provisions about insurance and access rights.

Part 4 Meeting procedures and resolutions	Part 4 explains the procedures for convening and holding Meetings and Emergency Meetings, quorum requirements and the types of resolutions required for decisions of the Committee.
Part 5 Financial management	Part 5 explains the procedures for preparing budgets, financial statements and levying processes for contributions to meet costs under this management statement.
Part 6 Shared Facilities	Part 6 explains how Shared Facilities work and are paid for by Members. It contains important information about the operation of, and obligations in connection with, Shared Facilities.
Part 7 Green Utilities	Part 7 explains the operation of the Green Utilities and the potential for them to become Shared Facilities.
Part 8 Development Works, subdivisions and replacement management statements	Part 8 explains the rights of the Developer to carry out Development Works and the Developer's rights to subdivide the Residue Lots and/or carry out Leasing Activities. It also explains the requirements for approving Subdivision Plans and, if necessary, registering replacement management statements with Subdivision Plans.
Part 9 Miscellaneous	Part 9 explains the procedures for resolving Disputes and how to serve notices.
Part 10 Dictionary	Part 10 contains a dictionary and explains how to interpret this management statement.

## **5.2 What is the effect of this management statement?**

This management statement has effect as an agreement under seal. See clause 1.4 ("Statutory effect of a building management statement") and clause 1.5 ("Replication of section 196I") for more details.

## **5.3 How to amend this management statement**

Subject to part 8 ("Development Works, subdivisions and replacement management statements"), the Committee may amend, add to or repeal all or parts of this management statement only by Unanimous Resolution.

The Barangaroo Delivery Authority agrees to sign and register any amendment to the management statement which is approved in accordance with this management statement.

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# **6 Who must comply with this management statement?**

## **6.1 General obligations**

Persons who must comply with this management statement are the Members, Owners, Occupiers and the Barangaroo Delivery Authority (as the owner of the freehold title of the Barangaroo South land).

## **6.2 Obligations for Occupiers**

If you are an Owner, you must:

- (a) use reasonable endeavours to include in any lease or other arrangement for the occupation of your Lot provisions requiring the Occupier to refrain from breaching this management statement; and
- (b) use your reasonable endeavours to ensure that the Occupier and their invitees refrain from breaching this management statement; and
- (c) take all action reasonably available to you, including action under the lease or other arrangement, to make the Occupier refrain from breaching this management statement or leave Barangaroo South.

### **6.3 Occupiers may exercise rights**

If you are an Owner, you may allow the Occupier of your Lot to exercise your rights under this management statement. However, you remain responsible to the Committee to comply with your obligations under the management statement.

### **6.4 Obligations for others**

You must not:

- (a) do anything to prevent another person from complying with this management statement; or
- (b) allow another person to do anything which you cannot do under this management statement.

### **6.5 Obligations for visitors**

You must:

- (a) take all reasonable actions to ensure that your visitors refrain from breaching this management statement; and
- (b) make your visitors leave Barangaroo South if they do not refrain from breaching this management statement.

### **6.6 By-laws for Strata Schemes**

- (a) If a Member is an Owners Corporation, the by-laws for the Strata Scheme must contain obligations with which Owners and Occupiers of Lots in that Strata Scheme must comply (in addition to this management statement).
- (b) Each Member that is an Owners Corporation (other than a Member that is the Owners Corporation for the Resort Building) agrees that the by-laws for the relevant Strata Scheme must contain a by-law that:
  - (i) prohibits each Owner and Occupier from letting their residential unit or apartment for a period of less than 1 month or as a serviced apartment, other than as a 'Permitted Serviced Apartment' (refer definition in clause 6.6(b)(iii));
  - (ii) may not be amended except by special resolution (as such term is defined in the Strata Management Act); and
  - (iii) for the purposes of the by-law, defines 'Permitted Serviced Apartment' as any serviced apartment facility or part thereof, where apartments, units or rooms are let out on a minimum period of not less than 1 month and which offer only minimal guest services.

## Part 2

# The Committee's rights and obligations

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## 7 The Committee

### 7.1 Establishing the Committee

The Committee is deemed to have been established on registration of this management statement. The Members must always have a Committee.

### 7.2 Members of the Committee

Each Member is a member of the Committee.

### 7.3 Members of the Committee upon registration of this Management Statement

The Members of the Committee upon registration of this management statement are:

- (a) the T2 Owner;
- (b) the Developer as Owner in respect of each future Lot (each of which is currently an unsubdivided part of the Residue Lot);
- (c) the CCW Lot Owner;
- (d) the RW Lot Owner;
- (e) the EN Lot Owner;
- (f) the Bike Lot Owner;
- (g) the Developer; and
- (h) the Barangaroo Delivery Authority.

Neither the Stakeholder nor the Suppliers are Members of the Committee, whether during a GUS Period or a Non-GUS Period.

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## 8 Rights and obligations

### 8.1 What are they?

In addition to its rights and obligations elsewhere in this management statement, the Committee is to:

- (a) exercise its rights according to, and comply with its obligations under, the Subdivision Legislation, this management statement, the Easements and the Development Consent; and
- (b) monitor Members' compliance with their obligations under the Easements and any obligations to make payments, prepare budgets or determine contributions under the Easements; and
- (c) comply with any requirements under Development Consents which apply to Barangaroo South including but not limited to any development

consent conditions which impose ongoing obligations to administer and maintain management plans or policies; and

- (d) make decisions about the matters in this management statement; and
- (e) convene and hold Meetings and Emergency Meetings; and
- (f) determine Administrative Fund contributions and Sinking Fund contributions to meet the Committee's costs; and
- (g) operate, maintain, renew and replace Shared Facilities; and
- (h) deal with and make decisions about Shared Facilities; and
- (i) effect insurances according to the Subdivision Legislation and this management statement; and
- (j) monitor the compliance by Members, Owners and Occupiers with their obligations under the Subdivision Legislation and this management statement; and
- (k) monitor the performance of the Manager; and
- (l) monitor the performance of the Facilities Manager; and
- (m) monitor the performance of Service Contractors; and
- (n) do everything else necessary to exercise its rights and comply with its obligations.

## **8.2 Obligations under the Development Consent**

The Committee must comply with and not cause a breach of any relevant Development Consent.

## **8.3 How to make decisions**

The Committee may make decisions only according to this management statement and at a properly convened Meeting or Emergency Meeting by Resolution, Unanimous Resolution or Shared Facility Resolution (as applicable in accordance with this management statement).

## **8.4 Power to contract and make appointments**

The Committee may:

- (a) enter into contracts or other arrangements with Service Contractors, Manager, Facility Manager or other persons to assist the Committee to exercise its rights and comply with its obligations; and
- (b) appoint consultants and experts to advise and assist the Committee to exercise its rights and to comply with its obligations; and
- (c) appoint agents (for example, a Member, the Manager or the Facilities Manager) to enter into contracts or other arrangements on its behalf and on behalf of Members; and
- (d) terminate a contract or arrangement or the appointment of consultants, experts and other persons.

## **8.5 Making Rules**

The Committee may by Special Resolution make Rules to facilitate the management, operation, maintenance and control of Barangaroo South. However:

- (a) when the Committee makes a Rule it must take into account the mixed use nature of Barangaroo South and the various components in Barangaroo South; and
- (b) Rules must not conflict with this management statement, including the rights of the Developer under part 8 ("Development Works, subdivisions and replacement management statements"); and
- (c) Rules must be reasonable and must not interfere with the reasonable enjoyment and use of a Lot by Owners and Occupiers; and
- (d) Rules must include all reasonable requirements of the Developer as notified by the Developer to the Committee from time to time, including requirements relating to access, safety and operational liaison for Barangaroo South and as otherwise may be reasonably necessary to permit the Developer to exercise its rights and comply with its obligations under part 8 ("Development Works, subdivisions and replacement management statements").

## **8.6 Effect of Rules**

A Rule made by the Committee applies as though it is set out in full in this management statement.

## **8.7 Complying with Rules**

Members, Owners and Occupiers must comply with Rules. Members and Owners must use reasonable endeavours to ensure that Occupiers of their Lots (or parts of their Lots) must comply with Rules.

## **8.8 Inconsistencies**

This management statement prevails to the extent of any inconsistency between it and the Rules.

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# **9 Officers of the Committee**

## **9.1 What Officers must the Committee appoint?**

The Committee must appoint as Officers a Secretary, a Treasurer and a Chairperson.

## **9.2 Eligibility for election**

To be eligible for election as an Officer, you must be a Representative of a Commercial Owner or (during the Development Period) of the Developer or a Substitute Representative of a Commercial Owner or (during the Development Period) of the Developer.

## **9.3 Appointment of Officers**

The Committee must appoint its Officers within one month after this management statement is registered. The Committee:

- (a) may appoint you (if you are eligible for appointment) to hold the position of one or more Officers; and
- (b) may appoint new Officers at any time; and

- (c) must immediately appoint a replacement Officer if an existing Officer vacates their position.

#### **9.4 Vacating the position of an Officer**

You vacate your position as an Officer if:

- (a) you cease to be a Representative or Substitute Representative of a Commercial Owner; or
- (b) the Committee dismisses you from your position; or
- (c) the Committee appoints a replacement Officer to fill your position; or
- (d) you are a Representative or a Substitute Representative of the Developer, and the Developer is no longer a Member; or
- (e) you resign in writing from your position. You must notify the Committee of your resignation and the date from which it will become effective.

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## **10 Functions of Officers**

### **10.1 Exercising functions**

An Officer must perform its functions according to this management statement, the Subdivision Legislation and the directions of the Committee.

### **10.2 The Secretary**

In addition to the functions set out elsewhere in this management statement, the functions of the Secretary are to:

- (a) convene Meetings and Emergency Meetings; and
- (b) prepare and distribute notices, agendas and minutes for Meetings and Emergency Meetings; and
- (c) serve notices for the Committee; and
- (d) answer communications sent to the Committee; and
- (e) perform administrative and secretarial functions for the Committee; and
- (f) keep records (other than records which the Treasurer must keep) for the Committee according to this management statement and the Subdivision Legislation; and
- (g) make the records of the Committee available for inspection according to clause 15 ("Inspecting the Committee's records").

### **10.3 The Treasurer**

In addition to the functions set out elsewhere in this management statement, the Treasurer is to:

- (a) prepare budgets; and
- (b) prepare Outstanding Levy Certificates; and
- (c) prepare financial statements; and
- (d) prepare (or arrange for the preparation of) audit reports; and

- (e) send notices of Administrative Fund and Sinking Fund contributions to Members; and
- (f) collect contributions from Members; and
- (g) receive, acknowledge, bank and account for contributions and other money paid to the Committee; and
- (h) pay accounts; and
- (i) keep accounting records for the Committee.

#### **10.4 The Chairperson**

The Chairperson is to preside at each Meeting and Emergency Meeting at which the Chairperson is present. If the Chairperson does not attend a Meeting or an Emergency Meeting, the persons present at the meeting may appoint another Representative, Substitute Representative or the Manager to preside at that meeting only.

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### **11 Appointing a Manager**

#### **11.1 Purpose of the appointment**

The Committee must appoint, and enter into agreements with, a Manager to assist the Committee perform its functions and, in particular, the functions of the Secretary and Treasurer.

#### **11.2 Qualifications of the Manager**

The Manager must have the licences required by law to be a strata managing agent.

#### **11.3 Delegation of functions**

Subject to clause 11.4 ("What functions may not be delegated?"), the Committee may delegate to the Manager some or all of the functions of the Committee and the Officers.

#### **11.4 What functions may not be delegated?**

The Committee may not delegate to the Manager:

- (a) this power of delegation; or
- (b) the right to determine Administrative Fund and Sinking Fund contributions; or
- (c) the right to determine matters which require a Resolution; or
- (d) any right or obligation which the Committee decides may be exercised or complied with only by the Committee.

#### **11.5 Form of agreement**

An agreement between the Committee and the Manager must:

- (a) be in writing and be signed by each Member (or a person appointed by the Committee under clause 8.4(c) ("Power to contract and make appointments") and the Manager; and

- (b) allow the Committee and the Officers to continue to exercise the rights and comply with the obligations which the Committee has delegated to the Manager; and
- (c) contain provisions which entitle the Committee and the Manager to terminate the agreement early if a party does not comply with their obligations under the agreement.

### **11.6 Term of the appointment**

The term of the initial agreement between the Committee and the Manager may be for a period determined by the Committee (acting reasonably), but in any event, should not exceed any maximum period allowed by law.

### **11.7 Remuneration**

Subject to this clause 11, the remuneration and appointment of the Manager are to be on terms agreed by the Committee (acting reasonably). The Committee must use reasonable endeavours to ensure that the Manager is appointed on a competitive market basis having regard to the quality of the service.

### **11.8 Duties of the Manager**

Subject to this clause 11, the duties of the Manager under an agreement may include, without limitation so long as permitted by law:

- (a) performing the functions of the Secretary;
- (b) performing the functions of the Treasurer;
- (c) performing the functions of the Chairperson; and
- (d) doing anything else that the Committee agrees is necessary for the operation and management of Barangaroo South.

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## **12 Appointing a Facilities Manager**

### **12.1 Purpose of the appointment**

The Committee must appoint, and enter into agreements with, a Facilities Manager to provide operational and management services including to assist the Committee perform its functions in relation to Shared Facilities, and any obligations imposed on the Committee under a Development Consent.

### **12.2 Form of agreement**

An agreement between the Committee and a Facilities Manager must:

- (a) be in writing and be signed by each Member (or a person appointed by the Committee under clause 8.4(c) ("Power to contract and make appointments") and the Facilities Manager; and
- (b) allow the Committee and the Officers to continue to exercise the rights and comply with the obligations which the committee has delegated to the Facilities Manager; and
- (c) contain provisions which entitle the Committee and Facilities Manager to terminate the agreement early if a party does not comply with or perform their obligations under the agreement.

### **12.3 Term of the appointment**

The term of the initial agreement between the Committee and a Facilities Manager may be for a period determined by the Committee (acting reasonably), but should not exceed the maximum period allowed by law.

### **12.4 Remuneration**

The remuneration and appointment of the Facilities Manager are to be on terms agreed by the Committee (acting reasonably). The Committee must use reasonable endeavours to ensure that the Facilities Manager is appointed on a competitive market basis having regard to the quality of the service.

### **12.5 Facilities Management Areas**

The Facilities Management Areas are Shared Facilities. Under an agreement with a Facilities Manager, the Committee may grant the Facilities Manager exclusive use and possession of the Facilities Management Areas for use in conjunction with the duties of the Facilities Manager under the agreement. If this happens, you are not entitled to use the Facilities Management Areas.

### **12.6 Duties of the Facilities Manager**

Subject to this clause 12, the duties of the Facilities Manager under an agreement may include, without limitation:

- (a) managing the maintenance, repair and replacement of Shared Facilities;
- (b) preparing and keeping current a short and long term maintenance, repair and replacement program for Shared Facilities;
- (c) preparing and keeping current an asset management plan for Shared Facilities;
- (d) performing an annual audit of Shared Facilities (which are readily accessible to the Facilities Manager);
- (e) supervising contracts entered into by the Committee or by the Facilities Manager on behalf of the Committee;
- (f) where a licence, permit or other authorisation from a relevant Government Agency is required to be held for the operation of any Shared Facility, ensuring that the operator or other relevant person holds and retains that licence, permit or other authorisation; and
- (g) doing anything else which the Committee considers is necessary for the operation and management of Shared Facilities and Barangaroo South.

### **12.7 Act as agent**

Under an agreement with the Facilities Manager, the Members must require that the Facilities Manager will, as and when required, act as their agent and:

- (a) negotiate contracts with Service Contractors, including contracts for the operation, use, maintenance, repair and renewal of Shared Facilities; and
- (b) enter into contracts with Service Contractors on behalf of Members.

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## **13 Insurance requirements**

### **13.1 Statutory and other required insurance**

The Committee must effect and maintain building insurance for Barangaroo South in accordance with the Subdivision Legislation, which provides for the reinstatement and replacement of each Lot in Barangaroo South (including all improvements and Shared Facilities in that Lot), including the cost of removing rubbish and debris, and the fees of architects and other professional advisors. In addition, the Committee must effect and maintain:

- (a) machinery breakdown insurance for Shared Facilities plant and equipment that is not covered under warranty (except for plant and equipment solely used by one Member); and
- (b) public liability insurance for Shared Facilities for a cover of not less than the amount prescribed by law; and
- (c) any insurance required by law including (where relevant) workers compensation insurance; and
- (d) enough insurance cover to pay for increased costs during the period of insurance.

This clause 13.1 is subject to clause 24 ("Limitations that apply to the Barangaroo Delivery Authority and obligations under leases").

### **13.2 Insurers**

All policies are to be placed with an insurer with a financial security rating of "A-" or better by Standard & Poor's (or the equivalent rating with another rating agency).

### **13.3 Optional insurances**

The Committee may effect other types of insurance including office bearers liability insurance for its Officers.

### **13.4 Proceeds of building insurance claims**

The Committee must:

- (a) apply any payments it receives under the building policy for Barangaroo South to rebuild or reinstate the damaged areas of Barangaroo South in respect of which the payments are received; and
- (b) rebuild or reinstate the damaged part of Barangaroo South within a reasonable time.

See clause 31.3 ("Proceeds of building insurance claims") regarding the obligations of Members if they receive a payment under the building policy for Barangaroo South.

### **13.5 Members may obtain separate insurance**

- (a) Subject to clauses 13.2 and 13.5(b), each Member may elect to maintain the insurance required by clause 13.1 for its Lot separately from the policy to be obtained by the Committee and exclude its Lot from the insurance maintained by the Committee, in which case the Member must comply with clauses 13.8 to 13.11 inclusive in relation to such insurance in place of the Committee.

- (b) If a Member elects to obtain separate insurance for its respective Lot as provided for under clause 13.5(a):
  - (i) the Committee remains obliged to maintain the insurances required under clause 13.1 in respect of the Basement (regardless of which Member's Lot the Basement is within); and
  - (ii) each Member who has elected to obtain independent insurance under clause 13.5(a) must pay the increase in the premium paid by the Committee for the insurance it is required to maintain under clause 13.1 that occurs as a result of that Member obtaining its independent insurance; and
  - (iii) each Member who has elected to obtain independent insurance under clause 13.5(a) remains liable to contribute its proportion of the insurance premium which relates to the policies obtained by the Committee in accordance with clause 13.1 to the extent that:
    - (A) the insurance relates to the Basement; and
    - (B) the Committee is not able to exclude that Member's Lot from the insurance the Committee is required to obtain under clause 13.1, whether by law or by requirement of the Committee's preferred insurer.
- (c) Any Member that elects to maintain separate insurance for their Lot must provide the Committee with a copy of the certificate of Insurance within 5 Business Days of written request by the Committee, which may be made on more than occasion.

### **13.6 Valuations**

The Committee must have Barangaroo South valued for insurance purposes at least every five years or an earlier period if prescribed by law. The valuation must be done by a qualified valuer or quantity surveyor who has:

- (a) a minimum of five years' experience; and
- (b) experience in valuing for insurance purposes buildings like those in Barangaroo South.

During the Development Period, the Committee must also have Barangaroo South valued for insurance purposes at completion of the structures erected on each Lot. The Developer must reimburse the Committee for the costs of those valuations.

### **13.7 When to carry out the first valuation**

The Committee must have the first valuation carried out within six months after this management statement is registered.

### **13.8 Building sum insured**

The Committee must insure Barangaroo South for the sum determined by the valuer or quantity surveyor under clause 13.6 (or a higher sum if determined by the Committee acting reasonably).

### **13.9 Regular review of insurances**

Each year the Committee must:

- (a) review its current insurance policies; and

- (b) decide whether it needs new policies and, if so, effect those policies; and
- (c) decide whether it needs to adjust current policies and, if so, adjust those policies.

### **13.10 Insuring for new risks**

The Committee must immediately effect new insurance or adjust existing insurances if there is an increase in risk or a new risk to the Committee, Barangaroo South or Shared Facilities.

### **13.11 Insurance records**

The Committee must provide a certificate of currency to each Member after it renews an existing policy, alters an existing policy or effects a new policy.

### **13.12 Other insurance**

Nothing in this clause 13 precludes a Member from holding a separate insurance policy in addition to the insurances effected by the Committee.

### **13.13 Roads and Public Domain**

The parties acknowledge and agree that the Roads and Public Domain do not comprise part of the building which is to be insured under this clause 13 and nothing in this clause 13 requires the Committee to effect or maintain insurance in relation to any Roads or Public Domain within Barangaroo South.

At the date of this statement, the Barangaroo Delivery Authority owns the Roads and Public Domain within Barangaroo South and is responsible for those areas.

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## **14 Keeping records**

### **14.1 Obligations of the Committee**

The Committee must keep records according to this clause 14 relating to the exercise of its functions.

### **14.2 Which records must the Committee keep?**

Records which the Committee must keep include:

- (a) an up-to-date copy of this management statement; and
- (b) its agreements with the Manager, Facilities Manager and Service Contractors; and
- (c) an up to date roll containing the names, addresses and other contact details for each Member, Representative and Substitute Representative; and
- (d) Appointment Forms and Membership Forms; and
- (e) notices and minutes of Meetings and Emergency Meetings; and
- (f) voting papers and Proxy Forms for Meetings and Emergency Meetings; and
- (g) financial statements; and
- (h) copies of Outstanding Levy Certificates; and

- (i) audit reports; and
- (j) budgets; and
- (k) notices served on the Committee; and
- (l) correspondence sent to and by the Committee; and
- (m) insurance records including duplicate or certified copies of insurance policies, renewal certificates and endorsement slips for insurances; and
- (n) the Shared Facilities Register; and
- (o) the Shared Facilities Plan; and
- (p) a list of current Suppliers; and
- (q) copies of executed Acknowledgement Documents; and
- (r) all other records relating to the administration and operation of Barangaroo South by the Committee.

#### **14.3 How long are records kept?**

The Committee must keep copies of its records for at least seven years from the date of the record, or for such longer period as required by law.

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## **15 Inspecting the Committee's records**

### **15.1 Who is entitled to inspect the records?**

You may inspect the Committee's records if you are a Member or an Owner (or a person authorised in writing by them).

### **15.2 What is the procedure?**

The procedure for inspecting the records of the Committee is:

- (a) the applicant must apply in writing to the Secretary; and
- (b) the applicant must pay the Committee an inspection fee of \$30 for the first hour of the inspection and \$15 for each half hour after that (or any other amount the Strata Schemes Management Act specifies for the inspection of the records of an owners corporation).

### **15.3 Time for the inspection**

The Secretary must allow an applicant to inspect the Committee's records within 10 Business Days after the applicant makes a written application and pays the inspection fee.

### **15.4 Taking copies of records**

The applicant may take extracts from or copy the records (at their cost). The applicant cannot remove the records unless the Secretary agrees.

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## **16 Providing Outstanding Levy Certificates**

### **16.1 Who may apply for a certificate?**

You may apply to the Committee for an Outstanding Levy Certificate in respect of a Member if you are a Member or an Owner (or a person authorised in writing by them).

## **16.2 Procedure to obtain a certificate**

The procedure for obtaining an Outstanding Levy Certificate is:

- (a) the applicant must apply in writing to the Treasurer; and
- (b) the applicant must pay the Committee a fee of \$104 (or any other amount the Strata Schemes Management Act specifies for a certificate under section 109 of the Strata Schemes Management Act).

## **16.3 Information to be included in a certificate**

The Treasurer must include in an Outstanding Levy Certificate the following information in relation to the Member specified in the application:

- (a) the amount of the regular periodic Administrative Fund contributions and the periods for which the contributions are; and
- (b) the amount of the regular periodic Sinking Fund contributions and the period for which the contributions are; and
- (c) the amount of any unpaid Administrative Fund contributions or Sinking Fund contributions; and
- (d) any amount recoverable for work carried out by the Committee according to clause 18 ("Committee's power to do work in an emergency"); and
- (e) any amount and rate of interest payable to the Committee under this management statement; and
- (f) any other information the Committee instructs the Treasurer to include in the Outstanding Levy Certificate.

## **16.4 When must the certificate be given?**

The Treasurer must provide an Outstanding Levy Certificate within 10 Business Days after receiving an application.

## **16.5 Certificate is evidence of matters in it**

An Outstanding Levy Certificate is conclusive evidence, as at the date of the certificate, of the matters stated in it in favour of a person (whether or not the applicant for the certificate is the person referred to in the certificate) taking an interest in Barangaroo South for valuable consideration.

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# **17 Committee's power to gain access to Shared Facilities**

## **17.1 General requirement**

When the Committee exercises its rights to access parts of Barangaroo South, it must not interfere unreasonably with your lawful use of that area or the quiet enjoyment of the Occupiers.

## **17.2 What are the powers of the Committee?**

Subject to this clause 17, the Committee has the power to gain access to your part of Barangaroo South in order to:

- (a) operate, test, use, maintain, repair or replace Shared Facilities (for example, the integrated fire system for Barangaroo South or Fire Safety Devices); and

- (b) exercise its rights and comply with its obligations under this management statement.

### **17.3 Access requirements**

To enable the Committee to exercise its rights under this clause 17 and subject to clause 17.4 ("Notice requirements"):

- (a) if you are an Owners Corporation, you must give the Committee access to your Common Property; and
- (b) if you are an Owner or Occupier, you must give the Committee access to your Lot,

by the most direct route or by the route nominated by the Committee (acting reasonably).

### **17.4 Notice requirements**

The Committee must give you reasonable notice before it requires access to your part of Barangaroo South. However, in an emergency the Committee is not required to give you notice.

### **17.5 Paying costs**

The Committee must pay the costs it incurs when it gains access to parts of Barangaroo South under this clause 17.

### **17.6 Rectifying damage**

When it exercises its rights or complies with its obligations under this clause 17, the Committee must promptly rectify any damage it causes to your part of Barangaroo South and leave your part of Barangaroo South clean and tidy.

### **17.7 Sole user**

If you are the sole user of a Shared Facility, you may exercise the rights, and are bound by the obligations, of the Committee under this clause 17.

### **17.8 References to the Committee**

In this clause 17, references to the Committee include persons authorised by the Committee, the Facilities Manager and Service Contractors appointed by the Committee or by the Facilities Manager.

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## **18 Committee's power to do work in an emergency**

### **18.1 Committee may do anything**

In an emergency, the Committee may do anything in Barangaroo South which you should have done under this management statement but which, in the Committee's reasonable opinion, you have not done or have not done properly. If practicable, the Committee must give you notice before it exercises its rights under this clause 18.

### **18.2 Entering parts of Barangaroo South**

To exercise its rights under clause 18.1 ("Committee may do anything"), the Committee may enter your part of Barangaroo South and stay there for as long as necessary and do what is required to deal with the emergency.

### **18.3 What are your obligations?**

If the Committee carries out work under clause 18.1 ("Committee may do anything"), you must pay it its reasonable costs for carrying out the work you should have carried out. The Committee must give you the information you reasonably require about the costs it has incurred.

### **18.4 Damages**

The Committee is not liable for damage arising out of exercising rights under clause 18.1 ("Committee may do anything") except for damage it causes maliciously or negligently.

### **18.5 Sole user**

If you are the sole user of a Shared Facility you may exercise the rights, and are bound by the obligations of, the Committee under this clause 18.

### **18.6 References to the Committee**

In this clause 18, references to the Committee include persons authorised by the Committee, the Facilities Manager and Service Contractors appointed by the Committee or by the Facilities Manager.

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## **19 Committee's power to act on behalf of the Members**

### **19.1 Acting as agent**

Each Member agrees that the Committee (or a person appointed by the Committee) may act as agent for all the Members and take legal proceedings if:

- (a) a Member does not pay Administrative Fund or Sinking Fund contributions; or
- (b) a Member does not comply with its obligations under this management statement; or
- (c) an Owner or an Occupier does not comply with their obligations under this management statement.

### **19.2 Appointment as agent and attorney**

Each Member appoints the Committee as its agent and attorney to enable the Committee or a person appointed by the Committee to take any action authorised by Resolution, Unanimous Resolution or Shared Facility Resolution (as applicable in accordance with this management).

### **19.3 Legal proceedings by a Member**

This clause 19 does not prevent a Member from taking legal proceedings in its own name.

### **19.4 The Barangaroo Delivery Authority**

This clause 19 is subject to clause 24 ("Limitations that apply to the Barangaroo Delivery Authority and obligations under leases").

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## **20 Consents by the Committee**

### **20.1 How may consent be given?**

The Committee may give consents under this management statement only at a Meeting or an Emergency Meeting.

## **20.2 Conditional consent**

The Committee may impose conditions if it gives you consent under this management statement.

## **20.3 Revoking consent**

The Committee may revoke its consent if you do not comply with:

- (a) any conditions imposed under the Committee's consent; or
- (b) the clause of this management statement under which the Committee granted the consent,

or both.

# Barangaroo South – Building Management Statement

## Part 3

### Rights and obligations of Members, Owners and Occupiers

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## **21 What are the rights and obligations of Members?**

### **21.1 General obligations**

In addition to your obligations in the Subdivision Legislation and elsewhere in this management statement, if you are a Member you must:

- (a) act reasonably and in good faith in your dealings with the Committee, other Members, Owners and Occupiers; and
- (b) promptly comply with your obligations under this management statement and the Subdivision Legislation; and
- (c) ensure, as far as is reasonable, that Barangaroo South is efficiently managed to a standard appropriate to its permitted uses; and
- (d) promptly pay your Administrative Fund contributions, Sinking Fund contributions and other amounts you owe the Committee under this management statement; and
- (e) effect and maintain the insurances required by the Subdivision Legislation and this management statement; and
- (f) ensure the Committee is properly constituted; and
- (g) comply with decisions of the Committee; and
- (h) comply with Easements; and
- (i) make any payments you are required to make under the Easements; and
- (j) comply with Rules.

### **21.2 Voting rights**

If you are a Member Entitled to Vote, you have the right to vote at Meetings and Emergency Meetings according to part 4 ("Meeting procedures and resolutions").

### **21.3 Maintenance requirements**

Except for Shared Facilities and subject to this management statement, if you are a Member you must at your own cost:

- (a) maintain and keep in good repair the part of Barangaroo South over which you have a Ground Lease; and
- (b) maintain and keep in good repair the façade and other external finishes, fixtures or fittings in the part of Barangaroo South over which you have a Ground Lease; and

(c) maintain, inspect and operate plant and equipment:

- (i) owned by you; or
- (ii) over which you have a leasehold interest; or
- (iii) of which you are the sole user,

to a standard recommended by a manufacturer or the applicable Australian Standard.

## **21.4 Nature of obligations**

You must act in good faith in your dealings with Members, Owners and Occupiers under this management statement and the Easements.

## **21.5 Upgrading and redevelopment**

If you are a Member, you acknowledge that, throughout the life of Barangaroo South, upgrading and redevelopment works may take place to Lots, Common Property and Shared Facilities (subject to obtaining consents from the Barangaroo Delivery Authority and Government Agencies). You agree to act reasonably and not unreasonably withhold your consent if a proposal is made to upgrade or redevelop parts of Barangaroo South.

## **21.6 Damages**

If you are a Member you are liable for damage or loss you cause to any other Member or to an Owner or an Occupier if you do not comply with this management statement. However, your liability does not include damage or loss caused or contributed to by the other Member or the Owner or Occupier suffering the damage or loss.

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# **22 Appointing a Representative and a Substitute Representative**

## **22.1 Appointments generally**

Subject to this clause 22, if you are a Member:

- (a) you must appoint a Representative to represent and vote for you at Meetings and Emergency Meetings; and
- (b) you may appoint a Substitute Representative to represent and vote for you at Meetings and Emergency Meetings if your Representative cannot attend; and
- (c) you may appoint new Representatives and Substitute Representatives at any time.

## **22.2 Eligibility for appointment**

Representatives and Substitute Representatives must be natural persons.

## **22.3 Appointment Form**

You must complete and serve on the Committee an Appointment Form if:

- (a) you appoint a Representative or a new Representative; or
- (b) you appoint a Substitute Representative or a new Substitute Representative; or

- (c) the contact details for your Representative or Substitute Representative change.

#### **22.4 When does an appointment become effective?**

Your appointment of a Representative or Substitute Representative (or a new Representative or Substitute Representative) takes effect when the Committee receives a duly completed Appointment Form from you.

#### **22.5 Proxies**

You may authorise your Representative or Substitute Representative to appoint a proxy to represent and vote for you at Meetings and Emergency Meetings. In your Appointment Form, you must advise the Committee whether your Representative or Substitute Representative may appoint a proxy.

#### **22.6 Acts by Representatives and Substitute Representatives**

Anything done for you or on your behalf by your Representative or Substitute Representative has the same effect as if you did it.

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### **23 Procedures when you become a Member or change your contact details**

#### **23.1 New Stratum Lots and Purchase of Ground Lease**

- (a) If you are the Owner in respect of a Stratum Lot created by registration of a Subdivision Plan, you must complete a Membership Form and serve it on the Committee within five Business Days after registration of the Subdivision Plan. You become a Member from the date of registration of the Subdivision Plan.
- (b) If you purchase the Ground Lease of a Stratum Lot or if you are granted a Ground Lease of a Stratum Lot, you must complete a Membership Form and serve it on the Committee within five Business Days after you become a Member. You become a Member on the date of the transfer to you or grant to you (as applicable) of the Ground Lease of the Stratum Lot.

#### **23.2 Leasing a Stratum Lot**

If you lease, sub lease, licence or otherwise become the occupier of your Stratum Lot (or part of it), you must complete the part of the Membership Form dealing with new tenancies and serve it on the Committee within five Business Days after the lease, sub lease, licence or other occupation right commences.

#### **23.3 New Owners Corporations**

If you are an Owners Corporation created by registration of a Strata Plan, you must complete a Membership Form and serve it on the Committee within five Business Days after registration of the Strata Plan. You become a Member from the date of registration of the Strata Plan for your Strata Scheme.

#### **23.4 Changing parties to Service Contracts**

Subject to clause 23.5 ("Obligations of Members"), to ensure that each current Member is a party to Service Contracts entered into by the Committee, before you:

- (a) transfer the Ground Lease of your Stratum Lot, you must procure the new Member for your Lot to become a party to all current Service Contracts from the date of the transfer; or

- (b) subdivide your Stratum Lot (or part of it) to create two or more Stratum Lots, you must procure the Owners in respect of the new Lots to become parties to all current Service Contracts from the date of registration of the Subdivision Plan; or
- (c) subdivide your Stratum Lot (or part of it) by a Strata Plan, you must procure the new Owners Corporation to become a party to all current Service Contracts within 2 months after expiry of the Initial Period of the Strata Scheme.

When you comply with your obligations under this clause 23.4, the Members release you from your obligations under the relevant Service Contract from the date the new Member becomes a party to the Service Contract (other than for liabilities which arose before that date). If you fail to comply with your obligations under this clause 23.4, you are responsible for any liability, loss, claim or damages sustained by the other Members as a result of your non-compliance.

### **23.5 Obligations of Members**

You must consent to the inclusion of a transferee's limitation of liability provision in a Service Contract substantially in the form of the relevant limitation of liability provisions in clauses 87 ("Trustee limitation of liability") and 88 ("Custodian limitation of liability") where a Member:

- (a) transfers its leasehold interest in a Stratum Lot to a transferee who acquires the leasehold interest in the Stratum Lot in its capacity as a trustee or custodian for a trust; or
- (b) subdivides a Stratum Lot and an Owner of a new Lot created upon that subdivision is a person acting in its capacity as a trustee or custodian for a trust.

### **23.6 Changing your contact details**

If you are a Member, you must complete and serve a Membership Form on the Committee within five Business Days if:

- (a) you change your name, address, telephone or fax number; or
- (b) the Occupier of your Stratum Lot (or part of it) changes its name, address, telephone number or fax number.

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## **24 Limitations that apply to the Barangaroo Delivery Authority and obligations under leases**

### **24.1 Statutory discretion**

Nothing in this management statement in any way restricts or otherwise fetters the statutory discretion of the Barangaroo Delivery Authority or the use of its statutory powers under the *Barangaroo Delivery Authority Act 2009*, the Subdivision Legislation or all other relevant Acts.

### **24.2 Application of management statement**

You acknowledge that:

- (a) the Barangaroo Delivery Authority has been included in this management statement as a Member solely because it is the freehold owner of the Barangaroo South land; and

- (b) subject to clause 75, the Barangaroo Delivery Authority is not liable for the payment of any contributions towards the costs of Shared Facilities; and
- (c) subject to clause 75, the Barangaroo Delivery Authority is not required to comply with the provisions of part 5 ("Financial management") or:
  - (i) clause 21.6 ("Damages"), subject to clause 24.4 ("No liability under agreements"); or
  - (ii) clause 25 ("What are the obligations of Owners and Occupiers?"); or
  - (iii) clause 30 ("Rights of access"); or
  - (iv) clause 31 ("Obligations for insurance"); or
  - (v) clause 83 ("How to resolve Disputes"); or
  - (vi) clause 84 ("How to serve notices"); and
- (d) clause 19 ("Committee's power to act on behalf of the Members") does not apply to the Barangaroo Delivery Authority; and
- (e) clause 20 ("Consents by the Committee") does not apply to the Barangaroo Delivery Authority.

#### **24.3 Not required to be party to contracts**

Despite anything else in this management statement, the Barangaroo Delivery Authority is not required to be a party to any agreement with the Facilities Manager or Manager or any other agreement or contract entered into by the Committee unless the Barangaroo Delivery Authority notifies the Committee in writing that it will be a party.

#### **24.4 No liability under agreements**

Despite anything else in this management statement, the Barangaroo Delivery Authority is not liable under an agreement or contract entered into by the Committee other than according to clause 21.6 ("Damages") and if the Barangaroo Delivery Authority is a party to the agreement or contract. The other Members agree (jointly and individually) to indemnify the Barangaroo Delivery Authority, and keep the Barangaroo Delivery Authority indemnified, against any liability in this regard.

#### **24.5 Consents under leases**

Nothing in this management statement gives a Member or an Owner consent to do anything which is prohibited or regulated by their lease with the Barangaroo Delivery Authority.

#### **24.6 Acting as agent**

Despite clause 19 ("Committee's power to act on behalf of the Members"), the Committee must not act as agent or take legal proceedings for the Barangaroo Delivery Authority without the Barangaroo Delivery Authority's written consent. the Barangaroo Delivery Authority may withhold consent in its absolute discretion.

#### **24.7 Amending this clause**

- (a) The Committee may amend clauses 4, 7.3, 13.1, 19.4, 21.5, this clause 24 (or part of it), 30.6, 41.2(b), 42.2(b), 42.3(b), 44.2(b), 45.2(b), 49.9,

51.3, 52.1, 66.4(b), 68(d) and 75 only by Unanimous Resolution and with the written consent of the Barangaroo Delivery Authority.

- (b) During the period of 2 years after the date of this management statement, the Committee may not amend this management statement, without the prior written consent of the Barangaroo Delivery Authority (which may not be unreasonably withheld), other than:
  - (i) to allow for any amendments to this management statement required as a result of any Member exercising its rights under clause 27; or
  - (ii) in accordance with clause 79.
- (c) Within 20 Business Days of receiving a notice from the Committee requesting the Barangaroo Delivery Authority's consent to amendments to the management statement pursuant to this clause 24.7(b), the Barangaroo Delivery Authority must:
  - (i) give notice to the Committee of whether it grants or refuses its consent to the proposed amendments to this management statement; and
  - (ii) provide its reasons for not agreeing to any of the proposed amendments.

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## **25 What are the obligations of Owners and Occupiers?**

In addition to your obligations elsewhere in this management statement, if you are an Owner or an Occupier you must at your cost:

- (a) promptly comply with your obligations under this management statement and the Subdivision Legislation; and
- (b) comply with all laws relating to your Lot and the use of your Lot; and
- (c) comply with decisions of the Committee; and
- (d) comply with Easements; and
- (e) comply with Rules.

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## **26 Obligations of Owners relating to maintenance, repair and structural adequacy**

### **26.1 Owner responsible for own Lot**

Each Owner must:

- (a) properly maintain and keep in a state of good and serviceable repair that part of the building within that Owner's Lot (although the Members agree that this clause 26.1(a) does not apply to the Owner of a Strata Lot);
- (b) except for the Shared Facilities which are the responsibility of the Committee under this management statement, maintain the structures, conduits, machinery, equipment and any other thing or service integral to the proper operation and the support of any part of the building (to the extent those structures, conduits, machinery, equipment and other things or services are located within the Owner's Lot) at all times by, amongst other things, ensuring that those structures, conduits, machinery, equipment and any other thing or service are regularly

inspected, maintained, repaired and kept in a sound structural and fully operational and working condition (although the Members agree that this clause 26.1(a) does not apply to the Owner of a Strata Lot);

- (c) properly operate and repair, and whenever reasonably necessary renew or replace any fixtures or fittings which may if not properly operated, repaired, renewed or replaced, have an adverse impact on the proper functioning of the Shared Facilities (although the Members agree that this clause 26.1(a) does not apply to the Owner of a Strata Lot); and
- (d) allow the other Owners at reasonable times on reasonable notice to enter an Owner's Lot so as to access items within their own Lot where alternative access is not reasonably available or is likely to be substantially more costly, or to access that Lot or another Lot pursuant to any Easement in order to carry out maintenance, repairs, inspections, tests, renewals and renovations.

## **26.2 Failure of Owner to carry out its obligations**

- (a) If the Owner does not carry out its obligations under clause 26.1 ("Owner responsible for own Lot") then the Committee may do anything reasonably necessary for the purpose of exercising the requirements of clause 26.1, including:
  - (i) carrying out work on the Owner's Lot to do anything the Owner has failed to do under clause 26.1;
  - (ii) enter the Owner's Lot with or without tools and equipment and remain there for the period of time for that purpose.
- (b) In exercising its rights under this clause, the Committee must:
  - (i) ensure that all work is done properly;
  - (ii) cause as little interference as practical to any Occupier;
  - (iii) cause as little damage as possible to the Owner's Lot and any improvements on it; and
  - (iv) if damage (being damage arising because the Owner has not complied with clause 26.1) is caused, restore the Owner's Lot as nearly as practicable to the condition it was in before the damage occurred.
- (c) Except where urgent work is required, the Committee must:
  - (i) before exercising its rights under clause 26.2(a), by written notice, give the Owner a reasonable period of time, having regard to the nature of the obligation not performed, to carry out the obligation; and
  - (ii) give the Owner reasonable notice of intention to enter the Owner's Lot.

## **26.3 What are your obligations?**

If the Committee carries out work to a Lot under clause 26.2 ("Failure of Owner to carry out its obligations"), the Owner of the Lot must pay the Committee's reasonable costs for carrying out the work that Owner should have carried out. The Committee must give that Owner the information the Owner reasonably requires about the costs the Committee has incurred.

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## **27 Obligations relating to upgrading and redevelopment**

### **27.1 Members' acknowledgment**

- (a) The Members agree and acknowledge that in addition to and in compliance with the requirements of this management statement, Barangaroo South will require upgrading from time to time, and the site may need to be redeveloped.
- (b) The Members agree not to unreasonably withhold their consent to any application by a Member to carry out any upgrading or redevelopment work, so long as the proposed upgrading or redevelopment works are in accordance with the requirements of the Council, any other Government Agency, this management statement and the Easements.

### **27.2 Members' rights**

Subject to clause 27.7, each Member may, in its absolute discretion and at its sole cost, upgrade or redevelop the Stratum Lot that it owns, subject to any requirements of the Council, any other Government Agency, this management statement and the Easements.

### **27.3 Members to meet**

The Members must, at intervals of not less than five years commencing on the date of this management statement, convene a meeting of the Committee to discuss the state of Barangaroo South. If the Committee by Unanimous Resolution decides to carry out upgrading or redevelopment of Barangaroo South, it will request the Secretary to prepare a detailed plan to carry out the upgrading or redevelopment works.

### **27.4 Plan preparation**

The Secretary must, if requested by the Committee, prepare detailed plans for the upgrading or redevelopment works including costings and funding arrangements, and submit the plan to the Members for their consideration.

### **27.5 Consideration of plan**

Within 30 Business Days after the Secretary submits the plan to each Member, the Committee must meet to consider the plan and to decide if the plan will be implemented.

### **27.6 Effecting works**

If the Committee resolves by Unanimous Resolution under clause 27.5 ("Consideration of plan"), the Secretary must obtain any approvals required by the Council and other Government Agencies for undertaking and completing the upgrading or redevelopment works, and engage contractors as necessary to complete the works. The Members must do all things reasonably necessary to enable the Secretary to obtain these approvals and engage the contractors.

### **27.7 Strata Subdivision**

No Owner (including the Developer) may subdivide or permit its Stratum Lot to be subdivided by a Strata Plan in a manner that voids or does not comply with the conditions applicable to the Waiver.

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## **28 Additional obligations for Owners Corporations**

### **28.1 Notices of meetings**

Each Member which is an Owners Corporation must give the other Members notices of its general meetings and meetings of its executive committee if the

business of the meeting involves this management statement or the other Members. The Member must give the notice at least 72 hours before the meeting is scheduled to commence.

## **28.2 Attendance at meetings**

Each Member which is an Owners Corporation must allow the Representatives or Substitute Representatives of the other Members to:

- (a) attend its general meetings and meetings of its executive committee if the business of the meeting involves this management statement or another Member; and
- (b) address general meetings and meetings of its executive committee in regard to matters affecting this management statement or the other Members.

## **28.3 By-laws**

A Member which is an Owners Corporation must not make by-laws that are inconsistent with this management statement. If there is an inconsistency between the by-laws and this management statement, the Member must amend the inconsistent by-law to make it consistent with this management statement.

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# **29 Carrying out works**

## **29.1 Effect of this clause**

This clause 29 does not affect the rights of the Developer under part 8 ("Development Works, subdivisions and replacement management statements").

## **29.2 What are your rights?**

- (a) You may carry out works in your Stratum Lot without consent from the Committee if the works do not affect Shared Facilities or Green Utilities and you obtain all necessary consents (including consents from Government Agencies) and provide copies of the consents to the Committee before you commence the works.
- (b) Nothing in this clause 29.2 requires the CCW Lot Owner, the RW Lot Owner or the EN Lot Owner to obtain the Committee's consent to works in relation to the Green Utilities, provided that the works do not affect Shared Facilities.

## **29.3 Works affecting Shared Facilities**

You must obtain consent from the Committee before you carry out any works which affect (or may affect) Shared Facilities (including the installation of signage on Shared Facilities, for example, the Carpark Accessway) or Green Utilities (during a GUS Period). The Committee may refuse consent if:

- (a) the proposed works detrimentally and substantially affect (or may detrimentally and substantially affect) the use of Shared Facilities or Green Utilities (during a GUS Period) by another Member; or
- (b) the proposed works will increase the costs which a Member must contribute towards Shared Facilities or Green Utilities (during a GUS Period).

Nothing in this clause 29.3 requires the CCW Lot Owner, the RW Lot Owner or the EN Lot Owner to obtain the Committee's consent to works in relation to the Green Utilities, provided that the works do not affect Shared Facilities.

Clause 57 ("Changing and adding to Shared Facilities") applies in respect of works which affect (or may affect) Shared Facilities.

## **29.4 Consenting to applications**

Subject to this clause 29, you must not unreasonably withhold your consent to an application by a Member to a Government Agency to carry out works.

## **29.5 Developer's rights**

The Developer's rights to carry out Development Works and Selling Activities are explained in Part 8 ("Development Works, subdivisions and replacement management statements").

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# **30 Rights of access**

## **30.1 Effects of this clause**

This clause 30 does not affect the rights of the Developer to carry out Development Works according to part 8 ("Development Works, subdivisions and replacement management statements").

## **30.2 General requirement**

When a Member, Owner or Occupier exercises its rights to access parts of Barangaroo South, it must not interfere unreasonably with your lawful use of that area.

## **30.3 Access in an emergency**

In an emergency you must give Members, Owners and Occupiers access to fire stairs, passages and all other egress routes in your part of Barangaroo South necessary to exit Barangaroo South.

## **30.4 Access to Shared Facilities by the Committee**

You must give the Committee access to operate, test, use, maintain, repair and replace Shared Facilities located in your part of Barangaroo South by the most direct route or by the route nominated by the Committee (acting reasonably). Clauses 17 ("Committee's power to gain access to Shared Facilities") and 18 ("Committee's power to do work in an emergency") apply.

## **30.5 Access to Shared Facilities by Members, Owners and Occupiers**

- (a) You must give Members, Owners and Occupiers access to use Shared Facilities located in your part of Barangaroo South:
  - (i) by the most direct route or by the route nominated by the Committee acting reasonably; and
  - (ii) during the hours specified by this management statement or, if no time is specified, at all times.
- (b) To the extent reasonably necessary, you must allow Members, Owners and Occupiers access across your Lot so that they may access Shared Facilities located in other Owners' Lots in Barangaroo South.
- (c) If a Member has the benefit of an easement which permits that Member to access the Shared Facilities located in another Owner's Lot, that Member and Owners and Occupiers must access the Shared Facilities on the terms and within the site of that easement.

### **30.6 Paying costs**

You must pay all of your costs associated with gaining access to parts of Barangaroo South (unless the Committee is required to pay those costs under this management statement). This clause 30.6 does not apply to the Barangaroo Delivery Authority in its capacity of the owner of the freehold interest in the Barangaroo South land (subject to clause 75).

### **30.7 Rectifying damage**

You must promptly rectify any damage you cause and leave the affected area of Barangaroo South clean and tidy when you exercise your rights of access.

### **30.8 Developer's rights**

The Developer's rights to gain access to your part of Barangaroo South to carry out Development Works and Selling Activities are explained in Part 8 ("Development Works, subdivisions and replacement management statements").

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## **31 Obligations for insurance**

### **31.1 Actions that may increase premiums**

You must not do anything which might void or prejudice insurances effected by the Committee or, subject to clause 13.5, increase an insurance premium payable by the Committee, unless you first obtain consent from the Committee.

### **31.2 Paying for additional premiums**

If you do anything which results in an increase in any insurance premium payable by the Committee, you must pay or reimburse the Committee the amount by which the premium is increased. If you are a Member, the Committee may add the amount to your Administrative Fund contribution.

### **31.3 Proceeds of building insurance claims**

If you are a Member, you must:

- (a) apply any payments you receive under a building insurance policy effected by the Committee under clause 13.1 ("Statutory and other required insurance") or a building insurance policy effected by you under clause 13.5 ("Members may obtain separate insurance") to rebuild or reinstate the damaged areas of your part of Barangaroo South; and
- (b) rebuild or reinstate your part of Barangaroo South within a reasonable time.

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## **32 Fire safety and protection**

### **32.1 What are your obligations?**

You must:

- (a) immediately notify the Committee of any defect in or damage to a Fire Safety Device which comes to your attention; and
- (b) comply with laws about fire control; and
- (c) notify the Committee if you change the lock on the entry door to your Lot.

### **32.2 Keeping flammable materials**

You may keep flammable materials in your Lot only if you use them in connection with the lawful use of your Lot and keep them in reasonable quantities according to the guidelines of Government Agencies.

### **32.3 Restrictions about fire safety**

You must not:

- (a) interfere with, obstruct or damage Fire Safety Devices; or
- (b) do anything that will activate a Fire Safety Device unless there is a fire or other emergency in Barangaroo South; or
- (c) keep flammable materials on a Shared Facility or, if you are an Owners Corporation, on Common Property, unless that material is necessary for the operation of the Common Property or Shared Facility.

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## **33 Step In Rights – Commercial Owner**

### **33.1 Step In Rights**

If a Commercial Owner has the reasonable expectation that it will suffer material financial loss (for example a rent abatement provision under a sub lease or lease) directly arising from the Committee being in breach of its obligations under this management statement to repair and maintain a Shared Facility, then a Commercial Owner (or its authorised representatives) may step in and repair or maintain the Shared Facility on behalf of the Committee, provided the Commercial Owner has given the Committee 2 Business Days' notice of its intention to do so and the Committee has failed within that period to then take reasonable steps to remedy its breach.

### **33.2 Cost recovery**

A Commercial Owner can recover from the Committee the reasonable costs it incurs in repairing or maintaining the Shared Facility under clause 33.1.

### **33.3 Access rights**

- (a) A Commercial Owner (or its authorised representatives) who exercises the rights granted under clause 33.1 has the right to access the Shared Facility and carry out repair and maintenance as required on the terms of clause 17 as if references to the "Committee" are references to "the Commercial Owner".
- (b) In exercising its rights under this clause, the Commercial Owner must:
  - (i) ensure that all work is done properly;
  - (ii) cause as little interference as is reasonably practicable to any Occupier; and
  - (iii) cause as little damage as is reasonably possible to the relevant Owner's Lot and any improvements on it.

# Barangaroo South – Building Management Statement

## Part 4

### Meeting procedures and resolutions

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#### **34 Meetings of the Committee**

##### **34.1 Types of meetings**

The two types of meetings of the Committee are Meetings and Emergency Meetings.

##### **34.2 Meetings**

The Committee must convene a Meeting at least every six months (starting from the date which is six months after the first meeting of the Committee) or earlier if:

- (a) the Committee resolves to hold the Meeting; or
- (b) the Manager decides it is necessary to have a Meeting (if the Committee has delegated that function to the Manager); or
- (c) a Member makes a written request to the Committee to convene a Meeting; or
- (d) it is necessary to appoint a replacement Officer.

At a Meeting, the Committee may deal with matters which require a Resolution, Shared Facilities Resolution or Unanimous Resolution.

##### **34.3 Emergency Meetings**

The Committee may convene an Emergency Meeting:

- (a) if there is an emergency or other urgent matter that must be determined by the Committee; and
- (b) if, in the reasonable opinion of the person convening the Emergency Meeting, it is impractical to wait the required notice period for a Meeting.

At an Emergency Meeting, the Committee may deal only with matters which require a Resolution.

##### **34.4 Who convenes meetings?**

A Meeting or an Emergency Meeting may be convened in accordance with clause 34.2 by:

- (a) the Secretary or another Officer if the Secretary is absent or unable to convene the meeting; or
- (b) the Manager (if the Committee has delegated that function to the Manager).

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## **35 Notices and agendas for meetings**

### **35.1 Information to be included in the notice**

Each Member must be notified of any Meeting and, to the extent practicable, any Emergency Meeting. The notice must include the time, date and venue of the meeting and an agenda for the meeting.

### **35.2 Agenda for a Meeting**

The agenda for a Meeting must:

- (a) include the terms of motions for Resolutions, Unanimous Resolutions or Shared Facility Resolution for the matters to be dealt with at the Meeting; and
- (b) identify which motions require Resolutions, Unanimous Resolutions and Shared Facility Resolution; and
- (c) include motions that any Member or Owner has requested the Committee in writing to include on the agenda for the next Meeting; and
- (d) be accompanied by a copy of the minutes of the last Meeting and Emergency Meeting; and
- (e) include a motion to adopt the minutes of the last Meeting and Emergency Meeting.

### **35.3 No voting on matters not on the agenda**

The Committee cannot vote on matters that are not on the agenda for a Meeting.

### **35.4 Agenda for an Emergency Meeting**

The agenda for an Emergency Meeting must include:

- (a) details of the emergency and the actions proposed to be taken to deal with it; and
- (b) include the terms of the motions for Resolutions to take those actions.

### **35.5 Information to be included in the notice of a Meeting to consider levy contributions**

If a Meeting is convened to determine Administrative Fund contributions or Sinking Fund contributions, the following items must be included with the notice of the Meeting:

- (a) the budget prepared by the Committee; and
- (b) the current audit report prepared by the Committee according to clause 50 ("Preparing financial statements"); and
- (c) the current audited financial statement prepared by the Committee according to clause 50 ("Preparing financial statements").

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## **36 How to give notice of a meeting**

### **36.1 How much notice is required for a Meeting?**

A notice of a Meeting under clause 35.1 must be given not later than the date that is the greater of the following periods before the proposed date for the Meeting:

- (a) fifteen Business Days; and
- (b) 5 Business Days in addition to any minimum notice period required for an extraordinary general meeting of an owners corporation to be called under the *Strata Schemes Management Act 1996* (NSW) or such other legislation that replaces that Act from time to time (but only where such minimum notice period is greater than ten Business Days).

### **36.2 How to serve notice of a Meeting**

A notice for a Meeting must be served by 2 of the following methods:

- (a) delivering it personally to the Member; or
- (b) sending it by post to the Current Address of the Member; or
- (c) sending it by fax to the Current Fax Number of the Member; or
- (d) sending it electronically to the Current Email of the Member.

### **36.3 Giving notice of an Emergency Meeting**

In the case of an Emergency Meeting, the person authorised to convene the Emergency Meeting under clause 34.3 ("Emergency Meetings") or 34.4 ("Who convenes meetings?") must:

- (a) give each Member notice of the Emergency Meeting by the best method reasonably determined by the convenor in the circumstances (for example, by telephone); and
- (b) give the amount of notice of the Emergency Meeting reasonably determined by the convenor in the circumstances, having regard to the nature of the emergency.

### **36.4 How to serve notice of an Emergency Meeting**

A notice for an Emergency Meeting must be served by:

- (a) delivering it personally to the Member's Representative or Substitute Representative; or
- (b) contacting the Representative or Substitute Representative of the Member by telephone and reading them the notice for the Emergency Meeting (which does not include the leaving of voicemail messages containing the notice on the Representative's or Substitute Representative's telephone); or
- (c) a combination of the above methods.

Subject to the Committee taking reasonable steps to locate the Member's Representative and Substitute Representative, if a Member's Representative or Substitute Representative is unavailable or unable to be located within 24 hours of the person first attempting to locate the Member's Representative or Substitute Representative, then that Member is not entitled to object to any Emergency Meeting on the basis that they were not notified of the Emergency Meeting.

### **36.5 Notice of Meeting relating to a Unanimous Shared Facility Resolution**

A notice of a Meeting which includes a motion to pass a:

- (a) Unanimous Shared Facility Resolution to add a Shared Facility; or

- (b) Special Shared Facility Resolution to upgrade or replace a Shared Facility,

must:

- (c) contain reasonable details of the proposed additional or upgraded Shared Facility; and
- (d) require each Member to give notice to the Committee prior to the Meeting in writing if it intends to use the proposed additional or upgraded Shared Facility.

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## **37 Procedures for holding meetings**

### **37.1 Conducting a Meeting or Emergency Meeting**

Subject to this management statement, the Committee may meet to conduct its business, adjourn and otherwise regulate Meetings and Emergency Meetings as it thinks fit.

### **37.2 Quorum for a meeting**

A quorum must be present at a Meeting or Emergency Meeting before the Committee may vote on any motions. A quorum for a Meeting or an Emergency Meeting is:

- (a) the Representatives or Substitute Representatives of at least 25% of Members Entitled to Vote (which must be at least 2 in number) in respect of any Resolution to be considered at the Meeting or an Emergency Meeting; and
- (b) during the Development Period, in respect of any Meeting or an Emergency Meeting to consider a Resolution in respect of which the Developer is entitled to exercise its rights under part 8 ("Development Works, subdivisions and management statements"), the Representative or Substitute Representative of the Developer.

### **37.3 Failure to obtain a quorum**

If a quorum is not present within 30 minutes after a Meeting or Emergency Meeting is due to commence, the Committee must adjourn the Meeting or Emergency Meeting to a time and place determined by the Chairperson at the Meeting or Emergency Meeting.

### **37.4 Notice of adjourned meetings**

If a Meeting or Emergency Meeting is adjourned, the Secretary must give notice of the adjourned Meeting or Emergency Meeting to each Member and the Developer if within the Development Period at least two Business Days before the adjourned Meeting or Emergency Meeting is due to be held.

### **37.5 Quorums at adjourned meetings**

A quorum at an adjourned Meeting or adjourned Emergency Meeting is either:

- (a) the Representatives or Substitute Representatives of at least two Members Entitled to Vote in respect of each matter to be considered at that Emergency Meeting; or
- (b) the Representatives or Substitute Representatives of any Member Entitled to Vote in respect of each matter to be considered at that Emergency Meeting who is present at the Meeting or Emergency Meeting within 15 minutes after the meeting is due to commence.

### **37.6 Determining a quorum**

In determining whether there is a quorum under this clause 37, a person who is present at the Meeting or Emergency Meeting and entitled to vote as a Representative, Substitute Representative or a proxy must be counted.

### **37.7 Attendance at a Meeting**

An Owner may attend a Meeting. However, they may address the Meeting only with the consent of the Committee.

### **37.8 Special provisions for Meetings held in writing**

The Committee may hold a Meeting in writing and Representatives and Substitute Representatives for Members Entitled to Vote may vote in writing if the person who convenes the Meeting:

- (a) serves notice of the Meeting according to this management statement; and
- (b) gives each Member a voting paper with the notice for the Meeting; and
- (c) receives the completed voting papers signed by the required Members or number of Members before the Meeting is due to commence.

### **37.9 How to cast a vote at an Emergency Meeting**

A Member, or Representative or Substitute Representative (as applicable) may cast a vote at an Emergency Meeting to the person who convened the meeting:

- (a) by telephone; or
- (b) personally; or
- (c) by post to the Current Address of the person; or
- (d) by fax to the Current Fax Number of the person; or
- (e) by email to the Current Email of the person.

### **37.10 Minutes of meetings**

If a Meeting or an Emergency Meeting is convened, the Secretary must distribute minutes of the meeting to all Members within ten Business Days after it is held.

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## **38 Voting rights of Members**

### **38.1 Voting rights of Members**

You are entitled to vote at Meetings and Emergency Meetings only if you are a Member Entitled to Vote. Your Representative or Substitute Representative or their proxy may cast your vote.

### **38.2 How many votes does each Member have?**

Subject to this clause 38, each Member Entitled to Vote has the number of votes at a Meeting or an Emergency Meeting in accordance with the following formula:

- (a) for each matter requiring a Resolution that relates to an existing Shared Facility, the Member's proportionate Vote will be equal to the proportion of the Member's liability for contribution to the Administrative Fund in respect of that Shared Facility; and

- (b) subject to clause 38.2(c), for each other matter requiring a Resolution, in accordance with the following formula:

$$\frac{A}{B} \times 10,000 = C$$

Where:

A is:

- (A) the Gross Floor Area of the Member's Lot; or
- (B) the Gross Floor Area of the Strata Scheme if the Member is an Owners Corporation; and
- (C) in respect of a Green Utility Lot, nil;

B is the aggregate of the Gross Floor Area of all Members' Lots in Barangaroo South but excluding the Green Utility Lots.

C is the number of votes for that Member rounded to the nearest whole number (the Owner of each Green Utility Lot does not have a right to vote in respect of the Green Utility Lot.)

The Developer must advise the Committee of the Gross Floor Area of each Lot on or promptly after registration of any plan of subdivision creating or altering the boundaries of a Stratum Lot and of each Strata Scheme promptly following registration of a Strata Plan;

- (c) in respect of each matter that:
- (i) relates to a proposed additional Shared Facility (either a decision described in clause 57.4 or clause 57.5); and
  - (ii) does not require a Unanimous Shared Facility Resolution,

the Member's proportionate Vote will be calculated as follows:

- (A) in accordance with clause 38.2(a), unless clause 38.2(c)(ii)(B) applies; or
- (B) if the method for apportioning contributions for the Shared Facility is able to be metered or measured, in accordance with clause 38.2(b).

### **38.3 Estimate of Voting proportions**

If, during:

- (a) the first Financial Year under the BMS; or
- (b) each Financial Year during the Development Period in which a new stage of Barangaroo South is completed and included as a Lot the subject of this BMS,

there is a lack of empirical data with which to calculate the number of each Member's Votes in accordance with clause 38.2:

- (c) the number of each Member's Votes will be calculated by the Committee in accordance with clause 38.2 based on a reasonable

estimate of the relevant method for calculating each Member's Votes;  
and

- (d) if the Committee, under clause 38.3(c), is not able to agree the calculation of each Member's Votes, the calculation will be undertaken by the Facilities Manager and deemed accepted by the Committee.

#### **38.4 Developer**

Part 8 ("Development Works, subdivisions and replacement management statements") sets out the Developer's right to vote during the Development Period.

#### **38.5 Alterations to Voters on subdivision of a Stratum Lot**

If a Stratum Lot is subdivided into two or more Stratum Lots in accordance with part 8 ("Development Works, subdivisions and replacement management statements"), the votes allocated to the subdivided Stratum Lot are to be divided between the new Stratum Lots created on subdivision of the Stratum Lot in the manner agreed between the Owners of the new Stratum Lots and notified to the Committee.

#### **38.6 Restrictions on voting**

The following restrictions apply to voting at Meetings and Emergency Meetings:

- (a) the Chairperson does not have a casting vote; and
- (b) the Manager does not have a vote unless it is a Representative or a Substitute Representative (or their duly appointed proxy); and
- (c) the Facilities Manager does not have a vote unless it is a Representative or a Substitute Representative (in their duly appointed proxy).

#### **38.7 Instructions by a Member**

The Committee is entitled to assume that a Representative or Substitute Representative has complied with any instructions given by the Member which appointed them (or by the executive committee of that Member).

#### **38.8 Instructions by an Owners Corporation**

- (a) An Owners Corporation may appoint a Representative or Substitute Representative by proxy and the provisions of the Strata Schemes Management Act apply to the proxy instrument.
- (b) If, following receipt of a notice of Meeting or Emergency Meeting:
  - (i) a Member which is an Owners Corporation does not convene a meeting of the Owners Corporation or a meeting of the executive committee to determine how to Vote on a Resolution; and
  - (ii) as a result of a meeting referred to in clause 38.8(b)(i) not being convened, the Member is not able to Vote on a relevant Resolution,

then that Member will be deemed not to be a Member Entitled to Vote on the relevant Resolution.

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## **39 Appointing a proxy**

### **39.1 Who may appoint a proxy?**

You may appoint a proxy if you are:

- (a) a Member; or
- (b) a Representative or Substitute Representative if the Member which appointed you has authorised you to appoint a proxy according to clause 22.5 ("Proxies").

### **39.2 Who may be a proxy?**

A proxy must be a natural person.

### **39.3 How to appoint**

Subject to this clause 39, you may appoint a proxy at any time provided that:

- (a) you make the appointment on a Proxy Form; and
- (b) you and the proxy sign the Proxy Form; and
- (c) you deliver the signed Proxy Form to the Manager prior to the commencement of the first Meeting or Emergency Meeting at which the proxy may vote.

### **39.4 Instructions about voting**

You may include in the Proxy Form instructions to your proxy about how to vote. A vote by your proxy in contravention of your instructions is invalid.

### **39.5 Restrictions on voting**

Your proxy cannot vote at a Meeting or an Emergency Meeting if you (or your Representative or Substitute Representative) cast a vote.

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## **40 Ordinary Resolutions at Meetings and Emergency Meetings**

### **40.1 Who may vote on an Ordinary Resolution?**

You are entitled to vote on an Ordinary Resolution if you are a Member Entitled to Vote. See the definition of Member Entitled to Vote in clause 89 ("Definitions").

### **40.2 When is an Ordinary Resolution passed?**

An Ordinary Resolution is decided according to the majority of votes for or against the motion.

### **40.3 Matters requiring Ordinary Resolutions**

The matters which the Committee may determine by Ordinary Resolution are those matters which do not require a Shared Facility Resolution, Special Resolution or a Unanimous Resolution, including:

- (a) appointing or terminating the appointment of a Manager, Facilities Manager or Service Contractor (or an agent of the Committee);
- (b) effecting insurances;
- (c) approving budgets;

- (d) establishing the Administrative Fund and determining contributions for that fund; and
- (e) establishing the Sinking Fund and determining contributions for that fund.

#### **40.4 Ordinary Resolutions not to contravene any law**

Any decision of the Committee made by Ordinary Resolution is deemed void and of no effect to the extent it is in contravention of any applicable law (including the Subdivision Legislation).

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## **41 Special Resolutions at Meetings**

### **41.1 Who may vote on a Special Resolution?**

You are entitled to vote on a Special Resolution if you are a Member Entitled to Vote. See the definition of Member Entitled to Vote in clause 89 ("Definitions").

### **41.2 When is a Special Resolution passed?**

A motion which requires a Special Resolution is passed if:

- (a) not more than one quarter in value of votes is cast against the motion by Members Entitled to Vote; and
- (b) if the resolution comprises a the Barangaroo Delivery Authority Reserve Power, the Barangaroo Delivery Authority has not exercised its right to veto the resolution.

### **41.3 Matters requiring Special Resolutions**

Subject to the obligations of Members under part 8 ("Development Works, subdivisions and replacement management statements"), the Committee may make rules by Special Resolution (see clause 8.5 ("Making Rules")).

### **41.4 Special Resolutions not to contravene any law**

Any decision of the Committee made by Special Resolution is deemed void and of no effect to the extent it is in contravention of any applicable law (including the Subdivision Legislation).

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## **42 Unanimous Resolutions at Meetings**

### **42.1 Who may vote on a Unanimous Resolution?**

You are entitled to vote on a Unanimous Resolution if you are a Member Entitled to Vote. See the definition of Member Entitled to Vote in clause 89 ("Definitions").

### **42.2 When is a Unanimous Resolution passed?**

A motion which requires a Unanimous Resolution is passed if:

- (a) no Member Entitled to Vote votes against the motion; and
- (b) if the resolution comprises a Barangaroo Delivery Authority Reserve Power, the Barangaroo Delivery Authority has not exercised its right to veto the Resolution.

### **42.3 Matters requiring Unanimous Resolutions**

Subject to the obligations of Members under part 8 ("Development Works, subdivisions and replacement management statements"), the matters which the Committee may determine only by Unanimous Resolution are:

- (a) amending, adding to or repealing all or part of this management statement (including schedules to this management statement); and
- (b) subject to clause 24.7 ("Amending this clause"), amending clause 24 ("Limitations that apply to the Barangaroo Delivery Authority and obligations under leases"); and
- (c) repaying surplus Administrative Funds or Sinking Funds according to clause 54 ("Dealing with surplus funds"); and
- (d) any other matters which, according to this management statement, the Committee must decide by Unanimous Resolution.

#### **42.4 Unanimous Resolutions not to contravene any law**

Any decision of the Committee made by Unanimous Resolution is deemed void and of no effect to the extent it is in contravention of any applicable law (including the Subdivision Legislation).

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### **43 Ordinary Shared Facility Resolutions at Meetings**

#### **43.1 Who may vote on an Ordinary Shared Facility Resolution?**

You are entitled to vote on an Ordinary Shared Facility Resolution if you are a Member Entitled to Vote. See the definition of Member Entitled to Vote in clause 89 ("Definitions").

#### **43.2 When is an Ordinary Shared Facility Resolution passed?**

An Ordinary Shared Facility Resolution is decided according to the majority of votes for or against the motion.

#### **43.3 Matters decided by Ordinary Shared Facility Resolution**

Subject to the obligations of Members under part 8 ("Development Works, subdivisions and replacement management statements"), the matters which the Committee may determine by Ordinary Shared Facility Resolution are those matters set out in clause 57.5 ("Decisions regarding Shared Facilities – Ordinary Shared Facility Resolution").

#### **43.4 Ordinary Shared Facility Resolutions not to contravene any law**

Any decision of the Committee made by Ordinary Shared Facility Resolution is deemed void and of no effect to the extent it is in contravention of any applicable law (including the Subdivision Legislation).

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### **44 Special Shared Facility Resolutions at Meetings**

#### **44.1 Who may vote on a Special Shared Facility Resolution?**

You are entitled to vote on a Special Shared Facility Resolution if you are a Member Entitled to Vote. See the definition of Member Entitled to Vote in clause 89 ("Definitions").

#### **44.2 When is a Special Shared Facility Resolution passed?**

A motion in relation to a Shared Facility which requires a Special Shared Facility Resolution is passed at a Meeting if:

- (a) not more than one quarter value of votes is cast against the motion by Members Entitled to Vote; and

- (b) if the resolution comprises a Barangaroo Delivery Authority Reserve Power, the Barangaroo Delivery Authority has not exercised its right to veto the resolution.

#### **44.3 Matters decided by Special Shared Facility Resolution**

Subject to the obligations of Members under part 8 ("Development Works, subdivisions and replacement management statements"), the matters which the Committee may determine by Special Shared Facility Resolution are those matters set out in clause 57.4 ("Decisions regarding Shared Facilities – Special Shared Facility Resolution").

#### **44.4 Special Shared Facility Resolutions not to contravene any law**

Any decision of the Committee made by Special Shared Facility Resolution is deemed void and of no effect to the extent it is in contravention of any applicable law (including the Subdivision Legislation).

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### **45 Unanimous Shared Facility Resolutions at Meetings**

#### **45.1 Who may vote on a Unanimous Shared Facility Resolution?**

You are entitled to vote on a Unanimous Shared Facility Resolution if you are a Member Entitled to Vote. See the definition of Member Entitled to Vote in clause 89 ("Definitions").

#### **45.2 When is a Unanimous Shared Facility Resolution passed?**

A motion in relation to a Shared Facility which requires a Unanimous Shared Facility Resolution is passed at a Meeting if:

- (a) no Member Entitled to Vote votes against the motion; and
- (b) if the resolution comprises a Barangaroo Delivery Authority Reserve Power, the Barangaroo Delivery Authority has not exercised its right to veto the Resolution.

#### **45.3 Matters decided by Unanimous Shared Facility Resolution**

Subject to the obligations of Members under part 8 ("Development Works, subdivisions and replacement management statements"), the matters which the Committee may determine by Unanimous Shared Facility Resolution are those matters set out in clause 57.3 ("Decisions regarding Shared Facilities – Unanimous Shared Facility Resolution").

#### **45.4 Unanimous Shared Facility Resolutions not to contravene any law**

Any decision of the Committee made by Unanimous Shared Facility Resolution is deemed void and of no effect to the extent it is in contravention of any applicable law (including the Subdivision Legislation).

# Barangaroo South – Building Management Statement

## Part 5 Financial management

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### **46 What funds must the Committee establish?**

#### **46.1 Administrative Fund**

The Committee must establish an Administrative Fund within one month after this management statement is registered. The Committee must use the Administrative Fund to pay the day-to-day expenses of operating and maintaining Shared Facilities insurance costs, administrative costs and other costs which are not Sinking Fund costs.

#### **46.2 Sinking Fund**

The Committee must establish a Sinking Fund within one month after this management statement is registered. The Committee must use the Sinking Fund to pay for the renewal and replacement of Shared Facilities.

#### **46.3 What money is paid into the Administrative Fund?**

The Committee must pay into the Administrative Fund:

- (a) Administrative Fund contributions; and
- (b) payments the Committee receives for inspections of its records under clause 15 ("Inspecting the Committee's records"); and
- (c) payments the Committee receives for providing Outstanding Levy Certificates; and
- (d) amounts paid to the Committee by way of discharge of claims for insurances effected by the Committee; and
- (e) any payments the Committee receives under the Easements.

#### **46.4 What money is paid into the Sinking Fund?**

The Committee must pay into the Sinking Fund:

- (a) Sinking Fund contributions; and
- (b) other money received by the Committee which it does not have to pay into its Administrative Fund according to clause 46.3 ("What money is paid into the Administrative Fund?").

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### **47 Financial Years**

#### **47.1 First Financial Year**

The first Financial Year of the Committee commences on the date of registration of this management statement and ends on the date resolved by the Committee (which must not be more than 18 months after the date of registration of this management statement).

## **47.2 Subsequent Financial Years**

Subsequent Financial Years commence at the expiration of the previous Financial Year and end on the date resolved by the Committee (which must not be more than 18 months after the expiration of the last Financial Year).

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## **48 Preparing budgets**

### **48.1 When to prepare budgets**

The Committee must prepare a budget for each Financial Year in respect of the Administrative Fund and the Sinking Fund and notify each Member of the budget at least 1 month before the commencement of the relevant Financial Year.

### **48.2 Budget approval**

If a motion at a Meeting to approve a budget for a Financial Year is not approved by Ordinary Resolution, that motion must immediately be reconsidered at that Meeting, in which case:

- (a) despite clause 38, each Member's proportionate vote for the reconsidered motion to approve the budget will be calculated based on that Member's proportion of aggregate contributions to the budget for the relevant Financial Year (excluding any contribution to insurance premiums) (the calculation of which is to be undertaken by the Facilities Manager and deemed accepted by the Committee); and
- (b) the motion will be passed if not more than one half in value of the votes is cast against the motion by the Members Entitled to Vote.

### **48.3 What information must be included in a budget?**

A budget must show:

- (a) how much money the Committee estimates it will need during the Financial Year for the Administrative Fund and the Sinking Fund; and
- (b) income the Committee estimates it will receive in the Financial Year for the Administrative Fund and Sinking Fund; and
- (c) the proportion (and the amount) which each Member must contribute to each Shared Facility for the Financial Year; and
- (d) where contributions are calculated according to metered readings, the amount which the Committee estimates each Member will have to pay according to the metered reading.

### **48.4 How much to budget**

The Committee must budget enough money to comply with its obligations under this management statement, the Subdivision Legislation, and the Easements, and in doing so the Committee must act reasonably in determining the relevant estimates.

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## **49 Determining contributions**

### **49.1 Levying Members**

The Committee must levy Members the contributions it will need for its Administrative Fund and the Sinking Fund for each Financial Year. The Committee may decide to levy contributions for a shorter or longer period provided that it prepares a budget for that period according to clauses 48.3

("What information must be included in a budget") and 48.4 ("How much to budget").

#### **49.2 What proportion of costs you must pay**

If you are a Member, the proportion of Administrative Fund and Sinking Fund contributions you must pay is calculated by reference to the relevant apportionment method contained in schedule 1 ("Shared Facilities Table").

The apportionment methods in schedule 1 are dynamic and give different results over the duration of the Development Period as new Members are introduced on the completion of Development Works for each stage.

#### **49.3 Broken periods**

Where there are changes in facts and circumstances that result in the relevant formulae in schedule 1 giving a different result (for example, as Development Works for a stage are completed and a new Owners Corporation becomes a new Member), the changed contributions resulting from the application of the relevant formula in schedule 1 to the changed facts and circumstances shall apply to the next succeeding periodic contributions payable by Members and do not change the contributions applicable to the period during which the changes in facts and circumstances arise. The Committee need not wait until the next Financial Year to calculate and levy the changed contributions.

#### **49.3A Review of contributions**

- (a) The Committee must undertake periodic reviews of the proportions of the Administrative Fund and the Sinking Fund payable by each Member:
  - (i) as soon as practicable following any change to the Shared Facilities, including any change in the use of the Shared Facilities; and
  - (ii) at least once every 5 years with effect from 1 December 2016,to ensure that the allocation of costs of Shared Facilities amongst Members remains fair.
- (b) If following the review the Committee determines that costs for a Shared Facility will be more fairly divided, the Committee must engage an expert to prepare a Cost Review Report. If the Cost Review Report recommends that the cost of a Shared Facility should be changed having regard to information available as to the usage of the Shared Facility over the preceding 3 years or having regard to the change in the Shared Facility (as applicable), then the Committee must adopt the recommendation of the expert and, subject to a determination under clause 49.3A(c), Schedule 1 and the Shared Facilities Register will be amended accordingly.
- (c) A party can serve a dispute notice under clause 83.3 ("Dispute Notice") if that party disputes the Cost Review Report within 30 days in which case the dispute resolution provisions in clause 83 ("How to resolve Disputes") will apply to determine the apportionment of costs with respect to the relevant Shared Facility.
- (d) The Committee must act promptly and do everything reasonably required to amend the allocation of costs as recommended in the Cost Review Report with effect from the date of the report unless a party has served a dispute notice under paragraph (c) in which case the Committee must do so following the outcome of the dispute process.

- (e) For the avoidance of doubt the Committee is not required to pass any form of Resolution to effect the changes required unless required by Law.

#### **49.4 Procedures for determining contributions**

When the Committee determines the Administrative Fund and the Sinking Fund contributions, it must determine whether you must pay the contributions in a lump sum or by instalments and the dates on which you must pay your contributions.

#### **49.5 Determining the amount of contributions**

The amount of contributions determined by the Committee:

- (a) for the Administrative Fund, must be the amount determined by the Committee in the budget for the Administrative Fund; and
- (b) for the Sinking Fund, must be the amount determined by the Committee in the budget for the Sinking Fund.

#### **49.6 Insufficient funds**

Subject to clause 49.8 ("Determining contributions at an Emergency Meeting"), the Committee must determine:

- (a) additional contributions to the Administrative Fund if it cannot (or will not be able to) pay its Administrative Fund debts during the Financial Year; and
- (b) additional contributions to the Sinking Fund if it cannot (or will not be able to) pay its Sinking Fund debts during the Financial Year.

#### **49.7 Budget where there are insufficient funds**

Subject to clause 49.8 ("Determining contributions at an Emergency Meeting"), before the Committee determines an additional contribution it must prepare and adopt a budget for the period covered by the additional contribution.

#### **49.8 Determining contributions at an Emergency Meeting**

If the Committee proposes to raise an Administrative Fund or Sinking Fund contribution at an Emergency Meeting, the Committee need not prepare a budget for the contribution.

#### **49.9 The Barangaroo Delivery Authority and Owners of Green Utility Lots**

This clause 49:

- (a) does not apply to the Barangaroo Delivery Authority in its capacity as the owner of the freehold interest in the Barangaroo South land; and
- (b) does not apply to the Owner of a Green Utility Lot in its capacity as the Owner of that Green Utility Lot.

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## **50 Preparing financial statements**

### **50.1 Obligations of the Committee**

- (a) Within two months after the end of each Financial Year, the Committee must:
  - (i) engage a qualified auditor to audit the Committee's accounts for that Financial Year and deliver all of its accounts to that qualified auditor; and

(ii) prepare a financial statement for each of its accounts for that Financial Year.

(b) The Committee must have its accounts for a Financial Year audited within two months after the delivery of all of its accounts to the qualified auditor in accordance with clause 50.1(a)(i).

## 50.2 Adjustments to contributions

If any financial statement prepared and audited in accordance with clause 50 identifies that:

- (a) a Member's contributions levied based on the budget for that Financial Year were greater than the contributions that would have been required if levied based on the audited financial statement for that Financial Year, the amount by which that Member's actual contributions were greater than required will be credited to that Member's contributions to the Administrative Fund levied in the following Financial Year; or
- (b) a Member's contributions levied based on the budget for that Financial Year were less than the contributions that would have been required if levied based on the audited financial statement for that Financial Year, the amount by which that Member's actual contributions were less than required will be added to the contributions to the Administrative Fund levied in the following Financial Year.

## 50.3 Information to be included in a financial statement

A financial statement must show for each of the Administrative Fund and the Sinking Fund:

- (a) a statement of income and expenditure during the Financial Year; and
- (b) the balance carried forward from the Financial Year; and
- (c) particulars and amounts of each item of income during the Financial Year; and
- (d) particulars and amounts of each item of expenditure during the Financial Year; and
- (e) the cash in the fund at the end of the Financial Year; and
- (f) the balance of the fund at the end of the Financial Year; and
- (g) contribution arrears for each Member at the end of the Financial Year; and
- (h) the amount of credit or debit in the fund at the end of the Financial Year; and
- (i) any other relevant information.

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## 51 Paying contributions

### 51.1 Notices of contributions

If you are a Member, the Committee must give you at least 25 Business Days' notice before your Administrative Fund or Sinking Fund contribution is due (**Notice of Contributions**). The Notice of Contributions must show for each of the Administrative Fund and Sinking Fund:

- (a) the total contribution to be raised; and
- (b) the portion of the contribution which you must pay in accordance with clause 49 ("Determining contributions"); and
- (c) the date by which you must make the payment.

### **51.2 Raising funds in an emergency**

If the Committee has to raise funds in an emergency, it may give you less than 25 Business Days' notice of the contribution.

### **51.3 The Barangaroo Delivery Authority and Owners of Green Utility Lots**

This clause 51:

- (a) subject to clause 75, does not apply to the Barangaroo Delivery Authority in its capacity as the owner of the freehold interest in the Barangaroo South land or otherwise; and
- (b) does not apply to the Owner of a Green Utility Lot in its capacity as the Owner of that Green Utility Lot.

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## **52 Banking money and interest on accounts**

### **52.1 Establishing a bank account**

The Committee must:

- (a) establish and maintain a bank account or accounts in the names of the Members (except the Barangaroo Delivery Authority in its capacity as the owner of the freehold interest in the Barangaroo South land); and
- (b) deposit all contributions and other money paid to the Committee into its bank accounts.

### **52.2 Withdrawing money**

The Committee may only withdraw money from its accounts to comply with this management statement.

### **52.3 Trust account**

Subject to clause 52.4 ("Interest bearing accounts"), the Committee may require any Manager to deposit and hold its funds in a trust account established under the *Property Stock and Business Agents Act 2002* (NSW).

### **52.4 Interest bearing accounts**

The Committee may place money in an interest bearing deposit account at a bank. If the account earns interest, the Committee may:

- (a) credit it to one of the accounts of the Committee; or
- (b) pay it to the Members according to clause 54 ("Dealing with surplus funds").

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## **53 Late payments**

### **53.1 Interest**

If you are a Member, you must:

- (a) pay the Committee interest on any amount you owe the Committee under this management statement but do not pay on time; and
- (b) pay interest from (and including) the date on which the payment was due until the date it is paid.

### **53.2 Calculating interest**

The Committee must calculate interest on daily balances at the rate equal to 2% per annum above the overdraft rate quoted by the bank of the Committee.

### **53.3 Certificates about interest rates**

A certificate about interest rates given to you by the Committee's bank is conclusive evidence of the interest rate in clause 53.2 ("Calculating interest").

### **53.4 Recovering unpaid contributions**

The Committee may recover unpaid contributions and other money owed to it under this management statement as a debt payable on demand.

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## **54 Dealing with surplus funds**

### **54.1 Distributing surplus funds**

If there is surplus money in the Administrative Fund or Sinking Fund at the end of a Financial Year, the Committee may by Unanimous Resolution distribute it between the Members (except for the Barangaroo Delivery Authority in its capacity as the owner of the freehold interest in the Barangaroo South land and the Owners of the Green Utility Lots, but only in their capacity as Owners of the Green Utility Lots) in shares decided by the Committee according to this clause 54.

### **54.2 Considerations**

When deciding the shares for the distribution of surplus money according to this clause 54, the Committee must have proper regard to the proportions in which each Member contributed to the surplus funds.

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## **55 Paying contributions when there is a Dispute**

### **55.1 What are your obligations?**

You are not excused from paying your Administrative Fund contributions, Sinking Fund contributions or other amounts you owe the Committee under this management statement because you have a Dispute or a disagreement with the Committee (for example, a Dispute about the amount of a payment).

### **55.2 Continuing payments**

If you have a Dispute with the Committee about the amount of your Administrative Fund or Sinking Fund contributions, you must continue to pay your contributions at the rate determined according to this management statement. After the Dispute is resolved, you and the Committee must pay each other any necessary adjustments.

### **55.3 Your rights are not affected**

Your rights against the Committee are not affected if you continue to pay Administrative Fund and Sinking Fund contributions according to clause 55.2 (“Continuing payments”).

# Barangaroo South – Building Management Statement

## Part 6 Shared Facilities

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### 56 Overview of Shared Facilities

#### 56.1 What are they?

There are a number of facilities and services in Barangaroo South that are used by two or more Members or located on the land of a Member but used by another Member or Members. These facilities and services are called Shared Facilities.

#### 56.2 What do Shared Facilities include?

Subject to clause 56.5 (“Availability of Shared Facilities”), Shared Facilities and costs for Shared Facilities include:

- (a) the Shared Facilities in schedule 1 (“Shared Facilities Table”) that service or benefit more than one Member; and
- (b) any part of Barangaroo South which gives access to a Shared Facility by the most direct route; and
- (c) plant and equipment which constitute a Shared Facility; and
- (d) pipes, wires, cables and ducts which are connected to or form part of a Shared Facility, but excluding any of those things which exclusively service a Member’s part of Barangaroo South; and
- (e) any rooms or areas in which Shared Facilities are located; and
- (f) the maintenance, repair, operation, cleaning and replacement of Shared Facilities; and
- (g) parts or consumables used in the maintenance, repair, operation, cleaning and replacement of Shared Facilities; and
- (h) labour used in the maintenance, repair, operation, cleaning and replacement of Shared Facilities; and
- (i) the inspection of Shared Facilities (if applicable) by a Government Agency; and
- (j) the certification of Shared Facilities for the purposes of any law.

#### 56.3 How do I know if a facility or service is a Shared Facility?

Shared Facilities are defined flexibly, reflecting that they may vary from time to time as Barangaroo South is developed. To enable Members and Owners and Occupiers to know what is and what is not a Shared Facility, the Committee must maintain as a part of the Committee’s official records and keep updated:

- (a) a Shared Facilities Register; and
- (b) a Shared Facilities Plan; and

- (c) the proportional contribution that each Member must make from time to time under Schedule 1 towards the costs of each Shared Facility.

#### **56.4 Developer to provide Shared Facilities information to the Committee**

Whilst the Developer is carrying out Development Works, the Developer must give to the Committee from time to time:

- (a) advice as to when any facility or service erected or installed by the Developer as part of the Development Works is commissioned and becomes shared by or benefits more than one Member; and
- (b) any information held by the Developer which may assist in calculating contributions so that the Committee can keep the Shared Facilities Register up to date from time to time.

#### **56.5 Availability of Shared Facilities**

As part of the Development Works for Barangaroo South, the Developer may add to and augment Shared Facilities during the development and subdivision of Barangaroo South without complying with clause 57 ("Changing and adding to Shared Facilities"). This means that not all of the Shared Facilities identified in schedule 1 ("Shared Facilities Table") and this clause 56 will be available for use when this management statement is registered. If you are entitled to use a Shared Facility, you may do so only after the Developer notifies the Committee, according to clause 77.9 ("Notice when Shared Facilities complete"), that Development Works for the Shared Facility are complete.

See part 8 ("Development Works, subdivisions and replacement management statements") for more information.

#### **56.6 Rights and obligations of the Committee**

- (a) Subject to this management statement, the Committee must operate, manage, control, maintain, repair and replace Shared Facilities. The Committee may appoint and contract with parties to perform its functions in relation to Shared Facilities. See clause 8.4 ("Power to contract and make appointments") for more information.
- (b) Subject to this management statement, the Committee must use reasonable endeavours to minimise the costs, charges and expenses that it incurs in relation to the operation, management, control, maintenance, repair and replacement of Shared Facilities, having regard to the quality of service required by the Members in respect of the Shared Facility.

#### **56.7 Shared Facilities and Stratum Lots**

Some items in Stratum Lots are designated in this management statement as Shared Facilities. If you are the Owner of a Stratum Lot, you authorise the Committee to perform its functions and exercise its rights under this management statement in respect of those items.

#### **56.8 Who may use Shared Facilities?**

- (a) Members are entitled to use each Shared Facility which services, or is capable of servicing, that Member's Parcel or benefits that Member (when it becomes available for use according to this management statement). The column titled "Member Benefited" in schedule 1 ("Shared Facilities Table") indicates which Members are entitled to use each Shared Facility. If a Member entitled to use a Shared Facility is:

- (i) an Owners Corporation, the Owners and Occupiers of Strata Lots in the Strata Scheme for the Owners Corporation are entitled to use the Shared Facility; and
- (ii) the Owner of a Stratum Lot, the Occupiers of the Stratum Lot are entitled to use the Shared Facility,

your entitlement to use Shared Facilities is subject to clause 56.5 ("Availability of Shared Facilities").

- (b) Subject to clause 56.8(d), a Member may serve an Optional Election Notice on the Committee within 20 Business Days after receipt of a notice from the Committee under clause 48.1 ("When to prepare budgets").
- (c) If a Member does not serve a notice under clause 56.8(b) in respect of an Optional Shared Facility or Optional Shared Facilities then the Member will remain a Member Benefitted if it was a Member Benefitted in the preceding financial year or will continue not to enjoy the benefit of the Optional Shared Facility if it did not enjoy the benefit in the preceding financial year.
- (d) If an Optional Shared Facility is the subject of a fixed term contract with a third party, then:
  - (i) a Member may not cease to have the benefit of that Shared Facility while that contract remains on foot; and
  - (ii) a Member may elect to become a Member Benefitted by such a Shared Facility in accordance with clause 56.8(b), provided that the contributions of Members Benefitted by that Shared Facility will not materially increase.
- (e) The Committee must update the Shared Facilities Register to reflect changes to Members Benefitted as set out in any Optional Election Notices that it receives from time to time.
- (f) If, prior to a Meeting at which a motion is passed to include a new or additional Optional Shared Facility, a Member indicates by written notice to the Committee under clause 36.5(d) that it wishes to be entitled to use that proposed new or additional Optional Shared Facility that Member will be required to use and pay for that Optional Shared Facility.
- (g) A Member may not cease to have the benefit of an Essential Shared Facility.

#### **56.9 When can you use Shared Facilities?**

- (a) If you are entitled to use a Shared Facility, you may do so at all times unless this management statement specifies otherwise.
- (b) You may use Shared Facilities you are entitled to use as designated under clause 56.8 ("Who may use Shared Facilities?") in accordance with the following arrangements:
  - (i) your use is in common with other Members who are entitled to use that Shared Facility and is not exclusive use; and
  - (ii) your use may not unreasonably exclude any other Members who are entitled to use that Shared Facility; and

- (iii) you may only use the Shared Facility for the use for which it is designed and installed and subject to the design and operational tolerances, methods and recommendations; and
- (iv) your use must not endanger the health or safety of any Owner, or safety of any Owner, Occupier or visitor to Barangaroo South; and
- (v) you must comply with the Rules and the reasonable requirements from time to time of the Committee.

## **56.10 Easements**

- (a) Several Shared Facilities are the subject of Easements.
- (b) The Committee and each Member agrees in favour of each Grantor to perform their functions and exercise the right of the Grantor according to the Easement affecting Shared Facilities.
- (c) Each Grantor agrees that the Committee may exercise its rights and perform the functions of the Grantor under the relevant Easement.

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## **57 Changing and adding to Shared Facilities**

### **57.1 Interpreting this clause**

This clause 57 is subject to the Developer's rights to carry out Development Works and to clause 56.5 ("Availability of Shared Facilities").

### **57.2 Motions in respect of Shared Facilities**

All motions proposed in respect of new or extended Shared Facilities must:

- (a) indicate whether the relevant Shared Facility is classified (or, in the case of new or additional Shared Facilities, is to be classified) as an Optional Shared Facility or an Essential Shared Facility; and
- (b) be accompanied by an expert's report, obtained by and at the cost of the Member or Members proposing the motion, that sets out:
  - (i) the estimated level of usage of the Shared Facility by each Member Benefitted;
  - (ii) the proposed cost apportionment for the Shared Facility; and
  - (iii) the estimated costs of operating and maintaining the Shared Facility.

### **57.3 Decisions regarding Shared Facilities – Unanimous Shared Facility Resolution**

- (a) The Committee may, by Unanimous Shared Facility Resolution:
  - (i) create new Shared Facilities; and
  - (ii) change the Members Benefitted by Essential Shared Facilities.
- (b) If a Unanimous Shared Facility Resolution is not passed to create a new Shared Facility under clause 57.3(a)(i), Members who vote in favour of adding a new shared facility can install the new shared facility on the basis of clause 57.10 except that references to "Upgrade" will be

a reference to "installing a new Shared Facility" and clause 57.10(a)(iii) will not apply.

#### **57.4 Decisions regarding Shared Facilities – Special Shared Facility Resolution**

The Committee may by Special Shared Facility Resolution:

- (a) add Shared Facilities to the Shared Facilities Table if it identifies existing Shared Facilities that have not already been included in the Shared Facilities Table and determine whether those Shared Facilities are Essential Shared Facilities or Optional Shared Facilities (including Green Utilities that become Shared Facilities under clause 74.2(b));
- (b) change or extend existing Shared Facilities (including by way of Upgrade or Substitution) with the consent of the Member in whose Strata Scheme or Stratum Lot the Shared Facility is located; and
- (c) remove redundant Shared Facilities.

#### **57.5 Decisions regarding Shared Facilities – Ordinary Shared Facility Resolution**

The Committee may, by Ordinary Shared Facility Resolution:

- (a) pass any motion regarding a matter that does not require a Unanimous Shared Facility Resolution or a Special Shared Facility Resolution; and
- (b) determine to change the apportionment of costs for a Shared Facility in accordance with clause 57.6.

#### **57.6 Changing the apportionment of costs for Shared Facilities**

- (a) The apportionment of costs for a Shared Facility may only be changed in accordance with this clause 57.6, unless otherwise determined by a Unanimous Resolution of the Committee.
- (b) Subject to paragraph (a), if:
  - (i) the Committee passes an Ordinary Shared Facility Resolution to conduct a review of the apportionment of costs for a Shared Facility; or
  - (ii) a Member Benefitted provides a written request to the Committee to review the apportionment of costs for that Shared Facility,

the Committee must obtain a Cost Review Report in respect of the relevant Shared Facility.

- (c) The Cost Review Report must describe:
  - (i) where applicable (as contemplated by the Shared Facilities Table) the estimated level of usage of the Shared Facility by each Member Benefitted or if there is accurate information available as to the usage of the Shared Facility over the immediately preceding 3 years, then describing this information and otherwise must describe the apportionment method applicable to the Shared Facility as set out in the Shared Facilities Table; and

- (ii) the proposed cost apportionment for the Shared Facility, based on the level of usage of the Shared Facility or other apportionment method as described in accordance with clause 57.6(c)(i); and
  - (iii) the estimated costs of operating and maintaining the Shared Facility; and
  - (iv) the time cost of the money amounts under consideration; and
  - (v) the review of the quantum of costs and proportion of costs; and
  - (vi) the proposed method of implementation of the review findings.
- (d) Subject to clauses 57.6(e) and 57.6(f), each Member Benefitted by the Shared Facility must contribute to the cost of the Cost Review Report in the same proportion as those Members are liable to contribute to the costs of that Shared Facility prior to the review and included in the next levy notice.
- (e) Subject to clause 57.6(f), where, following application of the findings of:
- (i) a Cost Review Report or
  - (ii) where applicable, the dispute resolution process under clause 83,

there is no change to the apportionment of the costs in relation to a Shared Facility, the Member Benefitted who requested the review must pay all of the costs of the Cost Review Report.

- (f) If a Member requests a Cost Review Report in respect of a Shared Facility and that Member has, within the 12 month period prior to that request, on one or more occasions requested a Cost Review Report for the same Shared Facility, then where, following application of the findings of:
- (i) the Cost Review Report or
  - (ii) where applicable, the dispute resolution process under clause 83,

the Member Benefitted's proportion of the costs in relation to a Shared Facility is not less than 95% of the proportion that was payable by that Member following the last Cost Review Report it requested in respect of that Shared Facility, the Member Benefitted who requested the review must pay all of the costs of the Cost Review Report.

- (g) Within 10 Business Days after receiving the Cost Review Report, the Committee must provide all Members Benefitted by that Shared Facility with a copy of the Cost Review Report.
- (h) If a Member Benefitted by a Shared Facility which is the subject of a Cost Review Report disputes the findings of the Cost Review Report, that Member may within 25 Business Days after receiving a copy of the Cost Review Report serve on the Committee:
- (i) a report prepared by an expert consultant (which that Member must obtain at its own cost); and
  - (ii) a Dispute notice under clause 83.3,

in which case the dispute resolution provisions in clause 83 will apply to determine the apportionment of costs with respect to the relevant Shared Facility.

- (i) Subject to clause 57.6(j), the Committee must 25 Business Days after the date it complies with clause 57.6(g), amend the cost apportionment (if required) in the Shared Facilities Register and this management statement to reflect the recommendations of the Expert in the Cost Review Report for that Shared Facility.
- (j) If a Member Benefitted does give a Dispute notice in relation to the Cost Review Report in accordance with clause 57.6(h), the Committee must (if required) amend the cost apportionment in respect of the relevant Shared Facility in the Shared Facilities Register and this management statement to reflect the outcome of the dispute resolution procedures under clause 83.

### **57.7 Metering**

The Committee must:

- (a) ensure that the Shared Facilities whose costs are apportioned on a metered or measured usage basis under Shared Facilities Table are separately metered or measured to the extent reasonably practicable (having regard to the cost of implementing any such metering or measurement systems) in order to determine the relative usage by each Member of the relevant Shared Facility; and
- (b) resolve to change the apportionment of costs for a Shared Facility if a metering or measurement system is able to be adopted in accordance with clause 57.7(a) which enables the costs of the Shared Facility to be separately measured and charged to each Member Benefitted.

### **57.8 Obligations of Members**

If you are a Member, you must agree to amend schedule 1 ("Shared Facilities Table") to reflect anything the Committee resolves to do under this clause 57 or as a result of the operation of clause 79.

### **57.9 Replacements or additions to Shared Facilities**

- (a) If a:
  - (i) Special Shared Facility Resolution is passed to Upgrade, Substitute or replace a Shared Facility; or
  - (ii) Unanimous Shared Facility Resolution is passed to add a Shared Facility, then

the cost of Upgrading, Substituting, replacing or adding the Shared Facility are to be paid by the Members Entitled to Vote on the resolution in accordance with:

- (iii) the proportion of cost contributions that each Member Entitled to Vote pays in respect of that Shared Facility (as set out in the Shared Facilities Table); or
- (iv) if the relevant Resolution provides for the costs to be apportioned in a manner other than in accordance with clause 57.9(a)(iii), in the manner set out in the Resolution.

- (b) Clause 17 applies to the Upgrading, Substitution, replacement or adding of a Shared Facility and the Committee must comply with the reasonable directions of the Member in whose Lot or Common Property, the Shared Facility is located or will be located as the case may be.

#### **57.10 Member Upgrades to Shared Facilities**

- (a) If a Member or Members wish to Upgrade an existing Shared Facility, and the required Resolution is not passed, the Member or Members may Upgrade the Shared Facility on the following conditions:
  - (i) the Member in whose Lot or Common Property the Shared Facility is located consents to the Upgrade (acting reasonably), such consent only to be required if the Upgrade would:
    - (A) require the allocation of additional space from the Member's Lot or Common Property to enable the Upgrade to the Shared Facility; or
    - (B) have an adverse material impact on the usual operation of that Member's Lot or Common Property once the Upgrade has occurred;
  - (ii) the cost of Upgrading the Shared Facility is the responsibility of the Member or Members who elect to make the installation under this clause;
  - (iii) the Member or Members who elect to make the installation will be responsible for the increase in contributions to the Administrative Fund and Sinking Fund as a consequence of the Upgrade;
  - (iv) when accessing a Lot or Common Property to Upgrade a Shared Facility, the Member or Members must not unreasonably interfere with the use and enjoyment of another Member's or Occupier's use of a Lot and must comply with the reasonable directions of the Member in whose Lot or Common Property the Shared Facility is located;
  - (v) the Member or Members Upgrading the Shared Facility:
    - (A) indemnifies the Owner of each Lot or Owners Corporation in respect of Common Property in which the Shared Facility is located and each Lot or Common Property which must be accessed from all liability and costs in connection with the relevant Shared Facility; and
    - (B) will make good any damage caused to that Owner's Lot or to Common Property as a result of the Upgrade of the Shared Facility; and
  - (vi) subject to this clause 57.10 and clause 57.11, all provisions of this management statement are applicable to an Upgraded Shared Facility, to the extent necessary.
- (b) For the purpose of clause 57.10(a)(iii), the increase in contributions will be calculated based on the difference between the actual expenditure and a reasonable estimation of what the expenditure would have been:

- (i) until the time when the Shared Facility would have been replaced or the subject of a major capital repair, had the Shared Facility not been Upgraded; and
- (ii) after the time when the Shared Facility would have been replaced or the subject of a major capital repair, had the Shared Facility been replaced at that time with comparable equipment with substantially similar specifications.

#### **57.11 Use of Member upgraded Shared Facilities**

If a Shared Facility is Upgraded in accordance with clause 57.10, the Member or Members who carry out the Upgrade may restrict other Members who elect not to participate in the Upgrade from the benefits of the Upgrade to that Shared Facility, so long as those Members who have not contributed to the Upgrade retain equivalent rights to the Shared Facility (including from a performance perspective) as prior to the Upgrade.

#### **57.12 Member Substitution of Shared Facilities**

- (a) If a Member or Members wish to procure the Substitution of an existing Shared Facility, and the required Resolution is not passed, the Member or Members may procure the Substitution of the Shared Facility on the following conditions:
  - (i) the Member in whose Lot or Common Property the Shared Facility is located consents to the Substitution (acting reasonably), such consent only to be required if the Substitution would:
    - (A) require the allocation of additional space from the Member's Lot or Common Property to the Shared Facility; or
    - (B) have an adverse material impact on the usual operation of that Member's Lot or Common Property once the Substitution has occurred;
  - (ii) subject to clause 57.12(b), the incremental cost of the Substitution of the Shared Facility is the responsibility of the Member or Members who elect to make the Substitution under this clause 57.12;
  - (iii) when accessing a Lot or Common Property to procure the Substitution of a Shared Facility, the Member or Members must not unreasonably interfere with the use and enjoyment of another Member's or Occupier's use of a Lot and must comply with the reasonable directions of the Member in whose Lot or Common Property the Shared Facility is located;
  - (iv) the Member or Members procuring the Substitution of the Shared Facility:
    - (A) indemnifies the Owner of each Lot or Owners Corporation in respect of Common Property in which the Shared Facility is located and each Lot or Common Property which must be accessed from all liability and costs in connection with the relevant Shared Facility; and

- (B) will make good any damage caused to that Owner's Lot or to Common Property as a result of the Substitution of the Shared Facility; and
- (v) subject to this clause 57.12 and clause 57.13, all provisions of this management statement are applicable to a Shared Facility which has undergone a Substitution, to the extent necessary.
- (b) For the purpose of clause 57.12(a)(ii), the incremental cost of the Substitution of the Shared Facility will be the reasonable estimate of the additional cost that is incurred in bringing forward the time for the Substitution of the relevant Shared Facility, having regard to the time when the Shared Facility would have been replaced or the subject of a major capital repair, had the Shared Facility not been Substituted.

### **57.13 Use of Member Substituted Shared Facilities**

If the Substitution of a Shared Facility is procured in accordance with clause 57.12, each Member retains the right to use and obligation to contribute to the maintenance of that Shared Facility (subject to any adjustment under clause 57.12(b)).

### **57.14 Use of Member installed Shared Facilities**

- (a) If Members (**Installing Members**) install an additional Shared Facility in accordance with clause 57.3(b), those Installing Members are the Members Benefitted by the new Shared Facility. The Shared Facility will be an Optional Shared Facility unless otherwise agreed between the Installing Members.
- (b) A Member can elect to obtain the benefit of the Shared Facility by an Optional Election Notice. However, if a Member:
  - (i) was a Member under this management statement at the time the additional Shared Facility was installed by the Installing Members; and
  - (ii) elected not to participate in the installation of the additional Shared Facility, after have been invited to do so,that Member may only elect to obtain the benefit of the Shared Facility by an Optional Election Notice at any time 2 years after the Shared Facility was installed.

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## **58 Using approved contractors**

### **58.1 Overview**

Many of the Shared Facilities in Barangaroo South are highly technical and affect other components in the development. As a result:

- (a) Shared Facilities, building works and services must be maintained to a high standard; and
- (b) only contractors approved by the Committee may do structural building works and maintain or replace Shared Facilities (except for a Shared Facility that is only used by one Member).

## **58.2 Obligations of the Committee**

The Committee must:

- (a) appoint and make sure that contractors approved by it are available to maintain Shared Facilities and carry out structural building works; and
- (b) give each Member a list of current approved contractors.

## **58.3 Obligations of Members, Owners and Occupiers**

You must use approved contractors for all work described in this clause 58.

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# **59 Damage to Shared Facilities**

## **59.1 What are your obligations?**

You must:

- (a) immediately notify the Committee if you know about damage to or a defect in a Shared Facility; and
- (b) compensate the Committee for any damage to Shared Facilities caused by you, your visitors or persons doing work in Barangaroo South on your behalf.

## **59.2 No interference**

You must not interfere with or use Shared Facilities other than according to this management statement.

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# **60 Security control at Barangaroo South**

## **60.1 An integrated security system**

Security at Barangaroo South is important to all Members, Owners and Occupiers. To maintain an integrated security system, this management statement regulates access and security issues and the use of security equipment (eg the provision of Security Keys and Security Services). The Security Keys and Security Services are Essential Shared Facilities.

## **60.2 Restricting access to and monitoring parts of Barangaroo South**

Subject to this management statement and the Easements, and without limiting the Barangaroo Delivery Authority's rights as the owner of the freehold title in Barangaroo South, the Committee may:

- (a) restrict by Security Key, Security Services and other means, vehicular and pedestrian entrances to the basement carpark at Barangaroo South and access to some or all of the carpark levels of any part of Barangaroo South; and
- (b) close off or restrict access to parts of Barangaroo South that you do not use to get to your Lot or Common Property; and
- (c) restrict access to Shared Facilities; and
- (d) secure doors or gates in Barangaroo South between the hours the Committee determines are appropriate to preserve the security of Barangaroo South and to protect Members, Owners, Occupiers and their property; and

- (e) monitor, by surveillance cameras and other security device or patrol, Shared Facilities, various parts of the basement carpark at Barangaroo South, and vehicular and pedestrian entrances to any part of Barangaroo South.

### **60.3 Provision of Security Keys**

The Committee must provide:

- (a) each Member with a Security Key to access the carpark and their component of Barangaroo South; and
- (b) each Owner and Occupier of Lot with a Security Key to access their Lot,

but only if that access is controlled by the integrated security system for Barangaroo South.

### **60.4 Charging fees for Security Keys**

The Committee may charge you a fee or bond if you want additional or replacement Security Keys.

### **60.5 Your rights and obligations**

You must:

- (a) take all reasonable steps not to lose a Security Key; and
- (b) return Security Keys to the Committee if you do not need them; and
- (c) notify the Committee immediately if you lose a Security Key; and
- (d) comply with the reasonable instructions of the Committee about Security Keys including instructions about re-coding and returning Security Keys; and
- (e) take reasonable steps to ensure the security of Barangaroo South is regulated as contemplated by this clause 60, including taking steps to ensure that your Invitees comply with the provisions of this clause 60.

### **60.6 Some prohibitions**

You must not:

- (a) copy a Security Key; or
- (b) give a Security Key to someone who is not a Member, an Owner or an Occupier; or
- (c) interfere with or shut down any part of the integrated security system for Barangaroo South without the Committee's consent; or
- (d) if you are an Owners Corporation, restrict access to Common Property or Shared Facilities in your Strata Scheme without the Committee's consent.

### **60.7 Who owns Security Keys?**

Security Keys belong to the Committee.

## **60.8 Managing the Security Key system**

The Committee has the power to:

- (a) re-code Security Keys; and
- (b) require you to promptly return your Security Keys to the Committee to be re-coded; and
- (c) enter into agreements with third parties about the provision and management of Security Keys and the management of security systems generally.

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## **61 Carpark Accessway**

### **61.1 Rights of the Committee**

The Committee may:

- (a) impose a speed limit for traffic in the Carpark Accessway; and
- (b) impose reasonable restrictions on the use of the Carpark Accessway; and
- (c) install speed humps, signs and other traffic control devices in the Carpark Accessway; and
- (d) install directional and parking signs in the Carpark Accessway.

### **61.2 Complying with requirements**

Subject to the terms of any Easement, you must comply with any speed limits, restrictions or other requirements of the Committee made according to clause 61.1 ("Rights of the Committee") for the use of the Carpark Accessway.

### **61.3 No parking on Carpark Accessway**

Subject to the terms of any Easement, you must not park or stand a motor vehicle on the Carpark Accessway other than according to this management statement.

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## **62 Using the Loading Docks**

### **62.1 Requirements for use**

If you are entitled to use a Loading Dock, you must comply with the following requirements in respect of that Loading Dock:

- (a) if you propose to use a loading bay in the Loading Dock for more than 30 minutes at a time, you must make arrangements with the Loading Dock Manager at least 48 hours beforehand or make a reservation with the Loading Dock Manager in accordance with clause 62.2 ("Reservations"); and
- (b) if you propose to use a loading bay in the Loading Dock for less than 30 minutes, you do not need to make prior arrangements with the Loading Dock Manager; and
- (c) you cannot use a loading bay in the Loading Dock if another Owner or Occupier who is entitled to use that Loading Dock has arranged with the Loading Dock Manager or made a reservation to use that loading bay; and

- (d) you cannot simultaneously use or occupy all of the loading bays in the Loading Dock or make standing arrangements with the Loading Dock Manager for the use of all of the loading bays in the Loading Dock for any given period; and
- (e) you must comply with the directions of the Loading Dock Manager when entering and using the Loading Docks; and
- (f) you must minimise any noise created by your use of the Loading Docks.

## **62.2 Reservations**

The Loading Dock Manager must operate a reservation system for use of the loading bays in the Loading Docks for more than 30 minutes at a time.

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## **63 Garbage storage and removal**

### **63.1 Requirements for retail and commercial garbage storage and removal**

If you are a Member, you must:

- (a) sort your garbage into dry, wet and recyclable waste; and
- (b) place your dry, wet and recyclable waste in the areas of your garbage storage room designated for that purpose (including in any waste compactors); and
- (c) comply with your obligations under this clause 63; and
- (d) comply with any additional provisions which deal with the storage and removal of garbage in accordance with the by-laws for your Strata Scheme (if any); and
- (e) arrange, at your cost, for the regular removal of your garbage and recyclable materials from your Lot.

### **63.2 Community Facility**

If you are an Owner or Occupier of the Community Facility, you must:

- (a) arrange, at your cost, for the regular removal of your garbage and recyclable materials from your Lot; and
- (b) if you have arranged with the garbage collection contractor or Council to collect your garbage and recyclable materials from a road adjacent to Barangaroo South, ensure that you remove all of your garbage and recyclable receptacles from the relevant road as soon as practicable after the time of collection; and
- (c) comply with your obligations under this clause 63.

### **63.3 Some prohibitions and obligations**

You must not leave garbage or recyclable materials and receptacles in areas other than the designated garbage storage rooms and facilities for your Lot. You must immediately remove any garbage you have spilled and clean the affected parts of Barangaroo South.

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## 64 Bike storage

### 64.1 Application of clause

The parties acknowledge that as at the date of this management statement the T1 Owner and the T3 Owner are not Members of the management statement but are proposed to become Members (as set out in Schedule 7 to this management statement). Until each of the T1 Owner and the T3 Owner (as applicable) is a Member, this clause 64 is to be interpreted accordingly.

### 64.2 Entitlement for T1 Owner, T2 Owner and T3 Owner

Each of the T1 Owner, the T2 Owner and the T3 Owner must be entitled to the use of at least that number of bike storage spaces within the bike storage Shared Facility calculated as follows:

$$BS = 0.05 \times N \times 1/15$$

Where:

BS = the minimum number of bike spaces that the T1 Owner, the T2 Owner and the T3 Owner, as relevant, is entitled to use

N = the net lettable area of the relevant Owner's Lot, measured in accordance with the specifications for measurement of net lettable area published in the Property Council of Australia publication "Method of Measurement for Lettable Area" (1997 revision).

(with such minimum number of bike spaces to be included in the allocation of bike spaces in the Shared Facilities Table).

### 64.3 Acknowledgements by relevant Members

The Members acknowledge and agree that:

- (a) arrangements regarding the Bike Lot are governed by a co-owners deed between the Members who have the benefit of the bike storage Shared Facility and, whilst that co-owners deed is in place, it prevails to the extent of any inconsistency with this management statement in relation to the use of the Bike Lots by those Members who are parties to that co-owners deed;
- (b) the Shared Facilities Table sets out an allocation of certain of the bike racks that are provided for the exclusive use of the T1 Owner and the T2 Owner (in each case, being that Member's **Reserved Bike Racks**), and despite clause 56.9 the Reserved Bike Racks are available for the exclusive use of the T1 Owner and the T2 Owner, as applicable;
- (c) nothing in this clause 64 requires any Member who is not entitled to the use and benefit of the Bike Lot or the Reserved Bike Racks to contribute towards the costs or bear any liability arising from or in connection with the Bike Lot or the Reserved Bike Racks; and
- (d) the allocation of the Reserved Bike Racks does not alter the apportionment of costs for the bike storage Shared Facility.

# Barangaroo South – Building Management Statement

## Part 7 Green Utilities

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### 65 What are Green Utilities?

#### 65.1 Introduction

Barangaroo South utilises centralised Green Utilities to provide on-site generation and delivery of services to Occupiers, in order to support the Barangaroo South aspirations to create a world leading, climate positive precinct.

#### 65.2 The nature of Green Utilities

As at the date of this management statement, the Green Utilities are the items of central plant and equipment operated at Barangaroo South to provide the Green Utility Services as follows:

<b>Green Utility Service</b>	<b>Type of service provided</b>
<b>Thermal Energies</b>	The supply of chilled water, hot water and waste heat (used for HVAC and temperature control within buildings) generated by the Thermal Energies Supplier from the facilities located on the CCW Lot.
<b>Water Services</b>	The supply of recycled water and sewerage services provided by the Water Services Provider from the facilities located on the RW Lot.
<b>Network Services</b>	The supply of network and connection services by the Embedded Network Operator from the facilities located on the EN Lot.

#### 65.3 Ownership and operating structure

As at the date of this management statement:

- (a) The Barangaroo Delivery Authority owns the freehold title in all of the land in Barangaroo South, which includes each Green Utility Lot.
- (b) Each Green Utility Lot is the subject of a Ground Lease from the Barangaroo Delivery Authority to the Owner of that Green Utility Lot.
- (c) The Owner of each Green Utility Lot sub leases the Green Utility Lot to the relevant Supplier.
- (d) The Suppliers are permitted to operate the relevant Supplier's Infrastructure in order to provide the Green Utility Services.
- (e) The Owners are supplied with the Green Utility Services pursuant to the Supply Agreements.
- (f) The first Supply Agreements entered into between the Suppliers and the first Owner at Barangaroo South will each have an initial term of 50 years. Thereafter, the initial Supply Agreements entered into

between the Suppliers and each successive Owner who becomes a Member under this management statement will be for a term of less than 50 years so as to have the same expiry date as the Supply Agreements with the first Owner.

- (g) Without limiting the rights of other Members in any way, it is acknowledged that Residential Occupiers and, where separately metered, individual commercial tenants of any of the Buildings will be able to contract with any electricity retail supplier of their choice.

#### **65.4 Status of Green Utilities**

As at the date of this management statement, the Green Utilities are not Shared Facilities and the GUS Period applies.

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## **66 Supply of Green Utilities**

### **66.1 Introduction**

The Green Utilities at Barangaroo South are designed to achieve optimal efficiency and deliver the greatest environmental benefits when utilised by all Members. To derive the full potential of the Green Utilities and to support the Barangaroo South precinct in its aspirations to be one of the world's leading climate positive precincts the Members agree to participate in the Green Utilities system by entering into Supply Agreements with each of the Suppliers, subject to the requirement of this clause 66.

### **66.2 Members (other than an Owners Corporation of a Residential Strata Scheme)**

- (a) Each Member (other than an Owners Corporation of a Residential Strata Scheme (to which clause 66.3 applies)) must enter into a Supply Agreement with each of the Suppliers and, subject to this clause 66, the Supply Agreement will govern the terms of the supply of Green Utility Services to each Member.
- (b) Each Member (other than an Owners Corporation of a Residential Strata Scheme (to which clause 66.3 applies)) is responsible for negotiating the terms of the Supply Agreements with each of the Suppliers.

### **66.3 Owners Corporation of a Residential Strata Scheme**

- (a) Each Owners Corporation of a Residential Strata Scheme must enter into a Supply Agreement with each of the Suppliers and, subject to this clause 66, the Supply Agreements will govern the terms of the supply of Green Utility Services to each Owners Corporation in respect of each Residential Strata Scheme.
- (b) The initial Supply Agreement to be entered into by each Owners Corporation of a Residential Strata Scheme with each Supplier must be substantially in the form of the Residential Supply Agreements attached as Schedule 11 and any subsequent Supply Agreements to be entered into by each Owners Corporation of a Residential Strata Scheme with each Supplier must be substantially in the form of the Residential Supply Agreement for the relevant Supplier.
- (c) For the purposes of clause 66.3(c), the terms of supply to the Major Commercial Members are not to be considered in determining the standard terms of supply for the relevant Supplier.

- (d) Unless required by any law or regulation, Residential Occupiers are not required to enter into Supply Agreements directly with Suppliers.
- (e) For illustrative purposes only and to assist Residential Occupiers in understanding the determination of rates and charges for the use of Green Utilities, example calculations (based on the Supply Agreements for Residential Strata Schemes as at the date of this management statement) are attached as Schedule 12.
- (f) The Residential Supply Agreements are attached to this management statement for the purpose of encouraging transparency and consistency of the terms of supply of Green Utilities to Owners Corporations of Residential Strata Schemes.
- (g) The Suppliers must ensure that any difference between the terms for the supply of Green Utilities to:
  - (i) Members (other than the Owners Corporations of Residential Strata Schemes); and
  - (ii) Owners Corporations of the Residential Strata Schemes at Barangaroo South,

will not result in any lowering of Service Standards from those set out in the Residential Supply Agreements.

#### **66.4 General obligations**

- (a) Subject to clause 66.4(b), each Member agrees that it will not without the prior written consent of the relevant Supplier:
  - (i) enter into an agreement, understanding or other arrangement under which it purchases, acquires or obtains Green Utility Services from a person or source who is not a Supplier; or
  - (ii) install any plant or equipment (other than appropriate energy efficiency measures) within Barangaroo South which has the effect of reducing the Member's use of the Green Utility Services (other than, in the case of any Member that is an Owners Corporation for a Residential Strata Scheme which has terminated its Supply Agreement for chilled water, and any owner or occupier of the relevant Residential Strata Scheme, the installation of air conditioning plant and equipment that is not dependent on the use of Green Utility Services).
- (b) A Member that is an Owners Corporation for a Residential Strata Scheme (including any owner or occupier of a strata lot within the relevant Residential Strata Scheme) must not exercise its rights under clause 66.4(a)(ii) without the prior written consent of the Barangaroo Delivery Authority. The Barangaroo Delivery Authority may only withhold its consent if the Barangaroo Delivery Authority determines, acting reasonably, that the proposed exercise of that Member's rights or that person's rights under clause 66.4(a)(ii) would be inconsistent with environmental sustainability aspirations for Barangaroo South.
- (c) Nothing in clause 66.4 affects or derogates from:
  - (i) Members' rights to terminate Supply Agreements and exercise their rights under the Supply Agreements;

- (ii) Major Commercial Members' rights under the Security of Supply Deeds or other arrangements with the Suppliers;
  - (iii) Members' rights under this management statement; or
  - (iv) Members' rights at law.
- (d) The initial terms of supply of Green Utilities, as at the date of this management statement, are to be:
- (i) transparent across the residential components of Barangaroo South and the Suppliers must ensure that they provide visibility between Members (with the intention of ensuring competitive pricing despite the exclusivity of supply, whilst acknowledging that there will be differential pricing between a class of Members whose buildings have one kind of use and a class of Members whose buildings have a different kind of use); and
  - (ii) consistent to the extent that any discount or other incentive offered to a residential member is available to all Residential Members on an equal basis (for example, if "residential member A" is offered a bulk consumption discount, "residential member B" should also be entitled to the same offer).
- (e) If a Member that is an Owners Corporation for a Residential Strata Scheme has terminated its Supply Agreement for chilled water under clause 66.4(a)(ii), then until that Member enters into a new Supply Agreement for chilled water:
- (i) the percentage for that Member in respect of Shared Facility 6.2.1 of the Shared Facilities Table is deemed to be nil; and
  - (ii) the percentages for all other Members in respect of Shared Facility 6.2.1 of the Shared Facilities Table must be recalculated accordingly, so that those other Members proportionately share 100% of the costs of Shared Facility 6.2.1.

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## 67 Security of Supply of Green Utilities

The Members acknowledge that the Major Commercial Members have a substantial financial interest in ensuring that the supply of Green Utility Services is secure and that the Major Commercial Members have entered, or will enter prior to the end of the Development Period, a security of supply deed and collateral documents with each Supplier which amongst other things:

- (a) grant the Major Commercial Members step-in rights to take control of the supply of the relevant Green Utility Services in certain circumstances; and
- (b) grant a call option to the Major Commercial Members to acquire the relevant Green Utility Assets in certain circumstances; and
- (c) grant the Major Commercial Members security over the Green Utility Assets; and
- (d) grant the Major Commercial Members the right to require the Supplier to carry out capital improvements to the Green Utilities in certain circumstances.

The Stakeholder has been appointed as the agent for the Major Commercial Members and it is the entity which holds and will exercise (in that capacity) the

rights described above. The Stakeholder is a party bound by this management statement but is not an Owner or a Member.

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## 68 Green Utilities Suppliers

- (a) The Owners of the Green Utility Lots must ensure that on or prior to the grant or transfer of a sub lease of a Green Utility Lot to a Supplier that the Supplier signs an Acknowledgement Document and delivers it to the Committee before the sub lease or transfer of sub lease takes effect.
- (b) On and from the date of the sub lease or transfer of sub lease of a Green Utility Lot, the relevant Supplier is entitled to the rights and is bound by the obligations of a Supplier under this management statement.
- (c) The Embedded Network Operator must, not less than once in every period of 12 months during the term of any Residential Supply Agreement in respect of the Network Services, notify the Members of:
  - (i) the names of the authorised electricity retailers who have entered into 'Network Use of System Agreements' in respect of the sale of electricity to customers within the Barangaroo Network (as that term is defined in the residential Supply Agreements); and
  - (ii) the Network Charges (as that term is defined in the residential Supply Agreements) that the relevant Supplier imposes for the use of the Barangaroo Network for the supply of electricity by authorised electricity retailers.
- (d) In addition to any other requirements for the giving of notice under this management statement, the Embedded Network Operator must also give the notices referred to in clause 68(c) by publishing, and maintaining, the required information on a website maintained for the Barangaroo South precinct and the Barangaroo Delivery Authority may publish the relevant information on any other website for the Barangaroo precinct which the Barangaroo Delivery Authority reasonably determines to publish the relevant information on.

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## 69 Staged Construction of Green Utilities

- (a) The Members acknowledge that during the Development Period the Green Utilities will be augmented to enable the Green Utilities to have capacity to supply the Green Utility Services to Barangaroo South as it is developed.
- (b) The Developer agrees to construct the Green Utilities as part of the Development Works and in accordance with the relevant Development Consents.

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## 70 Load shedding and priority to apply

- (a) The Members acknowledge that each Supply Agreement will contain the right of the Supplier in certain circumstances to disconnect, interrupt or reduce the supply of Green Utility Services. In doing so the Supplier must use its best endeavours to apply the following order for priority for access and entitlement to supply of the Green Utility Services between Members and their Occupiers.

Other than during Core Commercial Hours	During Core Commercial Hours
1. Residential Members 2. Hotel 3. Retail Members 4. Commercial Members	1. Commercial Members 2. Hotel 3. Retail Members 4. Residential Members

- (b) The certain circumstances referred to in clause 70(a), in which the Supplier may disconnect, interrupt or reduce the supply of Green Utility Services are:
- (i) in the case of an emergency, being (for the purposes of this clause only) the actual, imminent or potential occurrence of an event which:
    - (A) in any way endangers or threatens to endanger the safety or health of any person; or
    - (B) destroys or damages or threatens to destroy or damage any property;
  - (ii) a breakdown of equipment (except to the extent the Supplier has failed to comply with its obligations under the relevant Supply Agreement in respect of maintenance of the equipment) that adversely impacts on the ability for the Supplier to meet the demands of all Members for the particular Green Utility Service;
  - (iii) any other event beyond the Supplier's control that adversely impacts on the ability for the Supplier to meet the demands of all Members for the Green Utility Service;
  - (iv) in order to comply with the requirement of an Authority (other than the Barangaroo Delivery Authority); or
  - (v) in order to carry out repairs, maintenance and inspections subject to providing Members with reasonable notice.
- (c) If the Supplier disconnects, interrupts or reduces the supply of Green Utility Services for a reason set out in clause 70, then in doing so the Supplier must use its best endeavours to apply the order for priority for access and entitlement to supply of the Green Utility Services between Members and their Occupiers as set out in clause 70(a) (as applicable during the relevant period of reduced supply).

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## 71 Exercise of Step-In-Rights

### 71.1 Introduction

- (a) Each Supplier grants to the Members step-in rights pursuant to this clause 71. The step-in rights are subject to and subsidiary to the step-in rights granted to the Major Commercial Members as further provided for in clause 71.10(a)(i).
- (b) The Stakeholder must immediately notify the Committee when the Major Commercial Members are entitled to exercise the step-in rights granted to them.

- (c) It is acknowledged that exercising the step-in rights pursuant to this clause 71 requires the passing of an Ordinary Resolution and accordingly, it is not possible for a single Member alone, to exercise the step-in rights under this clause 71.

## **71.2 Members Step-in Rights**

- (a) Subject to satisfying clause 71.2(b), if a Step-In Event occurs, the Members may, subject to the passing of an Ordinary Resolution to exercise the rights granted under this clause 71, on giving 2 Business Days' notice to the Supplier exercise its Step-In Rights for the sole purpose of remedying the Step-In Event and overcoming or mitigating any risk or consequences resulting from the Step-In Event in accordance with this clause 71.
- (b) Members may exercise their Step-In Rights personally or through a nominee. If a Member exercises its Step-In Rights through a nominee, the Member must ensure that its nominee does not act in a manner which is inconsistent with the obligations of the Members under this clause 71.

## **71.3 Step-In**

- (a) In exercising its Step-In Rights, the Members must ensure that, and procure that any nominee or any person acting on their behalf or at their direction uses reasonable endeavours to ensure that:
  - (i) the Step-In Event or the circumstances giving rise to the Step-In Event are not exacerbated; and
  - (ii) the Members do not cause, or exacerbate, the damage, disruption or restriction of the Supplier's Infrastructure or the relevant Green Utility Lot; and
  - (iii) the acts or omissions of the Members, their nominee or any person acting on their behalf or at their direction do not breach any law; and
  - (iv) the acts or omissions of the Members, their nominee or any person acting on their behalf or at their direction do not hinder or restrict the Supplier's ability to perform or satisfy any obligations or conditions imposed on it, whether by law or contractually; and
  - (v) the Supplier's Infrastructure is operated in a manner that is consistent with the provision of the Green Utility Service as required by the Supply Agreements to the extent practicable having regard to the reasons for the exercise of the Step-In Rights and the circumstances subsisting at that time; and
  - (vi) unless permitted under clause 66.4 ("Right of Supply of Green Utilities"), the Members do not, without the Supplier's consent, commence a Capital Improvement; and
  - (vii) the Members do not terminate a Supply Agreement or by any act or omission entitle the counterparty to a Supply Agreement to terminate the Supply Agreement.
- (b) Subject to clause 71.3(a), Members may for the purposes of Step-In Rights exercise all of the rights of the Supplier under each Supply Agreement and each other contractual agreement to which the Supplier is a party and may direct the Supplier's agents and subcontractors.

- (c) Subject to clause 71.3(e), any cost or expense arising as a result of the Members exercising the Step-In Rights pursuant to this clause 71 must be borne by the Members, but each Member that is an Owners Corporation for a Residential Strata Scheme is not required to contribute to that cost or expense.
- (d) If at the time the Members exercise Step-In Rights a Capital Improvement is under way:
  - (i) the Members may continue with the Capital Improvement in accordance with the Capital Improvement Plan; and
  - (ii) subject to clause 71.3(e), any cost or expense arising as a result of continuing with the Capital Improvement in accordance with the Capital Improvement Plan must be borne by the Members, but each Member that is an Owners Corporation for a Residential Strata Scheme is not required to contribute to that cost or expense.
- (e) To the extent Members or their nominee, or any person acting on their behalf or at their direction, incurs any liability, loss, cost, expense or damage by reason of the exercise of any Step-In Rights pursuant to clause 71 that is reasonable in the circumstances (other than where such liability, loss, cost, expense or damage is incurred by the Member, its nominee or any person acting on their behalf or at their direction acting in bad faith, negligently or without reasonable care), such liability, loss, cost, expense or damage must be paid by the Supplier to the Member upon demand and must be deducted from any payment then due by the Member to the Supplier which may otherwise become due (including under a Supply Agreement). To the extent that a Member or its nominee incurs any liability, loss, cost, expense or damage, the Member must use reasonable efforts to mitigate such liability, loss, cost, expense or damage.
- (f) To the extent Members incurs any liability, loss, cost expense or damage by reason of the exercise of any Step-In Rights either:
  - (i) in circumstances where the Members had no entitlement to exercise its Step-In Rights; or
  - (ii) as a result of the Members, their nominee or any person acting on their behalf or at their direction acting in bad faith, negligently or without reasonable care,then the Members indemnify the Supplier for any Loss suffered.
- (g) For the purpose of clarity, neither the exercise by Members of their Step-In Rights under clause 71.2 ("Members Step-In Rights") nor the Member's liability, loss, cost, expense or damage under this clause 71.3 ("Step-In") will relieve the Supplier of any of its accrued obligations or liabilities under this deed.

#### **71.4 Member Co-operation**

In exercising Step-In Rights, Members must provide the Supplier:

- (a) with all information:
  - (i) reasonably requested by the Supplier in relation to the Member's operation of the Supplier's Infrastructure whilst exercising its Step-In Right; or

- (ii) that the Supplier, in its reasonable opinion, considers commercially relevant to the operation of the Supplier's Infrastructure upon Step-Out; and
- (b) upon Step-Out, a detailed report containing:
  - (i) a description of the actions taken by the Members in relation to the Supplier's Infrastructure during its exercise of the Step-in Rights; and
  - (ii) any information which is material to the continued operation of the Supplier's Infrastructure upon Step-Out.

### **71.5 Supplier Co-operation**

The Supplier must co-operate and use its reasonable endeavours to ensure that its agents, licensees, subcontractors and employees co-operate with Members in exercising any Step-In Rights including by:

- (a) permitting the Members or their nominee to take possession of the Supplier's Infrastructure and the relevant Green Utility Lot; and
- (b) providing any design documentation to the Members or their nominee as they are completed or updated; and
- (c) making available to the Members insurance proceeds or claims payable in respect of costs incurred or work done by the Members or their nominee in exercising its Step-In Rights; and
- (d) ensuring to the extent reasonably practicable that all contractual arrangements entered into after the date of this deed to which the Supplier is a party expressly contemplate and permit the exercise of Step-In Rights under this deed to the extent required; and
- (e) delivering to the Members or their nominee all manuals, records, plans and other information under the control of the Supplier and which is relevant to the design, construction, operation, maintenance or repair of the Supplier's Infrastructure and the relevant Green Utility Lot, including:
  - (i) manuals and operating procedures and protocols for the Supplier's Infrastructure; and
  - (ii) maintenance records for the Supplier's Infrastructure; and
  - (iii) engineering specifications, design plans and survey plans (including any such plans not appropriately lodged for registration),

in (if applicable) a state and condition which complies with this deed at the relevant time.

### **71.6 Exercise of Step-In Rights will not affect other rights**

The Member's election to exercise its Step-In Rights will not affect the right of any party to a Supply Agreement to terminate that document or any right of a Member at law at any time during the period of the exercise of its Step-In Rights nor affect any other claims or powers it may have. The exercise of Step-In Rights by Members will not render the Members liable for, or in respect of, the relevant event which triggered the Step-In Rights or any cure or remedy or mitigation of such an event.

### **71.7 Step-Out upon cure**

Upon the event or circumstance which caused the Step-In Rights to be triggered being cured or otherwise overcome to the satisfaction of the Members (acting reasonably), the Members will promptly notify the Supplier and upon request by the Supplier, cease to exercise their Step-In Rights and provide a notice to the Supplier to that effect if:

- (a) there is no subsisting Step-In Event;
- (b) the request contains an undertaking in a form acceptable to the Stakeholder (acting reasonably) that the Supplier will immediately recommence full performance of its obligations under the Supply Agreements; and
- (c) full payment is made, or arrangements satisfactory to the Members exist for full payment to be made, of any liability, loss, cost, expense or damage reasonably incurred by the Members arising from the Step-In Event together with interest at the Specified Rate from the date the cost has been incurred until paid in full.

### **71.8 Voluntary Step-Out**

- (a) Members may cease to exercise their Step-In Rights at any time by notice to the Supplier.
- (b) Members must give reasonable prior notice, and in any event no less than 20 Business Days, to the Supplier of their intention to cease exercising its Step-In Rights.
- (c) Upon ceasing to exercise its Step-In Rights (whether in accordance with clauses 71.7, 71.8 or otherwise), Members must:
  - (i) notify the Supplier of that event; and
  - (ii) return possession of the Supplier's Infrastructure and the relevant Green Utility Lot to the Supplier.

### **71.9 Step-In for more than 6 months triggers Call Option**

If the Members exercises their Step-In Rights and do not step-out after six months (whether in accordance with clauses 71.7, 71.8 or otherwise) the Members must exercise the Call Option granted under clause 72 on or before the date that is 12 months after the Members exercised their Step-In Rights.

### **71.10 Member's step-in subordinate to Major Commercial Members**

- (a) The Members may only exercise the step-in rights granted under clause 71.2 if:
  - (i) the Major Commercial Members have not elected to exercise the step-in rights granted to them within 5 Business Days of the Members becoming entitled to exercise the Members' step-in rights; and
  - (ii) the exercise is authorised by an Ordinary Resolution. The Resolution may be passed at an Emergency Meeting.
- (b) The Stakeholder must notify the Committee as soon as reasonably practicable if the Major Commercial Members elect to exercise their step-in rights.
- (c) The costs incurred by the Members in exercising their step-in rights under this clause 71 are to be shared between the Members (and

recovered by way of a regular Administrative Fund contribution or a special Administrative Fund contribution, as determined by the Committee) in the same proportion that the Members would be responsible to contribute to fixed costs applicable to the Green Utility if it were a Shared Facility under clause 74 ("Converting the Green Utilities to Shared Facilities").

- (d) If the Stakeholder (on behalf of any Major Commercial Member) exercises its step-in rights in priority to the rights of the Committee under this clause 71:
- (i) the Stakeholder may cease to exercise its step-in rights (**step-out**) voluntarily at any time, including where the relevant step-in event is not subsisting; and
  - (ii) if the Stakeholder does not step-out within six months after exercising the step-in rights, the Stakeholder must, on or before the date that is 12 months after the Stakeholder exercised the step-in rights, exercise the Major Commercial Member's call option (to acquire the assets of the relevant Supplier or the shares in the relevant Supplier);
  - (iii) the Stakeholder must use reasonable endeavours to continue to supply the relevant Green Utility Services in accordance with the requirements of the Supply Agreements (subject to any interruption of service rights and the repair and unexpected maintenance provisions of the relevant Supply Agreements) and the BMS until such time as the Stakeholder steps-out, to the extent practicable having regard to the reasons for the exercise of the step-in rights and the circumstances subsisting at that time.

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## 72 Call Option

### 72.1 Introduction

Under this clause 72, each Supplier grants to the Members a call option ("**Call Option**") over the Green Utility Assets owned by that Supplier. The Call Option is subject to and subsidiary to the call option granted to the Major Commercial Members as further provided for in clause 72.3(a)(i).

### 72.2 Call Option

- (a) Each Supplier grants to the Members an option for the Members to acquire the Green Utility Assets free from any Encumbrance, for the Call Option Transfer Price in accordance with this management statement.
- (b) The Members have paid \$1 to each of the Suppliers for the grant of each Call Option under this clause 72, receipt of which is acknowledged by each Supplier.
- (c) The Members may, and if clause 71.9 applies must, exercise the Call Option by delivering to the relevant Supplier the following documents:
  - (i) a Call Option Exercise Notice signed by the Chairperson as duly authorised agent for the Members;
  - (ii) a Transfer of Lease from the Supplier of the relevant Green Utility Lot to the Members or any nominee of the Members; and

- (iii) an Asset Sale Agreement in duplicate signed by the Chairperson as duly authorised agent for the Members.
- (d) Upon receipt of the Asset Sale Agreement, the Supplier must execute the Transfer of Lease and Asset Sale Agreement in duplicate and return them to the Committee within 7 Business Days of receipt.
- (e) Subject to termination of the Asset Sale Agreement in accordance with its terms:
  - (i) the Asset Sale Agreement binds the Supplier and the Committee even if the Supplier does not comply with clause 72.2(d); and
  - (ii) completion under the Asset Sale Agreement must occur on the Call Option Completion Date at a time and place nominated by the Members.
- (f) The costs incurred by the Members in exercising their rights under this clause 72 (including the amount payable to the Supplier for the Green Utility Assets purchased under the Call Option and the Asset Sale Agreement and any stamp duty and other transaction costs) are to be shared between the Members (and recovered from the Sinking Fund or by way of a regular Sinking Fund contribution or a special Sinking Fund contribution, as determined by the Committee) in the same proportion that the Members would be responsible to contribute to fixed costs applicable to the Green Utility if it were a Shared Facility under clause 74 ("Converting the Green Utilities to Shared Facilities").

### **72.3 Member's Call Option subordinate to Major Commercial Members**

- (a) The Members may only exercise a Call Option if:
  - (i) the Major Commercial Members have not elected to exercise the call option granted to them within 40 Business Days of the Members becoming entitled to exercise the Members' Call Option; and
  - (ii) the exercise is authorised by a Unanimous Resolution. The Resolution may not be passed at an Emergency Meeting.
- (b) The Stakeholder must notify the Committee if:
  - (i) the 'Call Option Exercise Period' under its Security of Supply Deed has commenced; or
  - (ii) the Major Commercial Members have determined not to exercise the 'Call Option' under their relevant Security of Supply Deed; or
  - (iii) the 'Call Option Period' in which the Major Commercial Members can exercise their 'Call Option' under the relevant Security of Supply Deed has lapsed; or
  - (iv) the Major Commercial Members elect to exercise their 'Call Option' under the relevant Security of Supply Deed.
- (c) The Stakeholder, at the request and direction of the Major Commercial Members, agrees to take all action required by it under the security referred to in clause 67(c) to permit the Members to exercise the Call Option and complete the acquisition of the Green Utility Assets, whether under the Call Option or by negotiation.

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## 73 Capital Improvements to Green Utilities

### 73.1 Introduction

Each Supplier grants to the Committee the right to require a Supplier to carry out capital improvements to the Green Utilities pursuant to this clause 73. Until the relevant Green Utility becomes a Shared Facility (in which case clause 74.3(b)(i) applies), the capital improvement rights granted to the Major Commercial Members are subject to and subsidiary to the rights of the Committee as further provided for in clause 73.16.

### 73.2 Capital Improvement Rights

The Committee may only exercise the rights granted under this clause 73 if the exercise is authorised by a Unanimous Resolution. The Resolution may not be passed at an Emergency Meeting.

### 73.3 Notice of Intention to carry out Capital Improvements

- (a) At least 60 Business Days (or such other period as the Supplier and the Committee agree in writing) prior to the issue of a Committee Capital Improvement Plan Request, the Committee must inform the Supplier in writing of its intention to issue a Committee Capital Improvement Plan Request ("**Notice of Intention to carry out Capital Improvements**"). The Notice of Intention to carry out Capital Improvements must provide a non-binding indication of the capacity and other technical, performance and operating targets the Committee wishes to achieve from the Capital Improvement and is issued to enable the parties to undertake preliminary work and preparation for the issue of the Committee Capital Improvement Plan Request in the event the Committee determines to issue such a request.
- (b) Within 40 Business Days (or such other period as the parties agree in writing) of receipt of a Notice of Intention to carry out Capital Improvements the Supplier must provide to the Committee a **Preliminary Capital Improvement Plan** which addresses all of the elements described in Part A of the Capital Improvements Schedule. The Committee will bear the reasonable costs associated with the preparation of a Preliminary Capital Improvement Plan. In the event the Committee issues a Capital Improvement Activation Notice in respect of a Capital Improvement which is based on that Preliminary Capital Improvement Plan and the Supplier proceeds to undertake that Capital Improvement, then the Supplier must reimburse the Committee within 20 Business Days of demand for the reasonable costs borne by the Committee in respect of that Preliminary Capital Improvement Plan.
- (c) Upon receipt by the Committee of a Preliminary Capital Improvement Plan:
  - (i) the parties will negotiate and agree the Capital Improvement Development Upfront Costs based on those submitted in the Preliminary Capital Improvement Plan;
  - (ii) the Committee and the Supplier agree to establish protocols in connection with the proposed Capital Improvement, including in relation to:
    - (A) the methodology proposed for the implementation of the Capital Improvement;
    - (B) the completion of a new set of charges for the supply of the Green Utility Service under the Supply Agreements,

which the Committee acknowledges will incorporate the capital, operating and efficiency costs and efficiency gains of the proposed Capital Improvement; and

- (iii) the Committee and the Supplier will exchange information that will assist them in complying with and facilitating the processes in this clause 73 ("Capital Improvements to Green Utilities");
- (d) If a Preliminary Capital Improvement Plan provides that a statutory approval or licence is required by the Supplier to implement a Capital Improvement, then the Committee may by written notice to the Supplier require the Supplier to seek that approval or licence. The Supplier must then use its reasonable endeavours to obtain that approval or licence as soon as possible. The Committee will bear the reasonable costs associated with the Supplier seeking that approval or licence. In the event that the Committee later issues a Capital Improvement Activation Notice and the Supplier proceeds to undertake a Capital Improvement, utilising the approval or licence so obtained by the Supplier, then the Supplier must reimburse the Committee within 20 Business Days of demand for the reasonable costs so borne by the Committee. The Committee may give a notice under this clause notwithstanding that it has rejected a Preliminary Capital Improvement Plan or issued a Suspension Notice.

#### 73.4 Committee Capital Improvement Plan Request

- (a) Within 40 Business Days of receipt of the Preliminary Capital Improvement Plan, the Committee may do one of the following:
  - (i) request the Supplier to prepare and submit a Capital Improvement Plan in accordance with clause 73.5 ("Capital Improvement Plan Development") for the Capital Improvement set out in the Preliminary Capital Improvement Plan by providing written notification to this effect to the Supplier ("**Committee Capital Improvement Plan Request**");
  - (ii) request amendments to the Preliminary Capital Improvement Plan in order that the plan satisfactorily addresses all the elements described in Part A of the Capital Improvements Schedule in which event the Supplier must make amendments to the Preliminary Capital Improvement Plan which in the Supplier's reasonable opinion are necessary in order for it to meet those requirements and resubmit the plan within 15 Business Days (or such other period as the Committee and the Supplier agree in writing) and this clause 73.4(a) will re-apply;
  - (iii) reject the Preliminary Capital Improvement Plan; or
  - (iv) suspend the provisions of this clause for a fixed period or a period that may be ended by a notice from the Committee by providing written notification to this effect ("**Suspension Notice**") and upon a suspension ending, the 40 Business Day period in this clause 73.4(a) will start again for a full 40 Business Days.
- (b) Nothing in this deed obliges the Committee to issue a Notice of Intention to carry out Capital Improvements or a Committee Capital Improvement Plan Request.

#### 73.5 Capital Improvement Plan Development

- (a) If the Committee issues a Committee Capital Improvement Plan Request in respect of a Preliminary Capital Improvement Plan, the

Supplier must, within 120 Business Days of the issue of the Committee Capital Improvement Plan Request, prepare and submit to the Committee a Capital Improvement Plan which addresses in reasonable detail all of the elements described in Part B of the Capital Improvements Schedule ("**Capital Improvement Plan**").

- (b) Prior to the delivery of a Capital Improvement Plan, the Supplier must:
- (i) promptly provide details to the Committee of all goods and services which will contribute to the Capital Improvement Capital Costs which will not be the subject of a competitive tender process;
  - (ii) provide such information to the Committee at such times as the Committee may reasonably require (including the outcomes of any competitive tender process) which are reasonably necessary to determine a new set of charges for the supply of Green Utility Services under the Supply Agreements which will incorporate the capital, operating and efficiency costs and efficiency gains of the proposed Capital Improvement, including a binding offer from the Supplier of a new set of charges for the supply of Green Utility Services under the Supply Agreements to apply from completion of the Capital Improvements;
  - (iii) use reasonable endeavours to obtain committed debt and equity funding for the Capital Improvement;
  - (iv) use reasonable endeavours to obtain all statutory approvals and licences identified in the Preliminary Capital Improvement Plan which are required in relation to the Capital Improvement; and
  - (v) use reasonable endeavours to enter into in-principle agreements with all relevant third parties for the upgrading or augmentation of any electricity distribution infrastructure identified in the Preliminary Capital Improvement Plan, which in each case are required to implement the Capital Improvement.
- (c) During the period stated in clause 73.5(a):
- (i) the Supplier will keep the Committee informed of its progress in meeting the requirements set out in this clause 73.5; and
  - (ii) the Committee will discuss high level versions of the draft or indicative Capital Improvement Plan (or parts thereof) that the Supplier submits during the 120 Business Day period for input and feedback from the Committee.
- (d) Unless the Committee directs the Supplier to the contrary, the Supplier must continue to use reasonable endeavours after the lodgement of a Capital Improvement Plan with the Committee to promptly obtain or undertake any items or actions referred to in clause 73.5(b)(i) to 73.5(b)(v) ("**Capital Improvement Plan Development**") which, despite its reasonable endeavours, it was not able to obtain or undertake prior to lodgement of the Capital Improvement Plan.
- (e) If the Committee notifies the Supplier that it wishes to obtain an independent Quantity Surveyor audit of any capital cost element of the Capital Improvement Capital Cost notified under clause 73.5(b)(i):

- (i) the Committee and Supplier must promptly agree on an independent Quantity Surveyor to carry out the audit and the terms of reference for the independent Quantity Surveyor;
- (ii) the independent Quantity Surveyor will be required to provide its audit report to the Committee and Supplier as soon as possible after their engagement;
- (iii) if the independent Quantity Surveyor audit determines that the capital goods or related services could be obtained for less than the amount set out in the Preliminary Capital Improvement Plan or Capital Improvement Plan, then the Preliminary Capital Improvement Plan or Capital Improvement Plan must be amended to substitute the lesser amount and the cost of the Quantity Surveyor audit must be borne by the Supplier; and
- (iv) the cost of the Quantity Surveyor audit will otherwise be borne by the Committee.

### 73.6 Capital Improvement Acceptance Notice

- (a) Within 30 Business Days of the receipt of the Capital Improvement Plan the Committee may, upon the passing of a Unanimous Resolution, notify the Supplier that the Committee approves the Capital Improvement based on the details provided by the Supplier in the Capital Improvement Plan or any amended Capital Improvement Plan following issue of an Amendment Notice and either:
  - (i) including the binding offer from the Supplier of a new set of charges for the supply of Green Utility Services under the Supply Agreements to apply from completion of the Capital Improvements; or
  - (ii) excluding the binding offer from the Supplier of a new set of charges for the supply of Green Utility Services under the Supply Agreements to apply from completion of the Capital Improvements, requiring the new set of charges to be determined under Part C of the Capital Improvements Schedule,  
  
("Capital Improvement Acceptance Notice").
- (b) Within 30 Business Days of the receipt of the Capital Improvement Plan the Committee may, upon the passing of an Ordinary Resolution, do any one of the following:
  - (i) notify the Supplier that the Committee seeks one or more amendments to, or requests further information in respect of, the Capital Improvement Plan ("**Amendment Notice**");
  - (ii) reject the Capital Improvement Plan; or
  - (iii) suspend the provisions of this clause for a fixed period or a period that may be ended by a notice from the Committee and upon a suspension ending, the 30 Business Day period in this clause 73 will start again for a full 30 Business Days.

### 73.7 Amendment Notice

- (a) If the Committee issues an Amendment Notice:
  - (i) to the extent the Amendment Notice requires that the Capital Improvement Plan be amended to satisfactorily address all the

elements described in Part B of the Capital Improvements Schedule, the Supplier must make amendments to the Capital Improvement Plan which in the Supplier's reasonable opinion are necessary in order for it to meet those requirements and resubmit the Capital Improvement Plan within 20 Business Days (or such other period as the Supplier and Committee may agree in writing) and clause 73.6 ("Capital Improvement Acceptance Notice") will re-apply;

- (ii) to the extent the Amendment Notice requests further information, the Supplier must deliver that information within 20 Business Days (or such other period as the Supplier and Committee may agree in writing) and clause 73.6("Capital Improvement Acceptance Notice") will re-apply;
  - (iii) to the extent that the Amendment Notice requires that the Capital Improvement Plan be amended in a manner with which the Supplier does not agree, within 20 Business Days of the Committee issuing an Amendment Notice, the Committee and the Supplier must use their best endeavours to negotiate in good faith and agree amendments to the Capital Improvement Plan which are acceptable to both parties and clause 73.6 ("Capital Improvement Acceptance Notice") will re-apply.
- (b) If the Committee and the Supplier fail to reach agreement under clause 73.7(a)(iii) within the 20 Business Day period, then a Dispute will be taken to have arisen and the Committee may refer the unresolved issues in relation to the Capital Improvement Plan for resolution by an expert in accordance with clause 14 ("Dispute Resolution") of the relevant Asset Sale Agreement. In making any determination with respect to the cost of providing the Capital Improvement, the Expert must have regard to and, where appropriate, comply with Part B of the Capital Improvements Schedule. Upon the Expert's determination being made or the parties agreeing to an Amendment Notice, the Capital Improvement Plan will be amended in accordance with the Expert's determination and clause 73.6 ("Capital Improvement Acceptance Notice") will re-apply.

### 73.8 Capital Improvement Activation Notice

- (a) Despite any other provision in this deed, if (and only if) one or more of the following conditions is satisfied:
  - (i) 10 years have expired since the date of this deed; or
  - (ii) the Supplier otherwise consents in writing,

then the Committee may issue a notice to the Supplier requiring the Supplier to undertake the Capital Improvement in respect of which the Committee has given a Capital Improvement Acceptance Notice in accordance with the Capital Improvement Plan ("**Capital Improvement Activation Notice**").

- (b) Nothing in this deed obliges the Committee to issue a Capital Improvement Activation Notice.
- (c) The Committee may at any time cancel a Committee Capital Improvement Plan Request, Capital Improvement Acceptance Notice, Amendment Notice or Capital Improvement Activation Notice (provided that the Committee must compensate the Supplier on demand for any reasonable costs and expenses (but not any loss of profits or revenue or similar) which the Supplier incurs as a result of the cancellation,

provided that the Supplier has first used reasonable endeavours to avoid or mitigate those costs and expenses).

### **73.9 Commencing construction of the Capital Improvement**

- (a) If the Committee issues a Capital Improvement Activation Notice, then
  - (i) the Supplier must carry out the Capital Improvement in accordance with the Agreed Capital Improvement Plan; and
  - (ii) each Member must provide its proportion calculated in accordance with Part E of the Capital Improvements Schedule ("Individual liability of each Member") of any capital to be provided by the Members under the Capital Improvement Plan in accordance with the terms set out in the Capital Improvement Plan provided that unless otherwise agreed between the Members, any such capital to be provided by the Members shall be provided by way of an interest bearing loan on ordinary commercial terms amortisable across the agreed life of the Supplier's Infrastructure the subject of Capital Improvement.
- (b) The Supplier is not required to commence construction work on the Supplier's Infrastructure in connection with a Capital Improvement until all of the following conditions are met:
  - (i) the Members and the Supplier have agreed any necessary amendments to the Supply Agreements in relation to the Capital Improvement; and
  - (ii) the Supplier and the Committee have agreed a new Capital Improvement; and
  - (iii) all material statutory approvals and licences required to commence construction of the Capital Improvement have been or will be obtained; and
  - (iv) if the Capital Improvement Activation Notice is issued after the expiry of the price validity period set out in the Capital Improvement Plan, the Committee has agreed to pay any reasonable costs of the Supplier caused by procuring the Capital Improvement after that expiry (to the extent such costs are not allowed in the price determination applicable during the price validity period).

### **73.10 Re-determination of supply charges**

- (a) If the Committee gives a Capital Improvement Acceptance Notice qualified in accordance with clause 73.6(a)(ii) or if the Committee accepts a Supplier Initiated Capital Improvement Plan in accordance with clause 73.13, the Committee may require that the charges for the supply of Green Utility Services under the Supply Agreements to apply from completion of the Capital Improvements be determined independently, in which case Part C of the Capital Improvements Schedule applies.
- (b) The Supplier may, within 40 Business Days of the final determination of the charges for the supply of Green Utility Services under the Supply Agreements to apply from completion of the Capital Improvements under Part C of the Capital Improvements Schedule, elect by notice in writing to the Committee to reject the determination under Part C of the Capital Improvements Schedule, in which case:

- (i) the Committee may not issue a Capital Improvement Activation Notice; and
  - (ii) a Capital Improvement Failure will have occurred, resulting in the occurrence of a Call Option Period Commencement Date entitling the Committee to exercise the Call Option.
- (c) If the Committee exercises the Call Option within the Call Option Period commencing on the Call Option Period Commencement Date described in clause 72.3(b)(ii) and subsequently wishes to transfer the Supplier's Infrastructure to another independent operator (whether on the basis that Capital Improvements will be undertaken or not), the Committee may not enter into any such arrangements without first giving the Supplier the option for 40 Business Days to enter into the agreements and arrangements proposed to be entered into with the other independent operator on the same terms offered to the other independent operator. This right applies for a period of 10 years after the exercise of the Call Option, but, if the option arises and is not exercised, then the right ceases to apply subsequently.
- (d) If:
- (i) the Committee gives a Capital Improvement Acceptance Notice qualified in accordance with clause 73.6(a)(ii);
  - (ii) the charges for the supply of Green Utility Services under the Supply Agreements to apply from completion of the Capital Improvements have been determined independently under Part C of the Capital Improvements Schedule; and
  - (iii) the Supplier does not, within 40 Business Days of the final determination of the charges for the supply of Green Utility Services under the Supply Agreements to apply from completion of the Capital Improvements under Part C of the Capital Improvements Schedule, elect by notice in writing to the Stakeholder to reject the determination under Part C of the Capital Improvements Schedule,

then, if the Committee issues a Capital Improvement Activation Notice, the charges for the supply of Green Utility Services under the Supply Agreements to apply from completion of the Capital Improvements will be the charges for the supply of Green Utility Services determined under Part C of the Capital Improvements Schedule.

### **73.11 Cost reimbursement**

- (a) If the Committee issues a Committee Capital Improvement Plan Request in accordance with clause 73.4 ("the Committee Capital Improvement Plan Request") in respect of which the Supplier lodges a Capital Improvement Plan subject to the Supplier having acted in good faith in developing the Capital Improvement Plan and complying with this clause 73.11, the Committee will pay the Capital Improvement Development Upfront Costs incurred by the Supplier in respect of the proposed Capital Improvement but up to a maximum of the amount agreed pursuant to clause 73.3(b).
- (b) If the Committee issues a Capital Improvement Activation Notice and the Supplier proceeds to undertake that Capital Improvement, then the Supplier must reimburse the Committee within 20 Business Days of demand for the reasonable costs borne by the Committee.

### 73.12 Capital Improvement risks

Other than as provided for in clause 73.3(a) ("Notice of intention to carry out Capital Improvements"), clause 73.8(b), clause 73.9(a)(i), clause 73.11 ("Cost reimbursement") or clause 73.15 ("Capital Improvements process not to release Supplier of obligations"), the Supplier must bear all costs and risks associated with:

- (a) implementing the Capital Improvement as required under this clause 73 in accordance with a Capital Improvement Plan; and
- (b) subject to clause 73.10 ("Re-determination of supply charges"), the amount or level of any change to the charges for the supply of Green Utility Services under the Supply Agreements to apply from completion of the Capital Improvements as agreed or determined under Part C of the Capital Improvements Schedule.

### 73.13 Supplier Initiated Capital Improvement

- (a) The Supplier may at any time develop and provide to the Committee a voluntary Capital Improvement Plan ("**Supplier Initiated Capital Improvement Plan**") in order to carry out a Capital Improvement.
- (b) The Supplier Initiated Capital Improvement Plan must contain the matters referred to in Part B of the Capital Improvements Schedule in form and content reasonably acceptable to the Committee and the Supplier must not undertake the Capital Improvement unless the Committee is satisfied (acting reasonably) that:
  - (i) the proposed Capital Improvement will not adversely affect in a material respect the Supplier's ability to supply the Green Utility Services as required by, and to the standards specified in, the Supply Agreements (other than to the extent reasonably required during the construction phase of the Capital Improvement);
  - (ii) the proposed Capital Improvement will comply with the Required Licences; and
- (c) the implementation of the proposed Capital Improvement will not cause a breach in a material respect of any provision of this deed or any Supply Agreements.

### 73.14 Capital Improvement Failure

If an event or circumstance coming within one or more of paragraphs (a) to (d) of the definition of Capital Improvement Failure occurs, the Committee may give the Supplier a notice requiring the Supplier to remedy that event or circumstance.

### 73.15 Capital Improvements process not to release Supplier of obligations

- (a) The parties acknowledge that the Supplier is required to supply the Green Utility Services in accordance with each Supply Agreement for the term of the Supply Agreement and other than as provided for in this deed is not entitled to require the Members to contribute any capital to any Capital Improvement.
- (b) The contribution of capital by the Members under this clause 73 can only be required if the Members:
  - (i) have been requested to contribute capital as a part of the Capital Improvement Plan; and

- (ii) the Committee has issued a Capital Improvement Activation Notice in respect of that Capital Improvement Plan.
- (c) Unless the Members are required to contribute capital under clause 73.15(b), the Supplier accepts all risks in respect of, and must provide, all capital necessary to ensure that the Supplier's Infrastructure complies with the Supply Agreements and the Green Utility Services can be supplied in accordance with the Supply Agreements.

### **73.16 Major Commercial Members Capital Improvement Rights subordinate to Member's Capital Improvement Rights**

- (a) The Major Commercial Members may not exercise their rights to elect to require a Supplier to carry out capital improvements if the Members have required the Supplier to carry out those capital improvements under this clause 73.
- (b) If the Major Commercial Members are considering to or wish to exercise their rights to elect to require a Supplier to carry out capital improvements, then before exercising their rights to do so they must first notify the Committee and give the Committee 60 Business Days within which to decide whether to require the Supplier to carry out those capital improvements under this clause 73.
- (c) This clause 73.16 only applies to a Green Utility during a GUS Period relevant to that Green Utility.

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## **74 Converting the Green Utilities to Shared Facilities**

### **74.1 Members may acquire Green Utilities**

The Members have the power to acquire any of the Green Utility Assets from a Supplier or the Stakeholder, either pursuant to exercise of the Call Option or by negotiation.

### **74.2 When Green Utilities become a Shared Facility**

A Green Utility becomes a Shared Facility if any of the following events occur:

- (a) the Members acquire the Green Utility Assets, either by way of exercise of the Call Option under clause 72 ("Call Option") or by negotiation; or
- (b) both:
  - (i) the Stakeholder acquires the Green Utility Assets either by way of exercise of the call option described under clause 67(b) ("Security of Supply of Green Utilities") or by negotiation; and
  - (ii) the Stakeholder elects, by notice in writing to the Committee, that the Green Utility Assets acquired by the Stakeholder should be a Shared Facility.

A Shared Facility Resolution is not required if a Green Utility becomes a Shared Facility under clause 74.2(a).

### **74.3 Consequences of a Green Utility becoming a Shared Facility**

- (a) Once a Green Utility becomes a Shared Facility, then:
  - (i) the Committee must engage an Operator who is responsible for ensuring that the Green Utility is supplied to Barangaroo South; and

- (ii) each Member must enter into a Supply Agreement with respect to the supply of Green Utility Services from that Green Utility, in the form determined by the Committee from time to time (subject to clause 74.3(b)) or, pending the determination by the Committee of a form of supply agreement, in the same form as existed between that Member and the Supplier at the time the Green Utility became a Shared Facility (or on termination of that agreement if it gets terminated as a part of the Green Utility becoming a Shared Facility); and
  - (iii) each Member must contribute towards the fixed costs of the Green Utility that are not recoverable under the cost of supply under the Supply Agreement in the proportions set out in the relevant item of Schedule 1; and
  - (iv) the security of supply agreement and the securities described in clause 67 cease to apply to the Green Utilities that become Shared Facilities, except for the provisions relating to the rights of the Major Commercial Members to require capital improvements, which continue to benefit the Major Commercial Members and bind the Members after the Green Utility becomes a Shared Facility.
- (b) The Committee may by Ordinary Shared Facility Resolution determine from time to time the terms and conditions applicable to Supply Agreements for the supply of Green Utility Services from Shared Facilities but subject to the following overriding requirements (which may only be varied by Unanimous Resolution altering this clause):
- (i) the rights of the Major Commercial Members to require capital improvements, which must continue to benefit the Major Commercial Members and bind the Members after the Green Utility becomes a Shared Facility, and the Committee must enter into such documents as are necessary to ensure those provisions benefit the Major Commercial Members and bind the Members at no cost to the Members; and
  - (ii) the load shedding and priority arrangements described in clause 70 ("Load shedding and priority to apply") must continue to apply; and
  - (iii) subject to the right of the Members to disconnect a Member for non-payment, each Member has a right to the supply of Green Utility Services from Green Utilities that are Shared Facilities on the terms of the Supply Agreement and may not be refused service; and
  - (iv) each Member is entitled to be supplied with, and the Members must agree to provide, the Green Utility Services under the Supply Agreement to the highest of the standards and in accordance with the strictest protocols set out in the Supply Agreements in force at the time the Green Utility became a Shared Facility.

#### **74.4 Capital Improvements by Major Commercial Members**

If the Major Commercial Members elect to carry out capital improvements to a Green Utility once it is a Shared Facility:

- (a) the capital improvements must be carried out at no cost to the Members (other than the Major Commercial Members); and

- (b) the capital improvements must continue to benefit the Major Commercial Members; and
- (c) any capital provided by the Major Commercial Members in order to carry out the capital improvements may be provided by way of an interest bearing loan amortisable across the agreed life of the Green Utility, the subject of the capital improvement and at no cost to the Members (other than the Major Commercial Members).

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## **75 Offer for supply of recycled water**

### **75.1 Introduction**

- (a) The RW Supplier must offer a first right of refusal to the Barangaroo Delivery Authority to take water produced by the RW Plant in accordance with this clause 75.
- (b) In addition to its right to take water produced by the RW Plant, the Barangaroo Delivery Authority may nominate one or more 'RW Nominees' (each being a Central Barangaroo Tenant) to whom offers for the supply of Recycled Water must be made, and who may accept the offer for the supply of Recycled Water in accordance with this clause 75.

### **75.2 Nomination of Central Barangaroo Tenants to accept Recycled Water**

- (a) At any time prior to the RW Supplier giving a Notice of RW Offer in respect of a period of supply, the Barangaroo Delivery Authority may give written notice to the RW Supplier of any Central Barangaroo Tenants to whom the Barangaroo Delivery Authority requires the RW Supplier to make an offer for supply of Recycled Water (**RW Nominees**).
- (b) A notice nominating a RW Nominee must specify the following details of the relevant RW Nominee:
  - (i) the full legal name;
  - (ii) the ABN or ACN (as applicable);
  - (iii) the postal, email and telephone contact information; and
  - (iv) a relevant contact person.

### **75.3 Notice of Pricing Method**

- (a) The RW Supplier must serve a written notice on the Barangaroo Delivery Authority:
  - (i) within 5 Business Days after the Date of Completion of the RW Export Works; and
  - (ii) thereafter, within 60 Business Days prior to the first, second, third and fourth anniversary of the Date of Completion of the RW Export Works; and
  - (iii) thereafter, within 60 Business Days prior to each fifth anniversary of the Date of Completion of the RW Export Works.

confirming whether or not, as at the date of the notice, the price per kL of Recycled Water is determined by IPART.

- (b) If the price per kL of Recycled Water is determined by IPART, the RW Supplier must comply with clause 75.11 in seeking any review, approval, determination or other ruling by IPART in relation to the price for the supply of Recycled Water to the Barangaroo Delivery Authority and the RW Nominees by the RW Supplier.
- (c) If the price per kL of Recycled Water is not determined by IPART, the Barangaroo Delivery Authority and the RW Supplier must jointly determine the 'Comparable Rate' in accordance with clause 75.10.

#### 75.4 Notice of RW Offer

- (a) The RW Supplier must serve a written notice on the Barangaroo Delivery Authority and (where relevant) each RW Nominee:
  - (i) at the times specified in clause 75.4(b); and
  - (ii) containing the details required under clause 75.4(c),  
offering to supply Recycled Water to the Barangaroo Delivery Authority and (where relevant) each RW Nominee (**Notice of RW Offer**).
- (b) For the purposes of clause 75.4(a), the RW Supplier must serve each Notice of RW Offer on the Barangaroo Delivery Authority and (where relevant) each RW Nominee:
  - (i) within 20 Business Days after Date of Completion of the RW Export Works; and
  - (ii) thereafter, within 40 Business Days prior to the first, second, third and fourth anniversary of the Date of Completion of the RW Export Works; and
  - (iii) thereafter, within 40 Business Days prior to each fifth anniversary of the Date of Completion of the RW Export Works.
- (c) Each Notice of RW Offer issued pursuant to clause 75.4(a) must specify:
  - (i) the price per kL of Recycled Water which will be calculated:
    - (A) at a pricing rate determined by IPART (which must be the case if IPART has determined a pricing rate), in which case the RW Supplier must also specify that pricing rate; or
    - (B) if a pricing rate is not determined by IPART, the Comparable Rate in which case the RW Supplier must specify the rate determined in accordance with clause 75.10;
  - (ii) when and how the RW Supplier requires to be paid or reimbursed, as applicable, for the Recycled Water; and
  - (iii) the term for which the RW Supplier is offering to supply the Recycled Water, which will be:
    - (A) for each Notice of RW Offer made in accordance with clause 75.4(b)(i) and clause 75.4(b)(ii), a term of 12 months on and from the Date of Completion of the RW Export Works or the relevant anniversary of the

Date of Completion of the RW Export Works (as applicable); and

(B) for each Notice of RW Offer made in accordance with clause 75.4(b)(iii), a term of 5 years on and from the relevant fifth anniversary of the Date of Completion of the RW Export Works.

(d) A Notice of RW Offer is an irrevocable offer by the RW Supplier on the terms specified in the Notice of RW Offer.

#### 75.5 Acceptance of RW Offer

(a) Each offer made under clause 75.3 may be accepted:

(i) (in respect of an offer made to the Barangaroo Delivery Authority) by the Barangaroo Delivery Authority; and

(ii) (in respect of an offer made to a RW Nominee) by:

(A) the relevant RW Nominee; or

(B) the Barangaroo Delivery Authority as agent for the relevant RW Nominee,

by giving written notice to that effect (as applicable) to the RW Supplier within 20 Business Days after the date of service of the Notice of RW Offer and which must include the information required under clause 75.5(b) (**Notice of RW Acceptance**).

(b) In its Notice of RW Acceptance, the Barangaroo Delivery Authority (and each RW Nominee as relevant) must specify:

(i) the quantity of Recycled Water that it requires; and

(ii) the quality of Recycled Water that it requires (which may be 100% reverse osmosis treated or any other standard of Recycled Water reasonably specified by the Barangaroo Delivery Authority),

for the term for which the RW Supplier is offering to supply the Recycled Water under the Notice of RW Offer. If the Authority acting reasonably requests a standard of Recycled Water that is not the subject of a pricing rate set out in the Notice of RW Offer, then the pricing rate must be either:

(iii) the pricing rate determined by IPART for that standard and quantity of Recycled Water; or

(iv) the Comparable Rate applicable to that standard of Recycled Water for which IPART does not determine a price, in which case the RW Supplier must specify the rate determined in accordance with clause 75.10.

(c) The quantity of Recycled Water that the Barangaroo Delivery Authority (and each RW Nominee as relevant) specifies that it requires for the term must not be greater than the amount of Recycled Water the Barangaroo Delivery Authority reasonably estimates will actually be consumed by:

- (i) the Barangaroo Delivery Authority (in connection with its use and operation of Barangaroo Headland Park and Central Barangaroo); and
- (ii) each RW Nominee, as relevant (in connection with their use and operation of Central Barangaroo).

#### **75.6 Supply of Recycled Water**

- (a) As soon as practicable after the date of this management statement, the Barangaroo Delivery Authority and the RW Supplier must negotiate the form of the supply agreement for the supply of Recycled Water (pursuant to this clause 75), and such supply agreement will be based on the RW Supplier's then current standard form of Supply Agreement as amended to reflect the provisions of this clause 75.
- (b) If the Barangaroo Delivery Authority (or a RW Nominee where relevant), accepts a RW Offer, the RW Supplier must, within 30 Business Days of the date on which a Notice of RW Acceptance is given, commence to supply:
  - (i) the Barangaroo Delivery Authority with the amount of Recycled Water which the Barangaroo Delivery Authority has accepted under clause 75.5(a) and which must at all times at least meet the quality for recycled water as specified in the Notice of RW Acceptance and otherwise as required under the 'Supply Standards' contained in the Residential Supply Agreements, unless a different quality standard is agreed between the Barangaroo Delivery Authority and the RW Supplier; and
  - (ii) each RW Nominee (as relevant) with the amount of Recycled Water which each RW Nominee has accepted under clause 75.5(a) (as relevant) which must at all times at least meet the quality for recycled water as specified in the Notice of RW Acceptance and otherwise as required under the 'Supply Standards' contained in the Residential Supply Agreements, unless a different quality standard is agreed between the RW Nominee and the RW Supplier,

on the terms set out in the Notice of RW Offer and subject to clause 75.7.

- (c) Within 20 Business Days after the Barangaroo Delivery Authority (and each RW Nominee as relevant) accepts a RW Offer:
  - (i) the RW Supplier and the Barangaroo Delivery Authority; and
  - (ii) the RW Supplier and each RW Nominee (as relevant),

must enter into a supply agreement for the supply of Recycled Water in accordance with this clause 75 and in the form agreed under clause 75.6(a).

- (d) The RW Supplier's obligations under this clause 75 are not subject to, or conditional on, the parties entering into a supply agreement for the supply of Recycled Water and the rights of the Barangaroo Delivery Authority (and the RW Nominees as relevant) to receive the supply of Recycled Water from the RW Supplier in accordance with this clause 75 is not waived or forfeited as a result of the parties not entering into a supply agreement.

(e) The Barangaroo Delivery Authority (and each RW Nominee as relevant) must pay to the RW Supplier:

- (i) an amount equal to price per kL; and
- (ii) on the terms set out in the Notice of RW Offer,

for that quantity of Recycled Water supplied by the RW Supplier to the Barangaroo Delivery Authority (and each respective RW Nominee as relevant) up to the amount accepted by the Barangaroo Delivery Authority (and each RW Nominee as relevant) under clause 75.5(a).

#### **75.7 Disruption of supply due to Force Majeure event**

- (a) If the RW Supplier is hindered in performing its obligations under clause 75.6 by a Force Majeure event, performance of those obligations is suspended to the extent that is reasonable in the circumstances.
- (b) The RW Supplier must notify the Barangaroo Delivery Authority after it becomes aware of any Force Majeure event affecting its ability to comply with its obligations under clause 75.6 and the steps taken to remedy it.
- (c) The RW Supplier must notify the Barangaroo Delivery Authority promptly after the Force Majeure event ceases.

#### **75.8 Supply to third party**

- (a) This clause 75.8 only applies during a GUS Period.
- (b) Subject to complying with its obligations pursuant to clauses 75.3, 75.6 and 75.7, the RW Supplier may offer to supply any uncommitted Recycled Water to a third party (including any person who is not an owner or occupier of land within Barangaroo).

#### **75.9 Compliance with laws and regulations**

The provisions of this clause 75 will be varied where inconsistent with any laws or regulations applicable to the supply of recycled water.

#### **75.10 Determination of Comparable Rate**

- (a) This clause 75.10 applies if (and on each occasion as applicable where), a pricing rate for the supply of Recycled Water is not determined by IPART immediately prior to:
  - (i) the Date of Completion of the RW Export Works; or
  - (ii) 60 Business Days prior to the first, second, third and fourth anniversary of the Date of Completion of the RW Export Works; or thereafter
  - (iii) 60 Business Days prior to each fifth anniversary of the Date of Completion of the RW Export Works.
- (b) If this clause 75.10 applies, for the purposes of clause 75.4(c)(i)(B), the comparable rate (**Comparable Rate**) will be jointly determined by the RW Supplier and the Barangaroo Delivery Authority (each acting reasonably) having regard to the (then current) market price (if such a market price exists) for the quality and quantity of recycled water required to be supplied as specified in the Notice of RW Acceptance in comparable markets. For the purposes of this clause 75.10, if the

Recycled Water to be supplied is the same quality as is supplied to other purchasers of Recycled Water within Barangaroo South, then the Comparable Rate is intended to reflect the rate payable by the Member of this management statement who has the most demonstrably comparable consumption levels of Recycled Water forecast for the term the subject of the Notice of RW Offer.

- (c) If the Barangaroo Delivery Authority and the RW Supplier cannot agree the Comparable Rate which is to apply for a period of supply prior to the date on which the RW Supplier is required to provide a Notice of RW Offer in respect of that period of supply, either party may give a Dispute notice under clause 83.3.

#### **75.11 Determination of IPART rate**

- (a) The RW Supplier must provide the Barangaroo Delivery Authority with a copy of any application, request or other submission in the form which the RW Supplier proposes to provide to IPART in relation to the determination of the price for the supply of Recycled Water to the Barangaroo Delivery Authority (or any of the RW Nominees) by the RW Supplier.
- (b) The RW Supplier must provide the copy of the application, request or other submission referred to in clause 75.11(a) to the Barangaroo Delivery Authority:
  - (i) at least 5 Business Days prior to providing such application, request or other submission to IPART; or
  - (ii) if, as a result of IPART's processes for such application, request or other submission, a further or updated application, request or other submission is required to be provided to IPART and, due to the timeframes required by IPART, it is not practicable for the RW Supplier to provide a copy to the Barangaroo Delivery Authority in accordance with clause 75.11(b)(i), as soon as reasonably practicable and in any case prior to providing such application, request or other submission to IPART.
- (c) The Barangaroo Delivery Authority must provide the RW Supplier with a copy of any application, request or other submission in the form which the Barangaroo Delivery Authority proposes to provide to IPART in relation to the determination of the price for the supply of Recycled Water to the Barangaroo Delivery Authority (or any of the RW Nominees) by the RW Supplier.
- (d) The Barangaroo Delivery Authority must provide the copy of the application, request or other submission referred to in clause 75.11(c) to the RW Supplier:
  - (i) at least 5 Business Days prior to providing such application, request or other submission to IPART; or
  - (ii) if, as a result of IPART's processes for such application, request or other submission, it is not practicable for the Barangaroo Delivery Authority to provide a copy to the RW Supplier in accordance with clause 75.11(d)(i), as soon as reasonably practicable and in any case prior to providing such application, request or other submission to IPART.
- (e) The RW Supplier must use all reasonable endeavours to keep the Barangaroo Delivery Authority informed of the progress of any submissions made to, or dealings with, IPART in relation to the matters

referred to in this clause 75.11 including (but not limited to) , if requested by the Barangaroo Delivery Authority, procuring that the Barangaroo Delivery Authority is provided with all reasonable opportunities to consult with IPART in relation to the determination of the price for the supply of Recycled Water to the Barangaroo Delivery Authority (or any of the RW Nominees) by the RW Supplier.

- (f) Any application, request or other submission provided to IPART by the RW Supplier or the Barangaroo Delivery Authority under this clause 75.11 must have regard to the standard and quantity of water proposed to be supplied.
- (g) The Barangaroo Delivery Authority must use all reasonable endeavours to keep the RW Supplier informed of the progress of any submissions made to, or dealings with, IPART in relation to the matters referred to in this clause 75.11.

### **75.12 Operator to be appointed**

During a period when there is no Operator of the RW Plant or when it is reasonably expected that there will not be an Operator of the RW Plant in the near future, the Committee must, if requested by a Major Commercial Member, appoint an Operator to operate the RW Plant, including to comply with the requirements under this clause 75.

### **75.13 Completion of works to supply Recycled Water**

- (a) The parties acknowledge and agree that
  - (i) pursuant to the Barangaroo Stage 1 Project Development Agreement, the Developer is required to:
    - (A) carry out works to deliver the necessary infrastructure required to provide recycled water to Barangaroo Headland Park; and
    - (B) carry out the necessary testing and certification in order to commission and operate the relevant infrastructure that the Developer is required to carry out under clause 75.13(a)(i)(A),  
  
(RW Export Works);
  - (ii) the RW Export Works may comprise a component of works within a larger body of works carried out under the Barangaroo Stage 1 Project Development Agreement, as agreed between the Developer and the Authority; and
  - (iii) nothing in this clause 75.13 requires the Developer to:
    - (A) provide infrastructure within any part of Barangaroo Central or Barangaroo Headland Park; or
    - (B) install infrastructure that is of a higher standard than that required under the Barangaroo Stage 1 Project Development Agreement.
- (b) Without affecting the rights and obligations of the parties under the Barangaroo Stage 1 Project Development Agreement, as soon as practicable after the date on which it reasonably considers the RW Export Works have been completed, the Developer must give

written notice to the Barangaroo Delivery Authority confirming that the RW Export Works have been completed.

- (c) Within 30 Business Days after the Barangaroo Delivery Authority receives a notice under clause 75.13(b), the Barangaroo Delivery Authority may give a notice to the Developer (in which case the Barangaroo Delivery Authority must also provide notice to the RW Supplier at the same time):
  - (i) accepting that the RW Export Works have been completed;
  - (ii) requesting further information to confirm that the RW Export Works have been completed; or
  - (iii) rejecting that the RW Export Works have been completed and directing the Developer to carry out any works reasonably necessary in order to complete the RW Export Works.
- (d) If the Barangaroo Delivery Authority gives a notice under clause 75.13(c)(ii) or 75.13(c)(iii), the Developer must promptly, at its own cost, provide the further information or carry out the necessary works to complete the RW Export Works as specified by the Barangaroo Delivery Authority and the process under clauses 75.13(b) and 75.13(c) repeats until the Barangaroo Delivery Authority gives a notice accepting that the RW Export Works have been completed.
- (e) Within 60 Business Days after the date on which the Barangaroo Delivery Authority gives a notice under clause 75.13(c)(i), the RW Supplier must give a Notice of RW Offer to the Barangaroo Delivery Authority.

# Barangaroo South – Building Management Statement

## Part 8

### Development Works, subdivisions and replacement management statements

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#### **76 Interpreting this part**

##### **76.1 Application of part**

During the Development Period, this part 8 and the rights of the Developer under it apply despite any other provisions in this management statement.

##### **76.2 References to the Developer**

In this part 8, references to the Developer include all persons authorised by the Developer.

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#### **77 Development Works**

##### **77.1 Developer's rights**

- (a) The Developer may carry out Development Works in Barangaroo South and is not required to obtain consent from you or the Committee to do so.
- (b) Without limiting clause 77.1, neither you nor the Committee may pass or purport to pass any Resolution, Shared Facility Resolution or Unanimous Resolution that affects, limits, amends, suspends or in any way terminates (or purports to do any of those things) the rights of the Developer under this part 8.

##### **77.2 Consents from Government Agencies**

The Developer must obtain all necessary consents from Government Agencies to carry out Development Works. Clause 77.8 ("Development Works Applications") applies.

##### **77.3 Access arrangements**

The Developer may gain access via Shared Facilities and Common Property (where applicable) to any component in Barangaroo South to carry out Development Works, including the Carpark Accessway. If the Developer requires access to your part of Barangaroo South within the Car Park (other than a Shared Facility) to carry out Development Works:

- (a) the Developer must provide you with reasonable notice (except in an emergency when no notice is required); and
- (b) you must act reasonably and provide the Developer with the requested access, and you must not require or seek to require the Developer to pay any fees in connection with access to your part of Barangaroo South except the Developer must reimburse you for the costs you incur for security and supervision in connection with providing that access.

#### **77.4 Access restriction arrangements**

Subject to any laws, regulations and the Barangaroo Delivery Authority's rights as the owner of the freehold title in Barangaroo South, the Developer may in its discretion:

- (a) restrict your access to all or any part of the Residue Lot in connection with carrying out Development Works; or
- (b) restrict your access to a Stratum Lot or Common Property Lot to the extent necessary to carry out Development Works on that Stratum Lot or Common Property Lot; or
- (c) restrict access as set out in clause 77.4(a) and clause 77.4(b) subject to the overriding protections reserved in clause 77.6 ("Overriding protections".)

#### **77.5 Works affecting Shared Facilities**

The Developer may install new Shared Facilities as part of the Development Works. As part of the Development Works, the Developer may also:

- (a) temporarily disconnect existing Shared Facilities as part of the Development Works; and
- (b) augment existing Shared Facilities as part of the Development Works; and
- (c) relocate existing Shared Facilities.

In addition to its obligations under clause 77.3 ("Access arrangements"), the Developer must provide you with reasonable notice before it temporarily disconnects an existing Shared Facility which you are entitled to use (except in an emergency when no notice is required).

#### **77.6 Overriding protections**

The Developer may not exercise its rights under clause 77 ("Development Works") and clause 78 ("Leasing Activities") in any way which would:

- (a) cause a breach of any lease (the terms of which are as at the commencement date of that lease) of any part of Barangaroo South, being a lease which:
  - (i) the Developer has negotiated; and
  - (ii) is or was granted pursuant to an agreement for lease to which the Developer is a party; or
- (b) cause a rent abatement under a lease (the terms of which are as at the commencement date of that lease) of any part of Barangaroo South, being a lease which:
  - (i) the Developer has negotiated; and
  - (ii) is or was granted pursuant to an agreement for lease to which the Developer is a party;
- (c) be inconsistent with any laws or regulations or which would derogate from the Barangaroo Delivery Authority's rights as the owner of the freehold title in Barangaroo South.

The Developer must take all reasonable steps required to minimise the effect and duration of any restriction on access or disruption to any Owner or Occupier.

#### **77.7 Rectifying damage**

The Developer must promptly rectify any damage it causes to your Stratum Lot or Strata Scheme as a result of carrying out Development Works.

#### **77.8 Development Works Applications**

The Developer does not need consent from you or the Committee to make Development Works Applications to Government Agencies. However, if that consent is required by a Government Agency (or otherwise) in order for the Developer to make an application, each Owner and Member and the Committee must promptly give consent at no cost to the Developer.

#### **77.9 Notice when Shared Facilities complete**

The Developer must notify the Committee promptly and in accordance with clause 56.4 ("Developer to provide Shared Facilities information to the Committee") when it completes Development Works for a Shared Facility.

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### **78 Leasing Activities**

#### **78.1 Rights**

The Developer may carry out Leasing Activities in Barangaroo South and is not required to obtain consent from you or the Committee to do so.

#### **78.2 Consents from Government Agencies**

The Developer must obtain all necessary consents from Government Agencies to carry out Leasing Activities. Clause 78.5 ("Leasing Activities applications") applies.

#### **78.3 Access arrangements**

The Developer may gain access to parts of Barangaroo South via Shared Facilities and Common Property (where applicable) necessary to carry out Leasing Activities and where the Developer does so:

- (a) the Developer must provide you with reasonable notice (except in an emergency when no notice is required); and
- (b) you must act reasonably and provide the Developer with the requested access, and you must not require or seek to require the Developer to pay any fees in connection with access to your part of Barangaroo South except the Developer must reimburse you for the costs you incur for security and supervision in connection with providing that access.

The Committee must not require or seek to require the Developer to pay any fees or costs in connection with such access to carry out Leasing Activities.

#### **78.4 Rectifying damage**

The Developer must promptly rectify damage it causes to your Stratum Lot or Strata Scheme as a result of carrying out Leasing Activities.

#### **78.5 Leasing Activities applications**

The Developer does not need consent from you or the Committee to make applications to Government Agencies for the purposes of carrying out Leasing Activities. However, if that consent is required by a Government Agency (or otherwise) in order for the Developer to make an application, each Owner and

Member and the Committee must promptly give consent at no cost to the Developer.

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## **79 Subdivisions and registration of Subdivision Plans**

### **79.1 Acknowledgements about subdivisions and their effect on this management statement**

You acknowledge that:

- (a) the Developer may, subject to all necessary development approvals and consents being obtained from the relevant Government Agencies, subdivide the Residue Lot by Subdivision Plans; and
- (b) when the Developer subdivides the Residue Lot by Subdivision Plans, this management statement may be replaced by a new building management statement; and
- (c) it may be necessary to amend or replace this management statement with a new management statement if as a result of the registration of Subdivision Plans:
  - (i) the Shared Facilities in schedule 1 ("Shared Facilities Table") change; or
  - (ii) the Members contemplated in this management statement change; or
  - (iii) the subdivisions contemplated in this management statement change; or
  - (iv) the Members entitled to use Shared Facilities according to schedule 1 change; or
  - (v) the apportionment of costs for a Shared Facility changes.

### **79.2 Consenting to Subdivision Plans**

You must, if required by the Developer, promptly consent (and in any event within 5 Business Days after a request by the Developer provide your consent and the consent of any person with a registered interest in your Stratum Lot) to registration of one or more Subdivision Plans for the Residue Lot or any part of it.

### **79.3 New management statement**

You must, if required by the Developer, promptly consent (and in any event within 5 Business Days after a request by the Developer provide your consent and the consent of any person with a registered interest in your Stratum Lot) to the registration of a new building management statement with a Subdivision Plan to subdivide the Residue Lot into one or more Stratum Lots or Strata Schemes (or a combination of them).

### **79.4 Repealing this management statement**

- (a) Subject to clause 24.7, the provisions of this clause 79.4(a) and clause 79.4(b) apply if a Subdivision Plan or new building management statement is to be registered for Barangaroo South according to this clause 79, clause 57 or as a consequence of the Developer's rights under this part 8:
  - (i) Members must vote in favour of a Unanimous Resolution to repeal this management statement, and any vote by a Member

that contravenes this clause 79.4(a)(i) is deemed to be a vote in favour of the relevant Unanimous Resolution; and

- (ii) Owners and Occupiers must give any consents required to repeal this management statement.
- (b) For the avoidance of doubt, a new building management statement must be in the same form as this management statement unless the change is required as a consequence of the registration of a Subdivision Plan (eg the addition of Members) or the change is authorised by:
  - (i) a Shared Facility Resolution in accordance with clause 57; or
  - (ii) in any other case, a Unanimous Resolution.

### **79.5 Amendment to this management statement**

These provisions apply if an amendment to this management statement is required according to this clause 79, clause 57 or as a consequence of the Developer's rights under part 8:

- (a) Members must vote in favour of a Unanimous Resolution to amend this management statement, and any vote by a Member that contravenes this clause 79.5(a) is deemed to be a vote in favour of the relevant Unanimous Resolution; and
- (b) Owners and Occupiers must give any consents required to amend this management statement.

### **79.6 Subdivisions and Easements**

It may be necessary or desirable, as part of the subdivision of the Residue Lot, to:

- (a) create new Easements with a Subdivision Plan or by registration of a plan for Easement purposes; and
- (b) vary existing Easements with a Subdivision Plan or by registration of a plan for Easement purposes; and
- (c) extinguish existing Easements with a Subdivision Plan or by registration of a plan for Easement purposes; and
- (d) replace existing Easements; and
- (e) do any of the things in this clause 79.6(a) to (d) if required by Government Agencies.

You must:

- (f) consent and obtain all necessary consents (including from your financier) to the creation of new Easements if they do not detrimentally affect the use of your Lot to a substantial extent or have otherwise been agreed to by you; and
- (g) consent and obtain all necessary consents (including from your financier) to the extinguishment or variation of existing Easements if the extinguishment or variation does not detrimentally affect the use of your Lot to a substantial extent or have otherwise been agreed to by you; and

- (h) despite clauses 79.6(f) and (g), consent to any of the things in clause 79.6(a) to (e) if those things are required by any Government Agency; and
- (i) consent and obtain all necessary consents (including from your financier) to replacement Easements if the replacement Easement is on terms no more onerous to you than the existing Easement or have otherwise been agreed to by you.

### **79.7 Endorsement of consent**

You must, subject to this clause 79:

- (a) promptly sign all documents contemplated in this clause 79 if required by the Developer; and
- (b) subject to clause 79.4 ("Repealing this management statement"), promptly sign all documents required by the Developer to repeal this management statement; and
- (c) subject to clause 79.5 ("Amendment to this management statement") promptly sign all documents required by the Developer to amend this management statement; and
- (d) promptly produce or procure the production to the Registrar-General the certificate of title for your Lot if the Developer notifies you that production of the certificate of title is necessary to enable registration of all documents contemplated in this clause 79; and
- (e) do the things in this clause 79 more than once if required by the Developer.

The Developer must provide you with draft documents at least 40 Business Days before the Developer requests signature under this clause 79.7.

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## **80 Effect of registering a new management statement**

### **80.1 Statement continuation of provisions**

The following provisions apply if a new building management statement is registered:

- (a) Service Contracts entered into by the previous Committee continue to apply; and
- (b) each new Member must become a party to each current Service Contract; and
- (c) Rules continue to apply; and
- (d) the Officers of the previous Committee continue to hold office (until they vacate or are dismissed from their position); and
- (e) clause 16.5 ("Certificate is evidence of matters in it") continues to have effect in respect of Outstanding Levy Certificates issued before registration of the new building management statement; and
- (f) consents given by the Committee according to clause 20 ("Consents by the Committee") continue to apply; and
- (g) Resolutions, Unanimous Resolutions and Shared Facility Resolutions continue to apply; and

- (h) bank accounts established by the Committee in the names of the Members continue to operate; and
- (i) the contractors approved by the Committee under clause 58 ("Using approved contractors") continue to apply; and
- (j) all consents and approvals under this part 8 continue to apply.

## **80.2 Financial statement**

Immediately before a new building management statement is registered, the Committee must:

- (a) have its accounts audited by a qualified auditor; and
- (b) prepare and provide to each Member a financial statement for each of its accounts (from the date of the last financial statement) which contains the information in clause 50.1(b) ("Information to be included in a financial statement").

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## **81 Developer's share during the Development Period**

### **81.1 Developer's share of costs**

The Developer acknowledges that the Developer (in its capacity as Owner of Lots which from time to time form part of the Residue Lot) must contribute to the cost of each Shared Facility on the basis set out in the Shared Facilities Table , notwithstanding that no Ground Lease may have been granted to the Developer.

### **81.2 Developer's votes**

During the Development Period, the Developer's votes are determined in accordance with clause 38.2 ("How many votes does each Member have?"), with an uplift of an additional 20% of the aggregate voting proportions in respect of any motions for a resolution that would be inconsistent with the Developer's rights under clauses 76, 77, 78, 79, 80, 81 and 82.

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## **82 Developer's contributions for Shared Facilities**

### **82.1 Terms in this clause 82**

Despite clause 89, terms used in this clause 82 that are defined in the Shared Facilities Table, have the meaning given under the Shared Facilities Table.

### **82.2 Gross Floor Area costs**

- (a) Wherever in the Shared Facilities Table:
  - (i) any of T1, T3 and R8 & R9 Residential are included as Members Benefitted or Members entitled to use a Shared Facility;
  - (ii) the apportionment method for that Shared Facility is '3. By Area – GFA';
  - (iii) the Developer is not able to delay the provision of, hoard off or physically isolate the surplus elements the relevant Shared Facility or the Developer has been using the relevant Shared Facility in a shared nature during any relevant Financial Year; and

- (iv) any one or more of T1, T3 and R8 & R9 Residential is not the subject of a Ground Lease,

the Developer will contribute to the costs for the relevant Shared Facility as if it were T1, T3 or R8 & R9 Residential as applicable on the following basis:

- (v) for the purpose of calculating the Developer's contribution to the costs of the relevant Shared Facility as set out above, the Developer's Gross Floor Area (or GFA) is deemed to be 180,000sqm GFA less the GFA of each Lot the subject of a Ground Lease at that time;
- (vi) as and when each new Ground Lease for T1, T3 and R8 & R9 Residential is granted the Developer ceases to be required to contribute to the costs of the relevant Shared Facility in the place of the relevant Lot (being each of T1, T3, R8 & R9 Residential as applicable); and
- (vii) the Developer ceases to be required to contribute to the costs of the relevant Shared Facility in the place of any of T1, T3 and R8 & R9 Residential once 180,000sqm of GFA of T1, T2, T3 and R8 & R9 Residential in aggregate is the subject of Ground Leases.

- (b) In such a case, calculating the Developer's Contributions (DC) the following calculation will be made:

$$DC = \text{Shared Facility (SF) cost} \times [(180,000 - \text{GFA of Lots with Ground Leases}) / 180,000].$$

By way of example, if T2 = 96,000sqm GFA and SF cost for say Cleaning of the Loading Dock was \$10,000, then the Developer's Staging Contribution would be:

$$DC = \$10,000 \times [(180,000 - 96,000) / 180,000] = \$4,667.$$

- (c) For the sake of clarity, and for the purposes of clause 38.2, whilst the Developer is responsible for contributing to Shared Facilities costs in accordance with this section, its voting power (where required to be determined in accordance with Gross Floor Area) will be based on a deemed Gross Floor Area of 180,000sqm, less the Gross Floor Area of each Lot the subject of a Ground Lease.

### 82.3 Consumption based costs

Wherever in this Shared Facilities Table:

- (a) any of T1, T3 and R8 & R9 Residential are included as Members Benefitted or Members entitled to use a Shared Facility;
- (b) the apportionment method for that Shared Facility is a method other than '3. By Area – GFA';
- (c) the Developer is not able to delay the provision of, hoard off or physically isolate the surplus elements the relevant Shared Facility or the Developer has been using the relevant Shared Facility in a shared nature during any relevant Financial Year; and
- (d) any one or more of T1, T3 and R8 & R9 Residential is not the subject of a Ground Lease,

the Developer will contribute to the costs for the relevant Shared Facility as if it were T1, T3 or R8 & R9 Residential as applicable on the following basis:

- (e) the Developer will contribute to the costs in accordance with the specified method of apportionment;
- (f) as and when each new Ground Lease for T1, T3 and R8 & R9 Residential is granted the Developer ceases to be required to contribute to the costs of the relevant Shared Facility in the place of the relevant Lot (being each of T1, T3, R8 & R9 Residential as applicable); and
- (g) the Developer ceases to be required to contribute to the costs of the relevant Shared Facility in the place of any of T1, T3 and R8 & R9 Residential once 180,000sqm of Gross Floor Area of T1, T2, T3 and R8 & R9 Residential in aggregate is the subject of Ground Leases.

# Barangaroo South – Building Management Statement

## Part 9 Miscellaneous

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### **83 How to resolve Disputes**

#### **83.1 Interpretation**

For the purpose of this clause 83, "party" or "parties" means the party or parties to a Dispute. The party or parties to a Dispute may be the Committee, a Member, an Owner or an Occupier.

#### **83.2 Resolution of Disputes**

The parties to a Dispute must endeavour in good faith to resolve their Dispute before taking action under this clause 83.

#### **83.3 Dispute Notice**

A party may give another party a Dispute notice if they are unable to resolve their Dispute under clause 83.2 ("Resolution of Disputes"). In the Dispute notice the party must:

- (a) describe what the Dispute is about; and
- (b) identify the provisions of this management statement or the law that applies to the Dispute; and
- (c) state the position of the party; and
- (d) set out the facts and other circumstances on which the party relies; and
- (e) attach copies of correspondence and other documents mentioned in the Dispute notice.

#### **83.4 Negotiation**

Within 10 Business Days after a party gives a Dispute notice, the parties to the Dispute must meet in person (or conduct a telephone conference) at an agreed time and place. If they cannot agree on the time and place, they must meet to try to resolve the Dispute by negotiation:

- (a) at 2.00 pm on the day which is 10 Business Days after the Dispute notice was given; and
- (b) at Barangaroo South or by telephone conference.

#### **83.5 Referring a Dispute to expert determination**

- (a) If the parties cannot resolve their Dispute by negotiation, a party may give a determination notice requiring the parties to refer the Dispute to an independent expert for determination and appoint an expert to determine the Dispute.
- (b) If the Dispute is referred to an independent expert for determination then the parties to the Dispute:

- (i) must comply with the expert determination provisions in this clause 83; and
- (ii) nothing in this clause 83 prevents the parties from commencing court proceedings at any time seeking urgent interlocutory relief.

### **83.6 Appointing an expert**

If the parties cannot agree on an expert within five Business Days after a party gives a determination notice, a party may ask the president of the NSW Law Society to appoint an appropriate expert having regard to the nature of the Dispute and determine the remuneration of the expert.

### **83.7 Instructions to the expert**

The parties must instruct the expert to:

- (a) act as an expert and not as an arbitrator; and
- (b) determine the rules for the conduct of the expert determination; and
- (c) consider the documents and other information the parties give the expert and which, in the opinion of the expert, are relevant.

### **83.8 Conducting expert determination**

If the parties cannot agree on the rules for the conduct of the expert determination, then the expert is to determine the rules and notify the parties accordingly.

### **83.9 Expert determination**

The expert:

- (a) is not bound to observe the rules of natural justice or the rules of evidence; and
- (b) may obtain and refer to documents and information not provided by the parties; and
- (c) must determine the Dispute and give written reasons for the determination within one month after being appointed.

### **83.10 Binding effect**

The expert's determination is final and binding on the parties to the Dispute without appeal so far as the law allows.

### **83.11 Expert determination about Shared Facility costs**

If a Dispute about the proportion of a Member's cost for a Shared Facility is determined under this clause 83, the expert who determines the Dispute must determine any adjustments the Member or the Committee must pay.

### **83.12 Costs**

The parties to the Dispute must equally share the costs for expert determination of their Dispute (unless the expert decides otherwise) and pay their costs in connection with the Dispute.

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## **84 How to serve notices**

### **84.1 Methods of serving notices**

A notice must be:

- (a) delivered personally to the addressee; or
- (b) left at the Current Address of the addressee; or
- (c) sent by pre-paid ordinary post to the Current Address of the addressee; or
- (d) sent to the Current Fax Number of the addressee; or
- (e) sent to the Current Email of the addressee.

Any notices to be served on the Committee are to be addressed to the Secretary of the Committee.

### **84.2 When does a notice take effect?**

A notice takes effect from the time it is received unless a later time is specified.

### **84.3 Receipt - post**

If sent by post, a notice is taken to be received two Business Days after posting (or five Business Days after posting if sent to or from a place outside Australia).

### **84.4 Receipt - fax**

If sent by fax, a notice is taken to be received at the time shown in the transmission report as the time that the whole fax was sent.

### **84.5 Form of notices**

Unless stated otherwise in this management statement, all notices, certificates, consents and other communications in connection with this management statement must be in writing, signed by the sender (if an individual) or an authorised officer of the sender.

### **84.6 Receipt - general**

Despite clause 84.3 ("Receipt - post") and clause 84.4 ("Receipt - fax"), if a notice is received after 5.00pm in the place of receipt or on a non-Business Day, it is taken to be received at 9.00am on the next Business Day.

### **84.7 Notices to the Committee**

A notice (or other document) intended for the Committee must be served in accordance with the methods provided under clause 84.1 ("Methods of serving notices") to the Manager, or if the Committee has not appointed a Manager, the Chairperson.

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## **85 GST**

### **85.1 Amounts are exclusive of GST**

Unless otherwise expressly stated, all amounts payable under or in connection with this management statement are expressed to be exclusive of any amount of GST.

## **85.2 Obligation to pay GST**

Where GST is imposed on any supply made under or in connection with this management statement by one party ("the supplying party") to another party ("the receiving party"), the receiving party must pay or provide the GST exclusive consideration for the supply and, in addition to and at the same time as the GST exclusive consideration is payable or to be provided, an additional amount equal to the amount of GST liability of the supplying party. The supplying party must issue a Tax Invoice to the receiving party.

## **85.3 Differences in amounts**

If the amount of GST recovered by the supplying party from the receiving party differs from the amount of GST payable at law by the supplying party (or an entity grouped with the supplying party for GST purposes) in respect of the supply, the amount payable by the receiving party to the supplying party will be adjusted accordingly.

## **85.4 Reimbursement**

Where one party ("payer") is liable to reimburse another party ("payee") for any expenditure incurred by the payee ("Expenditure"), the amount reimbursed by the payer will be reduced by an amount equal to any input tax credit to which the payee (or its representative member) is entitled in respect of the Expenditure.

## **85.5 Registration of the Committee**

- (a) If required by law, the Committee must be registered for GST purposes.
- (b) The Committee may by Ordinary Resolution register for GST purposes.
- (c) If the Committee is not registered for GST purposes, the Committee must provide each Member with all information reasonably required to enable it to comply with GST Law and for each Member to complete its GST return.

## **85.6 Interpretation**

Words or expressions used in this clause 85 which are defined in the *A New Tax System (Goods and Services Tax) Act 1999* have the same meaning in this clause.

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# **86 General**

## **86.1 Discretion in exercising rights**

The Committee, a Member or an Owner may exercise a right or remedy or give or refuse its consent in any way it considers appropriate (unless this management statement expressly states otherwise), including by imposing conditions.

## **86.2 Partial exercise of rights**

If the Committee, a Member, an Owner or an Occupier do not exercise a right or remedy fully or at a given time, they may still exercise it later.

## **86.3 Approvals and consents**

By giving its approval or consent, the Committee, a Member or an Owner does not make or give any warranty or representation as to any circumstance relating to the subject matter of the consent or approval.

#### **86.4 Conflict of interest**

The Committee, Members, Owners and Occupiers may exercise their rights and remedies under this management statement even if this involves a conflict of duty or a party has a personal interest in their exercise.

#### **86.5 Remedies cumulative**

The rights and remedies provided in this management statement are in addition to other rights and remedies given by law independently of this management statement.

#### **86.6 Severability**

If the whole or any part of a provision of this management statement is void, unenforceable or illegal, then that provision or part provision is severed from this management statement. The remainder of this management statement has full force and effect unless the severance alters the basic nature of this management statement or is contrary to public policy.

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### **87 Trustee limitation of liability**

#### **87.1 Application of clause**

This clause 87 applies only to Trustee Members.

#### **87.2 Capacity and limitation of liability**

Each Trustee Member enters into this management statement only in its capacity as trustee of the Trust and in no other capacity. A liability arising under or in connection with this management statement is limited and can be enforced against the Trustee Member only to the extent to which it can be satisfied out of the assets of the Trust out of which the Trustee Member is entitled to be indemnified for the liability or by exercise of rights under this management statement. This limitation of the Trustee Member's liability applies despite any other provisions of this management statement (except clause 87.4 ("Circumstances where limitation does not apply")) and subject to any contrary requirements of the law) and extends to all liabilities and obligations of the Trustee Member in any way connected with any representation, warranty, conduct, omission, agreement or transaction related to this management statement.

#### **87.3 Parties may not sue**

Subject to any contrary requirements of the law, Members, Owners and Occupiers may not take any action to seek recourse to any assets held by the Trustee Member in any capacity other than as trustee of the Trust, including seeking the appointment of a receiver (except in relation to the assets of the Trust), a liquidator, an administrator or any similar person to the Trustee Member or prove in any liquidation, administration or arrangement of or affecting the Trustee Member (except in relation to the assets of the Trust).

#### **87.4 Circumstances where limitation does not apply**

The provisions of this clause 87 do not apply to any obligation or liability of the Trustee Member to the extent that it is not satisfied because, under the deed constituting the Trust or by operation of law there is a reduction in the extent of the Trustee Member's indemnification out of the assets of the Trust as a result of the Trustee Member's fraud, negligence or breach of trust.

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## **88 Custodian limitation of liability**

### **88.1 Application of clause**

This clause 88 applies only to Custodian Members.

### **88.2 Capacity and limitation of liability**

Members, Owners and Occupiers acknowledge that:

- (a) each Custodian Member enters into this management statement solely in its capacity as the custodian for the Trust, and not in its private or personal capacity; and
- (b) subject to clause 88.5 ("Custodian Member's personal liability") and any contrary requirements of the law, despite any other provision of this management statement, the liability of the Custodian Member under this management statement is at all times, and for all purposes, to be construed solely as a liability or obligation to be satisfied out of, and only to the extent of, the assets of the Trust ("**Scheme Assets**"), and in no circumstances will the Custodian Member be liable in its private or personal capacity.

### **88.3 Limited recourse**

Where a Member, Owner or Occupier makes a claim or pursues a remedy against the Custodian Member in respect of any cause of action, claim or loss arising:

- (a) under or in connection with this management statement; or
- (b) in connection with any transaction, conduct or other agreement contemplated by this management statement,

(together, a "**Claim**"),

that Member, Owner or Occupier, subject to clause 88.5 ("Custodian Member's personal liability") and any contrary requirements of the law:

- (c) is only entitled to recover an amount which does not exceed the amount the Custodian Member actually recovers from the Scheme Assets by exercising its rights of indemnity under the constitution governing the Trust; and
- (d) is not entitled to pursue a remedy which would require the Custodian Member to expend monies in excess of the amount the Custodian Member is able and entitled to recover referred to in clause 88.3(c),

provided that the Custodian Member shall use its best endeavours to exercise its right of indemnity against the Scheme Assets.

### **88.4 Acknowledgment of limitations**

Subject to clause 88.5 ("Custodian Member's personal liability") and any contrary requirements of the law, Members, Owners and Occupiers agree and acknowledge that they must not, in respect of any Claim:

- (a) bring proceedings against the Custodian Member in its personal capacity;
- (b) seek to appoint an administrator or liquidator to the Custodian Member;

- (c) commence the winding up, dissolution or administration of the Custodian Member; or
- (d) appoint a receiver, receiver and manager, administrative receiver or similar official to all or any of the assets of the Custodian Member.

#### **88.5 Custodian Member's personal liability**

The limitations of the Custodian Member's liability in clause 88.2 ("Capacity and limitation of liability") and 88.3 ("Limited recourse"), and the restrictions on the rights of Members, Owners and Occupiers under clause 88.4 ("Acknowledgment of limitations"), do not apply to the extent that the relevant Claim arises from the Custodian Member's fraud or gross negligence or breach by the Custodian Member of its duties under the *Corporations Act 2001* (Cwlth).

# Barangaroo South – Building Management Statement

## Part 10 Dictionary

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### 89 Definitions

These meanings apply unless the contrary intention appears:

**Acknowledgement Document** means a document in or to the effect of the document in Schedule 6.

**Administrative Fund** means the fund established by the Committee according to clause 46 (“What funds must the Committee establish?”).

**Agreed Capital Improvement Plan** means the Capital Improvement Plan the subject of a Capital Improvement Activation Notice.

**Amendment Notice** has the meaning given in clause 73.6(b) (“Capital Improvement Acceptance Notice”).

**Appointment Form** means a form in or to the effect of the form in schedule 3 (“Appointment Form”).

**Asset Sale Agreement** means an asset sale agreement substantially in the form attached in Schedule 9.

**Barangaroo** has the meaning given to that term in the *Barangaroo Delivery Authority Act 2009* (NSW).

**Barangaroo Delivery Authority** means the Barangaroo Delivery Authority constituted under the *Barangaroo Delivery Authority Act 2009* and its successors and assigns. Where appropriate in the context, “Barangaroo Delivery Authority” includes agents, employees, invitees and licensees of the Barangaroo Delivery Authority.

**Barangaroo Delivery Authority Reserve Power** is defined in clause 4.9 (“Barangaroo Delivery Authority Reserve Power”).

**Barangaroo Headland Park** has the meaning given to that term in the *Barangaroo Delivery Authority Act 2009* (NSW).

**Barangaroo Management Plan** means the Barangaroo Management Plan registered in the general register of deeds and which is established by the Barangaroo Delivery Authority and which is binding on the Developer and each Owner under each Ground Lease.

**Barangaroo South** means all of the land comprising Barangaroo (other than Central Barangaroo and Barangaroo Headland Park) which as at the date of this management statement is comprised of lots 200 to 205 (both inclusive) in DP 1204948, and:

- (a) includes any additional land which the Developer decides under part 8 will form part of Barangaroo South, with the consent of the Barangaroo Delivery Authority, which may be given or withheld in its discretion; and

- (b) excludes any part of lots 200 to 205 (both inclusive) in DP 1204948 which the Developer decides under part 8 ("Development Works, subdivisions and replacement management statements") will not form part of Barangaroo South, with the consent of the Barangaroo Delivery Authority, which may be given or withheld in its discretion.

**Barangaroo Stage 1 Project Development Agreement** means the document entitled Barangaroo Stage 1 Project Development Agreement dated 5 March 2010 between the Barangaroo Delivery Authority, the Developer and Lend Lease Corporation Limited, as varied from time to time and in the form publicly disclosed on the website [www.barangaroo.com](http://www.barangaroo.com).

**Barangaroo Works** means the works defined as Barangaroo Works in the Barangaroo Stage 1 Project Development Agreement.

**Basement** means those parts of the Lots comprising Barangaroo South and located below ground level.

**Business Day** means a day other than a Saturday, Sunday or public holiday in Sydney.

**Call Option** has the meaning given to it under clause 72 ("Call Option").

**Call Option Completion Date** means the date nominated by the Committee as the Call Option Completion Date in a Call Option Exercise Notice, which date must not be less than 10 Business Days after, and not more than 80 Business Days after the date of the Call Option Exercise Notice.

**Call Option Exercise Notice** means a notice to exercise the Call Option substantially in the form set out in Schedule 8.

**Call Option Period** means the period commencing on and from the Call Option Period Commencement Date and expiring 40 Business Days after that date. There may be more than one Call Option Period and they may run concurrently.

**Call Option Period Commencement Date** is the date that the Owner of the Green Utility Lot serves a notice on the Committee under clause 72.3(b)(ii) ("Member's Call Option subordinate to Major Commercial Members").

**Call Option Transfer Price** means the market value of the Green Utility Assets as determined under the Asset Sale Agreement.

**Capital Improvement** means any capital expenditure to replace or improve the capacity or technical and performance standards of the Supplier's Infrastructure.

**Capital Improvement Acceptance Notice** has the meaning given in clause 73.6(a) ("Capital Improvement Acceptance Notice").

**Capital Improvement Activation Notice** has the meaning given in clause 73.8(a) ("Capital Improvement Acceptance Notice").

**Capital Improvement Capital Costs** means the capital costs of a Capital Improvement set out in a Preliminary Capital Improvement Plan or a Capital Improvement Plan.

**Capital Improvement Development Upfront Costs** means the reasonable costs and expenses of the Supplier in preparing, submitting and finalising a Capital Improvement Plan but not exceeding the reasonable cap or maximum amount set out in a Capital Improvement Plan and agreed pursuant to clause 73.3(c) and clause 2(a) of Part A of the Capital Improvements Schedule.

**Capital Improvement Failure** means:

- (a) the Supplier does not provide to the Committee a Preliminary Capital Improvement Plan as required under clause 73.3 ("Notice of Intention to carry out Capital Improvements");
- (b) the Supplier does not provide to the Committee a Capital Improvement Plan as required under clause 73.5 ("Capital Improvement Plan Development");
- (c) the Supplier does not carry out a Capital Improvement in accordance with the Capital Improvement Activation Notice once it is required to do so under clause 73.9 ("Commencing construction of the Capital Improvement"); or
- (d) the Supplier does not otherwise comply with clause 73 ("Capital Improvement Obligation") in any material respect.

**Capital Improvement Plan** has the meaning given in clause 73.4 ("Capital Improvement Plan Development").

**Capital Improvements Schedule** means Schedule 10 to this management statement.

**Carpark Accessway** means an access or exist route to or from the Basement and which is a Shared Facility.

**Central Barangaroo** means the land described, as at the date of this management statement, as that part of lot 101 in DP 1204946 which excludes Barangaroo Headland Park.

**Central Barangaroo Tenants** means the tenants, from time to time, under leases granted by the Barangaroo Delivery Authority in relation to the land and improvements located within Central Barangaroo.

**CCW Lot** means lot 202 in DP 1204948.

**Chairperson** means the chairperson of the Committee.

**Commercial Lots** means Lots on which are erected structures comprising predominantly office uses, which as at the date of this management statement are proposed to be the Lots of which the C1 Owner, the C2 Commercial Owner, the C2 Retail Owner, the T1 Owner, the T2 Owner, the T3 Owner, the C7 Owner and the C8 Owner are the Owners, as described in Schedule 7.

**Commercial Owners** means the Owners from time to time of Commercial Lots, except for the Developer.

**Committee** means the building management committee established and maintained by the Members under clause 7 ("Establishment and membership") and required by the Subdivision Legislation.

**Committee Capital Improvement Plan Request** has the meaning given in clause 73.4(a)(i) ("Committee Capital Improvement Plan Request").

**Common Property** has the meaning it has in the *Strata Schemes Management Act 1996* (NSW).

**Common Property Lease** means a Ground Lease of Common Property from the Barangaroo Delivery Authority to an Owners Corporation.

**Common Property Lot** means the premises the subject of a Common Property Lease.

**Community Facility** has the meaning given in the Stage 1 Project Development Agreement.

**Comparable Rate** has the meaning given to that term in clause 75.10(b).

**Core Commercial Hours** means the hours between 8am and 6pm on a Business Day.

**Council** means the Council of the City of Sydney.

**Cost Review Report** means a report prepared by an expert consultant which complies with clause 57.6(c) recommending the apportionment of costs of a Shared Facility amongst Members Benefitted.

**Crown Integrated Resort** means the integrated resort containing hotel rooms and suites, food and beverage outlets and a restricted gaming facility proposed to be developed within Barangaroo South by companies within the Crown Resorts Limited ACN 125 709 953 group.

**Current Address** means the current address, as notified from time to time by the relevant addressee to the Committee, at which a person may be served a notice or communication under this management statement in accordance with clause 36.2 ("How to serve notice of a Meeting").

**Current Email** means the current email address, as notified from time to time by the relevant addressee to the Committee, at which a person may be served a notice or communication under this management statement.

**Current Fax Number** means the current fax number, as notified from time to time by the relevant addressee to the Committee, at which a person may be served a notice or communication under this management statement.

**Custodian Member** means a Member who owns its Stratum Lot as custodian for a trust.

**Date of Completion of the RW Export Works** means the date on which the Barangaroo Delivery Authority gives a notice to the Developer and the RW Supplier under clause 75.13(c) accepting that the RW Export Works have been completed.

**Developer** means Lend Lease (Millers Point) Pty Ltd (ABN 15 127 727 502) and includes its successors and assigns.

**Development Consent** means development approvals under the *Environmental Planning and Assessment Act 1979* (NSW) applicable to Barangaroo South (and any modifications to those development approvals).

**Development Period** has the meaning given to that term in clause 2.5 ("Development Period").

**Development Works** means all building, construction and development works which the Developer considers necessary or desirable to carry out on Barangaroo South land including:

- (a) building and demolition works; and
- (b) the installation, augmentation, connection and temporary disconnection of services; and

- (c) the installation and connection of Shared Facilities; and
- (d) the augmentation and temporary disconnection of existing Shared Facilities; and
- (e) changing the location of Shared Facilities; and
- (f) placing in Barangaroo South anything in connection with building, construction and development works including temporary signs, structures, building materials, fences, cranes and other equipment.

**Development Works Application** means an application by the Developer (or a person authorised by the Developer) to a Government Agency for approval to carry out Development Works.

**Dispute** means any dispute between the Committee, the Members, Owners or Occupiers (or any of them) about:

- (a) the construction of this management statement; or
- (b) the rights or obligations of a Member, an Owner or an Occupier under this management statement; or
- (c) amounts which the Committee determines for Administrative Fund or Sinking Fund contributions; or
- (d) the Committee passing or failing to pass a Resolution; or
- (e) amounts owing to the Committee under this management statement; or
- (f) the operation, maintenance, repair or replacement of a Shared Facility; or
- (g) the determination of the Comparable Rate for the purposes of clause 75.10.

**Easements** means any easements, restrictions on use and positive covenants benefiting or burdening any part of Barangaroo South.

**Emergency Meeting** means a meeting of the Committee convened in an emergency in accordance with part 4 ("Meeting procedures and resolutions").

**EN Lot** means lot 204 in DP 1204948.

**Encumbrance** means an interest or power:

- (a) reserved in or over an interest in a Green Utility Asset including any retention of title; or
- (b) created or otherwise arising in or over any interest in any asset under a bill of sale, mortgage, charge, lien, pledge, trust or power,

by way of, or having similar commercial effect to, security for the payment of a debt, any other monetary obligation or the performance of any other obligation, and includes any agreement to grant or create any of the above.

**Essential Shared Facility** means each Shared Facility identified as an Essential Shared Facility in schedule 1.

**Facilities Management Areas** - see the definition in schedule 1 ("Shared Facilities Table").

**Facilities Manager** means the facilities manager appointed by the Committee according to clause 12 ("Appointing a Facilities Manager") (who may be one and the same as the Manager).

**Financial Year** means a financial year of the Committee determined according to clause 47 ("Financial Years").

**Fire Safety Device** means any item in a Lot or Common Property or comprising a Shared Facility (for example, part of the integrated fire system) which:

- (a) monitors the incidence of smoke, heat or fire; or
- (b) signals warnings of smoke, heat or fire; or
- (c) provides lighting or directional signals in the case of smoke, heat or fire; or
- (d) controls access in to and out of Barangaroo South in an emergency (for example, fire stairs); or
- (e) notifies the fire brigade (and any other emergency agency) of smoke, heat, fire or an emergency in Barangaroo South; or
- (f) retards the spread of smoke, heat or fire through Barangaroo South; or
- (g) extinguishes fires in Barangaroo South (for example, hose reels and fire extinguishers); or
- (h) is required under statutory controls for fire safety.

**Force Majeure** means any event beyond the control of the relevant Supplier, including:

- (a) any act of God;
- (b) fire, explosion, flood, fog or bad weather, storm, lightning, epidemic;
- (c) war, revolution, outbreak of hostilities, riot, civil disturbance, acts of terrorism or any other unlawful act against public order or authority;
- (d) theft, malicious damage, strikes, lock-outs, or industrial action of any kind;
- (e) governmental regulation, requirement or seizure under legal process;
- (f) the act of any Government Agency (including refusal or revocation of a licence or consent);
- (g) power failure, failure of telecommunications lines, failure or breakdown of plant machinery or vehicles;
- (h) default of any suppliers, contractors or sub-contractors (including, for the avoidance of doubt, Sydney Water Corporation);
- (i) any failure or delay in obtaining necessary licences or authorisations;
- (j) in respect of the supply of Recycled Water to a customer by the relevant Supplier, inadequate quantities of wastewater being delivered to the RW Plant from the Supplier's customers to enable that Supplier to meet its contractual obligations;

- (k) any other event which a reasonable person could not foresee or reasonably make provision for or insure against; and
- (l) any cause or circumstance whatsoever beyond the control of the Supplier.

**Government Agency** means any government or any governmental or semi-governmental administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity or state owned corporation

**Grantor** means a Member whose Lot is burdened by an Easement in respect of a Shared Facility.

**Green Utilities** means the facilities located in the CCW Lot, the RW Lot, the EN Lot .

**Green Utility Assets** means the relevant Supplier's interest in:

- (a) the facilities located in the relevant Green Utility Lot or in the site of any Easement benefitting that Lot;
- (b) the relevant Green Utility Lot; and
- (c) the relevant Supply Agreements.

**Green Utility Lot** means each of the CCW Lot, the EN Lot and the RW Lot.

**Green Utility Service** means any one of the Green Utility Services listed below.

**Green Utility Services** means the services supplied or to be supplied from the Green Utilities and includes:

- (a) the supply of chilled water, hot water and waste heat from the Green Utilities on the CCW Lot; and
- (b) the supply of recycled water and sewerage services from the Green Utilities on the RW Lot; and
- (c) the supply of network and connection services from the Green Utilities on the EN Lot; and
- (d) supply of energy from the Green Utilities.

**Gross Floor Area** has the same meaning as in the City of Sydney Local Environmental Plan 2011.

**Ground Lease** means a long term lease of a part of Barangaroo South with an initial term not less than 90 years (but not a development lease under the Barangaroo Stage 1 Project Development Agreement).

**GST** means any form of goods and services or similar value added tax.

**GST Law** means the *A New Tax System (Goods and Services Tax) Act 1999* (Cwth) and any other legislation or regulation which imposes, levies, implements or varies GST and any applicable ruling issued by the Commissioner of Taxation.

**GUS Period** means, in respect of each Green Utility, each period during the term of this management statement when that Green Utility is not a Shared Facility.

**Initial Period** has the same meaning as "initial period" in the *Strata Schemes Management Act 1996 (NSW)*.

**Insolvency Event** means the occurrence of any of the following events:

- (a) an application is made to the court for an order that a party may be wound up;
- (b) an order is made that a body corporate be wound up;
- (c) an application is made to a court for an order appointing a liquidator or provisional liquidator in respect of a party; or
- (d) a liquidator or provisional liquidator is appointed in respect of a body corporate, whether or not under an order.

**Invitees** means any guest, employee, agent or any other person who the Owner or Occupier consents to enter or remain within Barangaroo South, subject to this management statement.

**Large Building** means a commercial office building or an accommodation hotel building comprised in a Stratum Lot within Barangaroo South which, from time to time:

- (a) is the subject of a Ground Lease;
- (b) is not the subject of a strata plan; and
- (c) has a gross floor area of greater than 20,000 m<sup>2</sup>.

For the purposes of this deed, each of the buildings T1, T2 and T3 (as described in Schedule 7) are Large Buildings. If the Crown Integrated Resort is comprised within a Stratum Lot within the Resort Building, it will not be excluded from qualifying as a Large Building on account of it being a separate Stratum Lot within the Resort Building and that another Stratum Lot within the Resort Building being further subdivided to become a Strata Parcel. For clarity, the Members acknowledge that a Lot:

- (d) becomes a Large Building immediately upon satisfying the requirements for a Large Building as set out above; and
- (e) ceases to be a Large Building immediately upon it ceasing to satisfy the requirements for a Large Building as set out above.

**Leasing Activities** means the selling or leasing of Lots in Barangaroo South by the Developer (or persons authorised by the Developer) including:

- (a) placing signs in Barangaroo South, including on Common Property, which are associated with those activities; and
- (b) operating a sales office from one or more Lots owned or leased or licensed by the Developer or in respect of which the Developer has development rights under the Barangaroo Stage 1 Project Development Agreement; and
- (c) fitting out and operating one or more display suites and marketing suites in Lots owned or leased by the Developer or in respect of which the Developer has development rights under the Barangaroo Stage 1 Project Development Agreement.

**Loading Docks** means the Loading Dock Stage 1A and the Loading Dock Stage 1B and each of them separately as applicable.

**Loading Dock Manager** means a Service Contractor engaged to manage and administer the operation of a Loading Dock, and who must be the same person or entity engaged as Service Contractor in respect of the provision of Security Services in respect of the Loading Dock Stage 1A.

**Loading Dock Stage 1A** means the loading dock areas on levels B1 and B2 in Stage 1A of Barangaroo South which are available for use by the Members designated in Shared Facility 5.6.1, Shared Facility 5.6.2 and Shared Facility 5.6.3 in the Shared Facilities Table.

**Loading Dock Stage 1B** means the loading dock areas on levels within Stage 1B of Barangaroo South and which are available for use by the Members designated in Shared Facility 5.6.4 in the Shared Facilities Table.

**Lot** means a Strata Lot, a Common Property Lot and a Stratum Lot.

**Major Commercial Members** means an Owner of a Large Building.

**Manager** means the strata managing agent appointed by the Committee under clause 11 ("Appointing a Manager") (who may be one and the same as the Facilities Manager).

**Maximum Daily Allocation** means the maximum quantity of Recycled Water up to which the relevant Supplier agrees to supply to its customers on any day under and subject to the terms of a Supply Agreement.

**Meeting** means a meeting of the Committee held in accordance with part 4 ("Meeting procedures and resolutions") and includes a meeting held in writing according to clause 37.8 ("Special provisions for Meetings held in writing").

**Member** means each of:

- (a) the Owner of a Lot which is not a Strata Lot; and
- (b) the Barangaroo Delivery Authority; and
- (c) the Developer.

**Member Benefitted** means:

- (a) a Member who is entitled to use an Essential Shared Facility as indicated in the column titled "Member Benefitted" in schedule 1 ("Shared Facilities Table") as amended by any Unanimous Shared Facility Resolution passed under clause 57.3(a)(ii); or
- (b) in respect of an Optional Shared Facility:
  - (i) a Member who is entitled to use an Optional Shared Facility as indicated in in the column titled "Member Benefitted" in schedule 1 ("Shared Facilities Table") unless that Member elects from time to time to cease being a Member Benefitted by service of an Optional Election Notice; and
  - (ii) a Member who elects from time to time to become a Member Benefitted by service of an Optional Election Notice

as set out in the Shared Facilities Register.

**Member Entitled to Vote** means:

- (a) in relation to any matter requiring an Ordinary Resolution, a Special Resolution or a Unanimous Resolution, a Member who has paid the Committee all of their Administrative Fund and Sinking Fund contributions and other money they owe the Committee under this management statement which are due and payable before the Meeting or Emergency Meeting at which the Resolution will be considered; and
- (b) if the motion deals with a Shared Facility and requires an Ordinary Shared Facility Resolution, a Special Shared Facility Resolution or a Unanimous Shared Facility Resolution:
  - (i) a Member who is entitled to use the Shared Facility; and
  - (ii) a Member who will be entitled to use the Shared Facility if the Resolution is passed; and
  - (iii) a Member in whose Strata Scheme or Stratum Lot the Shared Facility is located and whose Strata Scheme or Stratum Lot will be substantially and detrimentally affected if the Resolution is passed; and
  - (iv) if the motion deals with adding a Shared Facility, a Member who has indicated by written notice to the Committee prior to the relevant Meeting that it wishes to be entitled to use the Shared Facility,

being a Member who has paid the Committee all of their Administrative Fund and Sinking Fund contributions and other money they owe the Committee under this management statement which are due and payable before the Meeting or Emergency Meeting at which the Ordinary Shared Facility Resolution, the Special Shared Facility Resolution or Unanimous Shared Facility Resolution will be considered.

For all matters requiring Resolutions:

- (a) the Barangaroo Delivery Authority is deemed not to be a Member Entitled to Vote (but this does not affect the Barangaroo Delivery Authority's veto rights in respect of Barangaroo Delivery Authority Reserve Power);
- (b) the CCW Lot Owner, RW Lot Owner, and EN Lot Owner are deemed not to be Members Entitled to Vote.

**Member's Parcel** means:

- (a) in the case of a Member that is an Owners Corporation, the Strata Scheme that the Owners Corporation is the owners corporation for; and
- (b) in the case of other Members the Stratum Lot the subject of the Ground Lease to that Owner.

**Membership Form** means a form in or to the effect of the form in schedule 4 ("Membership Form").

**Non-Category Owners** means the Owners who are not from time to time either Commercial Owners or Residential Members as applicable.

**Non-Commercial Lots** means Lots which are not Commercial Lots.

**Non-GUS Period** means, in respect of each Green Utility, each period during the term of this management statement when that Green Utility is a Shared Facility.

**Notice of RW Acceptance** has the meaning given to that term in clause 75.5(a).

**Notice of RW Offer** has the meaning given to that term in clause 75.4(c).

**Occupier** means the occupier, lessee, licensee or person in occupation of a Lot (or part of a Stratum Lot). For the removal of doubt, Occupier includes a sublessee or holder of a subsidiary possessory interest in a Lot.

**Officer** means the Secretary, Treasurer or Chairperson.

**Operator** means a person engaged by the Committee to operate a Green Utility which is a Shared Facility. In the case of the Operator of the RW Plant, it must be an appropriately qualified and competent operator capable of operating the RW Plant, including performing the functions under clause 75, and who also satisfies the requirements of clause 58.

**Optional Election Notice** means a notice from a Member in relation to each Optional Shared Facility electing to:

- (a) become a Member Benefitted;
- (b) cease being a Member Benefitted; or
- (c) retain the status quo in relation to that Member's use of an Optional Shared Facility or Shared Facilities,

for the next Financial Year.

**Optional Shared Facility** means each Shared Facility identified as an Optional Shared Facility in schedule 1 for the relevant Members Benefitted.

**Ordinary Resolution** means a resolution that does not relate to a Shared Facility which is passed at a Meeting if:

- (a) not more than one half in value of votes is cast against the motion by Members Entitled to Vote; and
- (b) if the resolution comprises a Barangaroo Delivery Authority Reserve Power, the Barangaroo Delivery Authority has not exercised its right to veto the resolution.

**Ordinary Shared Facility Resolution** means a resolution that relates to a Shared Facility which is passed at a Meeting if:

- (a) not more than one half in value of votes is cast against the motion by Members Entitled to Vote; and
- (b) if the resolution comprises a Barangaroo Delivery Authority Reserve Power, the Barangaroo Delivery Authority has not exercised its right to veto the resolution.

**Outstanding Levy Certificate** means a certificate provided by the Committee under clause 16 ("Providing Outstanding Levy Certificates").

**Owner** means:

- (a) if a Ground Lease has been granted by the Barangaroo Delivery Authority in respect of a Lot:

- (i) in respect of a Stratum Lot, the holder of a Ground Lease, as further described in clause 4.3 ("Leasehold interests") and clause 4.4 ("Stratum Lot Leases").
- (ii) in respect of a Strata Parcel, the Owners Corporation which is the holder of a Common Property Lease from the Barangaroo Delivery Authority, as further described in clause 4.3 ("Leasehold interests") and clause 4.5 ("Common Property Leases"). The holder of a Strata Lot Lease is not a Lot Owner,

and, for the purpose of this definition, in determining the identity of the Owner from time in respect of a Lot, the Owner is taken to be:

- (iii) the lessee recorded in the folio identifier of that Lot as entitled to a leasehold estate in that Lot for the time being; and
- (iv) if the Lot is subdivided or resubdivided, the lessees recorded in the folio identifier of that Lot as entitled to a leasehold estate in the new Lots for the time being; and
- (v) a mortgagee in possession of a Lot,

but does not include a sublessee from a lessee of the Lot; or

- (b) if no Ground Lease exists in respect of a Lot, the Owner in respect of a Lot means the Developer.

A reference to an Owner of a Lot or in respect of a Lot is to be construed accordingly, and not to the Barangaroo Delivery Authority as the freehold owner of the Lot.

**Owners Corporation** means an owners corporation for a Strata Scheme at Barangaroo South (if any).

**Plant** means the plant, being the facility located at the relevant Green Utility Lot which is used or operated to supply the Green Utility Service.

**Preliminary Capital Improvement Plan** has the meaning given in clause 73.3(b) ("Notice of Intention to carry out Capital Improvements").

**Principal Supply Agreement** means a Supply Agreement with a Major Commercial Member.

**Proxy Form** means a form in or to the effect of the form in schedule 5 ("Proxy Form").

**Public Domain** means land which is not the subject of a Ground Lease and which consists of an area intended for the use and enjoyment of members of the public in accordance with Concept Plan 06\_0162 – Barangaroo (as amended from time to time).

**Quantity Surveyor** has the meaning given in the relevant Asset Sale Agreement.

**Recycled Water** means water of a quality specified in the Recycled Water Specification.

**Recycled Water Specification** means the quality specification for Recycled Water delivered by the relevant Supplier set out in the Supply Agreement.

**Representative** means a natural person appointed by each Member to represent that Member at Meetings and Emergency Meetings.

**Required Licences** means all licences or permits required by a Government Agency to be held by the Supplier to operate the Supplier's Infrastructure or for the provision of the Green Utility Service.

**Residential Development Consent** means development consent number MP11\_0002 or any modification of that consent.

**Residential Occupiers** means the occupiers of Strata Lots within the Residential Strata Scheme.

**Residential Strata Scheme** means a strata scheme created over land the subject of the Residential Development Consent and each other strata scheme created in Barangaroo South for residential use, other than for use as a hotel.

**Residential Supply Agreements** means the Supply Agreements substantially in the form contained in Schedule 11.

**Residue Lot** means a lot in Barangaroo South that has not become the subject of a Ground Lease.

**Resolution** means each of:

- (a) an Ordinary Resolution; and
- (b) an Ordinary Shared Facility Resolution; and
- (c) a Special Resolution; and
- (d) a Special Shared Facility Resolution; and
- (e) a Unanimous Resolution; and
- (f) a Unanimous Shared Facility Resolution.

**Resort Building** means the building structure that contains the Crown Integrated Resort.

**Road** means the land which is not the subject of a Ground Lease and which consists of trafficable surfaces, pathways, kerbs and guttering for vehicular access in accordance with the development approval Concept Plan 06\_0162 – Barangaroo as amended from time to time (but excluding any waterproof membrane).

**Rules** means rules made by the Committee according to clause 8.5 ("Making Rules").

**RW Export Works** has the meaning given to that term in clause 75.13(a).

**RW Lot** means lot 203 in DP 1204948.

**RW Nominee** means each Central Barangaroo Tenant nominated by the Barangaroo Delivery Authority to accept the supply of Recycled Water under clause 75.2(a).

**RW Plant** means the central recycled water plant located within the RW Lot and any associated infrastructure, including pipework, metering equipment and other apparatus throughout Barangaroo South to the extent that that associated infrastructure is the subject of an easement in favour of the RW Lot.

**RW Supplier** means:

- (a) (during a GUS Period) the Water Services Supplier; or
- (b) (during a Non-GUS Period) the Committee, including any Operator engaged by the Committee to operate the RW Plant.

**Secretary** means the secretary of the Committee.

**Security Key** means a key, magnetic card or other device or information used in Barangaroo South to open and close Shared Facility doors, gates or locks or to operate Shared Facility alarms, security systems or communication systems.

**Security of Supply Deed** means a security of supply deed between a Supplier and the Stakeholder.

**Security Services** - see the definition in schedule 1 ("Shared Facilities Table").

**Selected Parcel** has the meaning given to that term in clause 2.7 ("The Developer may change the subdivision method in its discretion").

**Service Contract** a contract entered into between the Committee and a Service Contractor.

**Service Contractor** means a person who provides services to the Committee including, operational, maintenance, repair and replacement services for Shared Facilities.

**Shared Facilities** means:

- (a) the items in clause 56.2 ("What do Shared Facilities include?"); and
- (b) services, facilities, machinery, equipment and other items able to be used by more than one Member; and
- (c) other facilities and services stated to be Shared Facilities under this management statement.

Shared Facilities do not include Green Utilities unless they become a Shared Facility under clause 74 ("Converting the Green Utilities to Shared Facilities").

**Shared Facilities Plan** means the plan in schedule 2 ("Shared Facilities Plan") which shows the location of various Shared Facilities.

**Shared Facilities Register** means a list of the Facilities and Services that the Committee determines in accordance with this management statement is a Shared Facility. The Register must also include an details of the Members Benefitted for each Shared Facility from time to time.

**Shared Facilities Table** means the Shared Facilities Table in Schedule 1.

**Shared Facility Resolution** means an Ordinary Shared Facility Resolution, a Special Shared Facility Resolution or a Unanimous Shared Facility Resolution (as applicable).

**Sinking Fund** means the fund established by the Committee according to clause 46.2 ("Sinking Fund").

**Special Resolution** means a resolution that does not relate to a Shared Facility which is passed at a Meeting if:

- (a) not more than one quarter in value of votes is cast against the motion by Members Entitled to Vote; and
- (b) if the resolution comprises a Barangaroo Delivery Authority Reserve Power, the Barangaroo Delivery Authority has not exercised its right to veto the resolution.

**Special Shared Facility Resolution** means a resolution in relation to a Shared Facility which is passed at a Meeting if:

- (a) not more than one quarter in value of votes is cast against the motion by Members Entitled to Vote; and
- (b) if the resolution comprises a Barangaroo Delivery Authority Reserve Power, the Barangaroo Delivery Authority has not exercised its right to veto the resolution.

**Specified Rate** means on any day, 2% per annum above the Reserve Bank of Australia cash rate.

**Step-In Event** means each of:

- (a) the Supplier failing to provide the relevant Green Utility Service in accordance with the Supply Agreements and the expiry of all grace and cure periods available to the Supplier; or
- (b) the repudiation by the Supplier of its obligation to provide a Green Utility Service under substantially all of the relevant Supply Agreements; or
- (c) the Supplier advising the Stakeholder that it will not be able to materially comply with this management statement or the relevant Supply Agreements or substantially all of the relevant Supply Agreements; or
- (d) the cancellation, suspension or lapsing of a Required Licence; or
- (e) the subsistence of an Insolvency Event in respect of the Supplier which the Stakeholder believes on reasonable grounds will result in the Supplier ceasing to provide a Green Utility Service in accordance with the relevant Supply Agreements.

**Step-in Rights** includes the right of Members to:

- (a) enter and take possession of the relevant Green Utility Lot and the Supplier's Infrastructure; and
- (b) enter the Plant; and
- (c) use the Supplier's Infrastructure to provide Green Utility Service for supply to the Members and other customers; and
- (d) perform the Green Utility Service in place of the Supplier; and
- (e) subject to the terms of this management statement, exercise the Supplier's rights or comply with the Supplier's obligations under any other contractual arrangement to which the Supplier is a party; and
- (f) act as the Supplier's disclosed agent.

**Step-Out** means a step-out under clauses 71.7 ("Step-Out upon cure") or 71.8. ("Voluntary Step-Out") (as applicable).

**Strata Lot** means a lot in a Strata Scheme.

**Strata Parcel** means each stratum lot within Barangaroo South which is subdivided by a Strata Plan.

**Strata Plan** means a strata plan under the *Strata Schemes (Leasehold Development) Act 1986 NSW*.

**Strata Scheme** means a leasehold strata scheme under the *Strata Schemes (Leasehold Development) Act 1986 NSW*.

**Stratum Lot** means a lot in the Stratum Plan which has not been subdivided by a Strata Plan.

**Stratum Plan** means DP 1204948, and each plan which further subdivides any lot in DP1204948.

**Subdivision Legislation** means the *Conveyancing Act 1919*.

**Subdivision Plan** means a Strata Plan or a subdivision plan which subdivides a Stratum Lot, or part of a Stratum Lot, into two or more Stratum Lots (or a combination of both).

**Substitute Representative** means a natural person appointed by a Member as a substitute for their Representative.

**Substitution** means replacement of an existing Shared Facility with comparable equipment of substantially similar specifications. **Substitute** and **Substituted** have corresponding meanings.

**Supplier** means a sub lessee of a Green Utility Lot who is operating a Green Utility.

**Supplier's Infrastructure** means the Plant and all ancillary infrastructure, plant and equipment throughout Barangaroo South that relates to the operation of that Plant from which the occupier of the relevant Green Utility Lot benefits (including by way of easement, under this management statement or otherwise) except infrastructure, plant and equipment which is beyond the connection point to a Stratum Lot or Strata Parcel.

**Supplier Initiated Capital Improvement Plan** has the meaning given to it in clause 73.13(a) ("Supplier Initiated Capital Improvement").

**Supply Agreement** means an agreement, including a connection agreement, for the supply of or connection to Green Utility Services either:

- (a) between a Member and Supplier; or
- (b) by a Member or Occupier when the Green Utility is a Shared Facility,

excluding such agreements in relation to lots in a Strata Scheme forming part of an accommodation hotel resort building.

**Suspension Notice** has the meaning given in clause 73.4(a) ("Committee Capital Improvement Plan Request").

**T1 Lot** means the component of Barangaroo South referred to in Schedule 7 as "T1", which at the date of registration of this management statement is proposed to be a Lot created by the future subdivision of part of the Residue Lot.

**T1 Owner** means the Owner of the T1 Lot from time to time.

**T3 Lot** means the component of Barangaroo South referred to in Schedule 7 as "T3", which at the date of registration of this management statement is proposed to be a Lot created by the future subdivision of part of the Residue Lot.

**T3 Owner** means the Owner of the T3 Lot from time to time.

**Transfer of Lease** means a transfer of lease form 01TL completed with the relevant details of the sub lease of the Green Utility Lot.

**Treasurer** means the treasurer of the Committee.

**Trust** means:

- (a) in relation to each Trustee Member, the trust in respect of which the Trustee Member owns its Stratum Lot as trustee; or
- (b) in relation to each Custodian Member, the trust in respect of which the Custodian Member owns its Stratum Lot as custodian.

**Trustee Member** means a Member who owns its Stratum Lot as trustee of a Trust.

**Unanimous Resolution** means a resolution passed at a Meeting against which:

- (a) no Member Entitled to Vote casts a vote; and
- (b) if the Resolution comprises a Barangaroo Delivery Authority Reserve Power, the Barangaroo Delivery Authority has not exercised its right to veto the Resolution.

**Unanimous Shared Facility Resolution** means a resolution in relation to a Shared Facility which is passed at a Meeting against which:

- (a) no Member Entitled to Vote casts a vote; and
- (b) if the Resolution comprises a Barangaroo Delivery Authority Reserve Power, the Barangaroo Delivery Authority has not exercised its right to veto the Resolution.

**Upgrade** means improving the performance, amenity or technical specifications of an existing Shared Facility other than by Substitution.

**Waiver** means the waiver by the Registrar-General described in clause 1.6 ("Waiver by Registrar-General from the requirements of the Strata Schemes (Leasehold Development) Act 1986") and attached as Annexure "B".

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## 90 Interpretation

### 90.1 References to certain terms

Unless the contrary intention appears, a reference in this management statement to:

- (a) a document (including this management statement) includes any variation or replacement of it; and
- (b) a clause, annexure or schedule is a reference to a clause in or annexure or schedule to this management statement; and

- (c) a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them; and
- (d) the singular includes the plural and vice versa; and
- (e) the word "you" means a Member, an Owner or an Occupier; and
- (f) the word "person" includes an individual, a firm, a body corporate, a partnership, joint venture, an unincorporated body or association, or any Government Agency; and
- (g) a particular person includes a reference to the person's executors, administrators, successors, substitutes (including persons taking by novation) and assigns; and
- (h) if a period of time dates from a given day or the day of an act or event, it is to be calculated exclusive of that day; and
- (i) a day is to be interpreted as the period of time commencing at midnight and ending 24 hours later; and
- (j) the words "including", "for example" or "such as" when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind; and
- (k) if an act under this management statement to be done by a party on or by a given day is done after 5.30pm on that day, it is taken to be done on the next day; and
- (l) if an event under this management statement must occur on a stipulated day which is not a Business Day then the stipulated day will be taken to be the next Business Day.

## **90.2 Headings**

Headings (including those in brackets at the beginning of paragraphs) are for convenience only and do not affect the interpretation of this management statement.

# Barangaroo South – Building Management Statement

## Schedule 1 - Shared Facilities Table (Barangaroo South)

### Part A – Definitions

The following meanings apply in this Schedule unless the contrary intention appears and other terms have the same meaning as that given to them in the management statement:

1. **T1** means the T1 Owner (noting that under certain development consents, T1 is also known as C3);
2. **T2** means the T2 Owner (noting that under certain development consents, T2 is also known as C4);
3. **T3** means the T3 Owner (noting that under certain development consents, T3 is also known as C5);
4. **R8 & R9 Residential** means the R8 & R9 Residential Owner
5. **R8 & R9 Retail** means the R8 & R9 Retail Owner
6. **Infrastructure Lots** means the CCW, RW and EN Owner
7. **BL** means the Bike Lot Owner
8. **H1** means the H1 Owner;
9. **R4 & R5 Retail** means the R4 & R5 Retail Owner
10. **R4 Residential** means the R4a and R4b Residential Owner
11. **R5 Residential** means the R5 Residential Owner
12. **C2 Commercial** means the Owner of the commercial component of C2;
13. **C2 Retail** means the Owner of the retail component of C2.

- 14. **C1** means the C1 Owner.
- 15. **R1** means the R1 Owner.
- 16. **R7** means the R7 Owner.

**Note:** *some of the parties listed above are included for indicative purposes only they are, at the date of the management statement, only intended or proposed future Members (as per Schedule 7 of the management statement).*

#### **Part B – Shared Facilities Table (Barangaroo South)**

The principles of a Shared Facilities agreement are such that the costs associated with the running of the shared facilities are apportioned across all users. Over the life of the property this may change in terms of total cost and the appropriate apportionment as the Australian market changes and also usage by the occupants and demand changes. The apportionments detailed below are a guide to how the Shared Facilities costs will be apportioned and are based upon the principal of usage. 100% of the cost must be apportioned and therefore should this usage rise and fall then costs will rise and fall accordingly. Should during the life of the asset the methodology be determined to no longer properly reflect usage then the Shared Services Manager may amend the methodology to reflect appropriate usage and cost.

#### Operation and Capital Costs

The apportionment of the costs associated with the Shared facilities will include both day to day operational costs but also the Capital Replacement of equipment that has ceased its useful life. The apportionment table does not detail any sinking fund requirements however the Owners committee should consider the proper budgeting of Administration and Sinking Funds and apportionment based upon the Shared Facilities Table.

#### Contents:

- 1.0 Administration
- 2.0 Contractors, Equipment & Services
- 3.0 Infrastructure & Systems
- 4.0 Management / Control Systems
- 5.0 Shared Structure, Areas, Access ways & Rooms
- 6.0 Utilities

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
<b>440</b>	<b>Administration</b>				
<b>1.1</b>	<b>Administration &amp; Management</b>				
1.1.1	Auditor and Other Charges	Appointed by BMC to audit its financial accounts as noted in the Building Management Statement. Includes all costs to perform this role, and includes any statutory charges imposed by the bank or financial institution of the BMC's financial accounts.	T1, T2, T3, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1, R1, R7, R4 & R5 Retail, R4 Residential, R5 Residential, H1, *Infrastructure Lots *Bike Lot	Essential	3. By area – GFA.
1.1.2	Facility Manager	Appointed by the BMC to manage the shared facilities. Includes Facility Manager's management fee, staff salaries and on-costs and all other related costs to perform this role including all incidental costs such as office costs; equipment hire, phone, computer, furniture etc.	T1, T2, T3, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 R1, R7, R4 & R5 Retail, R4 Residential, R5 Residential, H1, *Infrastructure Lots	Essential	3. By area – GFA.

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
1.1.3	Manager	Appointed by the Building Management Committee (BMC). Includes Manager's Management Fees, salary and on-costs, disbursements and all other related costs to perform this role.	*Bike Lot T1, T2, T3, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 R1, R7, R4 & R5 Retail, R4 Residential, R5 Residential, H1, *Infrastructure Lots *Bike Lot	Essential	3. By area – GFA.
1.1.4	Consultants and Advisors	Consultants and Advisors appointed to provide technical advice on the Management of the Shared Facilities. This may include but is not limited to 1. Traffic Management consultancy 2. Engineering advice and consultancy on systems and replacement and upgrade as required 3. Project Management	T1, T2, T3, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 R1, R7, R4 & R5 Retail, R4 Residential, R5 Residential, H1, *Infrastructure Lots *Bike Lot		3. By area – GFA.

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below) 1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
1.2	<b>Insurance</b>				
1.2.1	Insurances - Damage Policy pursuant to clause 3, Schedule 8A <i>Conveyancing Act 1919</i> (NSW) and with s83 of the <i>Strata Schemes Management Act 1996</i> for the relevant owners corporation members	<p>The damage policy must provide for:</p> <ul style="list-style-type: none"> <li>the rebuilding of the building, or the replacement of the building by a similar building, in the event of its destruction. This replacement must be no less extensive than the original building and the condition no worse than the original building was when new;</li> <li>Loss of income incurred during the period of reconstruction of the building</li> <li>the repair of damage to, or restoration of the damage to part of, the building in the event it has been damaged but not destroyed, so that the repair or restored part is no less extensive than the original part and is in a condition no worse than the original part was in when new;</li> <li>the payment of expenses incurred in the removal of debris; and</li> <li>the remuneration of architects and other persons whose services are necessary as an incident to the rebuilding, replacement, repair or restoration.</li> </ul>	T1, T2, T3, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 R1, R7, R4 & R5 Retail, R4 Residential, R5 Residential, H1, Infrastructure Lots, Bike Lot	Essential	5. Other - % on property replacement valuation

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below) 1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
		<ul style="list-style-type: none"> <li>Incident management costs relative to make safe emergency works required directly after a significant incident of destruction.</li> </ul>			
1.2.2	Other Insurance	<p>Costs for insurance include those required under clause 4 of Schedule 8A of the <i>Conveyancing Act 1919</i> (NSW) and s88 of the <i>Strata Schemes Management Act 1996</i> for the relevant owners corporation members including, without limitation:</p> <ul style="list-style-type: none"> <li>any insurance required by law, including any insurances required by the <i>Workers Compensation Act 1987</i> and the <i>Workplace Injury Management and Workers' Compensation Act 1998</i>;</li> <li>machinery breakdown insurance;</li> <li>office bearers insurance;</li> <li>fidelity guarantee insurance;</li> <li>public liability insurance, including in respect of areas external to Barangaroo South but which are Shared Facilities;</li> <li>premiums under other policies effected by the Committee according to this building management statement;</li> <li>excesses on insurance policies effected by the Committee;</li> </ul>	T1, T2, T3, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail, C1 R1, R7, R4 & R5 Retail, R4 Residential, R5 Residential, H1, Infrastructure Lots, Bike Lot.	Essential	5. Other - % on property replacement valuation

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
		<ul style="list-style-type: none"> <li>covered under 1.6. insurance broker fees; and</li> <li>other costs incurred by the Committee to effect insurances for Barangaroo South.</li> <li>Legal Costs in respect of managing and defending claims</li> </ul>			1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
<b>1.3</b>	<b>Valuations</b>				
1.3.1	Valuations prepared for insurance purposes as required by the BMS	As required by Clause 13.6 of the Building Management Statement. Preparation of detailed valuation briefs relative to each component of the shared facility.	T1, T2, T3, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 R1, R7, R4 & R5 Retail, R4 Residential, R5 Residential, H1, Infrastructure Lots, Bike Lot	Essential	5. Other - % on property replacement valuation apportionment.
<b>20 Contractors, Equipment &amp; Services</b>					
<b>2.1</b>	<b>Cleaning</b>				
2.1.1	Cleaning - all areas except Bike Lot	Associated with the basement 1a Includes the following: <ul style="list-style-type: none"> <li>all periodic cleaning and rubbish removal from shared facility rooms and areas;</li> </ul>	<u>Associated with Basement 1a:</u> T1, T2, T3, R1,	Essential	3. By area - GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
		<ul style="list-style-type: none"> <li>periodic cleaning of all fixtures and fittings within the shared basement areas including but not limited to kerbs, gutters, bollards, walls, signage, light fittings, ventilation outlets and exposed ductwork, loading docks and all vehicle access ways; and</li> <li>all cleaning materials and consumables.</li> </ul>	R7, R8 & R9 Residential, R8 & R9 Retail. C2 Commercial; C2 Retail; C1 <u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential, R5 Residential		1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
2.1.2 (See SF Plans 6a, 6b, 6c, 6d, 6e & 6f)	Cleaning – Bike Lot	Includes the following: <ul style="list-style-type: none"> <li>all periodic cleaning and rubbish removal from the Bike Lot;</li> <li>periodic cleaning of all fixtures and fittings within the shared basement areas including but not limited to kerbs, gutters, bollards, walls, signage, light fittings, towel, garbage and recycling receptacles, ventilation outlets and exposed ductwork, loading docks &amp; all vehicle access ways; and</li> <li>all cleaning materials and consumables including any laundry and / or towel service that may be implemented.</li> </ul> Note: in relation to the minimum frequency and service level of cleaning within the change rooms and shower areas it will need to be agreeable by all Members Benefitted. Services above this agreed minimum will be payable directly by the Lot Owner(s) requesting it.	T1, T2, T3, C2 Commercial, C1	Essential	5. Other - By shower allocation

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
<b>2.2</b>	<b>Lighting Repair</b>				
2.2.1	Repair of light fittings	Includes the repair and replacement of all light fittings and globes in shared rooms and areas within the basement, including labour costs.	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 <u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential, R5 Residential.	Essential	3. By area - GFA
<b>2.3</b>	<b>Pest Control</b>				
2.3.1	Pest Control	Includes the periodic and reactive treatment of shared areas to prevent pest & vermin infestation throughout the basements.	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 <u>Associated with Basement 1b:</u> R4 & R5 Retail,	Essential	3. By area - GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
			R4 Residential, R5 Residential,		1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
<b>2.4</b>	<b>Shared Equipment</b>				
2.4.1	Elevated Work Platform/s or equivalent	Includes the planned and reactive maintenance and replacement and operational expenses and licence requirements for all shared elevated work platforms (or equivalent) and equipment used to work at heights.	T1, T2, T3, C2 Commercial; C2 Retail; R1, R7,	Essential	3. By area - GFA
2.4.2	Shared vehicles	Includes the planned and reactive maintenance and replacement and operational expenses, insurances and licence requirements for all shared basement vehicles. This is expected to include golf buggy type vehicles and trailers or similar for use to transport waste, equipment, staff and materials around the basement.	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail C2 Commercial; C2 Retail; C1  <u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential, R5 Residential	Essential	3. By area - GFA
<b>2.5</b>	<b>Waste Removal</b>				
2.5.1 (see SF)	Centralised Waste & Recycling processing and	This includes: <ul style="list-style-type: none"> <li>cleaning staff costs required to move waste from</li> </ul>	<u>Associated with Basement 1a:</u>	Essential	2. Measured Usage - Apportioned on % of total weight of waste collected and

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
Plan 1)	removal	<p>building waste rooms to the central waste area and its processing into bulk waste and recycling containers including the cleaning of all associated waste areas &amp; equipment;</p> <ul style="list-style-type: none"> <li>all waste &amp; recycling handling and removal fees;</li> <li>equipment maintenance, repair and replacement as required to maintain the waste handling and management system (bins, bin lifters and compactors etc);</li> <li>repair and maintenance of the roller shutters and doorways to the waste room;</li> <li>maintenance and service / waste removal fees for the waste room grease arrestor; and</li> <li>repairs and maintenance of fixtures and fittings (eg bump guards, tanks, pumps, piping, hobs, hose points and drains).</li> </ul>	<p>T1, T2, T3,                      R1,                      R7,                      R8 &amp; R9 Residential,                      R8 &amp; R9 Retail,                      C2 Commercial;                      C2 Retail;                      C1</p> <p><u>Associated with Basement 1b:</u>                      R4 &amp; R5 Retail,                      R4 Residential,                      R5 Residential</p>		<p>disposed of.</p> <p>1. Metered Usage;                      2. Measured Usage;                      3. By Area (GFA);                      4. By Car Space Numbers;                      5. Other / Forecast.</p>
<b>3.0 Infrastructure &amp; Systems</b>					
<b>3.1 Fire Systems located in the Basements</b>					
3.1.1 (see SF Plan 2a)	<p>Central Sprinkler Tank,                      Central Basement Booster,                      Central Basement / Precinct Fire Control Room and shared connections between Basement Ring Mains</p>	<p>Includes the following:</p> <ul style="list-style-type: none"> <li>all planned testing and reactive repairs required to maintain the fire and life safety systems to the required standards, and</li> <li>certification requirements of the fire systems and any consultancy costs required for ongoing certification.</li> <li>including evacuation training and testing and</li> </ul>	<p>T1, T2, T3                      R1,                      R7,                      R8 &amp; R9 Residential,                      R8 &amp; R9 Retail,                      C2 Commercial;                      C2 Retail;                      C1                      R4 &amp; R5 Retail,</p>	Essential	3. By area - GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
			R4 Residential, R5 Residential, H1, *Infrastructure Lots * Bike Lot		1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
		nomination of fire wardens;			
3.1.2	Fire Hydrant and Sprinkler Systems				
3.1.3	Fire Pump Rooms including all booster pumps, valves, storage tanks, pipework and associated electrical components				
3.1.4	Fire Hose Reels, Fire Extinguishers and Fire Hydrants				
3.1.5	Emergency Warning Intercommunication System (EWS) and fire alarm systems including speakers, alarms and associated electrical components				
3.1.6	Fire Detection System including all fire, smoke and heat detectors including associated electrical components				
3.1.7	Emergency Lighting				
			<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1  <u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential, R5 Residential.	Essential	3. By area - GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
	System				1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
3.1.8	Main Fire Indicator Panel, system Mimic and other control panels				
3.1.9	Stair Pressurisation Systems including all motors, fans, ducting grilles, filters and electrical components				
3.1.10	Fire Stairs, egress doors and corridors				
3.1.11	Fire Alarm line to brigade				
3.1.12	Basement Ring Mains				
3.1.13	Fire curtains				
3.1.14	Fire Evacuation Training				
<b>3.2</b>	<b>Lifts</b>				
3.2.1	Lifts for access between Ground Level and Basement 1a Bike amenity areas	Includes the registration, maintenance and repair and compliance costs for the lifts servicing the bike amenity including the phone / intercom communication costs. Includes lift monitoring system.	T1, T2, T3, C2 Commercial, C1	Essential	5. Other - By shower allocation
3.2.2	Any other lifts that are shared (ie. not dedicated to a building)	Includes the registration, maintenance and repair and compliance costs for the lifts servicing the bike amenity including the phone / intercom communication costs. Includes lift monitoring system.	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential,	Essential	3. By Area - GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
			R8 & R9 Retail; C2 Commercial; C2 Retail; C1  <u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential, R5 Residential		1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
<b>3.3</b>	<b>Shared Infrastructure</b>				
3.3.1	Stormwater system	Includes all maintenance, repair and replacement works associated with the stormwater system including sumps, tanks, pollutant / silt traps, pumps, signage and pipe painting etc required	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots *Bike Lot  <u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential, R5 Residential	Essential	3. By Area - GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
3.3.2	Sub soil water treatment equipment	Includes the planned and reactive maintenance and replacement of the sub soil treatment plant and its associated equipment e.g. pumps, filters, consumable chemical, and the cleaning of sumps, drain lines.	T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 Retail, R4 & R5 Retail, R4 Residential, R5 Residential, H1	Essential	3. By Area - GFA
3.3.3 (see SF Plan 3)	Shared Generator plant and equipment	Includes all planned and reactive maintenance and replacement of the generator system and associated electrical switch gear and controls. Includes all diesel fuel purchases and treatment.	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots *Bike Lot <u>Associated with Basement 1b:</u>	Essential	3. By Area - GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
			R4 & R5 Retail, R4 Residential, R5 Residential		1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
<b>4.0 Management/ Control Systems</b>					
<b>4.1</b>	<b>Control Systems</b>				
4.1.1	Shared Basement Air-conditioning and Ventilation Systems	Includes the planned and reactive maintenance and replacement of all air conditioning and ventilation systems serving the basement shared areas and annual certification as required by authorities. This includes any actuator used for air conditioning control (e.g. Air or chilled water flow). It includes all air supply plenums and exhausts and ductwork and the mechanical ventilation systems including exhaust risers and the supply fans systems, the ducts servicing the exhaust risers and fan motors housing.	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots	Essential	3. By Area - GFA
	Dedicated Basement Air-conditioning and Ventilation Systems - Bike Lot		<u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential, R5 Residential		
4.1.2	Basement Building Management Control	Includes the planned and reactive maintenance and replacement of Building Management & Control System serving	T1, T2, T3, C2 Commercial, C1	Essential	5. Other - By shower allocation
			<u>Associated with Basement 1a:</u>	Essential	3. By Area -GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
	System (BMCS)	the basement shared areas. This includes all head ends, control panels, hardware, software and devices e.g. temperature sensors.	T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots *Bike Lot. <u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential, R5 Residential		1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
4.1.3	Basement Lighting Control Systems	Includes the planned and reactive repair and replacement of the lighting control system and light fittings to all of the shared areas.	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots *Bike Lot. <u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential,	Essential	3. By Area -GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
4.1.5	Other Basement Control System/s	Includes any other control systems not specifically nominated in this section of the Shared Facility table.	R5 Residential  <u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots. *Bike Lot <u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential, R5 Residential.	Optional	3. By Area -GFA
<b>4.2</b>	<b>Management systems</b>				
4.2.1	Contractor Induction System	Includes the planned and reactive maintenance and replacement to all management systems for the basement. This includes all head ends, control panels, hardware, software and consultants fee.	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots	Essential	3. By Area -GFA
4.2.2	Contractor Management System				
4.2.3	Basement Energy Management System				
4.2.4	Basement Open Building System Integration (OBSI) System				
4.2.5	Basement Work Order Request & Management				

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
4.2.5	System Other Basement Management System/s including emergency lighting system		*Bike Lot <u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential, R5 Residential		1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
<b>4.3</b>	<b>Security &amp; Communication Systems</b>				
4.3.1	Basement Security Systems	Includes the planned and reactive maintenance and replacement to all basement (including entries that may have externally located elements) Access Control and CCTV related equipment. This includes all equipment, head ends, control panels, hardware, software and devices e.g. card readers, cameras and electric strikes.	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots, *Bike Lot <u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential, R5 Residential. T1, T2, T3	Essential	3. By Area - GFA
4.3.2	Basement Security Response Manning	Includes the provision of additional security guards and manned access control and car inspection during a heightened period of security awareness.		Optional	3. By Area - GFA
4.3.3	Key Management System	Includes the cabinet and any other related hardware of software provision, planned and reactive maintenance.		Optional	3. By Area - GFA
4.3.4	Basement Intercom Systems	Includes the planned and reactive maintenance and replacement to all intercom related equipment. This includes all head ends, control panels, hardware, software and devices e.g. intercom points.		Essential	3. By Area -GFA
4.3.5	2-way Radio System	This includes all required antennae, repeaters, base station and related management software, hardware.		Essential	3. By Area -GFA
4.3.6	Basement Digital Antennae Systems (DAS)	Includes head end, cables, antennae and all associated equipment and maintenance thereof.	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7,	Essential	3. By Area -GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below) 1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
			R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots, *Bike Lot <b>Associated with Basement 1b (not including shared structures with 1c):</b> R4 & R5 Retail, R4 Residential, R5 Residential		
4.3.7	Integrated Communication Network (ICN)	Includes all shared (i.e. non-dedicated to individual Lot Members) elements of the precinct wide communications network including cabling, cable trays, conduit, containment, racks, field panels, switches, UPS (battery backup) and related equipment and maintenance thereof.	T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots *Bike Lot R4 & R5 Retail, R4 Residential, R5 Residential	Essential	3. By Area -GFA
4.3.8	All other communications infrastructure including MATV and WiFi systems	Includes all shared cable trays, racks, conduit and other equipment and maintenance thereof not covered elsewhere in the Shared Facility Table.			
<b>5.0</b>	<b>Shared Structure Areas, Access ways &amp; Rooms</b>				

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
<b>5.1</b>	<b>Basement Structure</b>				
5.1.1 (see SF Plans 4a & 4b)	Basement structure	<p>Includes but not limited to all inspections and, planned and reactive maintenance and replacement of any shared:</p> <ul style="list-style-type: none"> <li>• diaphragm wall including seawater inlet and outlet points;</li> <li>• floor or ceiling slabs including any expansion joints; and</li> <li>• walls or slabs that form the basement perimeter including any waterproofing membrane (whether affixed to the interior or exterior surface of any such walls or slabs).</li> </ul>	<p><u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 &amp; R9 Residential, R8 &amp; R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots, *Bike Lot</p> <p><u>Associated with Basement 1b (not including shared structures with 1c):</u> R4 &amp; R5 Retail, R4 Residential, R5 Residential,</p> <p><u>Shared Basement 1b and 1c Structure:</u> R4 &amp; R5 Retail, R4 Residential, R5 Residential, H1</p>	Essential	3. By Area - GFA
<b>5.2</b>	<b>Basement Vehicle &amp; Pedestrian Access ways</b>				
5.2.1 (see SF Plans)	Includes all Basement areas used for vehicle and pedestrian access not	Includes all necessary vehicle and pedestrian access to and from a Member's amenities.	<u>Associated with Basement 1a:</u> T1, T2, T3,	Essential	4. By car space numbers

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
5a, 5b, 5d, 5e & 5f)	noted in SF 5.7 (Car park & Loading dock entry / exits) and SF 5.6 (Loading Dock & Courier Loading Dock) Note, within Basement 1a, this excludes the R8 & R9 Residential parking area.	It also includes all planned and reactive maintenance and replacement of: <ul style="list-style-type: none"> <li>• blind spot mirrors and wheel stops;</li> <li>• General traffic signage (speed limits, yielding, give way, stop signage etc.)</li> <li>• surface finish, line marking and directional signage of access ways. Note: tenant or resident specific signage on car park bays, car park bay marking and numbering to be at direct cost of Lot Owner</li> <li>• speed control devices including speed humps ;</li> <li>• lighting to the car park area and access ways.</li> <li>• Traffic light system</li> <li>• Roller gates/shutters and card readers</li> </ul> Preparation and ongoing management and adherence to a Traffic Management and Traffic Management Safety Plan. Note: tenant or resident specific roller gates/shutters & car readers are to be the direct cost of Lot Owner.	R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots, *Bike Lot. <b>Associated with Basement 1b;</b> R4 & R5 Retail, R4 Residential, R5 Residential		1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
<b>5.3</b>	<b>Bicycle and Amenities Area</b> (see SF Plans 6a, 6b, 6c, 6d, 6e & 6f)				
5.3.1	Change Rooms, amenity and access way areas located in Basement 1a	Includes pedestrian access, ingress and egress as well as cleaning and maintenance of change rooms, amenity areas, shared common areas, amenities and access paths. This includes: <ul style="list-style-type: none"> <li>• fittings and finishes including lockers, benches, flooring and signage;</li> <li>• cleaning of the area including all wet areas;</li> <li>• the supply of consumables;</li> <li>• the maintenance and repair of hot water systems</li> </ul>	T1, T2, T3, C1, C2 Commercial	Essential	5. Other - By Shower allocation (see Note 7 for breakdown)

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below) 1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
		<p>and their tempering valves;</p> <ul style="list-style-type: none"> <li>• maintenance and repair of drinking fountains, shared common areas furniture and equipment; and</li> <li>• rates and taxes and other costs payable under the Bike Lot Lease.</li> </ul> <p>Note: 1. The breakdown of how the Modules are allocated and shared between different Lot Owners is found at the foot of this Shared Facilities Table under Note 7. Within this, the first column in the Table indicates the numbered Modules which are shown in the plans attached. Each Module contains the corresponding number of showers and lockers referred to in the Table and is allocated for the exclusive use of each Lot as shown in the Table except that Module 21 is for the use of T2 and T3 jointly and Modules 6 &amp; 6a is for the shared use of C2 Commercial, T1, T2 and T3.</p> <p>2. The facilities are located within lot 402 except for Modules 15, 15a, 15b, 16 and 17 which are located within the future Metro Lot, Module 6a on lot 304 (C2 Commercial) and Modules 23 &amp; 24 which are located within lot 401 (C1).</p>			
5.3.2	Bike rack areas located on Basement Level 1	<p>Includes pedestrian access, ingress and egress as well as the repair and maintenance of the bike rack areas and its fittings and fixtures. This includes:</p> <ul style="list-style-type: none"> <li>• the bike racks;</li> <li>• flooring; and</li> </ul>	T1, T2, T3, C1, C2 Commercial.	Essential	5. By bike space allocation (see Note 8 for breakdown)

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
		<ul style="list-style-type: none"> <li>ancillary equipment as provided e.g. lounges, TV, ironing facilities and clothes airing devices</li> </ul> <p><b>Note:</b> Despite clause 56.9:</p> <ol style="list-style-type: none"> <li>unless otherwise agreed by the T1 Owner and the T2 Owner, of T2's total allocated bike spaces 400 bike spaces will be available for the exclusive use of T2 (by inclusions in a separating cage) as shown in Shared Facilities Plan 6d identified as Area A; and</li> <li>unless otherwise agreed by the T1 Owner and the T2 Owner, of T1's total allocated bike spaces 80 will be available for the exclusive use of T1 as shown in Shared Facilities Plan 6d as Area B.</li> </ol>			<ol style="list-style-type: none"> <li>Metered Usage;</li> <li>Measured Usage;</li> <li>By Area (GFA);</li> <li>By Car Space Numbers;</li> <li>Other / Forecast.</li> </ol>
<b>5.4</b>	<b>Corridor areas (Back of House) (see SF Plans 7a &amp; 7b)</b>				
5.4.1	Basement Level Back of house corridor areas	<p>This includes corridor areas from dock and carpark areas used to access plantrooms, storage areas and shared work areas (e.g. Security Control room, Operations room, Induction rooms, First aid rooms and contractor amenities). This includes pathways used to transport waste and recycling from their point of origin to central waste handling area and access to all plant rooms and paths of travel within the basement areas.</p> <p>Items covered include:</p> <ul style="list-style-type: none"> <li>the maintenance, painting and cleaning of walls, floor finishes and exposed services.</li> <li>Safety and directional signage</li> </ul>	<p><u>Associated with Basement 1a:</u>                      T1, T2, T3, R1, R7, R8 &amp; R9 Residential, R8 &amp; R9 Retail, C2 Commercial; C2 Retail; C1</p> <p>*Infrastructure Lots                      *Bike Lot</p> <p><u>Associated with Basement 1b:</u>                      R4 &amp; R5 Retail,</p>	Essential	3. By Area - GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
			R4 Residential, R5 Residential		1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
<b>5.5</b>	<b>Electrical &amp; Communications Rooms</b> (see SF Plans 8a, 8b, 8c & 8d)				
5.5.1	Shared switch rooms	Includes the repair and maintenance of all fixtures and fittings within the shared switch rooms including all electrical meters and sub-meters, electrical wires, cables and ducts exclusively servicing the Shared Facilities.	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots *Bike Lot <u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential, R5 Residential	Essential	3. By Area - GFA
5.5.2	Electrical switch and control gear	This includes all planned preventative and reactive maintenance and replacement of shared area electrical control equipment (e.g. circuit breakers and main switches). This applies where an item of equipment controls the supply of electricity to a shared area (e.g. light and power for the B2 carpark area or electricity supply to a mechanical switchboard that supports the loading dock supply and exhaust fans).	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1	Essential	3. By Area - GFA (for planned preventative maintenance)  5. Other - (For reactive repair and replacement) apportionment as per item/s benefited (e.g. bike amenity light & power supply by bike space, shared security control room light and power by GFA.

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
			*Infrastructure Lots *Bike Lot. <u>Associated with Basement 1b:</u> R4 & R5 Retail, R4 Residential, R5 Residential.		1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
5.5.3	Shared Campus/Precinct Node Rooms (Telco & Comms) located on Basement Level 2 of Basement 1a	Includes the repair and maintenance of fixtures and fittings within these rooms.	T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots *Bike Lot. R4 & R5 Retail, R4 Residential, R5 Residential. H1	Essential	3. By Area - GFA
5.5.4	Ausgrid Distribution Switching Station & Ausgrid Ventilation Shafts	Includes the cleaning, repair and maintenance of the shafts and associated louvres.  NOTE: The shafts and louvres extend from the basement through the podium levels and form part of the building essential infrastructure. These shafts are not able to have any additional services (e.g. conduit, water pipe etc.) installed within them. Louvres must remain clear and unobstructed.	T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots *Bike Lot.	Essential	3. By Area - GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
			R4 & R5 Retail, R4 Residential, R5 Residential		1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
<b>5.6</b>	<b>Loading Docks</b>				
5.6.1 (See SF Plan 9a)	Loading dock No:1 (Northern dock) including the Main Dock master office located on Basement Level 2 of Basement 1a	Includes pedestrian and vehicular access, ingress and egress as well as planned and reactive maintenance of the: <ul style="list-style-type: none"> <li>• dock master office and its fixtures and fittings;</li> <li>• the boom gates adjacent the dock master office;</li> <li>• IT hardware &amp; software (e.g. PC / tablet, delivery management system etc.) used by these stations; and</li> <li>• Dock master salary and all costs for staff scheduled to this post.</li> </ul>	T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots	Essential	3. By Area - GFA
5.6.2 (See SF Plan 9b)	Loading dock No:2 (Counter Loading dock) including the Dock master office located on Basement Level 2 of Basement 1a		T1, T2, T3, C2 Commercial; C2 Retail; C1 *Infrastructure Lots	Essential	3. By Area - GFA
5.6.3 (See SF Plan 9c)	Loading dock No:3 (Southern dock) including the Dock master office located on Basement Level 2 of Basement 1a		T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots	Essential	3. By Area - GFA
5.6.4	Loading dock No:4 within Basement 1b		R4 & R5 Retail, R4 Residential, R5 Residential	Essential	3. By Area - GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
<b>5.7</b>	<b>Access ways and Entry / Exits (See SF Plans 5a, 5b, 5c, 5d, 5e, 5f, 5g &amp; 5h)</b>				
5.7.1	Entry / exit No: 1 - Basement 1a (Loading Dock entry & exit, and carpark entry from the Northern site boundary) includes the vehicular ramp from the property boundary to the point where the carpark entry ramp turns off.	Includes pedestrian and vehicular access, ingress and egress as well as all planned and reactive maintenance and replacement specific to the following items expected to be within the areas: <ul style="list-style-type: none"> <li>• roller shutter/s;</li> <li>• boom gates;</li> <li>• Access control stations / points;</li> <li>• pedestrian warning devices;</li> <li>• floor and wall finish repair and maintenance;</li> <li>• line marking;</li> <li>• safety and directional signage;</li> <li>• lighting repair; and</li> <li>• ventilation systems.</li> </ul>	T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots	Essential	3. By Area - GFA
5.7.2	Entry / exit No: 2 - Basement 1a includes the carpark exit ramp to Hickson Rd property boundary from Basement Level 1		T1, T2, T3, R1, R7, R8 & R9 Residential, C2 Commercial; C2 Retail; C1 *Infrastructure Lots	Essential	4. By car space numbers
5.7.3	Entry / exit No: 3 - Basement 1a includes the carpark entry / exit vehicular ramp from the southern site boundary to B1 level		T1, T2, T3, R1, R7, R8 & R9 Residential, C2 Commercial; C2 Retail; C1 *Infrastructure Lots.	Essential	4. By car space numbers

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
5.7.4	Entry / exit No: 4 - Basement 1b includes the car park and loading dock shared entry / exit vehicular ramp(s)		R4 & R5 Retail, R4 Residential, R5 Residential	Essential	1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.  4. By car space numbers
5.7.5	Pedestrian (contractor / service providers) basement entry / exit access	To allow access for pedestrians to and from the basement that are on-foot and not accessing via the building lift lobbies. This would include service contractors such as cleaners, security, mail etc. The prime pedestrian access is via the ground level T2 east fire stair to the basement.	T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots.	Essential	3. By Area - GFA
<b>5.8</b>	<b>Shared Rooms</b> (See SF Plans 10a, 10b, 10c & 10D)				
5.8.1	Shared Security Control room located on Basement Level 2 of Basement 1a	Includes procurement, repair and maintenance and replacement of: <ul style="list-style-type: none"> <li>all finishes, furniture and fittings;</li> <li>planned and reactive maintenance of all systems serving the Basement (including all hardware, software, PC's, monitors, head ends and control panels and required for system operation). This will include 2 way radios including chargers and location devices;</li> <li>security related items e.g. torches, locks and chains;</li> <li>crowd control and mobile directional signage and crowd control items e.g. bollards and barrier tape etc.;</li> </ul>	T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots  *Bike Lot.	Essential	3. By Area - GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
		<ul style="list-style-type: none"> <li>cleaning and pest control of this room;</li> <li>air conditioning, ventilation and associated controls of the room; and</li> <li>staff salary and associated costs for security staff who are not dedicated to a specific Lot. This includes the Security Manager, night &amp; weekend security control staff and precinct roving officers who complete tasks within the basement area.</li> </ul>			<ol style="list-style-type: none"> <li>Metered Usage;</li> <li>Measured Usage;</li> <li>By Area (GFA);</li> <li>By Car Space Numbers;</li> <li>Other / Forecast.</li> </ol>
5.8.2	Shared Operations room located on Basement Level 2 of Basement 1a	Includes repair and maintenance and replacement of: <ul style="list-style-type: none"> <li>all finishes, furniture and fittings;</li> <li>Includes repair and maintenance and replacement of any equipment not otherwise covered under SF 4.0 Management / Control Systems;</li> <li>cleaning and pest control of this room; and</li> <li>air conditioning, ventilation and associated room controls.</li> </ul>	T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots.	Essential	3. By Area - GFA
5.8.3	Shared Staff Induction rooms located on Basement Level 2 of Basement 1a	Includes repair and maintenance and replacement of: <ul style="list-style-type: none"> <li>furniture and fixtures;</li> <li>induction software and equipment including PCs, monitors and related audio-visual and presentation equipment; and</li> <li>whitegoods, cutlery and crockery etc.</li> </ul>	T1, T2, T3, R1, R7, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lot	Essential	3. By Area - GFA
5.8.4	Shared Staff Lounge located on Basement Level 1 of Basement 1a	Includes repair and maintenance and replacement of: <ul style="list-style-type: none"> <li>all finishes, furniture and fittings;</li> <li>Includes repair and maintenance and replacement of</li> </ul>	T1, T2, T3, R1, R7,	Essential	3. By Area - GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below) 1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.
		<ul style="list-style-type: none"> <li>any equipment;</li> <li>cleaning and pest control of this room; and</li> <li>air conditioning, ventilation and associated controls of the room.</li> </ul>	R8 & R9 Retail, C2 Commercial; C2 Retail; C1 *Infrastructure Lots.		
5.8.5	Contractors Amenity rooms located on Basement Level 1 & Basement Level 2 of Basement 1a	Includes repairs, maintenance and replacement of: <ul style="list-style-type: none"> <li>supply of consumables;</li> <li>toilets, shower fixtures, basins, lockers and fittings; and</li> <li>Hot water service and tempering valves.</li> </ul>	T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 * Infrastructure Lots	Essential	3. By Area - GFA
5.8.6	First aid room located on Basement Level 2 of Basement 1a	Includes all maintenance and restock of first aid equipment, repair of furniture and fixtures within room.	T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail, C2 Commercial; C2 Retail; C1 R4 & R5 Retail, R4 Residential, R5 Residential, *Infrastructure Lots, *Bike Lot, *the Barangaroo Delivery Authority	Essential	3. By Area - GFA

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
5.8.7	Central Mail & Courier parcel drop / collection room in Basement 1a	Includes the planned and reactive maintenance and replacement of: <ul style="list-style-type: none"> <li>all floor wall and ceiling finishes;</li> <li>all furniture, joinery and fixtures and fittings;</li> <li>any shared mail / parcel related service and equipment and system not directly charged to tenants or covered; and elsewhere in this Shared Facility Table.</li> </ul>	T1, T2, T3, C2 Commercial, C1.	Essential	1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.  3. By Area - GFA
5.8.8	Shared Equipment storage rooms located on Basement Level 2 of Basement 1a	Includes the repairs and maintenance and replacement to doors and locks and fixtures and fittings within the rooms.	T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail C2 Commercial; C2 Retail; C1	Essential	3. By Area - GFA
<b>6.0 Utilities</b>					
<b>6.1</b>	<b>Utility Use</b>				
6.1.1	Electricity, Gas, Potable water, Recycled water & Chilled water use	Includes the use of all utilities within the basement area for shared facilities, services and areas.	<u>Associated with Basement 1a:</u> T1, T2, T3, R1, R7, R8 & R9 Residential, R8 & R9 Retail C2 Commercial; C2 Retail; C1	Essential	1. By the apportionment method of the Shared Facility if metered separately or 2. By GFA for shared areas and shared services that are not metered separable or able to be specifically allocated.

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
			<p>Associated with <u>Basement 1b</u>: R4 &amp; R5 Retail, R4 Residential, R5 Residential</p>		<p>1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.</p>
6.1.2	Sub meters for utility services (electricity, water & gas) use for shared areas and services and areas.	Includes sub meter repair, calibration and replacement of basement shared facility's meters.	<p>Associated with <u>Basement 1a</u>: T1, T2, T3, R1, R7, R8 &amp; R9 Residential, R8 &amp; R9 Retail C2 Commercial; C2 Retail; C1</p> <p>Associated with <u>Basement 1b</u>: R4 &amp; R5 Retail, R4 Residential, R5 Residential</p>	Essential	<p>1. By the apportionment method of the Shared Facility if metered separately or 2. By GFA for shared areas and shared services that are not metered separable or able to be specifically allocated.</p>
6.2	<b>Central Infrastructure Plant (If non-Green Utility period)</b> (See SF Plans 11a, 11b, 11c, 11d, 11e, 11f, 11g, 11h, 11i & 11j)				
6.2.1	<b>Central Chilled Water Plant including:</b>	Includes all planned and reactive maintenance and replacement of The CCW plant, all related equipment, meters and consumables. This extends to all supplementary systems	T1, T2, T3, R1, R7,	Essential	2. Measured - % of the Total Plant Design Undiversified Peak Cooling

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefitted / Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
	Chilled Water Plant and reticulation including Harbour Heat Rejection plant	<p>for the Chilled Water system such as conditioning and ventilation of plant rooms and lighting repair.</p> <p>Includes cleaning of equipment rooms, pest control and general maintenance of fixture, fittings and access control required in the precinct plant rooms.</p> <p>Includes all utility supply (electricity and water) inputs into the plant as well as any supplementary systems such as plant room conditioning and ventilation etc. Includes costs associated with certification of the Chilled Water Plant as required by Authorities.</p>	<p>R8 &amp; R9 Residential,                      R8 &amp; R9 Retail,                      C2 Commercial;                      C2 Retail;                      C1                      R4 &amp; R5 Retail,                      R4 Residential,                      R5 Residential,                      H1,                      *Infrastructure Lots,                      Bike Lot</p>		<p>1. Metered Usage;                      2. Measured Usage;                      3. By Area (GFA);                      4. By Car Space Numbers;                      5. Other / Forecast.</p> <p>Capacity at each Lot's Energy Transfer Station (ETS), subject to clause 66.4(e).                      Note: see Note 5 below.</p>
6.2.2	Recycled Water Treatment plant	<p>This includes all planned, reactive and consumables required to maintain the operation of the blackwater treatment plant, equipment, meters, including monitoring, testing and licencing requirements.</p> <p>Includes all cleaning, pest control and general maintenance of fixture, fittings and access control required in the recycled water plantrooms</p> <p>Includes all utility supply (electricity and water) inputs into the plant as well as any supplementary systems such as plant room conditioning and ventilation etc. Includes costs associated with certification of the Recycled Water Plant as required by Authorities.</p>	<p>T1, T2, T3,                      R1,                      R7,                      R8 &amp; R9 Residential,                      R8 &amp; R9 Retail,                      C2 Commercial;                      C2 Retail;                      C1                      R4 &amp; R5 Retail,                      R4 Residential,                      R5 Residential,                      H1,                      Bike Lot</p>	Essential	<p>1. Metered usage - % of metered use of recycled water (output).</p>
6.2.3	Embedded network	<p>Includes all planned and reactive maintenance of the electrical distribution system including shared substations and associated electrical equipment, meters, switch gear and controls.</p> <p>Includes all cleaning, pest control and general maintenance of</p>	<p>T1, T2, T3,                      R1,                      R7,                      R8 &amp; R9 Residential,                      R8 &amp; R9 Retail,                      C2 Commercial;</p>	Essential	<p>1. Metered usage - % of metered use of electricity</p>

SF	Shared Facility (assumed to be basement unless noted otherwise)	Notes / description	Members Benefited / Entitled to Use Shared Facility*	Type of Shared Facility in terms of Participation (Essential, Optional)	Apportionment Method (method and types of costs set out below)
		fixture, fittings and access control required in the embedded network plant / switch rooms etc.	C2 Retail; C1 R4 & R5 Retail, R4 Residential, R5 Residential, H1, *Infrastructure Lots; *Bike Lot		1. Metered Usage; 2. Measured Usage; 3. By Area (GFA); 4. By Car Space Numbers; 5. Other / Forecast.

**Notes:**

NOTE 1: \* indicates where a member is benefitted by a shared service but makes no contribution towards the described costs incurred. For the avoidance of doubt Infrastructure Lots and Bike Lot will require to contribute to insurance costs as noted in this Shared Facility table.

NOTE 2: For each shared service area and system identified in the above table every effort has been made to identify the required tasks and inclusions. The items noted are not exhaustive and should be used as a guide to indicate the typical tasks and systems within each shared service area or system.

NOTE 3: Items that are dedicated to a specific stratum and thus are not shared and do not appear in this table include but not limited to:

- Any sub-tenant specific roller shutters within the car park (T2)
- Residential carpark shutter and carpark area (R8/R9 Residential Lot)
- Tenant specific storerooms (T1, T2, T3, R8/R9 Residential, R4 & R5 Residential and R8/R9 Retail Lots)
- Grease arrestors (T1, T2, T3, R4/R5 Retail, and R8/R9 Retail Lots)
- Building Fire Control Rooms (T1, T2, T3, R4 Retail & Residential, R5 Retail & Residential and H1)
- Cleaners rooms (T1, T2 and T3 Lots)
- Workshop areas (T1, T2 and T3 Lots)
- Mailrooms (excluding Central mail & Courier room) (T1, T2 and T3 Lots)

NOTE 4: Worked Examples of each Apportionment Method based on a \$5,000 invoice and the Benefiting Lots being T2 and T3:

1. **Metered Usage** - If the meter readings for the period of the invoice is T2 (20,000kWhr) and T3 (15,000kWhr), T2 would be apportioned approx. 57.14% and T3, 42.86% respectively and thus the split of the recovery would be T2 = \$2,857.14 & T3 = \$2,142.86.
2. **Measured Usage** - If the waste tonnage collected from each building for the period of the invoice is T2 (200kg) and T3 (250kg), T2 would be apportioned approx. 44.44% and T3, 55.56% respectively and thus the split of the recovery would be T2 = \$2,222.22 & T3 = \$2,777.78.
3. **By Area (GFA)** - If the areas for the period of the invoice are T2 (98,470sqm GFA) and T3 (90,114,1sqm GFA), T2 would be apportioned approx. 52.22% and T3, 47.78% respectively and thus the split of the recovery would be T2 = \$2,610.77 & T3 = \$2,389.23.
4. **By Car Space Numbers** - If the car space numbers for the period of the invoice are T2 (163) and T3 (148), T2 would be apportioned approx. 52.41% and T3, 47.59% respectively and thus the split of the recovery would be T2 = \$2,620.58 & T3 = \$2,379.42.
5. **Other / Forecast** - If the "Other" is noted as "by bike space" and the numbers for the period of the invoice are T2 (495) and T3 (264), T2 would be apportioned approx. 65.22% and T3, 34.78% respectively and thus the split of the recovery would be T2 = \$3,260.87 & T3 = \$1,739.13.

**Note:** the above percentages have been rounded to two decimal points, however the appointed contributions have not been rounded.

NOTE 5: For the purposes of the Apportionment Method in section 6.2.1 above, the estimated percentages of the Total Plant Design Undiversified Peak Cooling Capacity at each Lot's Energy Transfer Station (ETS), for the Members that are anticipated to have the benefit of the relevant Shared Facility, is as set out in the following table:

	Estimated % of Total Plant Design Undiversified Peak Cooling Capacity @ ETS*
T1	23.8%
T2	18.1%
T3	17.5%
H1	17.4%
Remainder of Members in Stage 1A	8.1%
Remainder of Members in Stage 1B	15.0%

\*The above estimate calculations are to one decimal place. It is acknowledged that the aggregate of the above estimates is 99.9% (and not 100%) as a result of the rounding to one decimal

For those Members that comprise 'Remainder of Members in Stage 1A', the estimated percentage of the Total Plant Design Undiversified Peak Cooling Capacity at each Lot's Energy Transfer Station (ETS) is as set out in the following table:

C2	1.8%
C1	1.9%
R1/R7	1.1%
R8/R9	2.3%

<b>BIC</b>	1.0%
------------	------

The estimated percentages set out in the tables in this Note 5 are provided for indicative purposes only as to how costs are estimated to be apportioned once the relevant buildings are fully built and the plant is commissioned and operating. The estimated percentages are estimates only (at the date of this management statement) of peak cooling capacity once the relevant buildings and plant are fully built, commissioned and operating, but are not based on observations or measurements of actually fully built, commissioned and operating buildings and plant.

**NOTE 6: Car Space numbers**

For the purposes of this Shared Facilities Schedule, the Car Spaces count of each relevant Lot is set out below:

Lot	Car Spaces
<b>Within Stage 1a Basement</b>	
C1	18
C2 Commercial	10
C2 Retail	2
T1	194
T2	163
T3	148
R1	4
R7	12
R8 & R9 Residential	172
R8 & R9 Retail	0
<b>Total</b>	<b>723</b>
<b>Within Stage 1b &amp; 1c Basements</b>	
R4	TBC
R5	TBC
H1	TBC

**NOTE 7: Shower numbers**

For the purposes of this Shared Facilities Schedule, the Shower count of each relevant Lot is set out below:

Lot	Showers
T1	40
T2	52
T3	45
C1	12

C2 Commercial	2
<b>Total</b>	<b>151</b>

Detailed Breakdown

Cubicle #	Showers	Lockers	Lot
1	10	106	T1
2	5	52	T1
3	5	56	T1
4	5	62	T2
5	5	60	T2
6	1	20	C2 Commercial
	1	8	T1
	1	6	T2
	1	6	T3
6a	1	20	C2 Commercial
	1	8	T1
	1	6	T2
	1	6	T3
7	10	102	T2
8	10	110	T2
9	6	54	T2
10	4	60	T2
11	10	120	T1
12	4	40	T1
13	4	38	T1
14	8	52	T3
14a	1 UAT**	0	T3
15*	8	120 inside + 18 outside change room	T3
15a	1 UAT**	0	T3
15b	1 UAT**	0	T3
16*	5	84	T3
17*	8	50	T2

18	4	50	T3
19	4	48	T3
20	4	40	T3
21	4	54	T2/T3 50/50
22	5	48	T3
23 <sup>A</sup>	6	54	C1
24 <sup>A</sup>	6	62	C1
<b>Tot</b>	<b>151</b>	<b>1,620</b>	<b>n/a</b>

\* Denotes within potential future Metro Lot.

\*\* 'UAT' = Unisex Accessible Toilet

^ Denotes within C1 lot on B2 level

**NOTE 8: Bike Space numbers**

For the purposes of this Shared Facilities Schedule, the bike space count of each relevant Lot is set out below:

Lot	Bike spaces
T1	340
T2	495
T3	264
C1	35
C2 Commercial	23
<b>Total</b>	<b>1,157</b>

**Part C – GFA**

For the purposes of this Shared Facilities Schedule, the GFA of each relevant Lot is set out below:

Lot	GFA (in sqm)
C1	11,702
C2 Commercial	7,328.40
C2 Retail	669.6
T1	118,158
T2	98,470
T3	90,114.1

Lot	GFA (in sqm)
R1	804
R4	Note: GFA for this Lot is to be included upon subdivision and granting of the relevant Ground Lease.
R5	Note: GFA for this Lot is to be included upon subdivision and granting of the relevant Ground Lease.
R7	1,906.7
R8 & R9 Residential	16,389.8
R8 & R9 Retail	1,639.6
H1	Note: GFA for this Lot is to be included upon subdivision and granting of the relevant Ground Lease.
CCW Lot	0
RW Lot	0
EN Lot	0
Bike Lot	0

# Barangaroo South – Building Management Statement

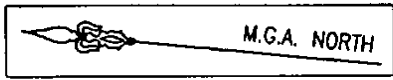
ePlan

## Schedule 2 - Shared Facilities Plan

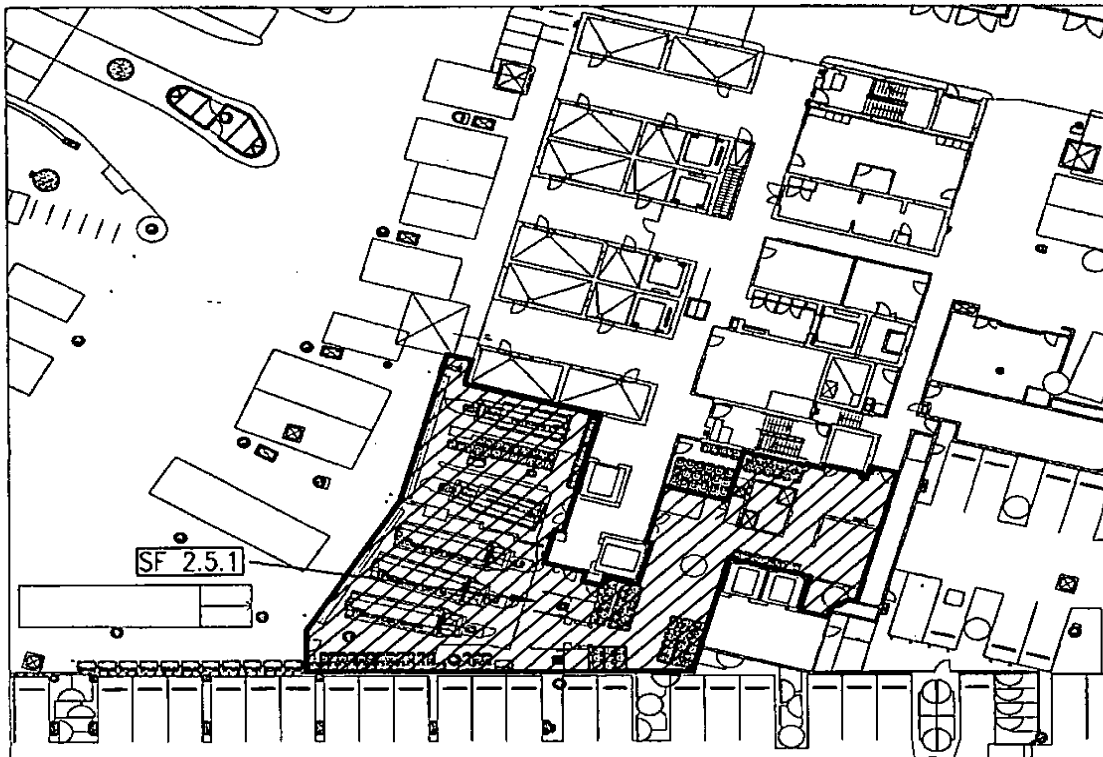
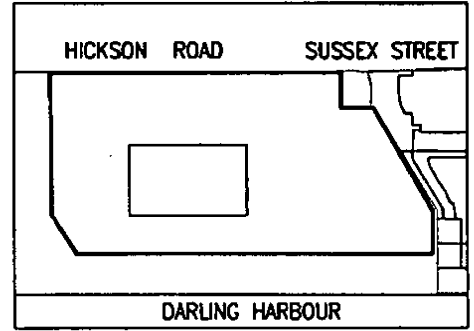
# DP1204948


**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 – SHARED FACILITY PLAN 01-A**

ePlan



**DP1204948**



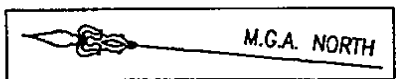
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**BASEMENT LEVEL 2**

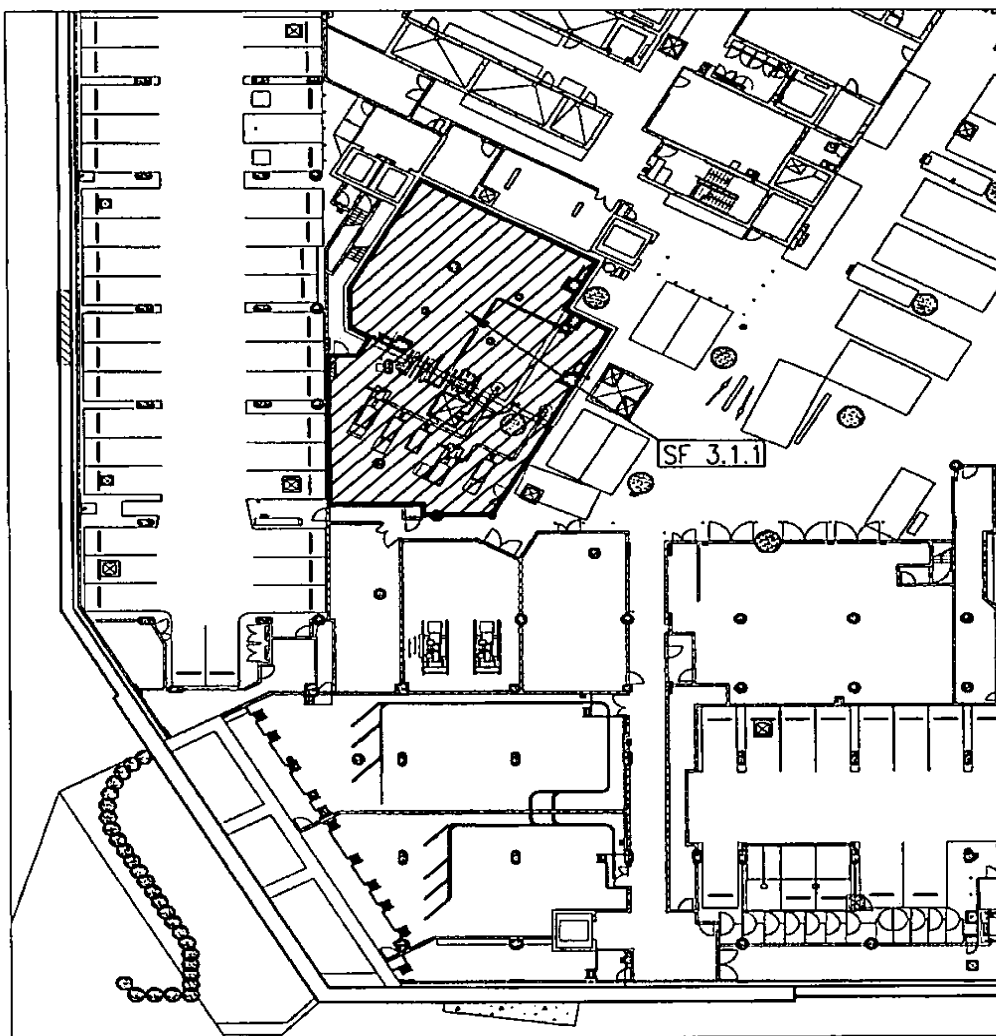
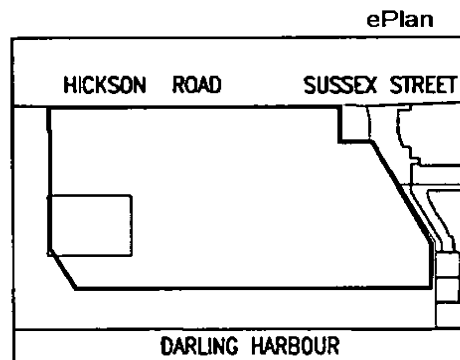
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Project Surveying


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DATED 3-9-2014

# BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT SCHEDULE 2 – SHARED FACILITY PLAN 02-A



## DP1204948



 SF 3.1 FIRE

### BASEMENT LEVEL 2

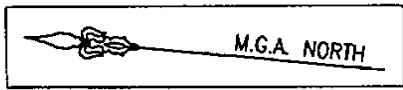
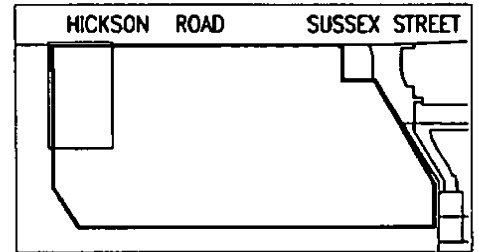
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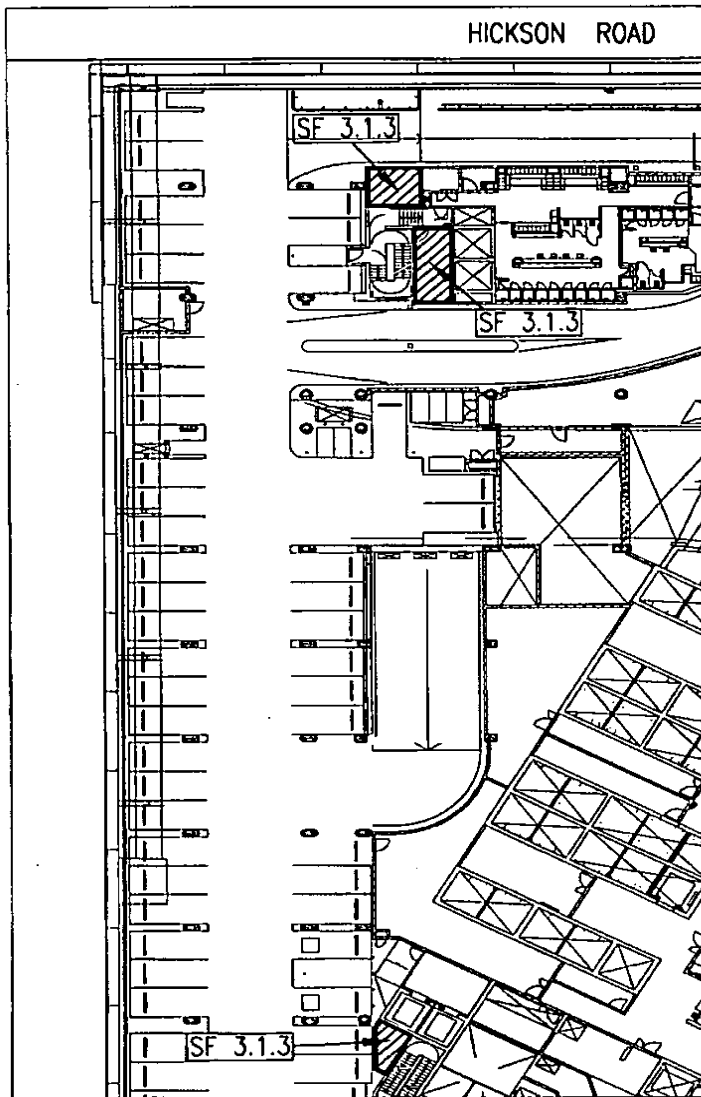
Page 199 of 516

**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 – SHARED FACILITY PLAN 02-B**

ePlan



**DP1204948**



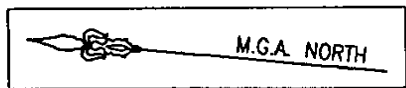
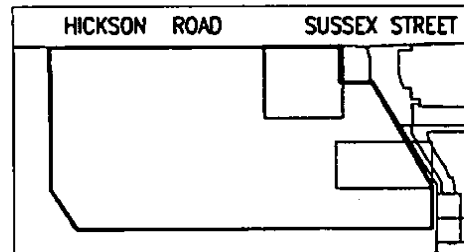
 SF 3.1 FIRE

**BASEMENT LEVEL 1**

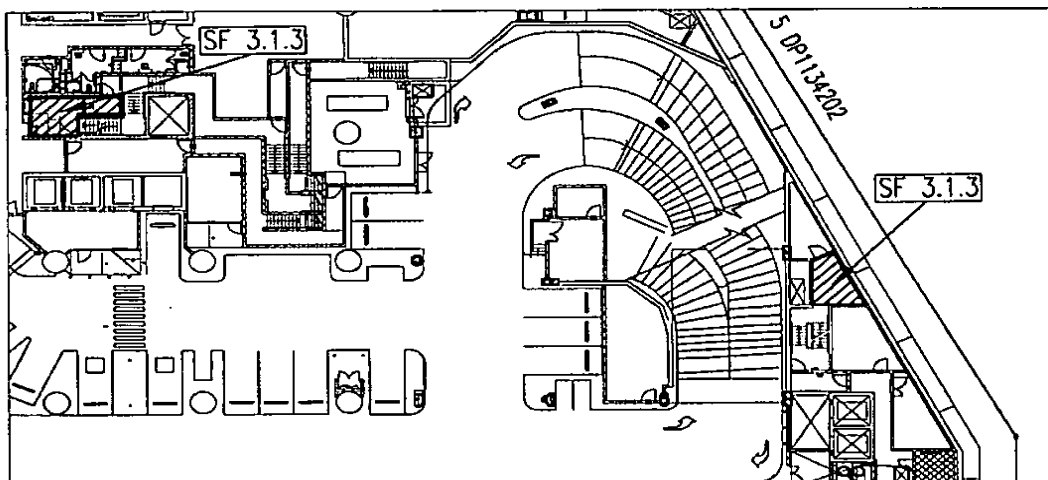
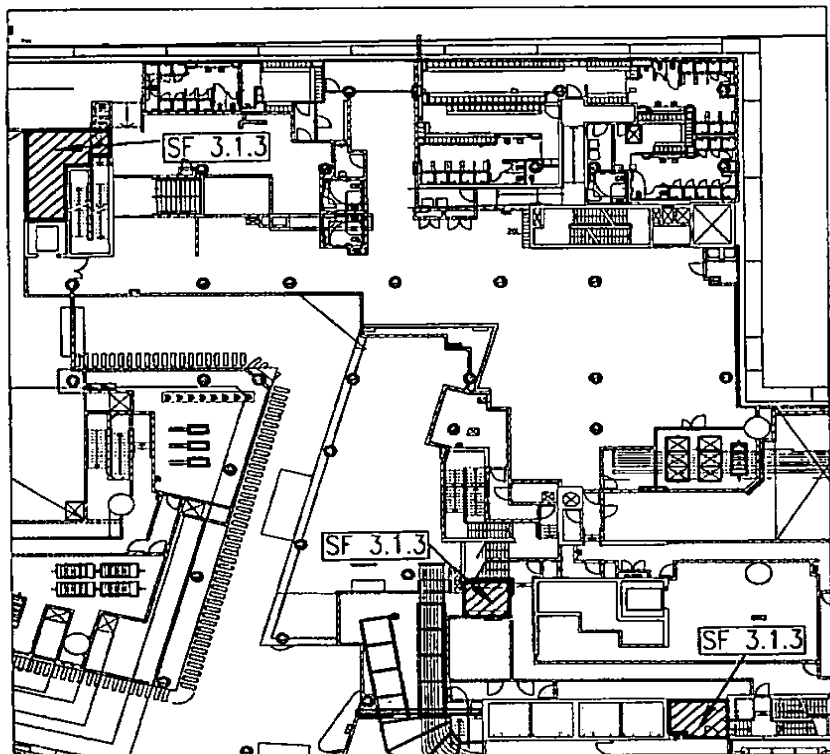
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DATED 3-9-2014

# BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT SCHEDULE 2 – SHARED FACILITY PLAN 02-C

ePlan



## DP1204948



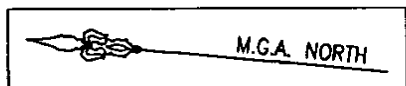
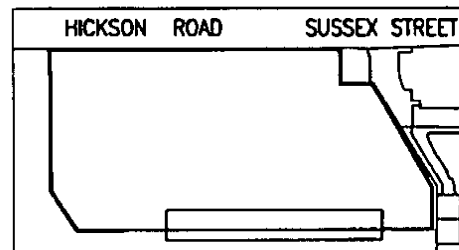
 SF 3.1 FIRE

### BASEMENT LEVEL 1

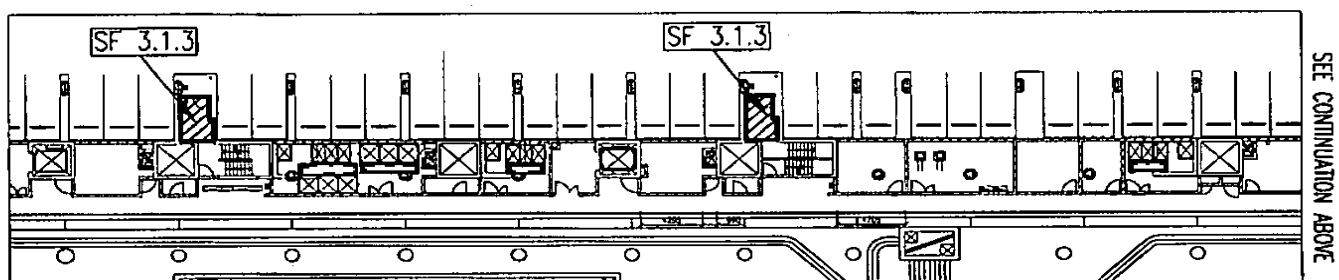
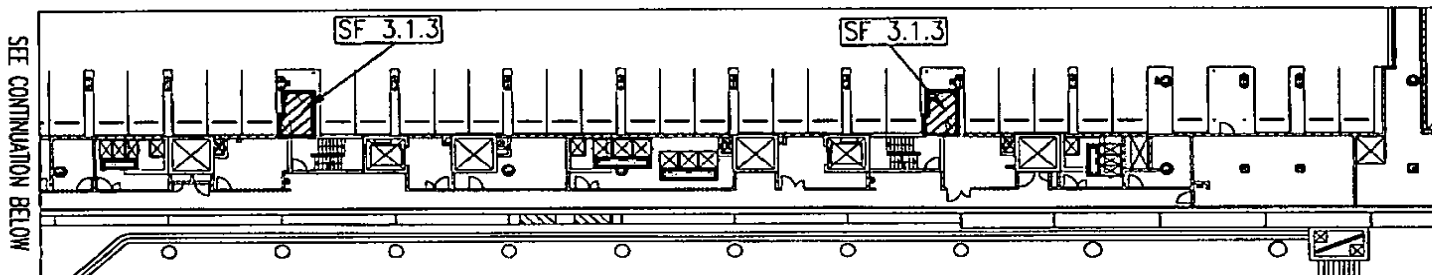
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Project Surveying  
SCALE 1:500 AT A4  
DATED 3-9-2014

ePlan

**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 – SHARED FACILITY PLAN 02-D**



**DP1204948**



 SF 3.1 FIRE

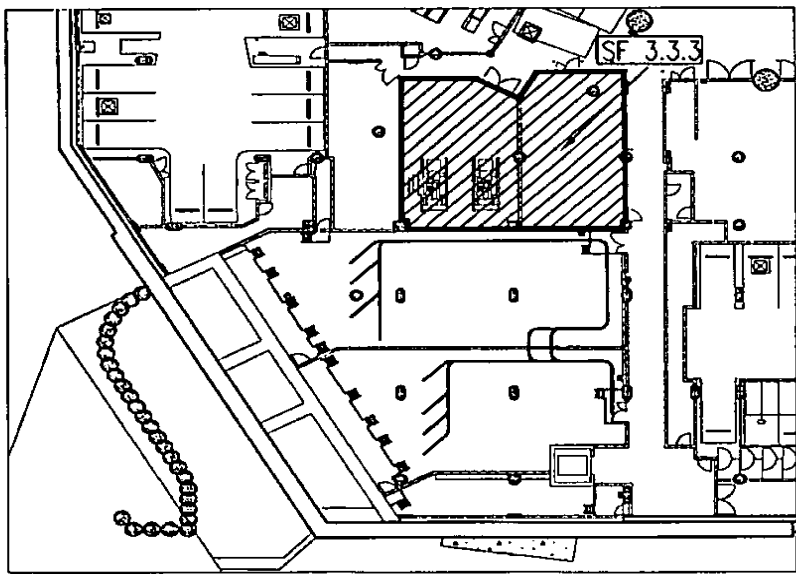
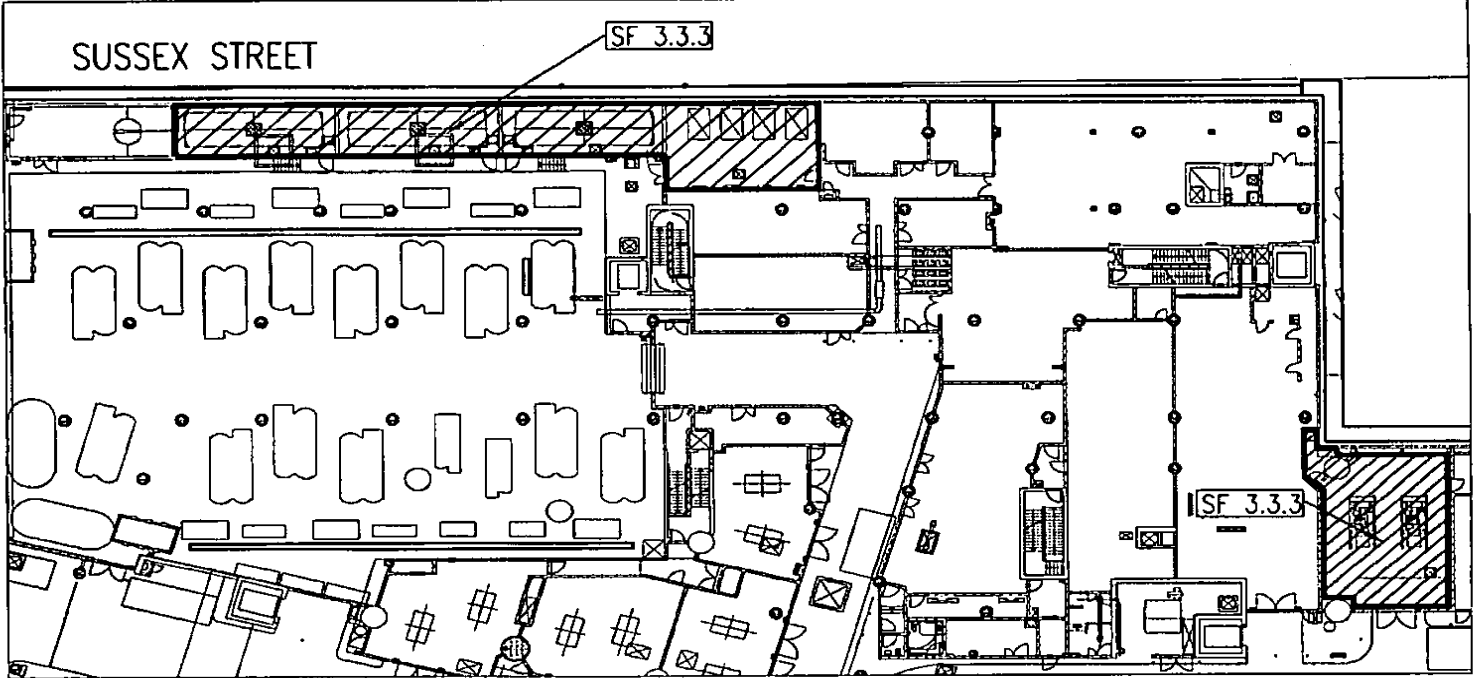
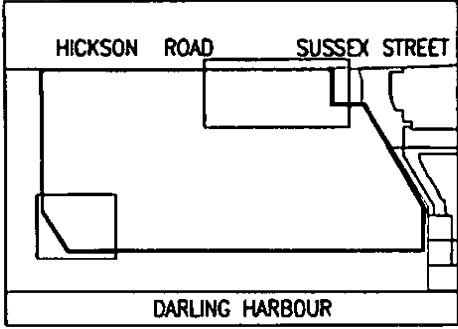
BASEMENT LEVEL 1

**GeoStrata**  
Project Surveying  
SCALE 1:500 AT A4  
DATED 3-9-2014

ePlan

**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT  
SCHEDULE 2 – SHARED FACILITY PLAN 03-A**

**DP1204948**



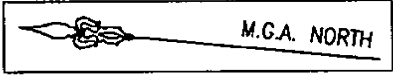
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**BASEMENT LEVEL 2**

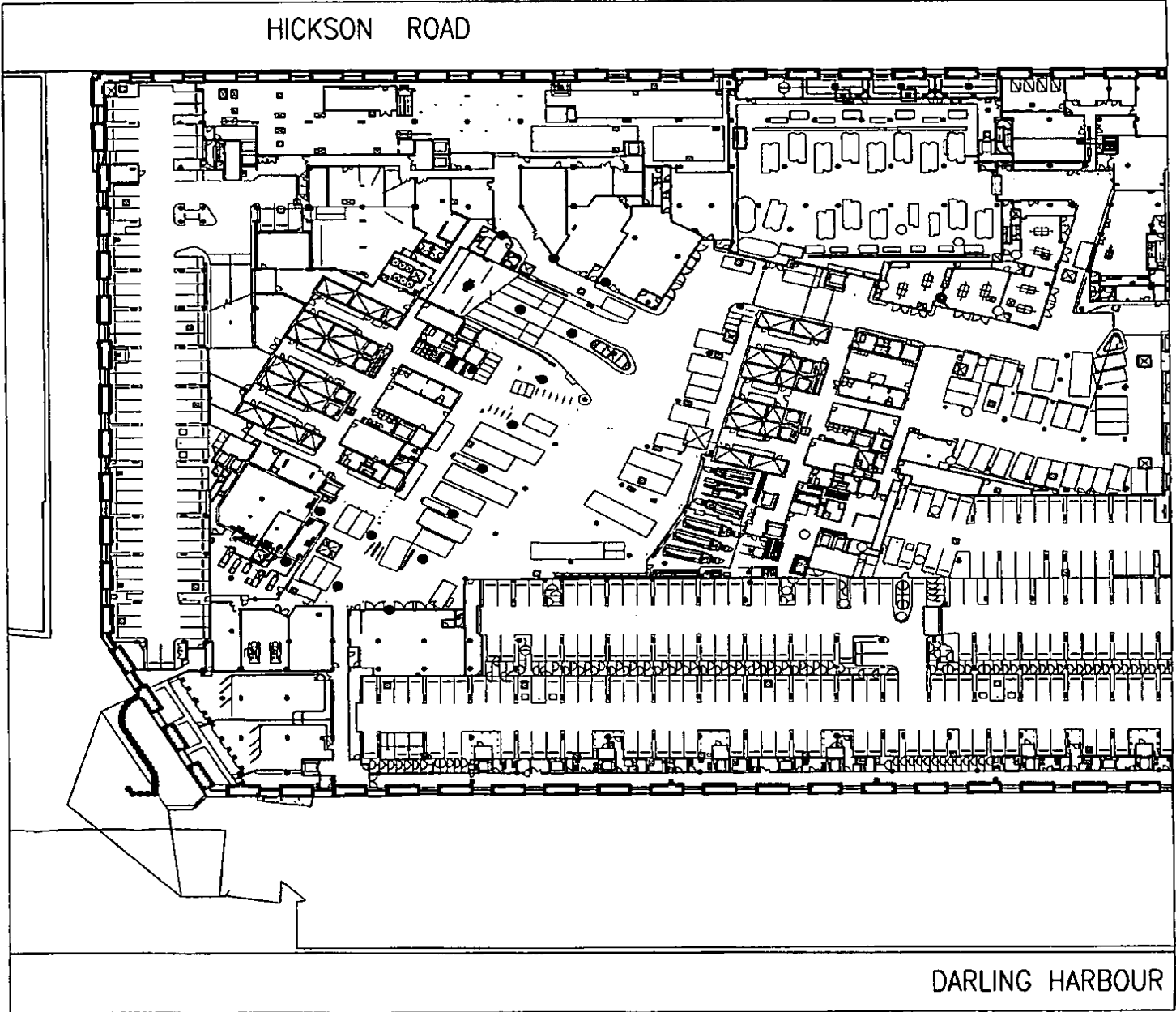
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SCALE 1:500 AT A4  
DATE 3-9-2014

BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT  
SCHEDULE 2 – SHARED FACILITY PLAN 04-A



**DP1204948**



SF 5.1.1 BASEMENT STRUCTURE  
- - - - - STAGE 1A BASEMENT DIAPHRAGM WALL

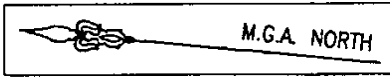
BASEMENT LEVELS 1 & 2

DARLING HARBOUR

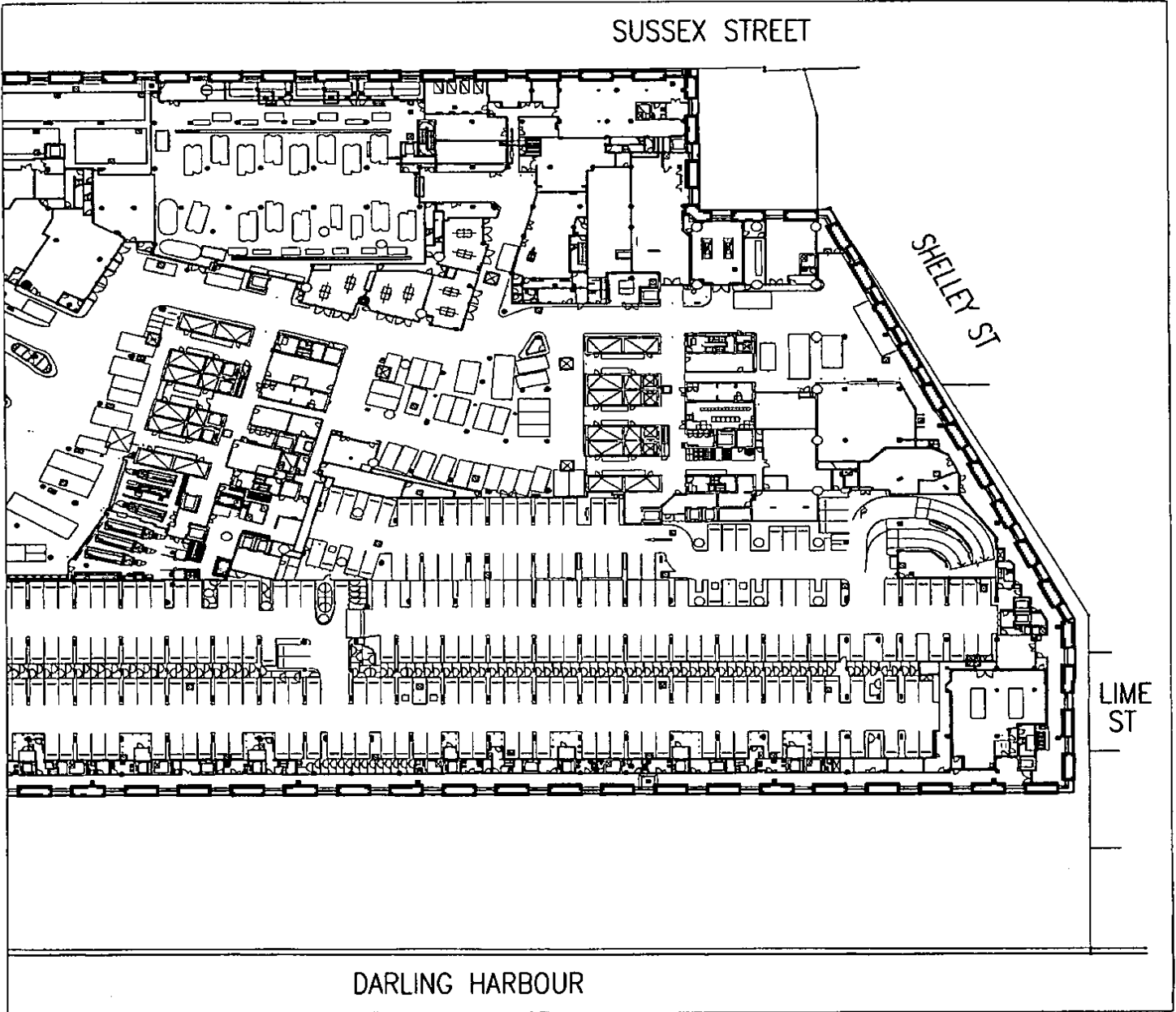
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Project Surveying

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BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT  
SCHEDULE 2 – SHARED FACILITY PLAN 04-B



**DP1204948**

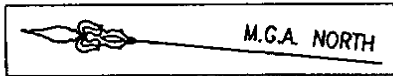


SF 5.1.1 BASEMENT STRUCTURE  
- - - - - STAGE 1A BASEMENT DIAPHRAGM WALL

BASEMENT LEVELS 1 & 2

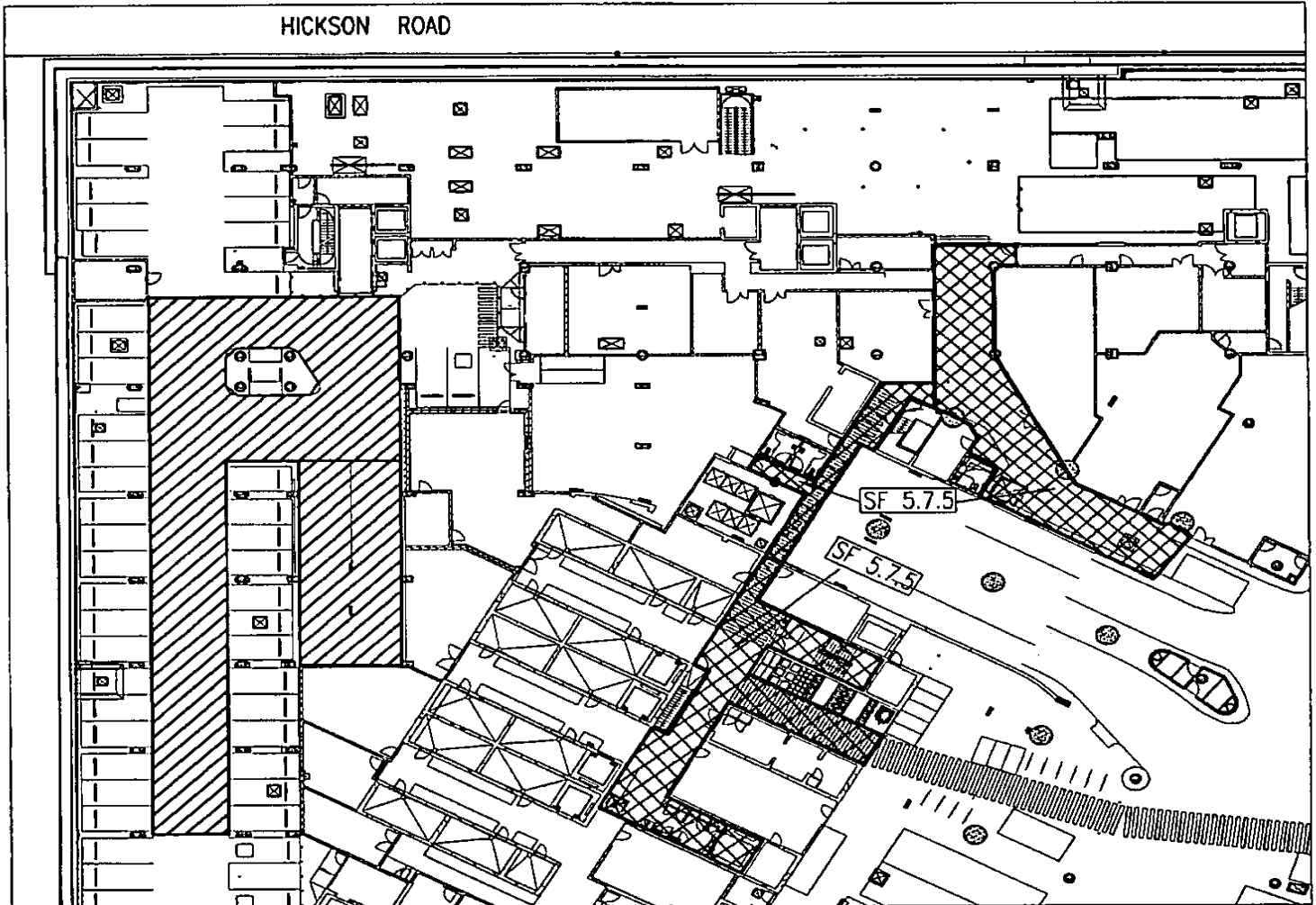
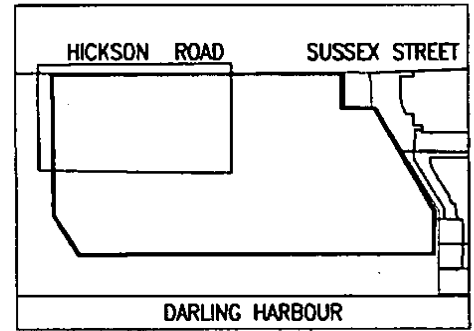
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Project Surveying  
SCALE 1:1000 AT A4  
DATED 3-9-2014



# BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT SCHEDULE 2 – SHARED FACILITY PLAN 05-A



## DP1204948

ePlan



-  SF 5.7 ACCESSWAYS AND ENTRY/EXITS
-  SF 5.2.1 BASEMENT VEHICLE ACCESSWAYS

### BASEMENT LEVEL 2

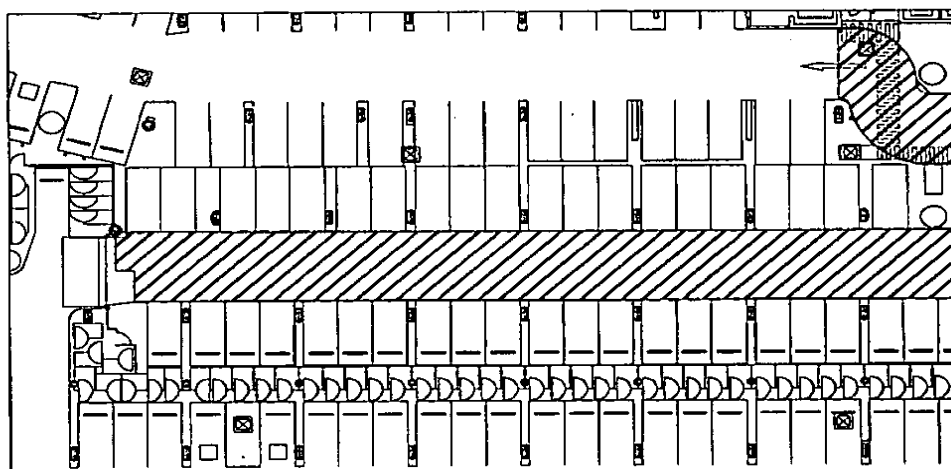
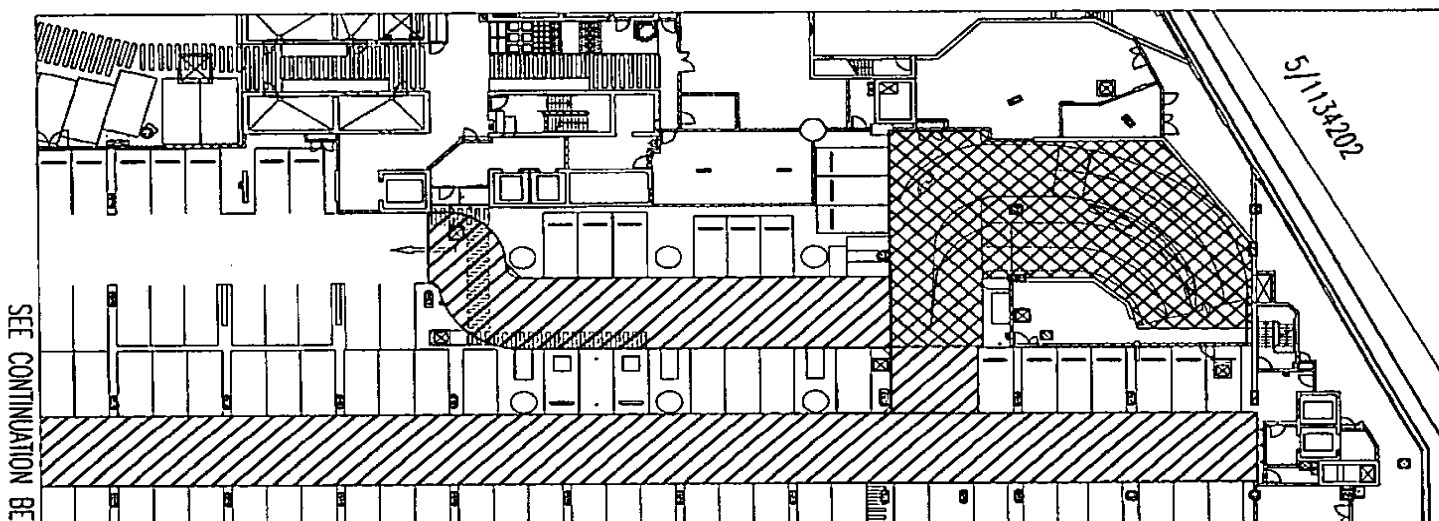
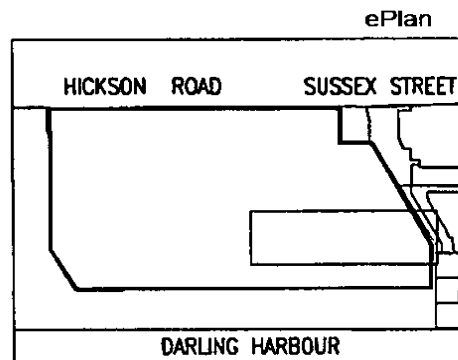
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Project Surveying



SCALE 1:500 AT A4  
DATE 3-9-2014

# BARANGAROO SOUTH - BUILDING MANAGEMENT STATEMENT SCHEDULE 2 - SHARED FACILITY PLAN 05-B



## DP1204948



-  SF 5.7.3 ACCESSWAYS AND ENTRY/EXITS
-  SF 5.2.1 BASEMENT VEHICLE ACCESSWAYS

### BASEMENT LEVEL 2

**GeoStrata**  
Project Surveying

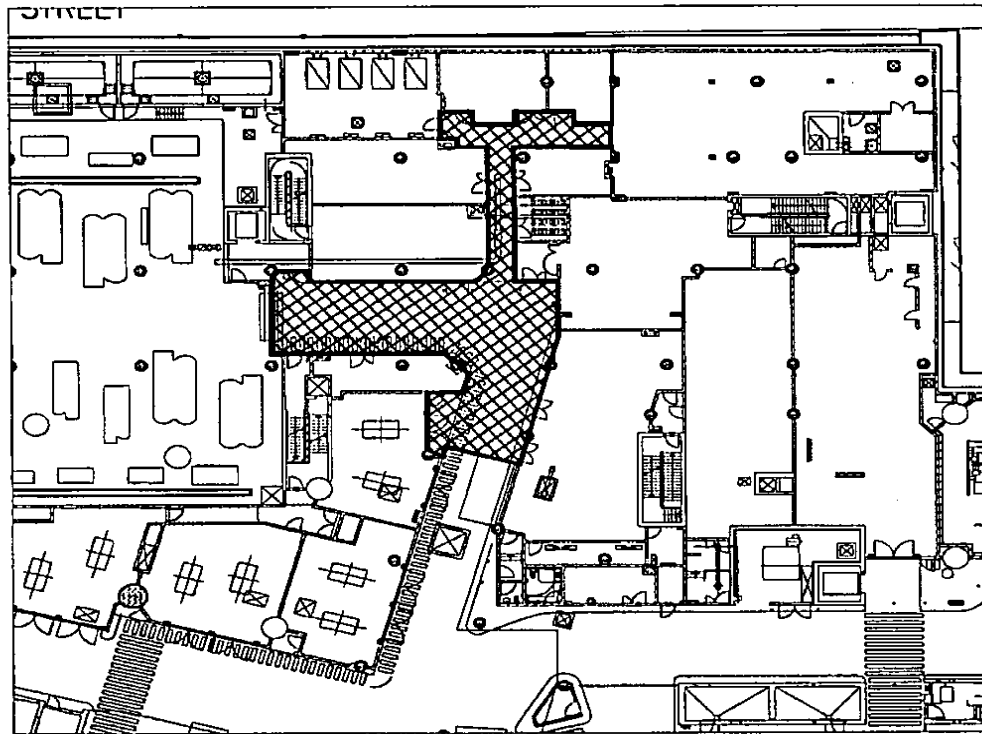
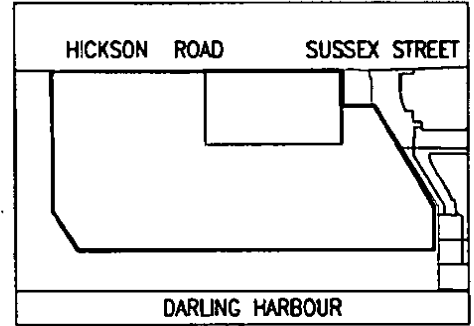
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BARANGAROO SOUTH - BUILDING MANAGEMENT STATEMENT  
SCHEDULE 2 - SHARED FACILITY PLAN 05-C



**DP1204948**

ePlan



 SF 5.7.5 ACCESSWAYS AND ENTRY/EXITS

BASEMENT LEVEL 2

**GeoStrata**  
Project Surveying

SCALE 1:500 AT A4  
DATED 3-9-2014

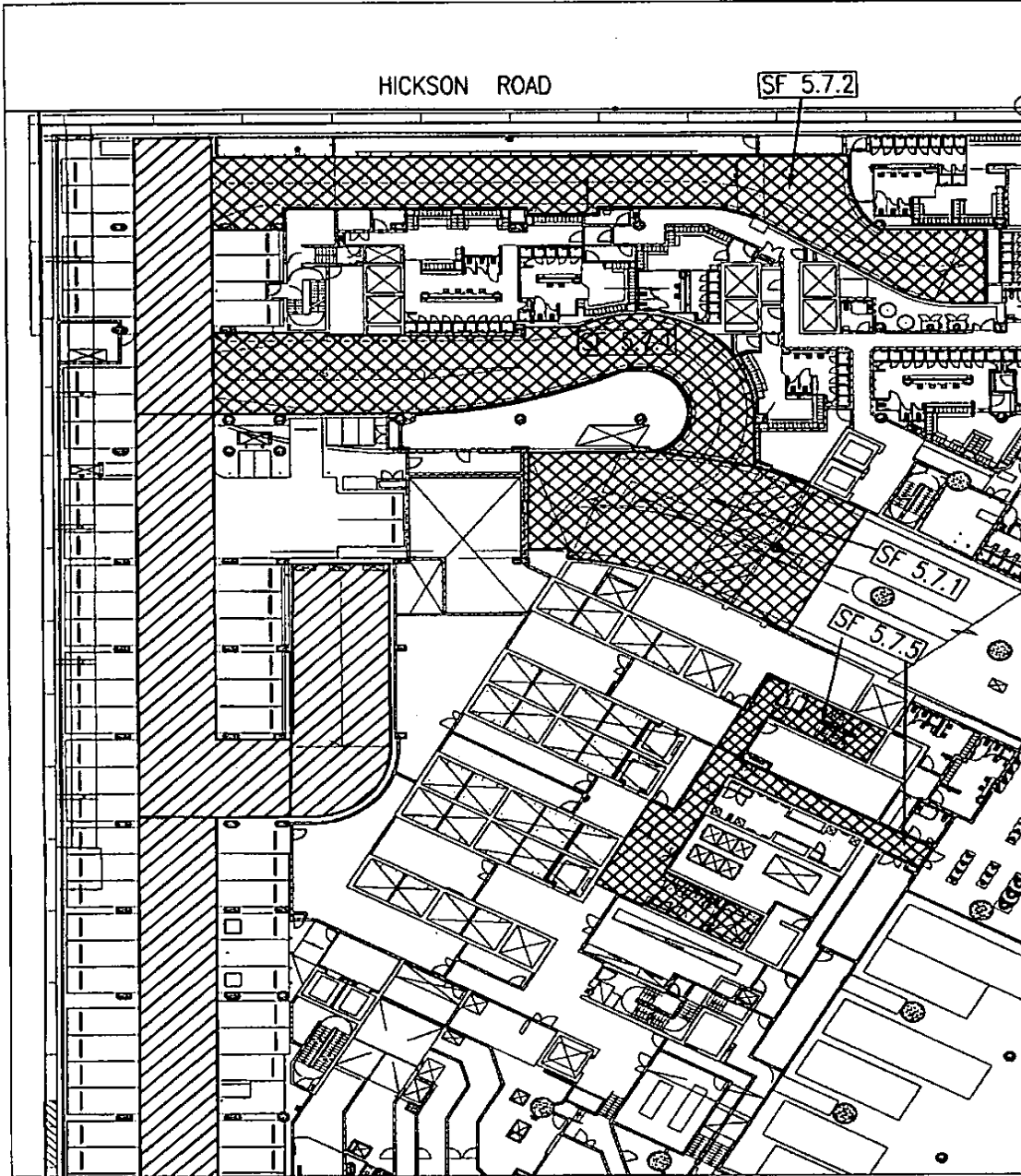
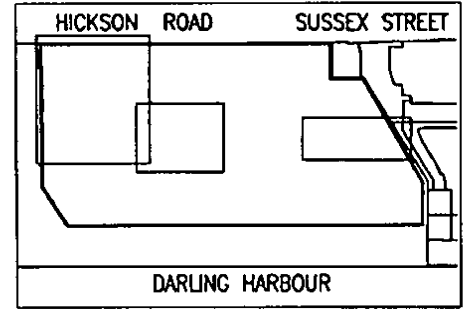
ePlan



# BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT

## SCHEDULE 2 – SHARED FACILITY PLAN 05-D



# DP1204948



-  SF 5.7 ACCESSWAYS AND ENTRY/EXITS
-  SF 5.2.1 BASEMENT VEHICLE ACCESSWAYS

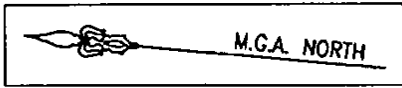
### BASEMENT LEVEL 1

**GeoStrata**  
Project Surveying

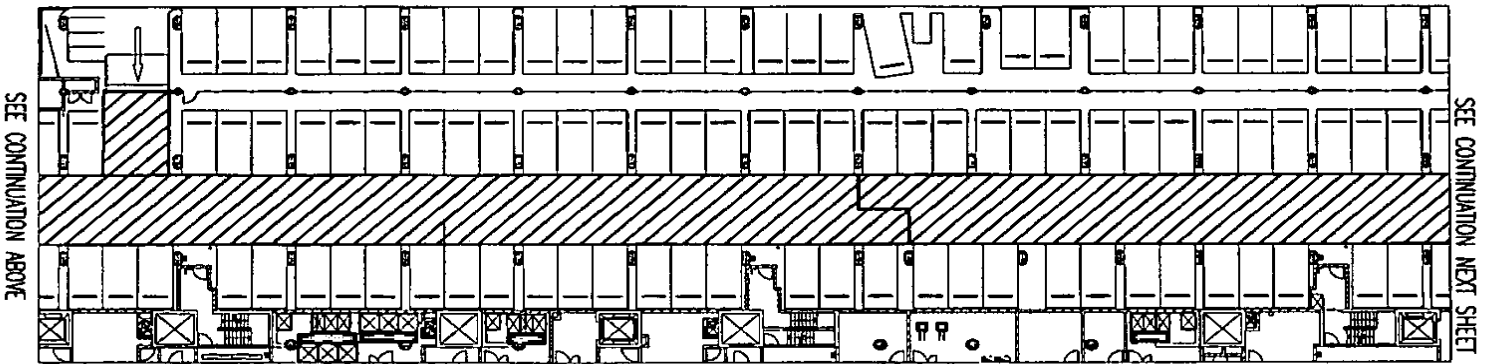
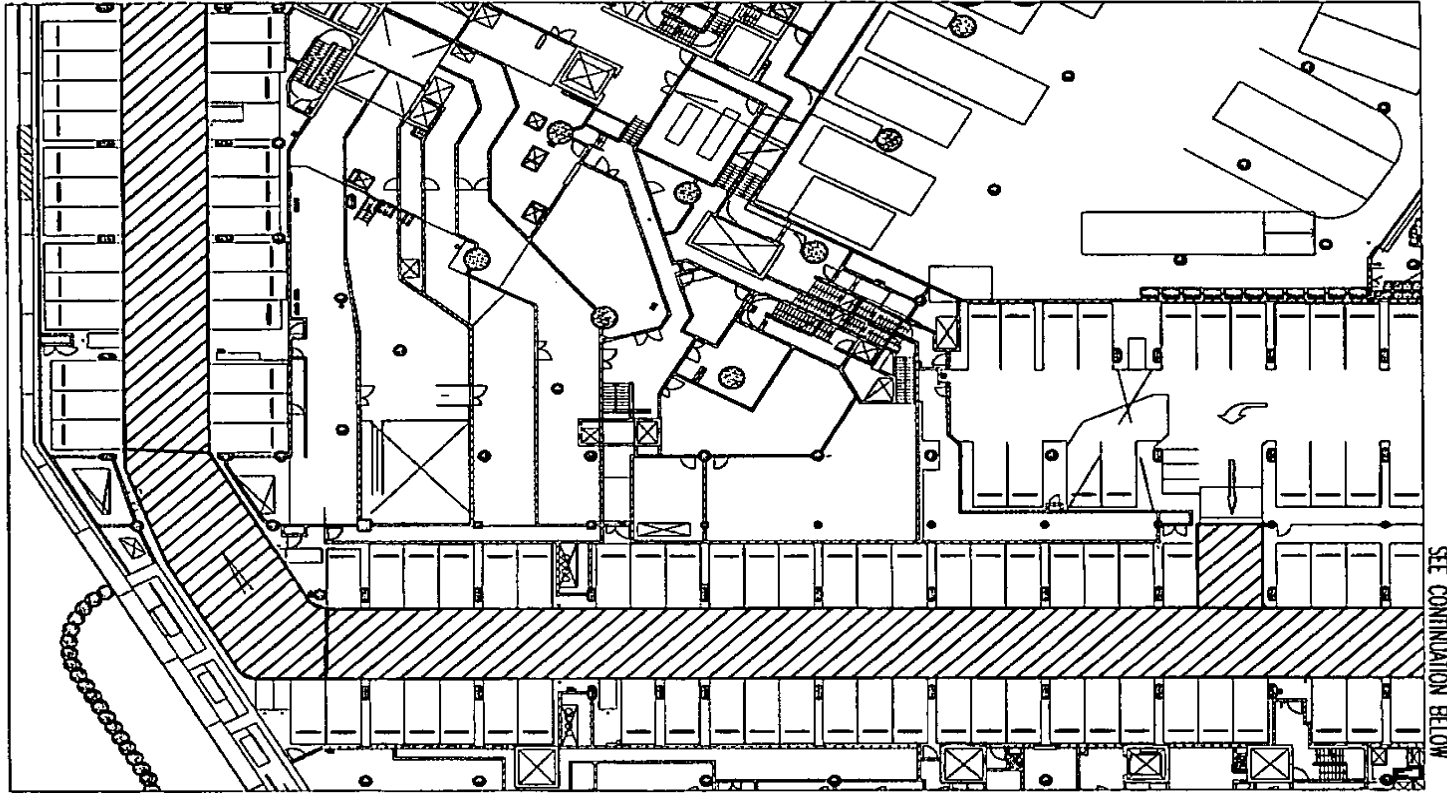
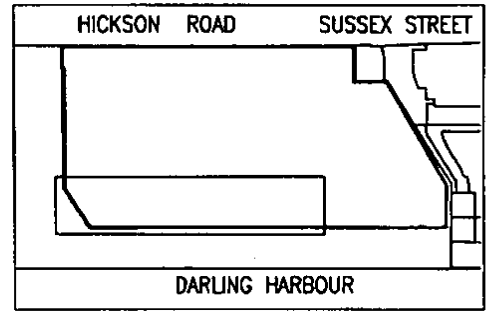
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DATED 3-9-2014

BARANGAROO SOUTH - BUILDING MANAGEMENT STATEMENT  
SCHEDULE 2 - SHARED FACILITY PLAN 05-E

ePlan



DP1204948



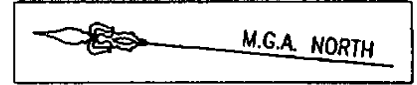
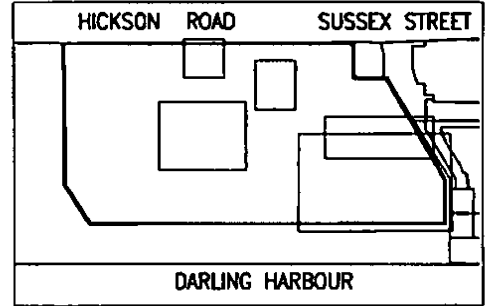
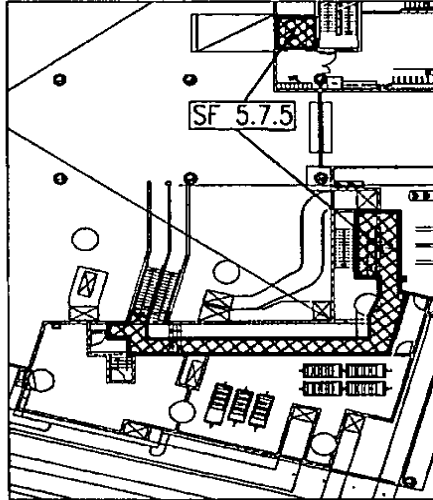
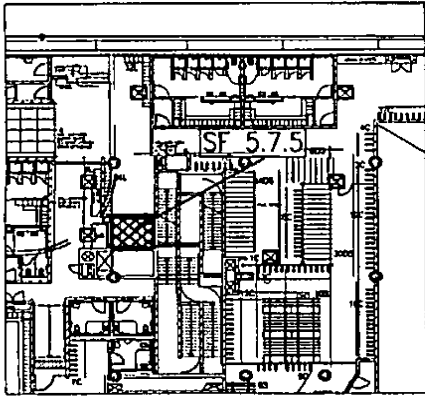
 SF 5.2.1 BASEMENT VEHICLE ACCESSWAYS

BASEMENT LEVEL 1

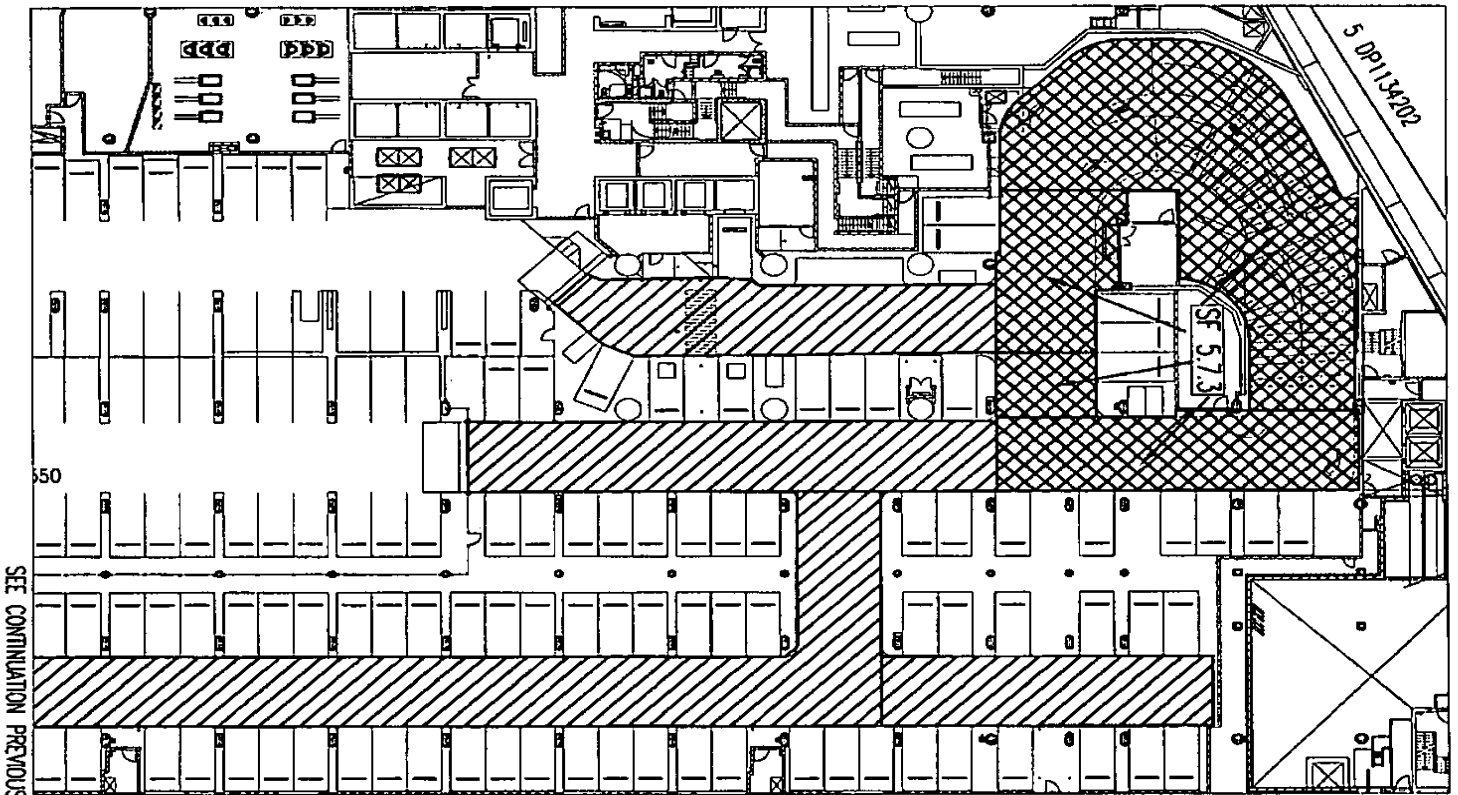
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Project Surveying  
SCALE 1:500 AT A4  
DATED 3-9-2014

ePlan



# BARANGAROO SOUTH - BUILDING MANAGEMENT STATEMENT SCHEDULE 2 - SHARED FACILITY PLAN 05-F



DP1204948



SEE CONTINUATION PREVIOUS SHEET

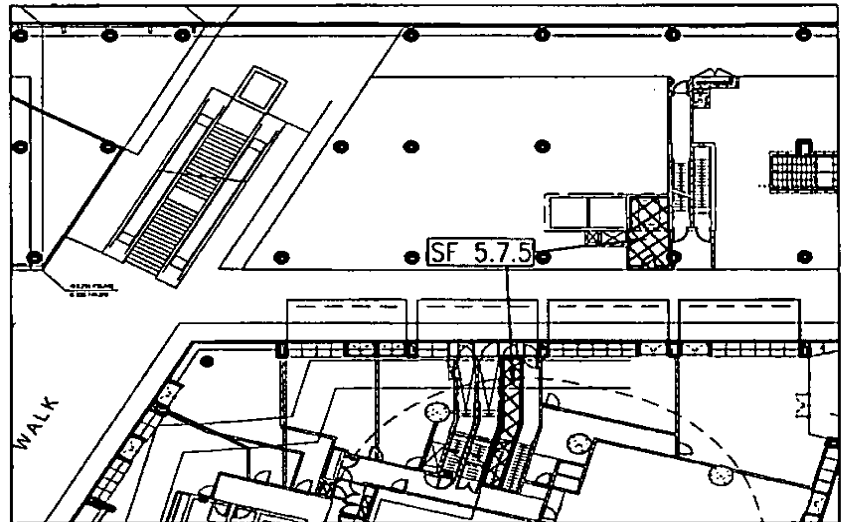
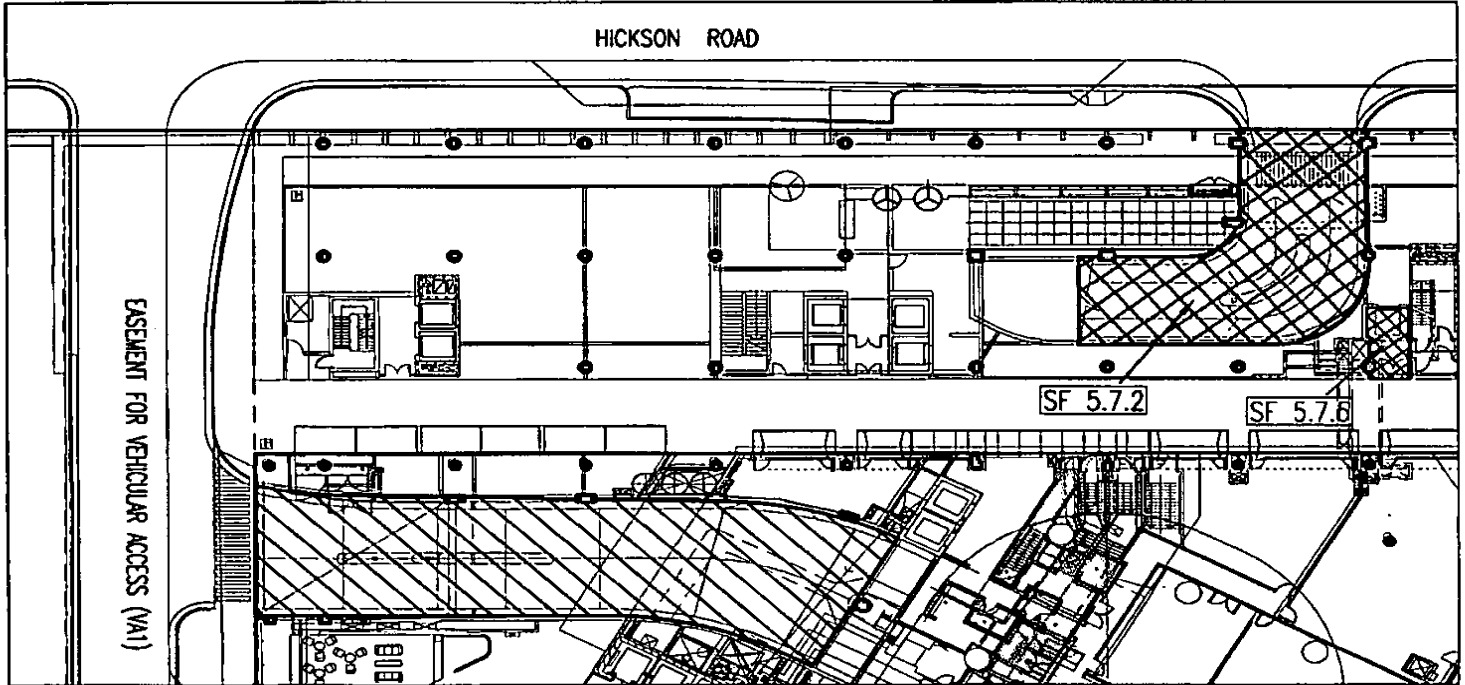
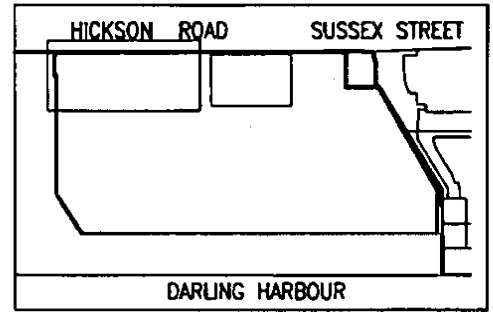
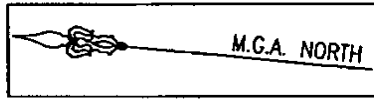
-  SF 5.7 ACCESSWAYS AND ENTRY/EXITS
-  SF 5.2.1 BASEMENT VEHICLE ACCESSWAYS

## BASEMENT LEVEL 1

**GeoStrata**  
Project Surveying  
SCALE 1:500 AT A4  
DATED 3-9-2014

**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT  
SCHEDULE 2 – SHARED FACILITY PLAN 05-G**

**DP1204948**





**GROUND LEVEL**

**GeoStrata**

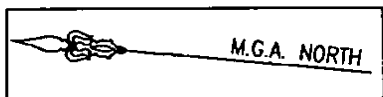
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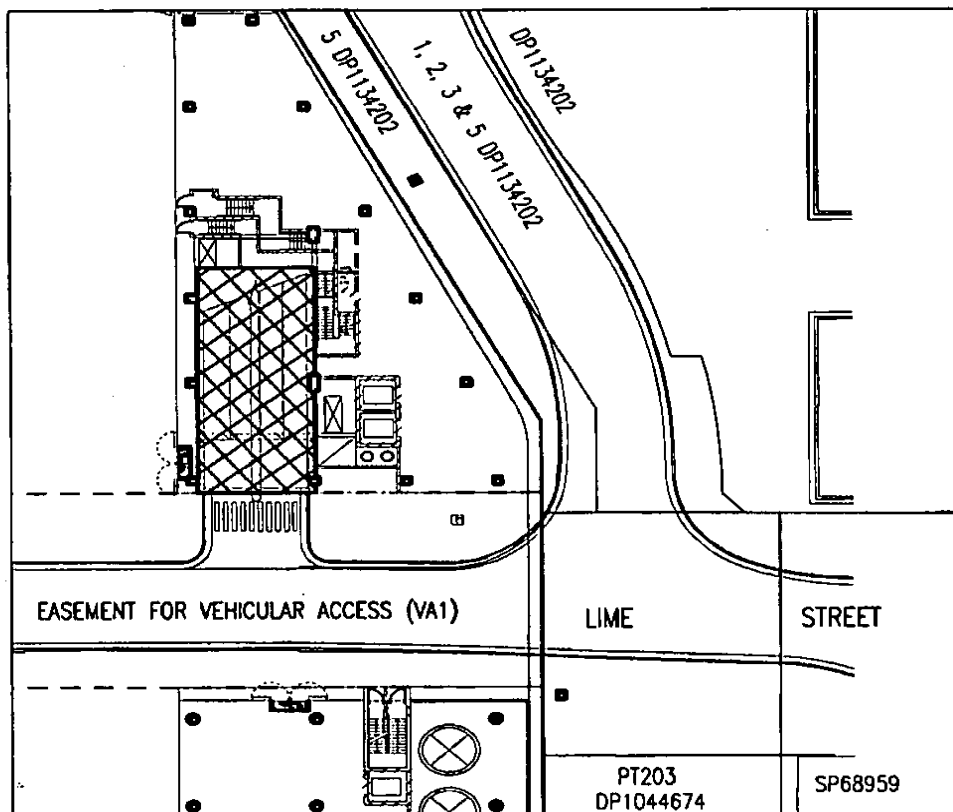
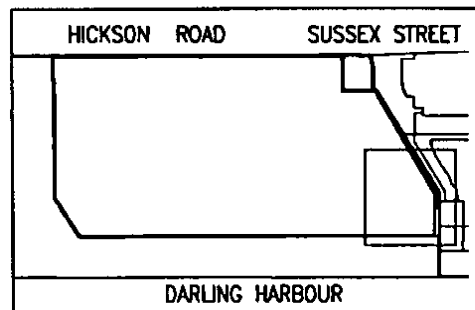
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-  SF 5.7 ACCESSWAYS AND ENTRY/EXITS
-  SF 5.7.1 ACCESSWAYS AND ENTRY/EXITS

**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT  
SCHEDULE 2 – SHARED FACILITY PLAN 05-H**



**DP1204948**



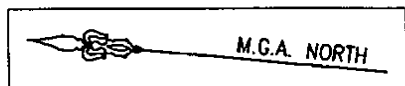
GROUND LEVEL

 SF 5.7.3 ACCESSWAYS AND ENTRY/EXITS

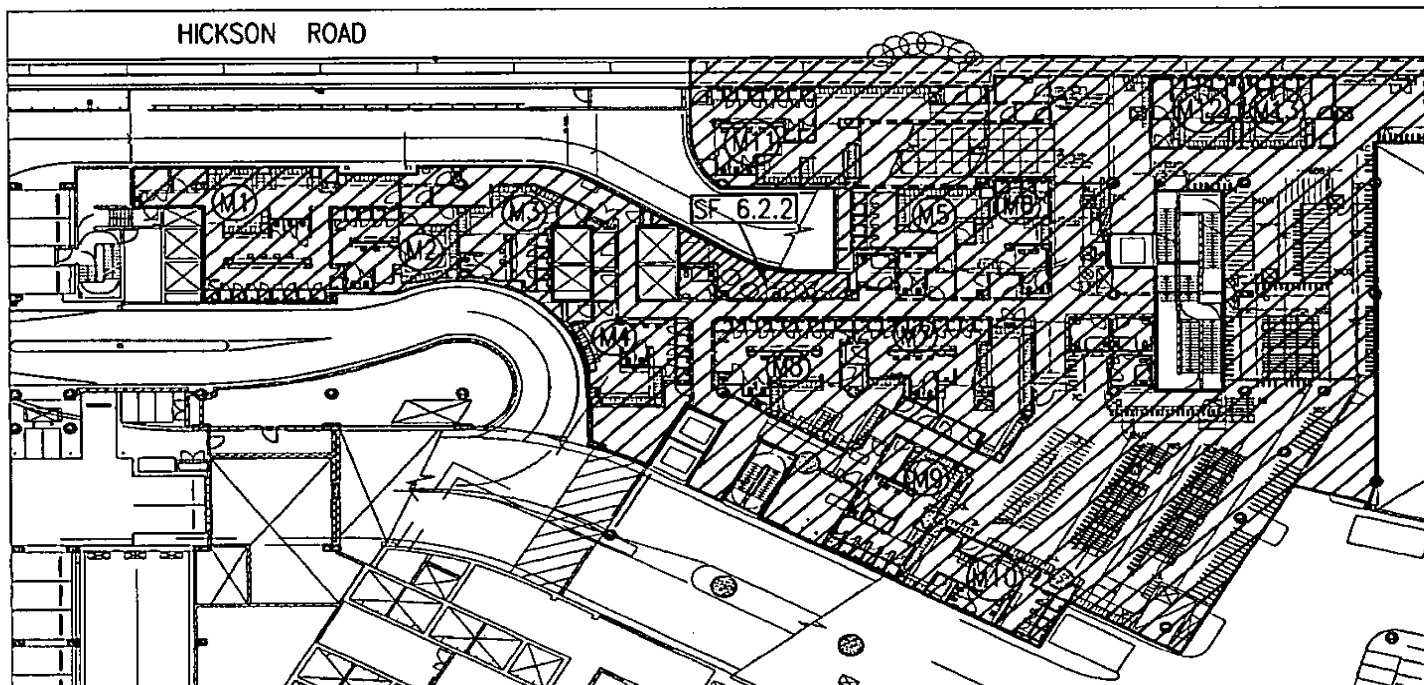
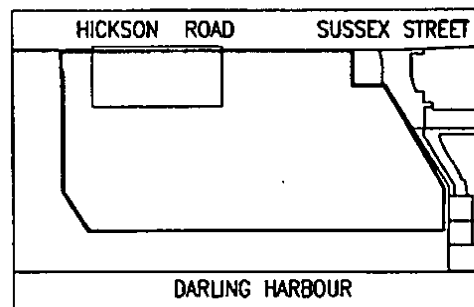
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Project Surveying  
SCALE 1:500 AT A4  
DATED 3-9-2014



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**BARANGAROO SOUTH - BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 - SHARED FACILITY PLAN 06-A**



**DP1204948**



-  SF 5.3 BICYCLE AND AMENITIES AREA
-  DENOTES MODULE AREAS
- M1 TO M22 DENOTES MODULE NUMBERS 1 TO 22

**BASEMENT LEVEL 1**

**GeoStrata**  
Project Surveying

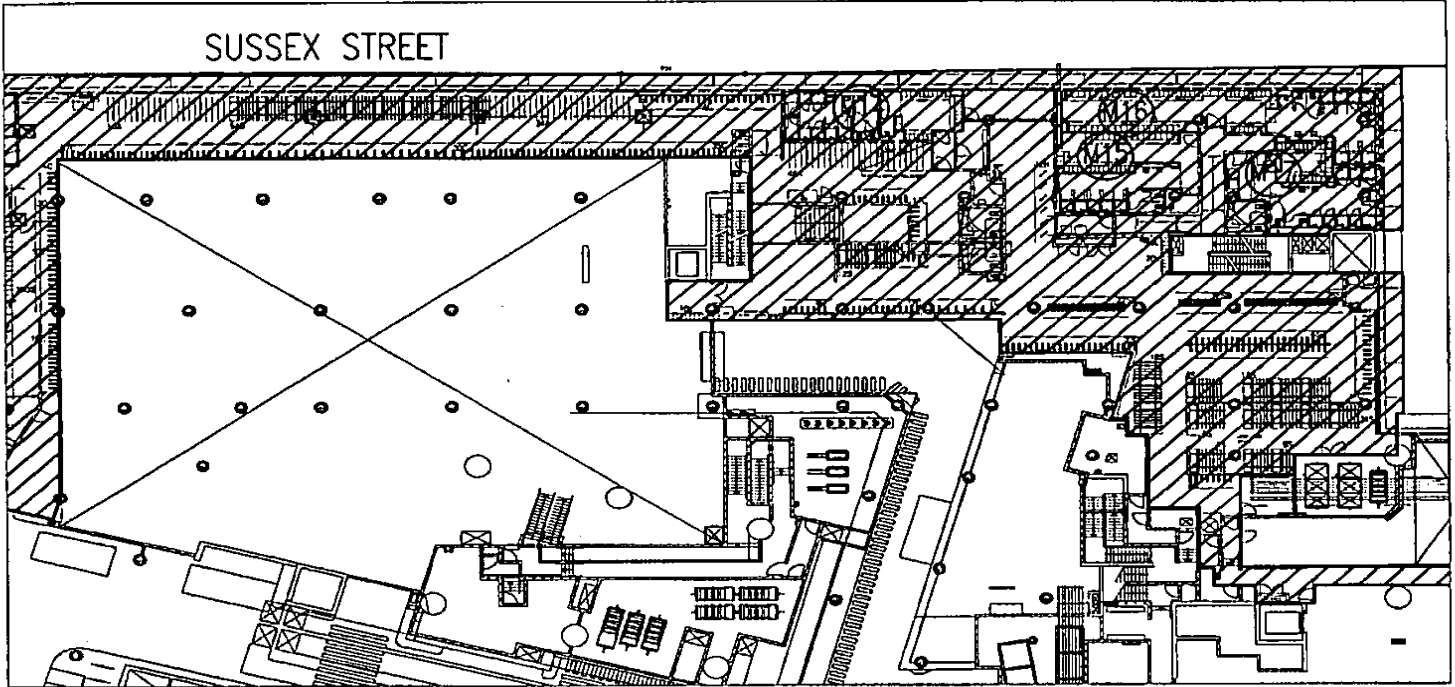
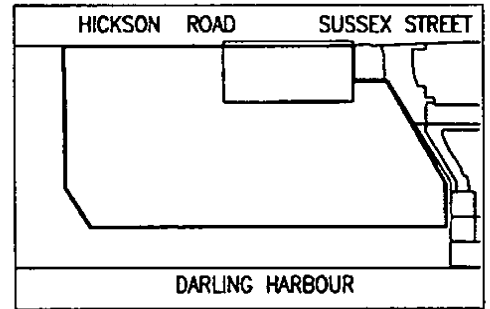
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DATED 3-9-2014



ePlan

**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 – SHARED FACILITY PLAN 06-B**



**DP1204948**



-  SF 5.3 BICYCLE AND AMENITIES AREA
-  DENOTES MODULE AREAS
- M1 TO M22 DENOTES MODULE NUMBERS 1 TO 22

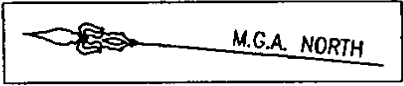
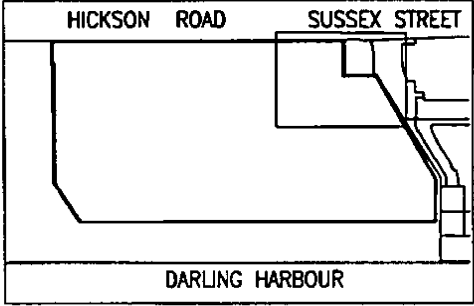


**BASEMENT LEVEL 1**

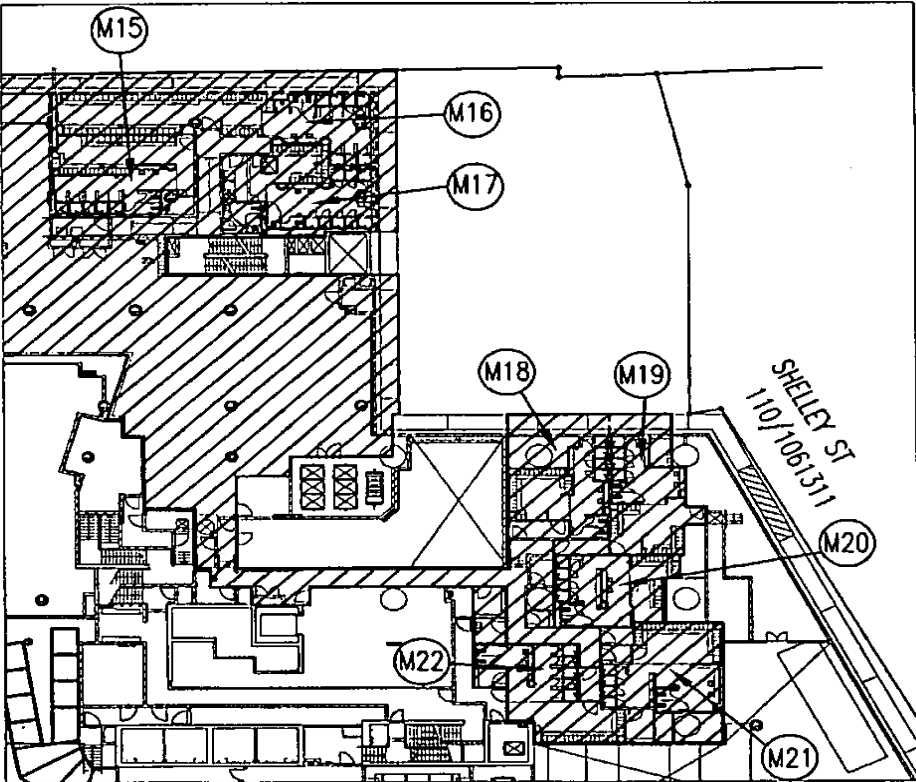
**GeoStrata**  
Project Surveying





SCALE 1:500 AT A4  
DATED 3-9-2014

BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT  
SCHEDULE 2 – SHARED FACILITY PLAN 06-C



**DP1204948**



-  SF 5.3 BICYCLE AND AMENITIES AREA
-  DENOTES MODULE AREAS
- M1 TO M22 DENOTES MODULE NUMBERS 1 TO 22
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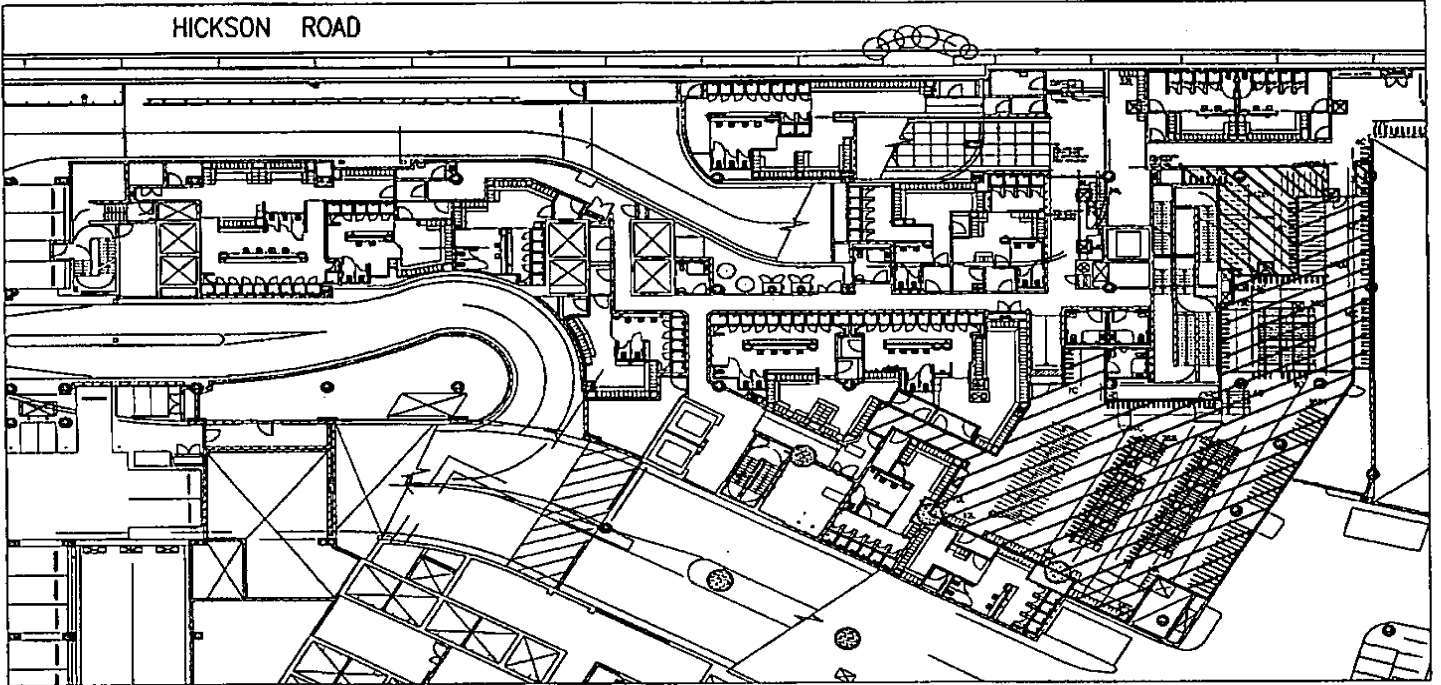
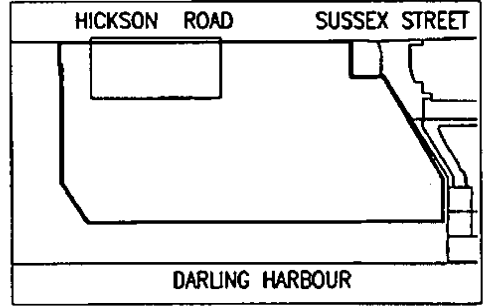
BASEMENT LEVEL 1



**GeoStrata**  
Project Surveying  
SCALE 1:500 AT A4  
DATED 3-9-2014

BARANGAROO SOUTH - BUILDING MANAGEMENT STATEMENT  
SCHEDULE 2 - SHARED FACILITY PLAN 06-D



**DP1204948**



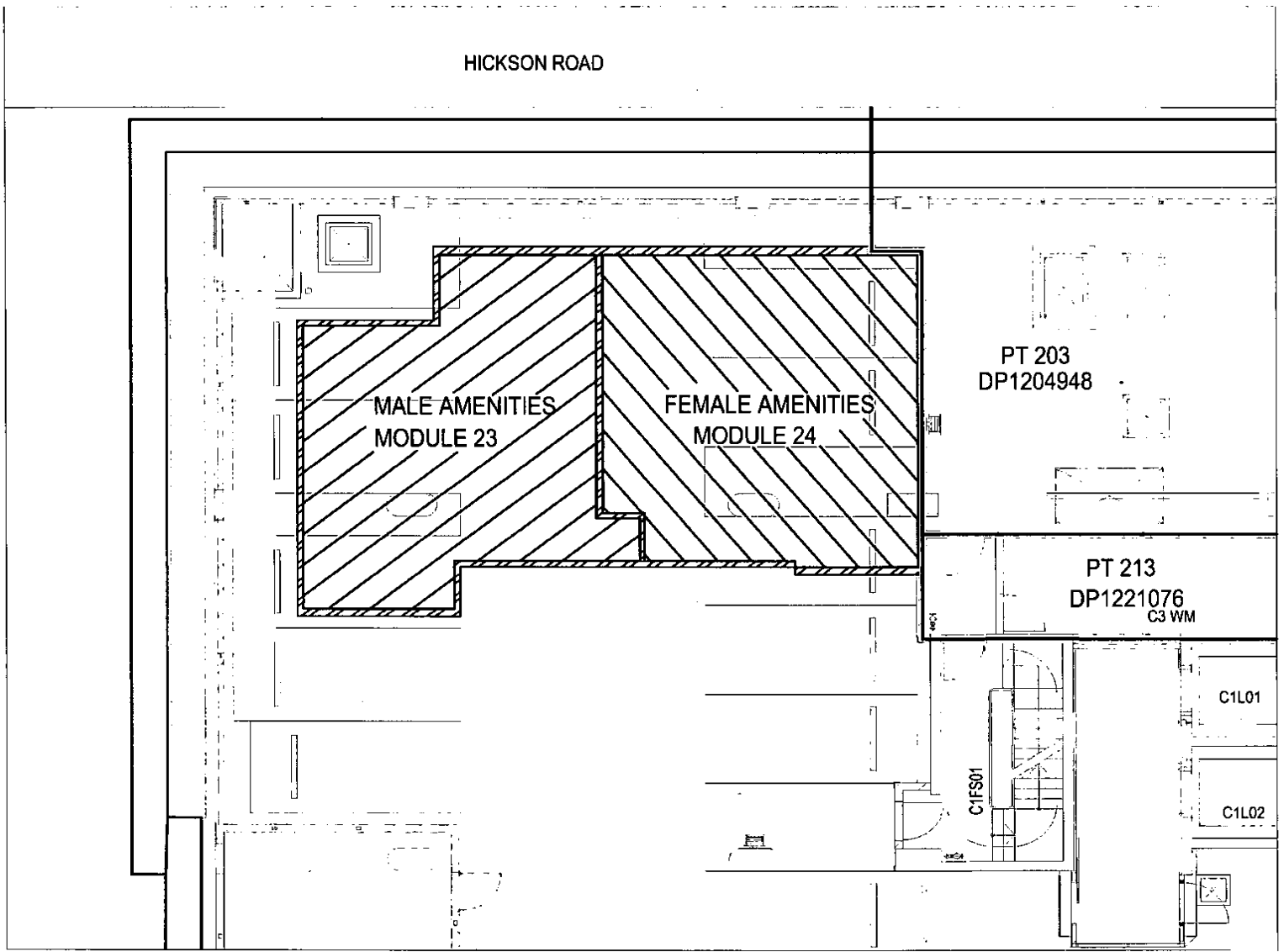
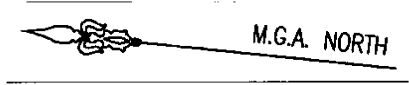
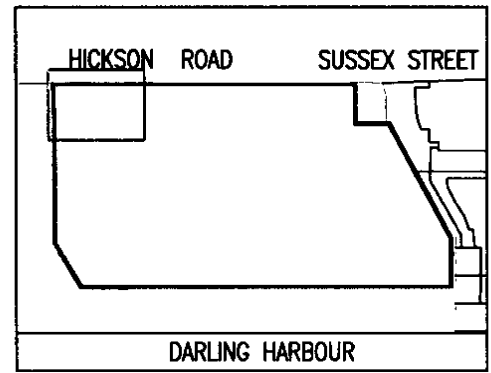
- SF 5.3 BICYCLE AND AMENITIES AREA
-  AREA A - T2 DEDICATED SECURED BIKE AREA
-  AREA B - T1 DEDICATED BIKE AREA

BASEMENT LEVEL 1



**GeoStrata**  
Project Surveying

SCALE 1:500 AT A4  
DATED 3-9-2014

# BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT SCHEDULE 2 – SHARED FACILITY PLAN 06-E



SF 5.3.1 Change Rooms, amenity and access way areas located in Basement 1a

-  DENOTES MODULES 23
-  DENOTES MODULES 24

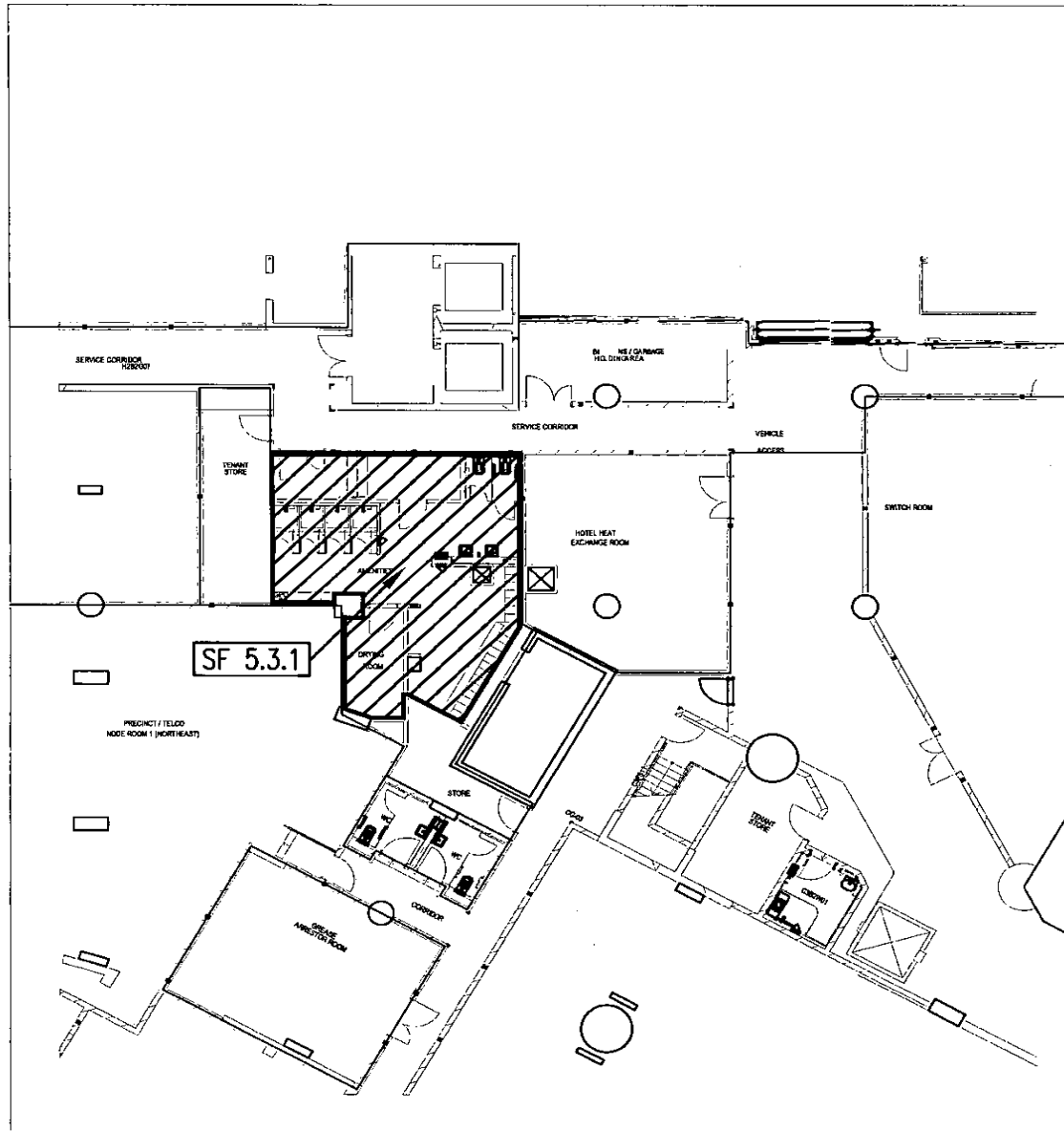
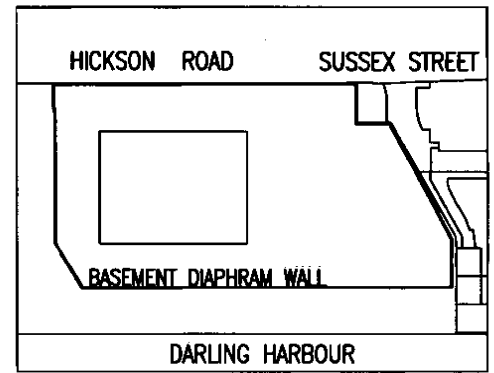
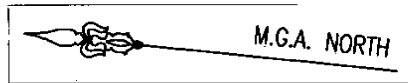
MODULES DEFINED BY INTERNAL FACE OF CONSTRUCTED WALLS

## BASEMENT LEVEL 2

**GeoStrata**  
Project Surveying

SCALE 1:150 AT A4  
DATED 18-4-2019  
PAGE 218 OF 516

# BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT SCHEDULE 2 – SHARED FACILITY PLAN 06-F



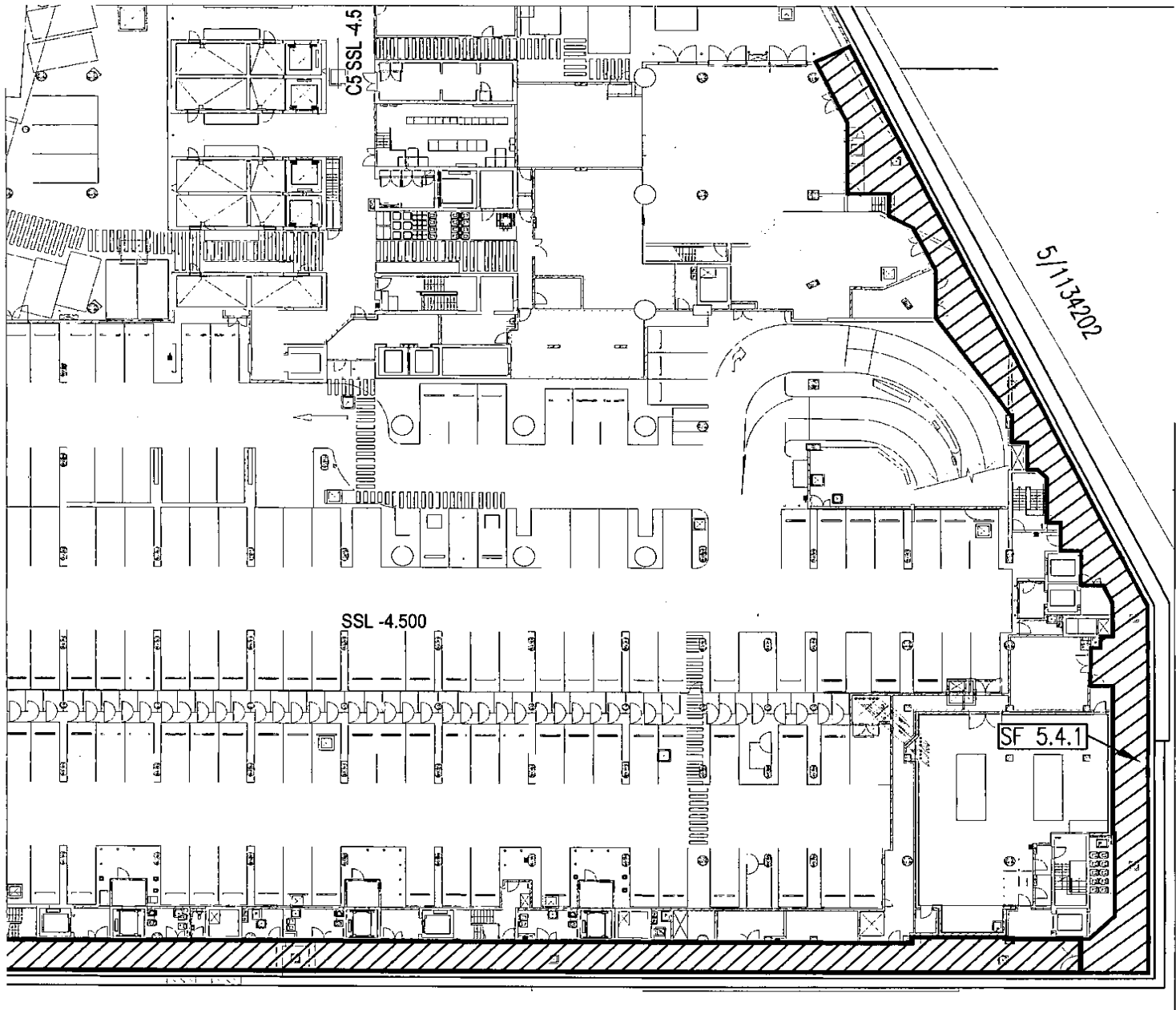
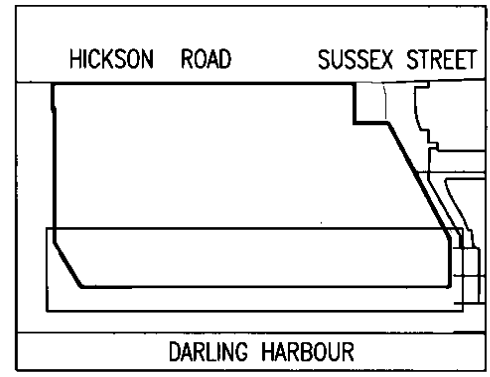
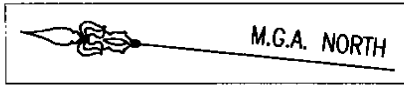
 SF 5.3.1 SHARED ROOMS – CUBICLE 6A

## BASEMENT LEVEL 2

**GeoStrata**  
Project Surveying

SCALE 1:250 AT A4  
DATED 3-6-2020  
PAGE ..... OF .....

# BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT SCHEDULE 2 – SHARED FACILITY PLAN 07-A



REV: 01 AMENDED AREA NEAR R1 GARBAGE STORE DATED: 31/8/2017

 SF 5.4 CORRIDOR AREAS (BACK OF HOUSE)

## BASEMENT LEVEL 2

**GeoStrata**

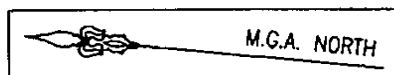
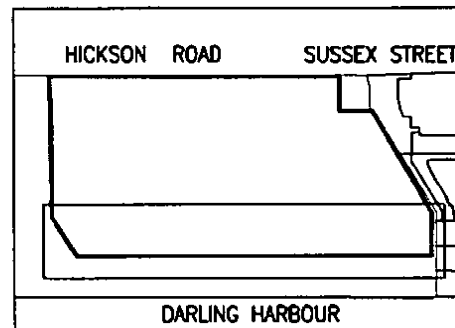
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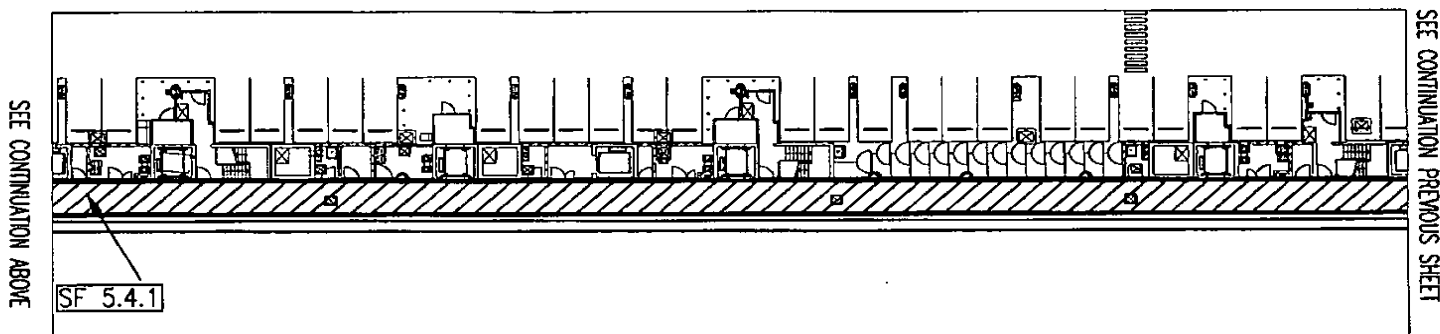
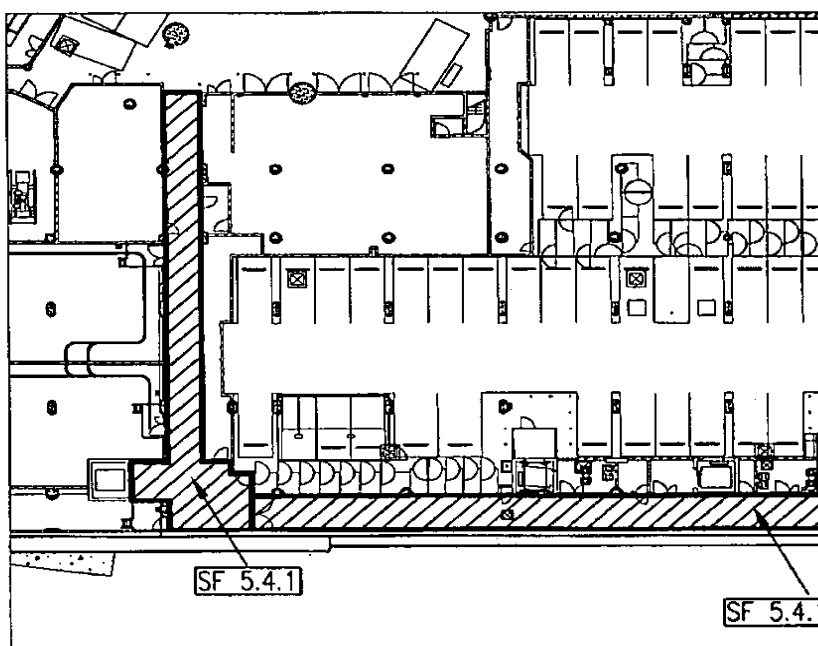
DATED 3-9-2014

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BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT  
SCHEDULE 2 – SHARED FACILITY PLAN 07-B



DP1204948



 SF 5.4 CORRIDOR AREAS (BACK OF HOUSE)

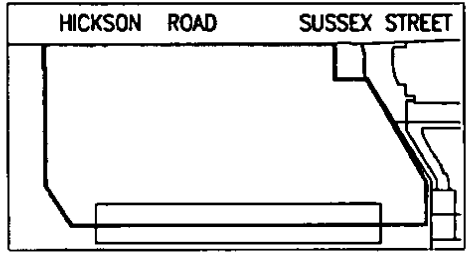
BASEMENT LEVEL 2

GeoStrata  
Project Surveying

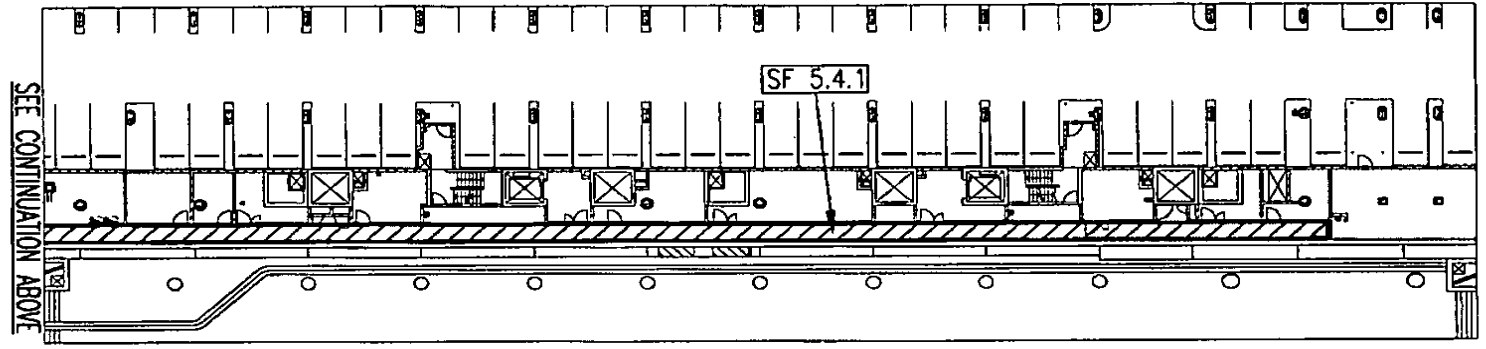
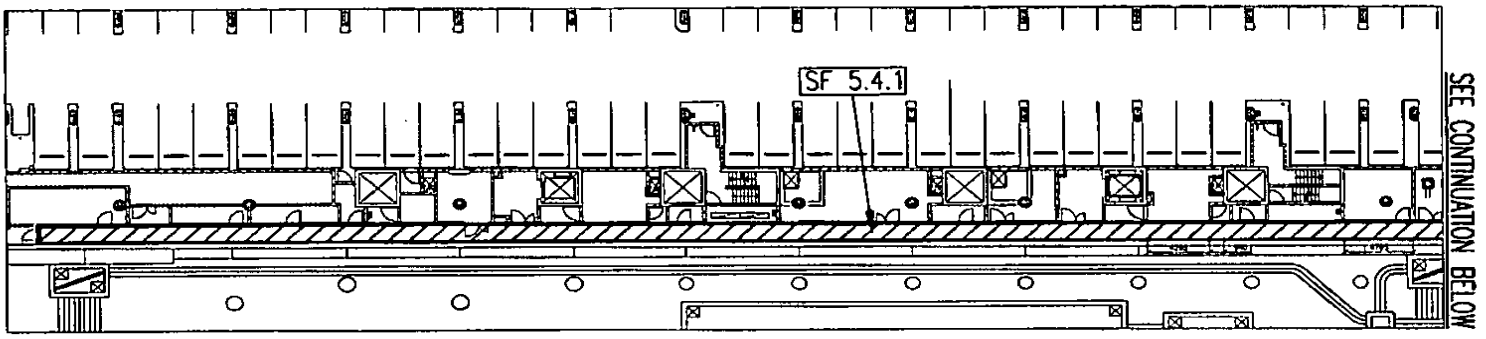
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DATED 3-9-2014


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**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 – SHARED FACILITY PLAN 07-C**



**DP1204948**



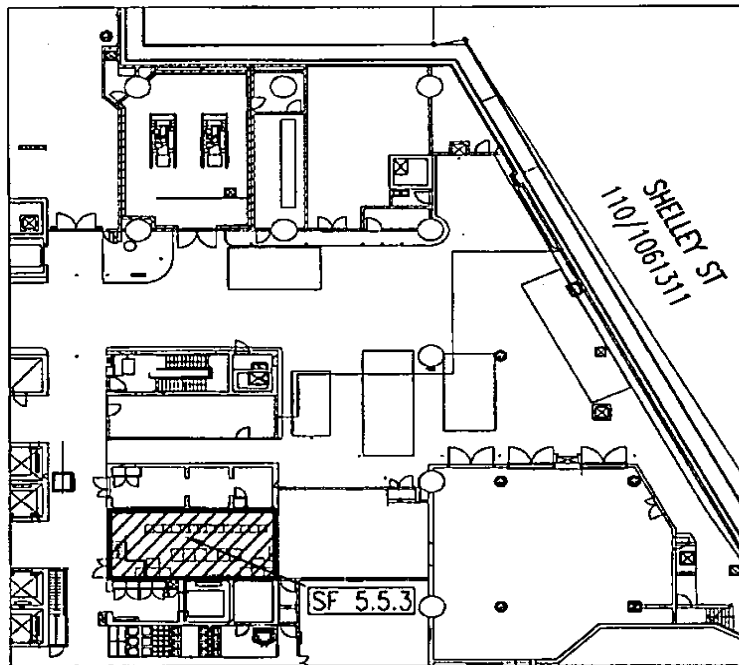
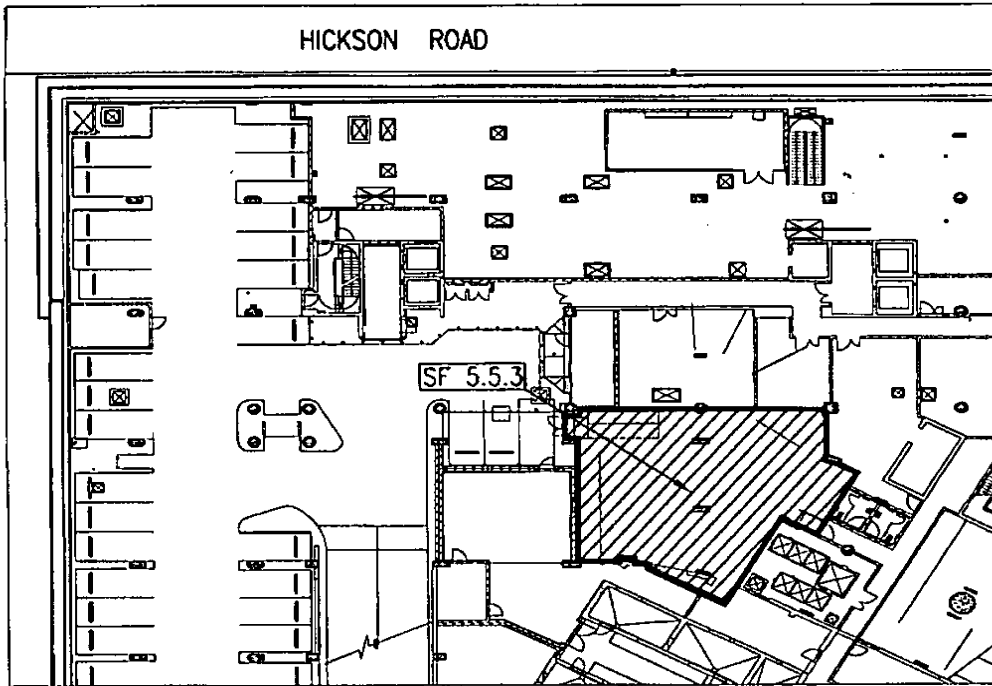
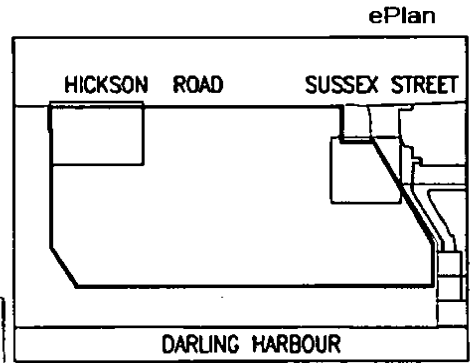
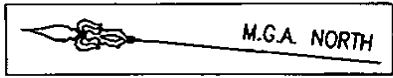
 SF 5.4 CORRIDOR AREAS (BACK OF HOUSE)

BASEMENT LEVEL 1

**GeoStrata**  
Project Surveying  
SCALE 1:500 AT A4  
DATED 3-9-2014

**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT  
SCHEDULE 2 – SHARED FACILITY PLAN 08-A**

**DP1204948**



 SF 5.5.3 SHARED CAMPUS/PRECINCT NODE ROOMS

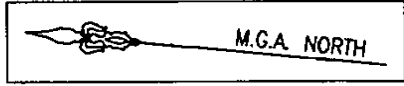
**BASEMENT LEVEL 2**

**GeoStrata**  
Project Surveying

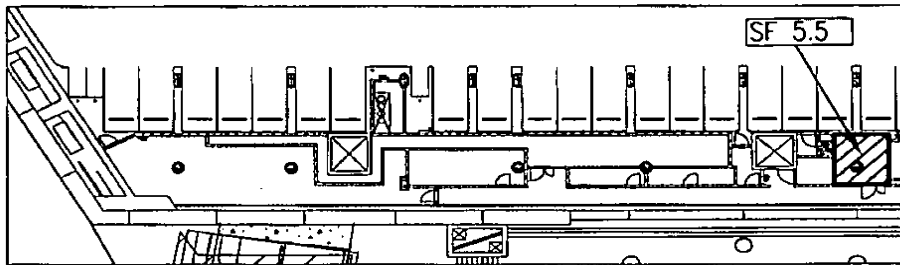
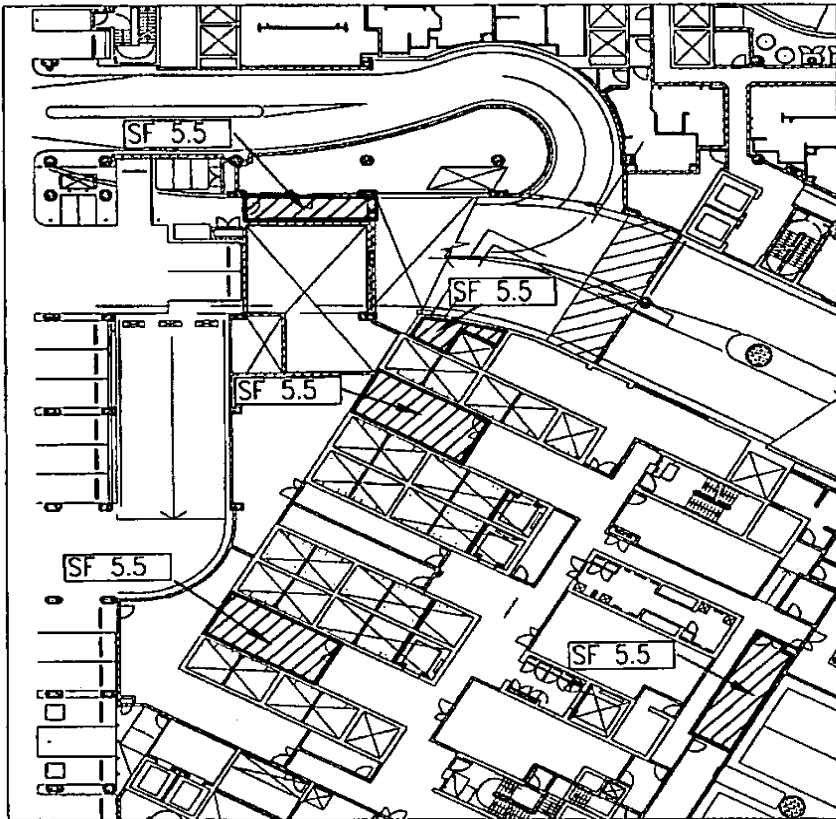
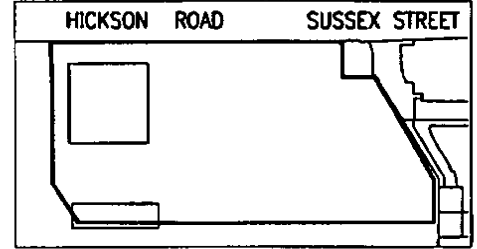
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DATED 3-9-2014

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**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 – SHARED FACILITY PLAN 08-B**



**DP1204948**



 SF 5.5 COMMUNICATIONS

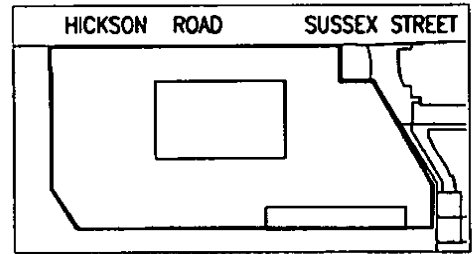
**BASEMENT LEVEL 1**

**GeoStrata**  
Project Surveying

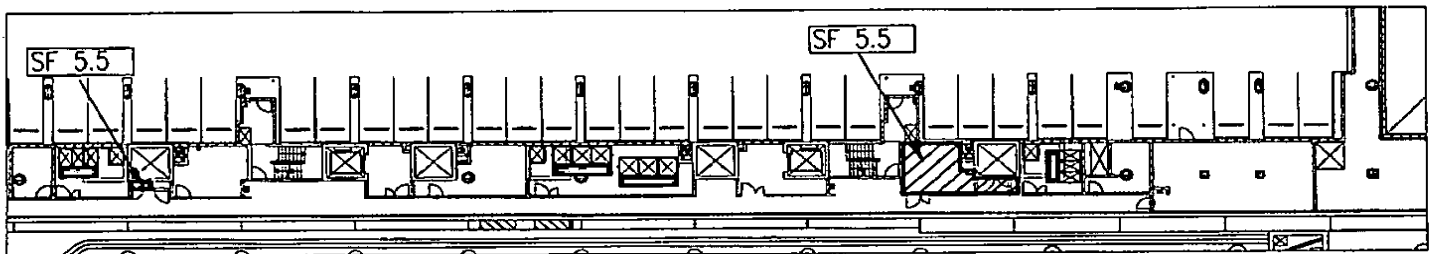
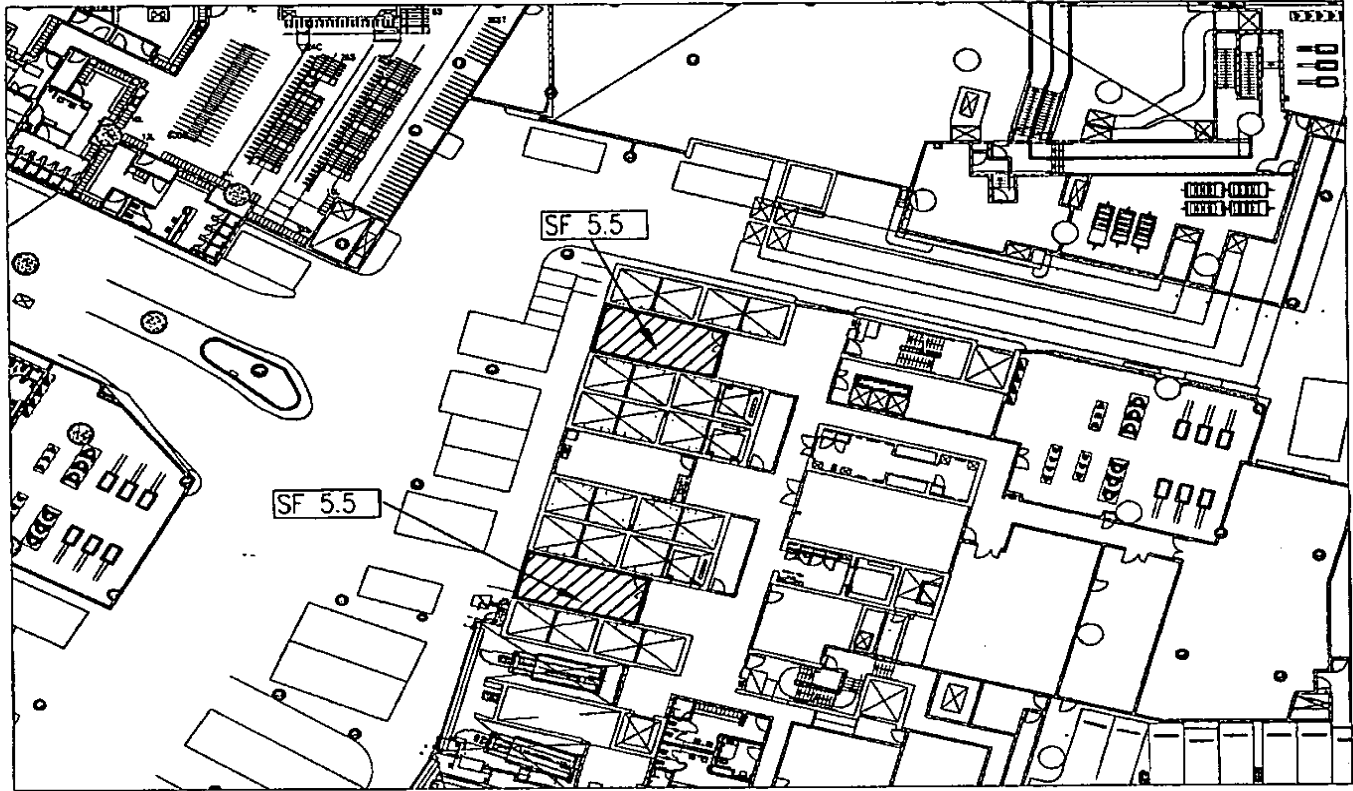
SCALE 1:500 AT A4  
DATED 3-9-2014

**BARANGAROO SOUTH - BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 - SHARED FACILITY PLAN 08-C**

ePlan



**DP1204948**



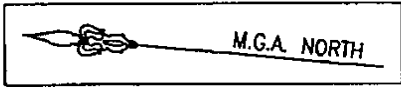
 SF 5.5 COMMUNICATIONS

**BASEMENT LEVEL 1**

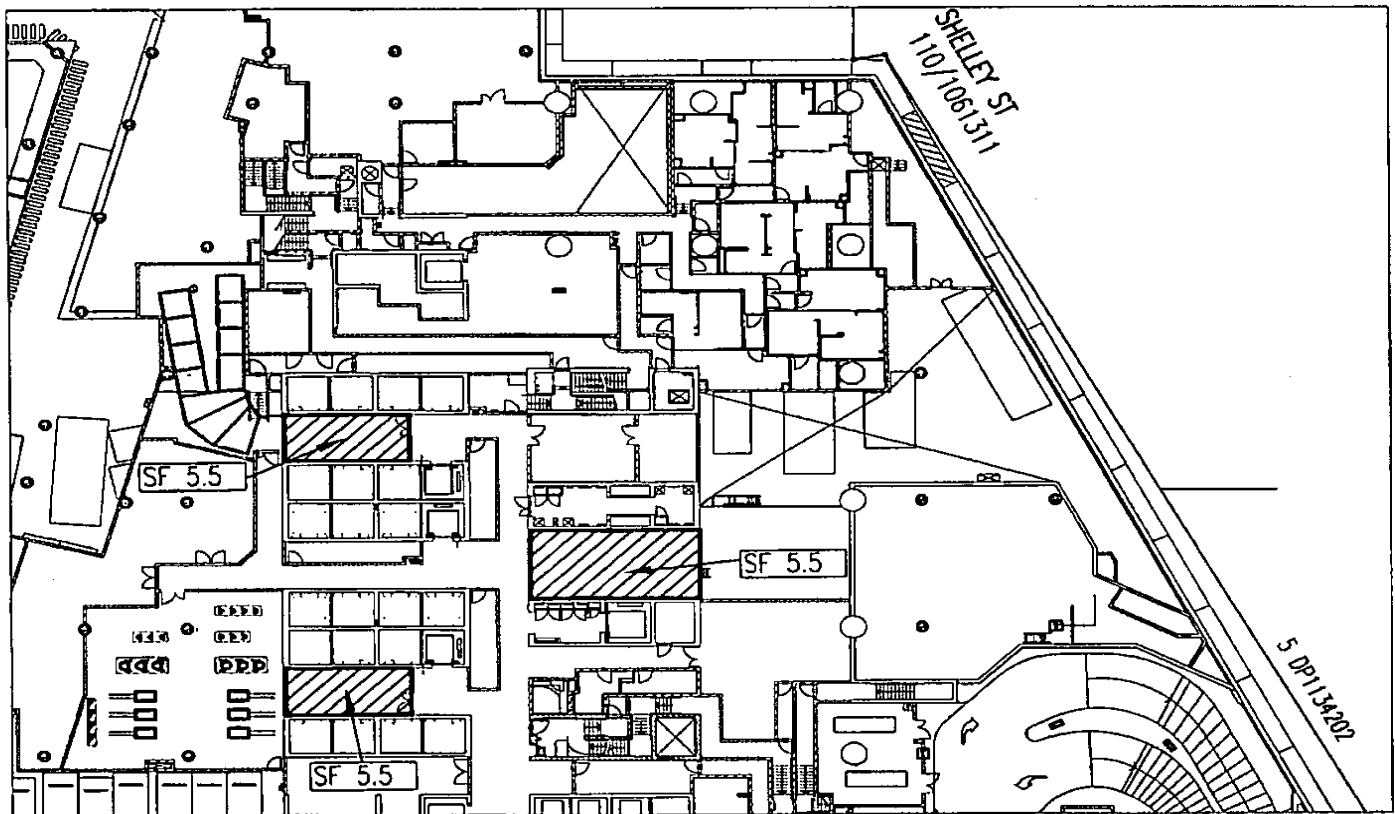
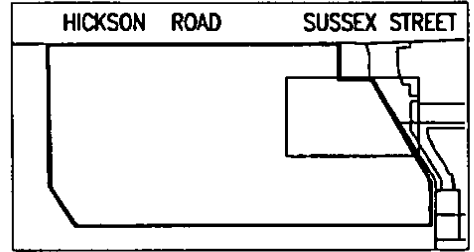
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Project Surveying  
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DATFD 3-9-2014


**BARANGAROO SOUTH - BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 - SHARED FACILITY PLAN 08-D**

ePlan



**DP1204948**



 SF 5.5 COMMUNICATIONS

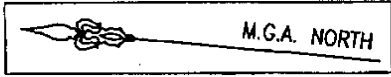
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**GeoStrata**  
Project Surveying

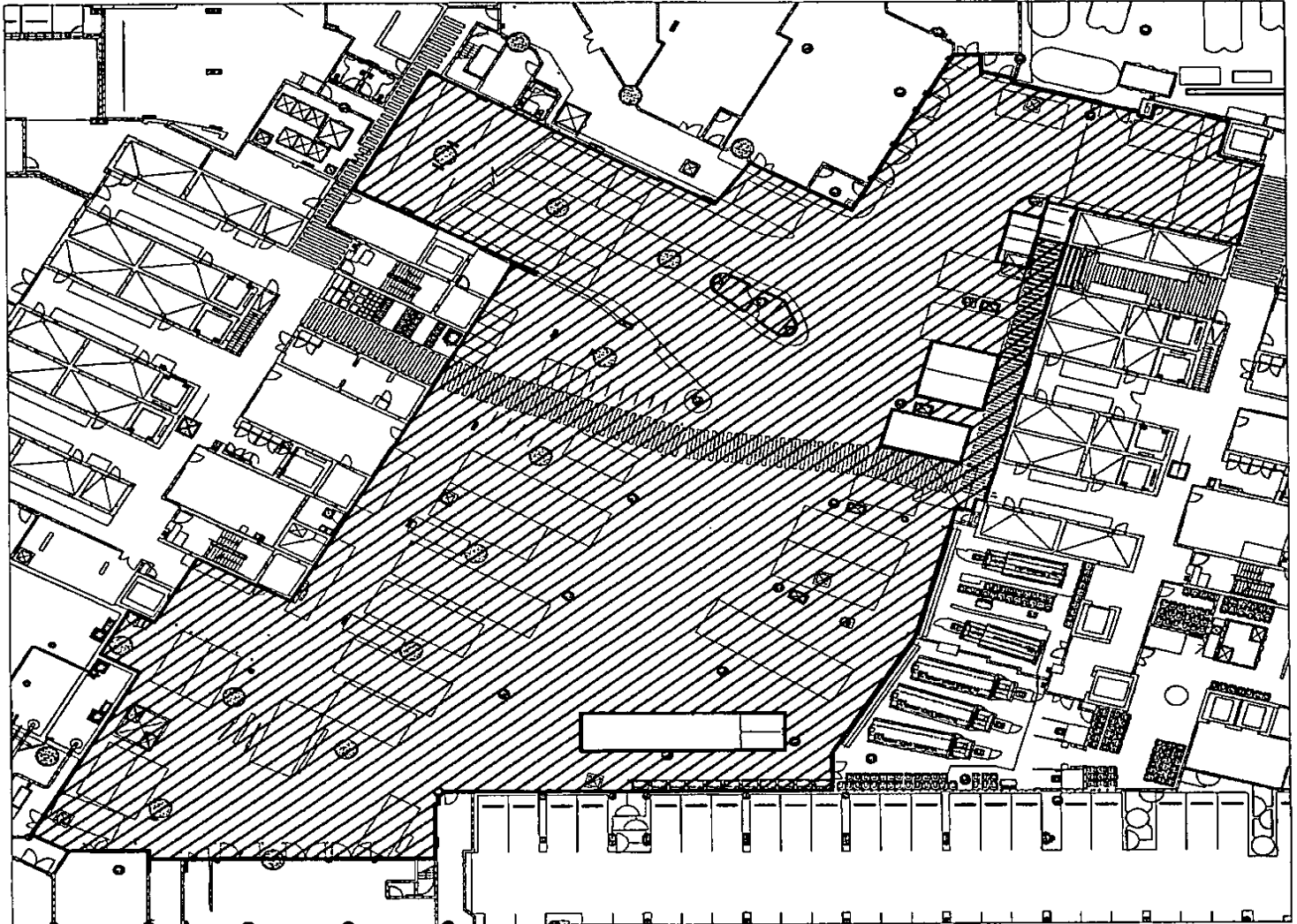
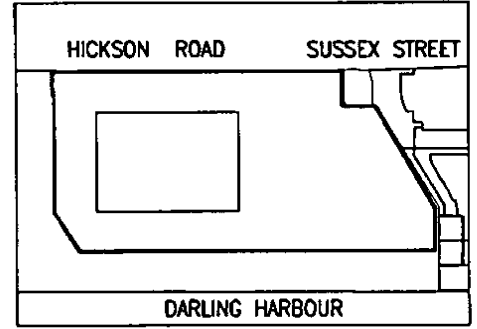
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DATED 3-9-2014

**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 – SHARED FACILITY PLAN 09-A**

ePlan



**DP1204948**



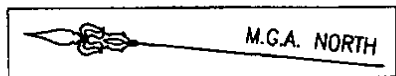
 SF 5.6.1 LOADING DOCK No.1

**BASEMENT LEVEL 2**

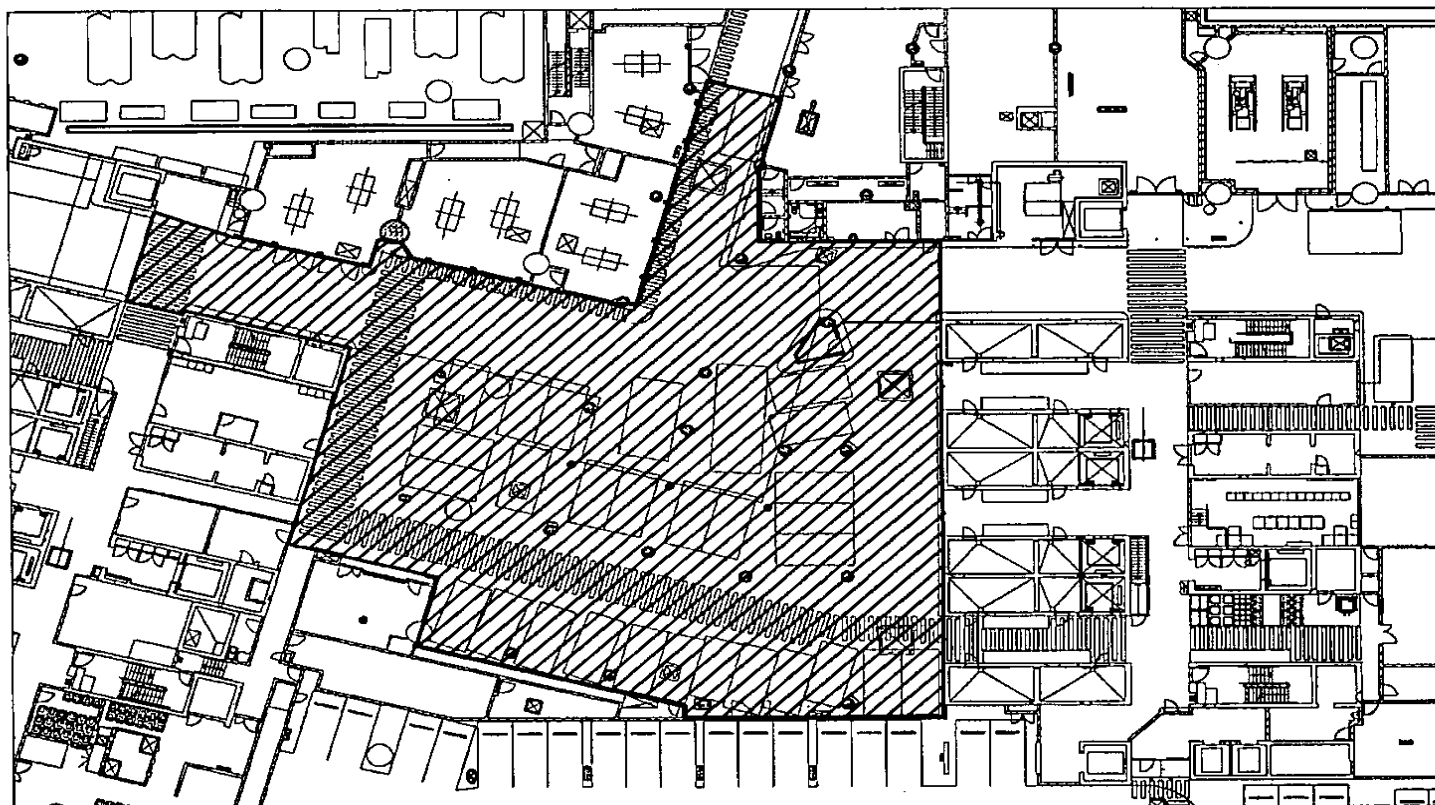
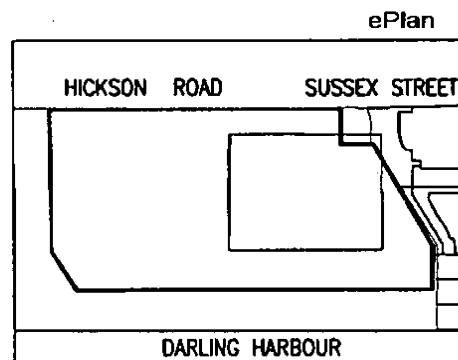
**GeoStrata**  
Project Surveying

SCALE 1:500 AT A4  
DATED 3-9-2014

**BARANGAROO SOUTH - BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 - SHARED FACILITY PLAN 09-B**



**DP1204948**



 SF 5.6.3 LOADING DOCK No.2

**BASEMENT LEVEL 2**

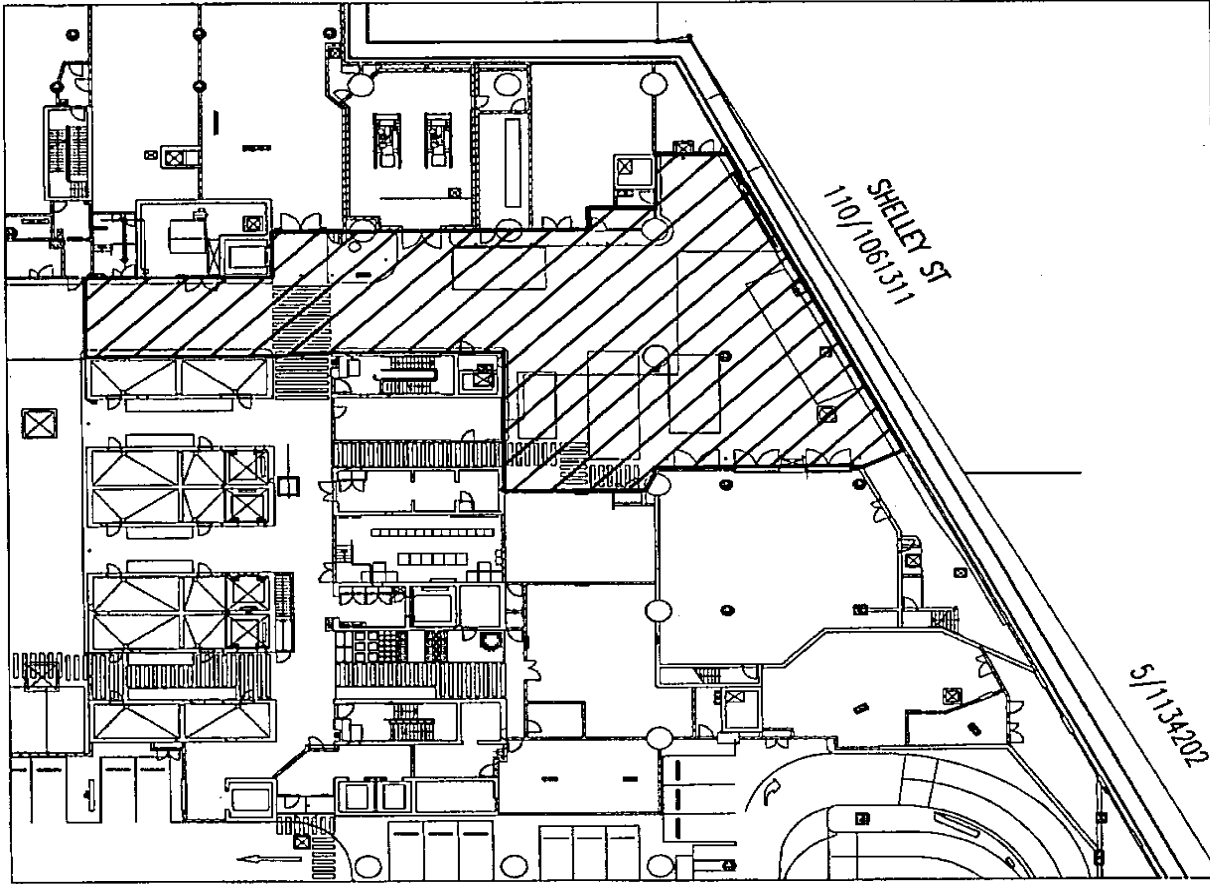
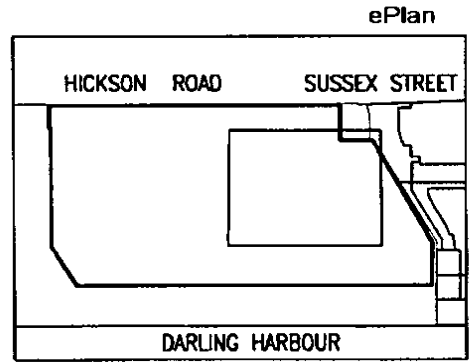
**GeoStrata**  
Project Surveying


SCALE 1:500 AT A4  
DATED 3-9-2014

**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 – SHARED FACILITY PLAN 09-C**



**DP1204948**



 SF 5.6.4 LOADING DOCK No.3

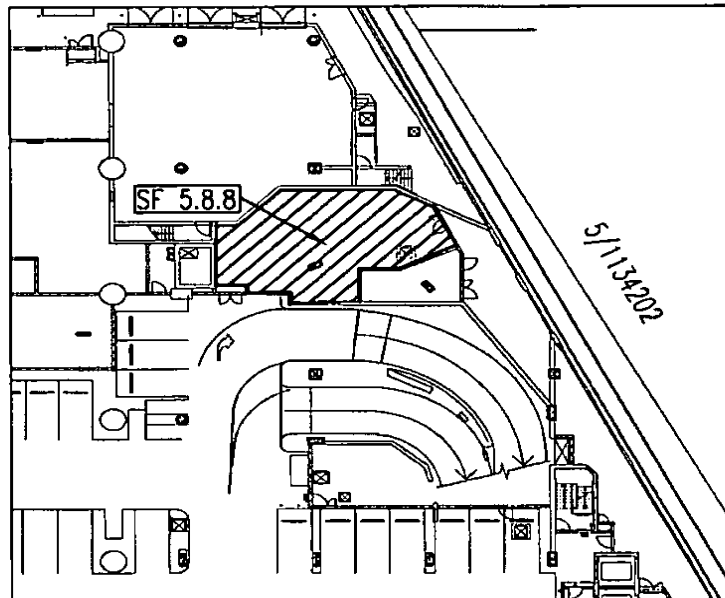
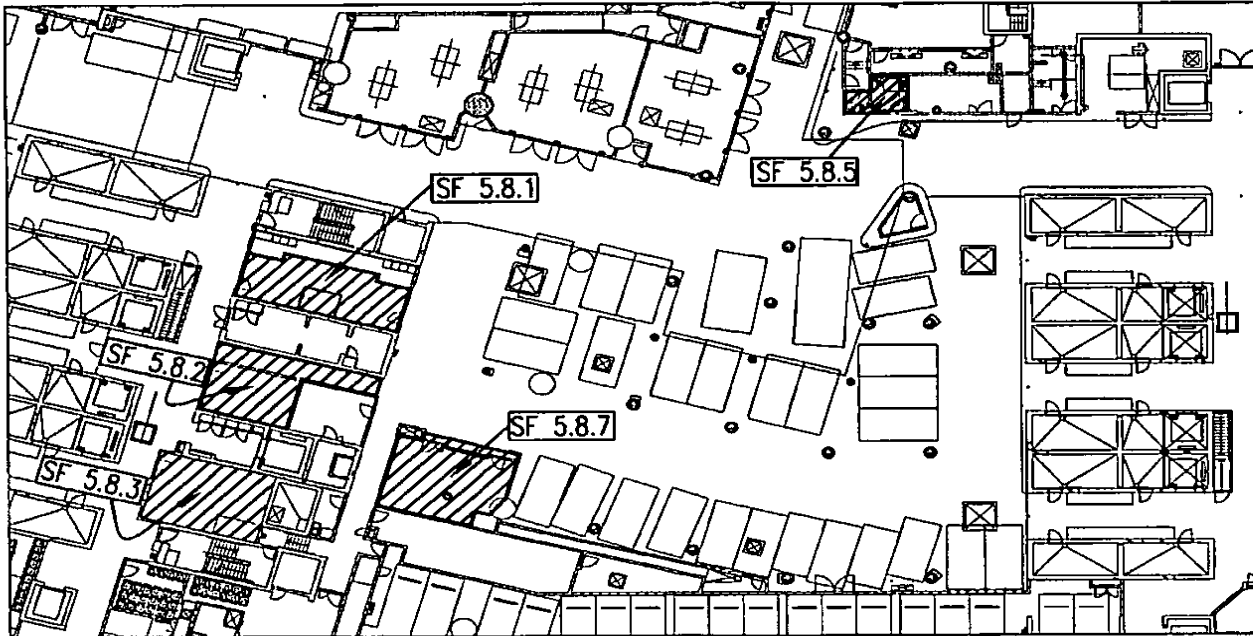
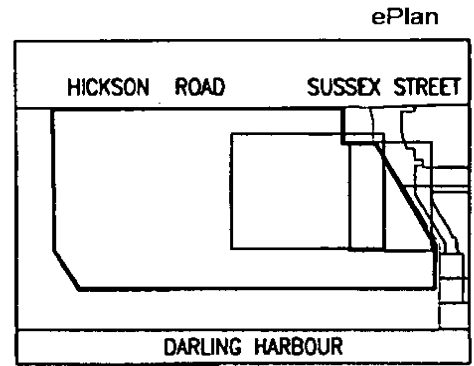
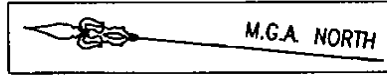
**BASEMENT LEVEL 2**


**GeoStrata**  
Project Surveying

SCALE 1:500 AT A4  
DATED 3-9-2014

**BARANGAROO SOUTH - BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 - SHARED FACILITY PLAN 10-A**

**DP1204948**



 SF 5.8 SHARED ROOMS

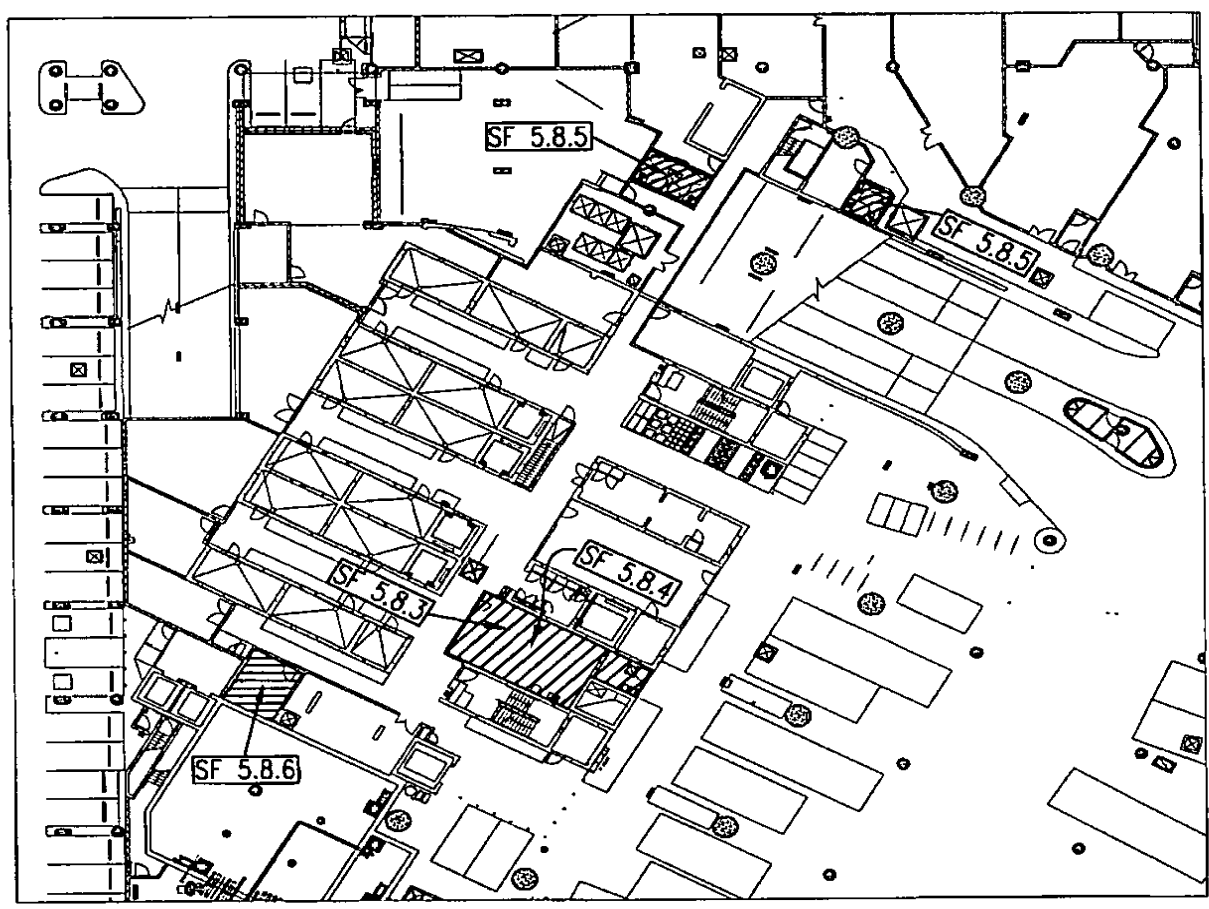
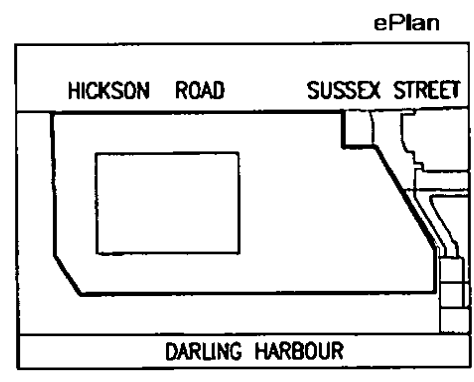
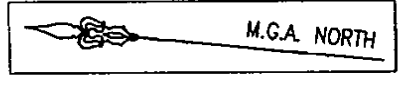
**BASEMENT LEVEL 2**


**GeoStrata**  
Project Surveying

SCALE 1:500 AT A4  
DATED 3-9-2014

**BARANGAROO SOUTH - BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 - SHARED FACILITY PLAN 10-B**

**DP1204948**



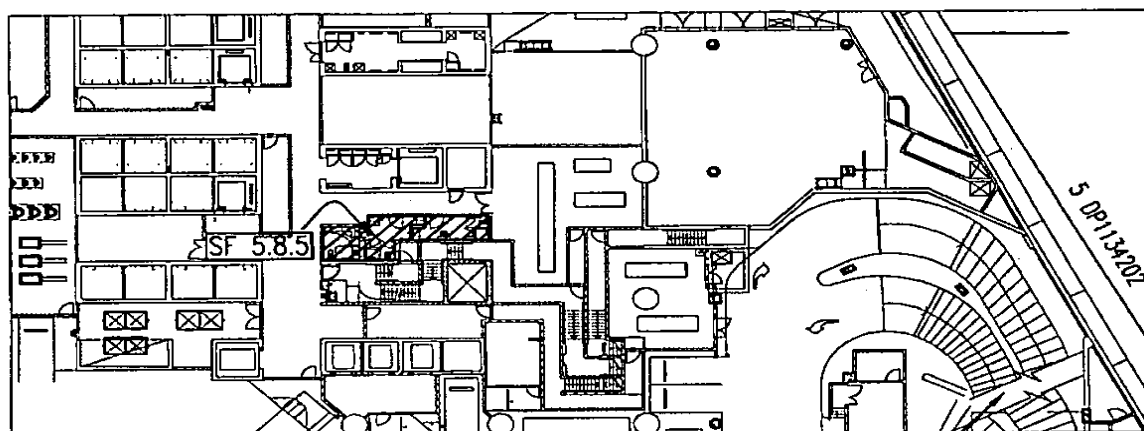
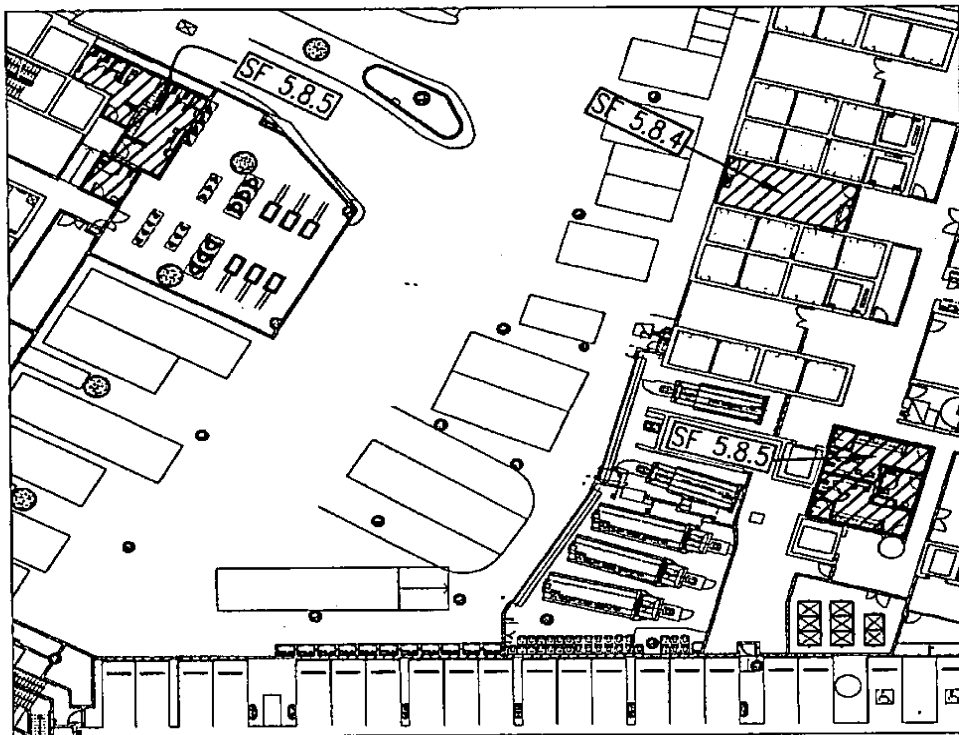
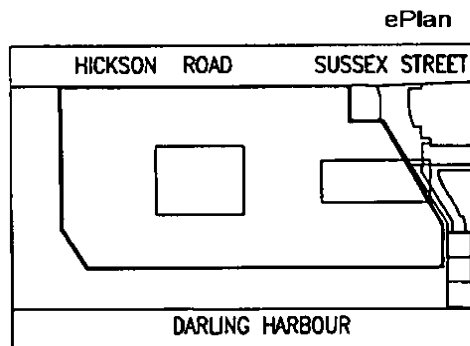
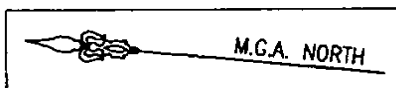
 SF 5.8 SHARED ROOMS


**BASEMENT LEVEL 2**

**GeoStrata**  
Project Surveying  
SCALE 1:500 AT A4  
DATED 3-9-2014  
Page 231 of 516

# BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT SCHEDULE 2 – SHARED FACILITY PLAN 10-C

## DP1204948



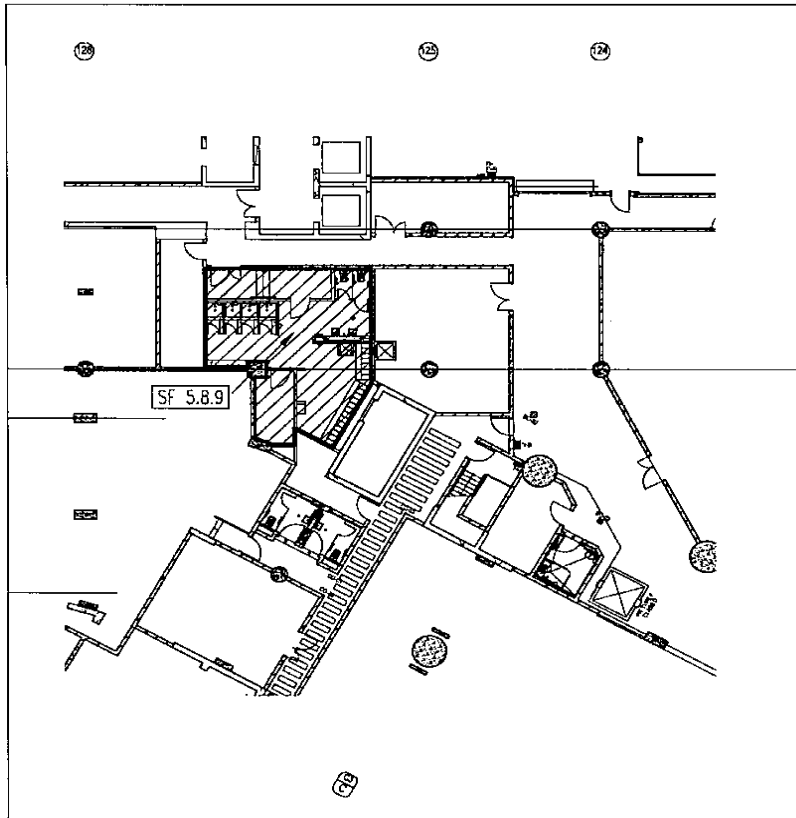
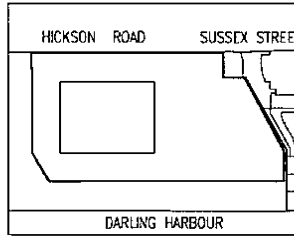
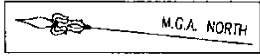
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
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**GeoStrata**  
Project Surveying

SCALE 1:500 AT A4  
DATED 3-9-2014

BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT  
SCHEDULE 2 – SHARED FACILITY PLAN 10-D



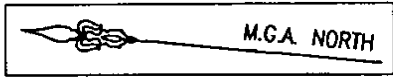
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BASEMENT LEVEL 2

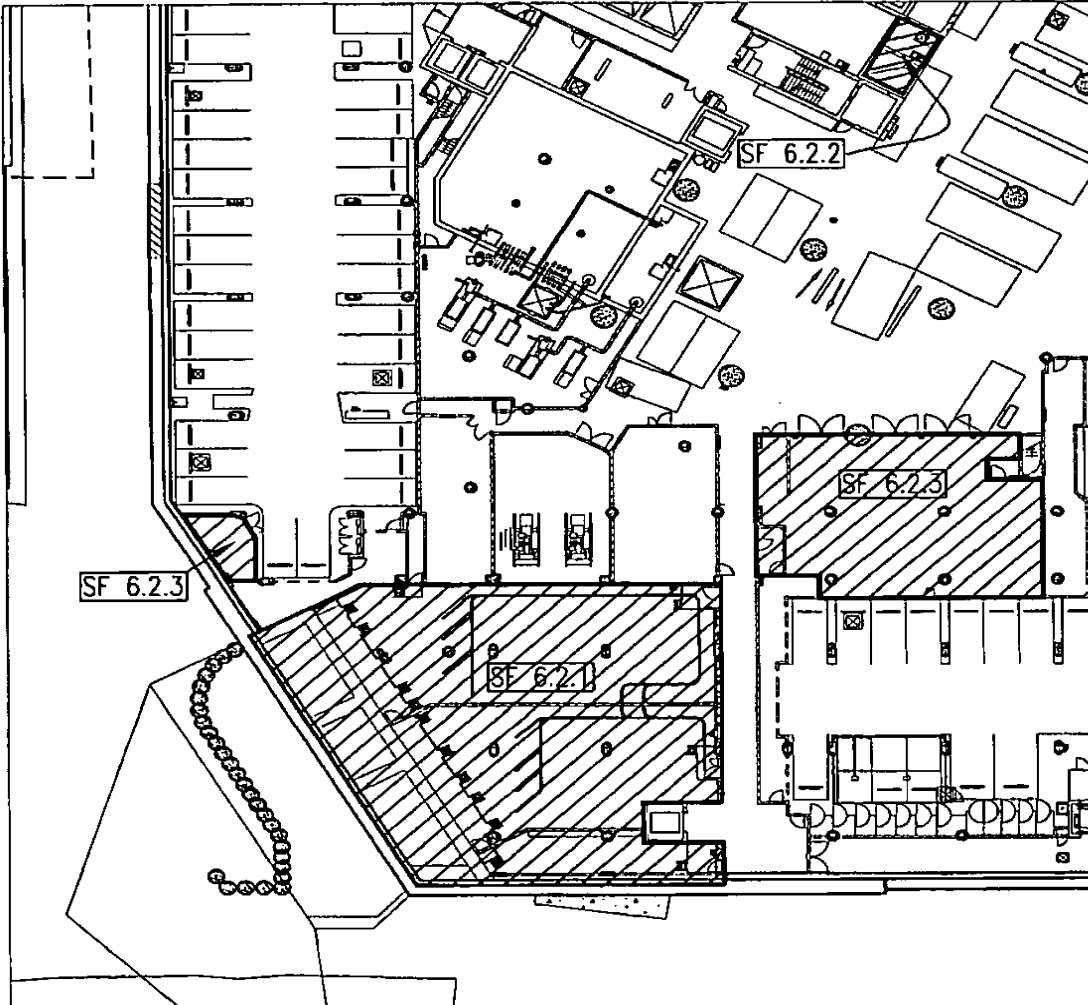
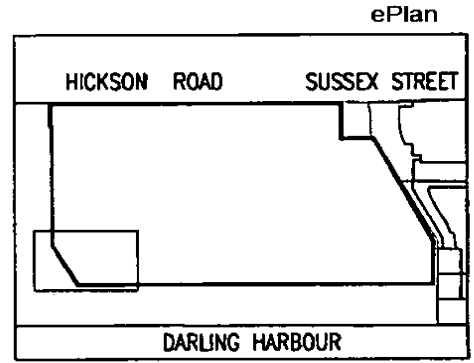
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PAGE ..... OF .....

**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 – SHARED FACILITY PLAN 11-A**



**DP1204948**



-  SF 6.2 CENTRAL INFRASTRUCTURE PLANT
- 6.2.1 CENTRAL CHILLED WATER PLANT
- 6.2.2 RECYCLED WATER TREATMENT PLANT
- 6.2.3 EMBEDDED NETWORK

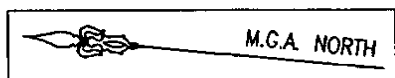
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**GeoStrata**  
Project Surveying

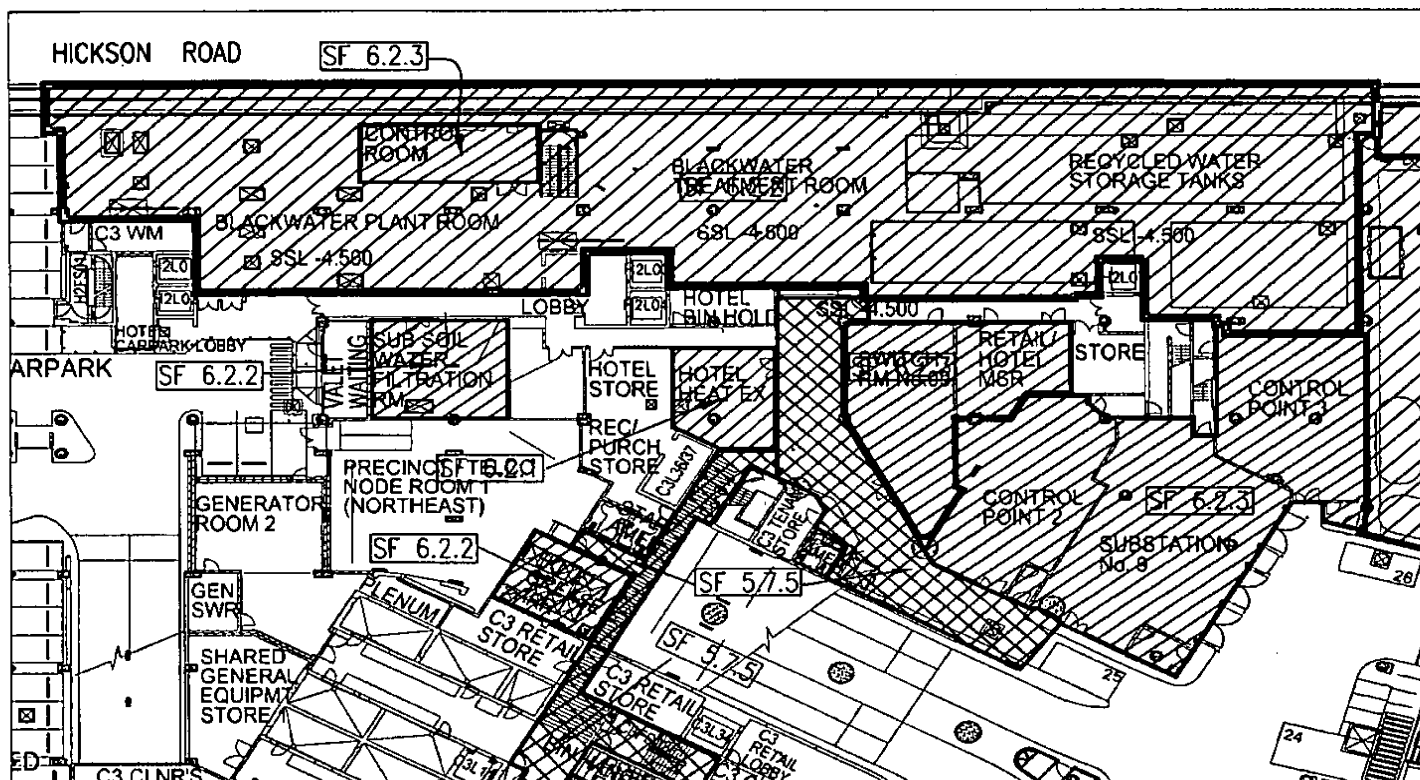
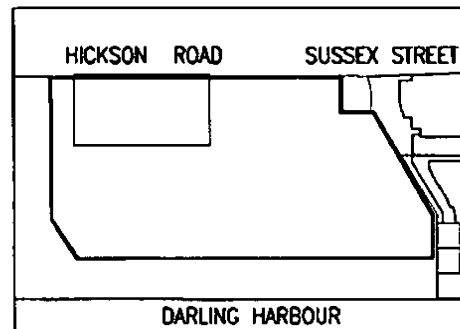
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DATED 3-9-2014

ePlan

**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT  
 SCHEDULE 2 – SHARED FACILITY PLAN 11-B**



**DP1204948**



- SF 6.2 CENTRAL INFRASTRUCTURE PLANT
- 6.2.1 CENTRAL CHILLED WATER PLANT
- 6.2.2 RECYCLED WATER TREATMENT PLANT
- 6.2.3 EMBEDDED NETWORK

**BASEMENT LEVEL 2**

**GeoStrata**  
 Project Surveying

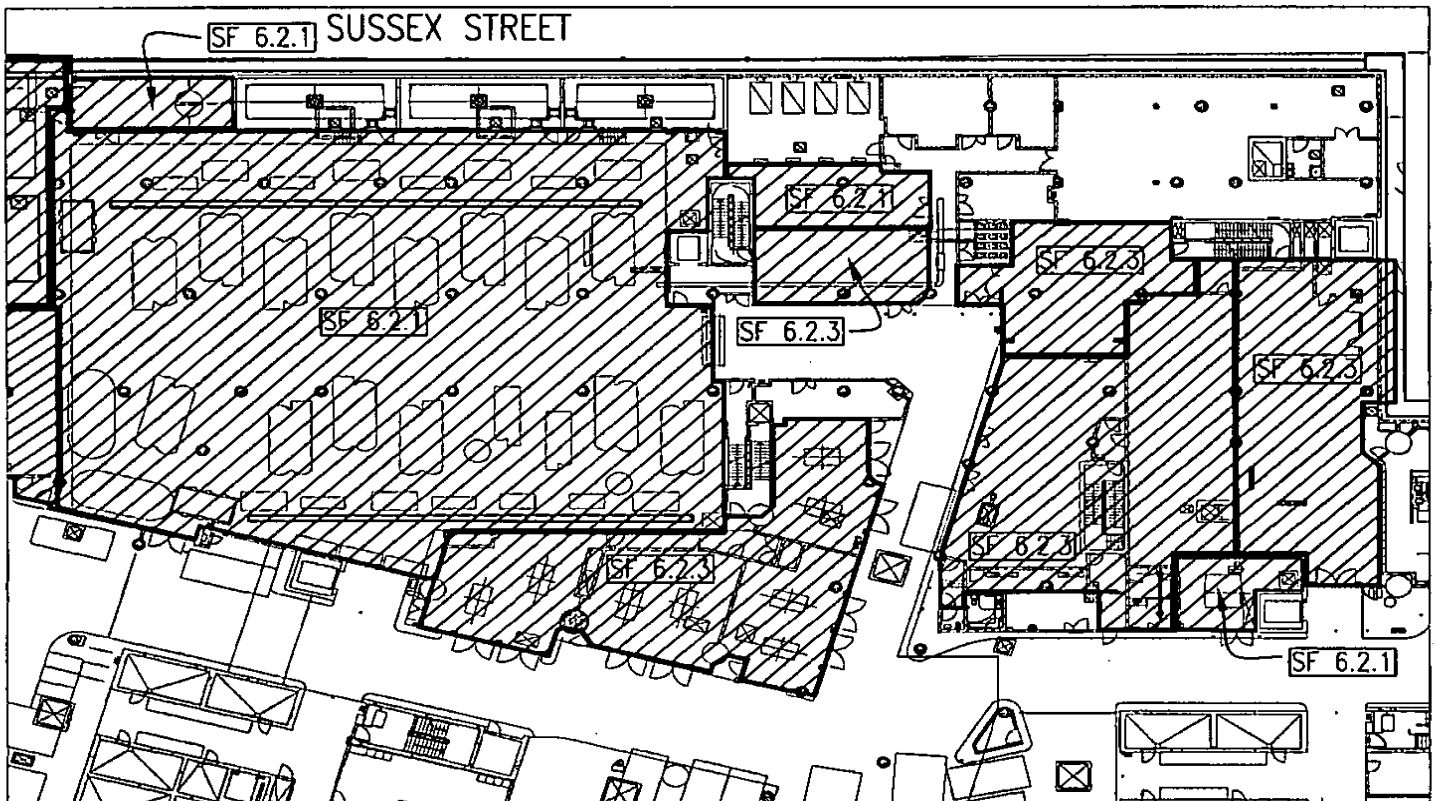
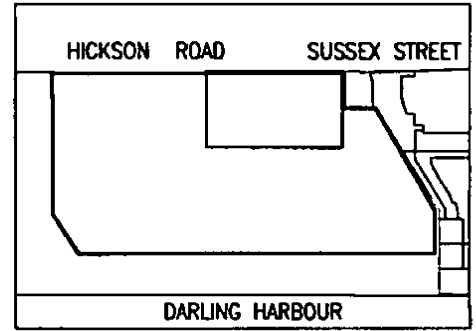
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
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# BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT SCHEDULE 2 – SHARED FACILITY PLAN 11-C



## DP1204948



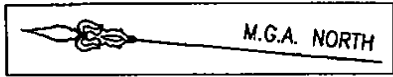
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- 6.2.1 CENTRAL CHILLED WATER PLANT
- 6.2.2 RECYCLED WATER TREATMENT PLANT
- 6.2.3 EMBEDDED NETWORK

### BASEMENT LEVEL 2

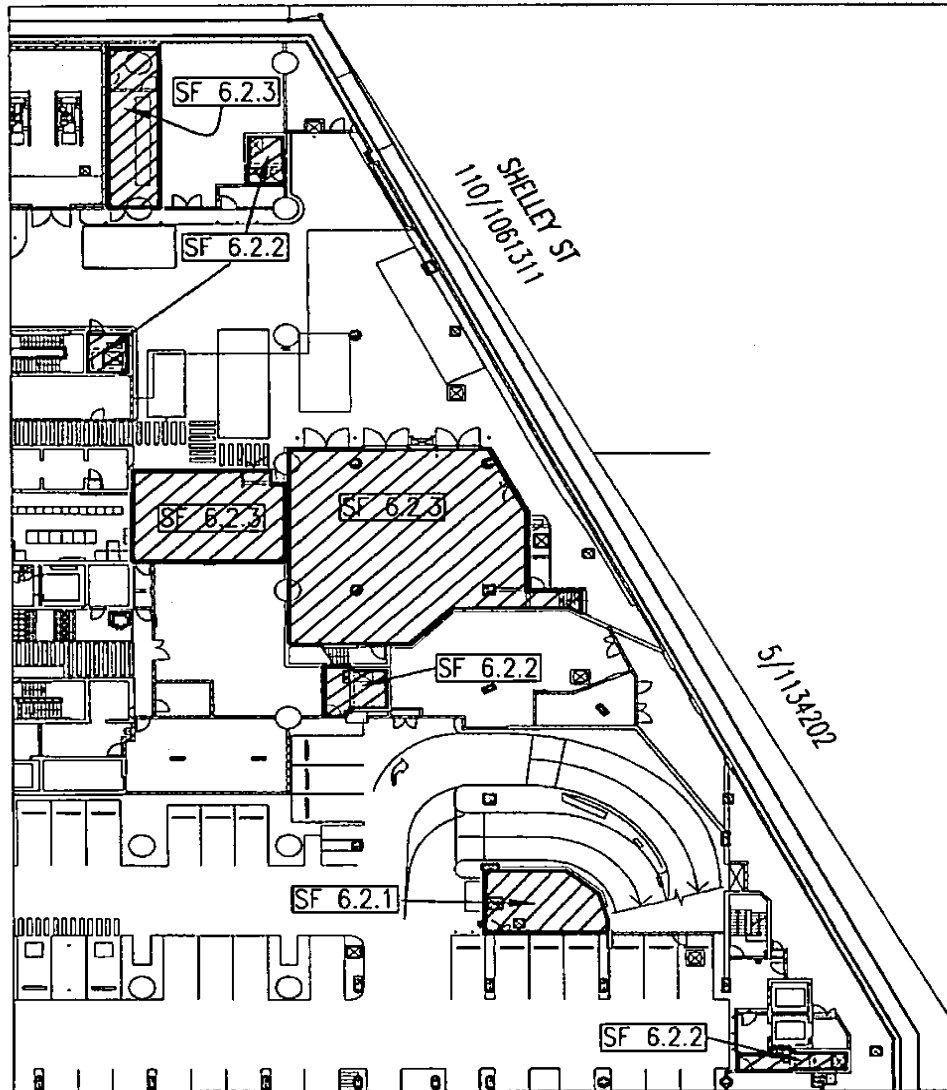
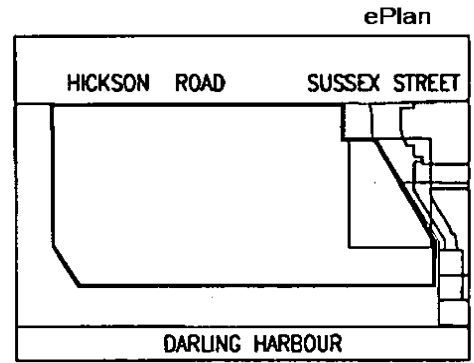
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Project Surveying


SCALE 1:500 AT A4  
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# BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT SCHEDULE 2 – SHARED FACILITY PLAN 11-D



## DP1204948



-  SF 6.2 CENTRAL INFRASTRUCTURE PLANT
- SF 6.2.1 CENTRAL CHILLED WATER PLANT
- SF 6.2.2 RECYCLED WATER TREATMENT PLANT
- SF 6.2.3 EMBEDDED NETWORK

### BASEMENT LEVEL 2

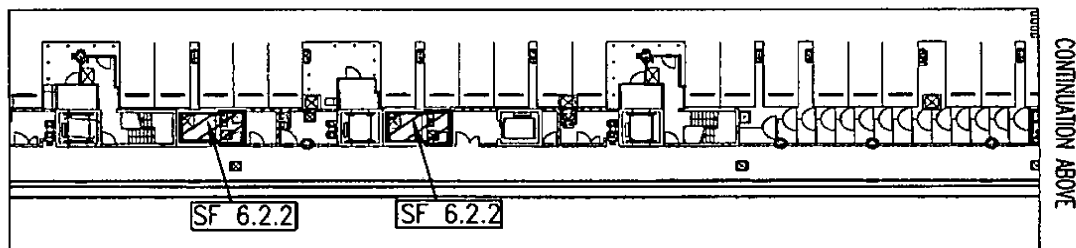
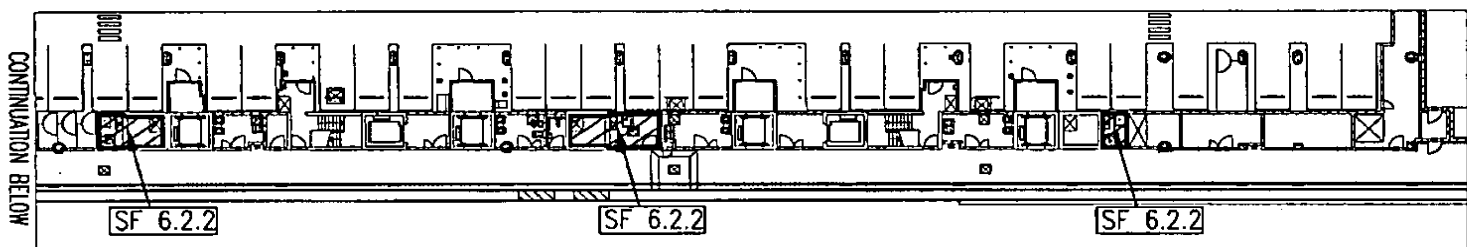
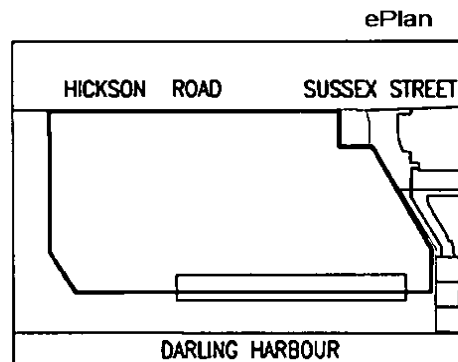
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Project Surveying


SCALE 1:500 AT A4  
DATED 3-9-2014

BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT  
SCHEDULE 2 – SHARED FACILITY PLAN 11-E



**DP1204948**



-  SF 6.2 CENTRAL INFRASTRUCTURE PLANT
- 6.2.1 CENTRAL CHILLED WATER PLANT
- 6.2.2 RECYCLED WATER TREATMENT PLANT
- 6.2.3 EMBEDDED NETWORK

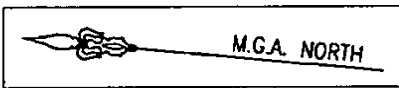
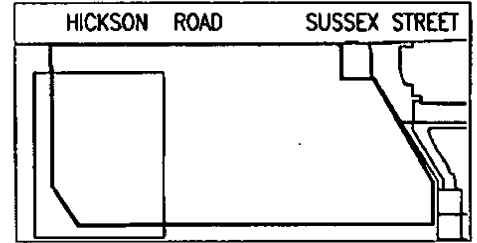
BASEMENT LEVEL 2

**GeoStrata**  
Project Surveying

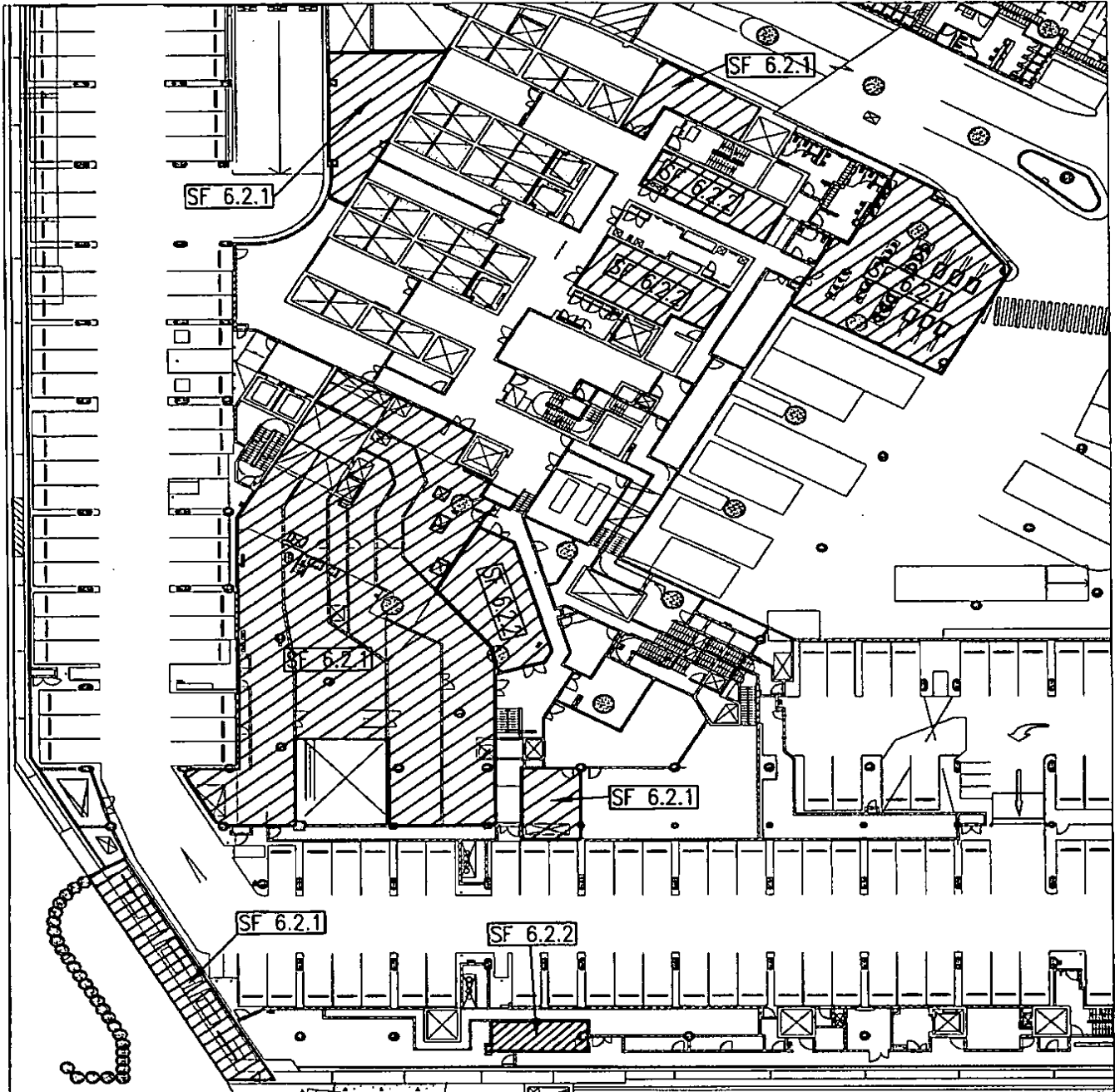
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# BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT SCHEDULE 2 – SHARED FACILITY PLAN 11-F



## DP1204948



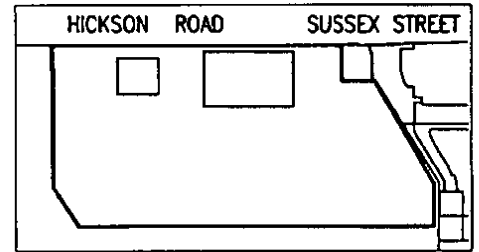
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- 6.2.2 RECYCLED WATER PLANT
- 6.2.3 EMBEDDED NETWORK

### BASEMENT LEVEL 1

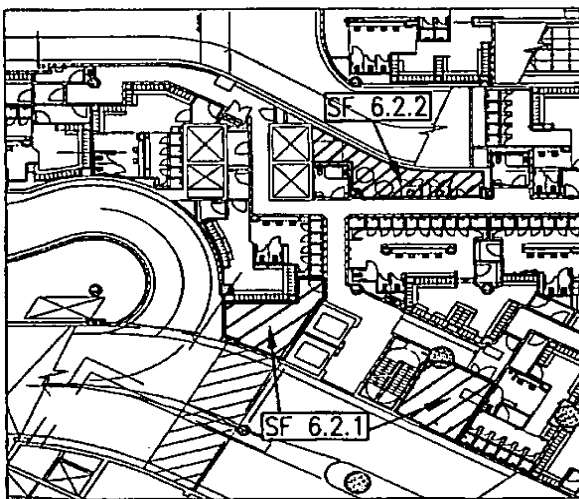
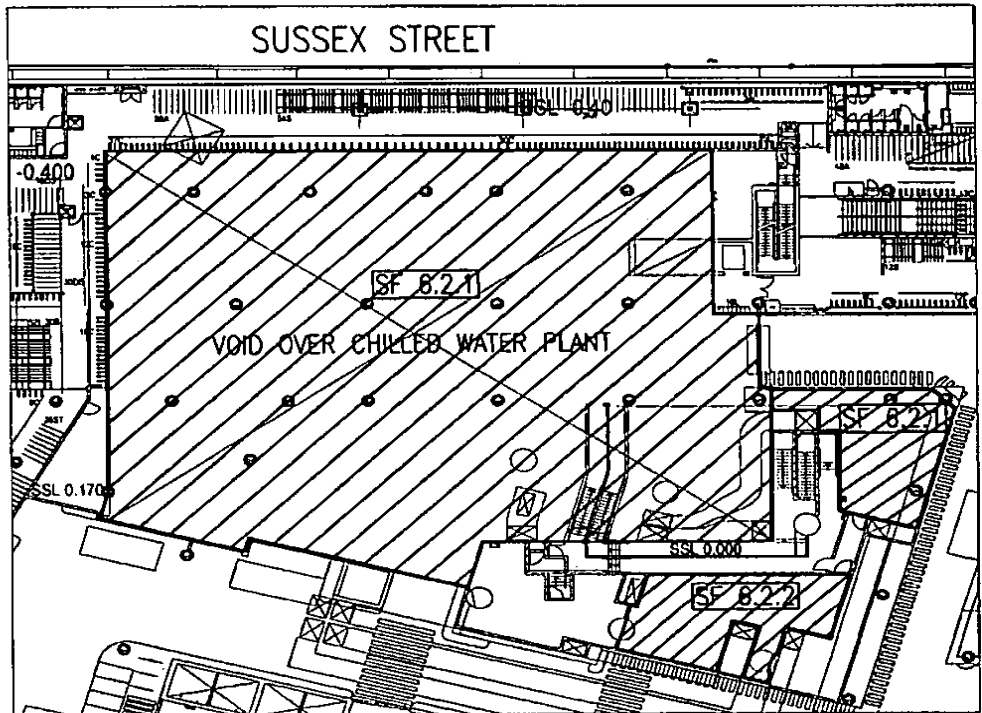
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Project Surveying  
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DATED 3-9-2014


ePlan

**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 – SHARED FACILITY PLAN 11-G**



**DP1204948**



-  SF 6.2 CENTRAL INFRASTRUCTURE PLANT
- 6.2.1 CENTRAL CHILLED WATER PLANT
- 6.2.2 RECYCLED WATER PLANT
- 6.2.3 EMBEDDED NETWORK

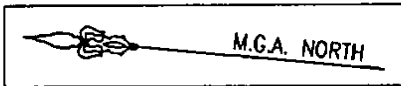
**BASEMENT LEVEL 1**

**GeoStrata**  
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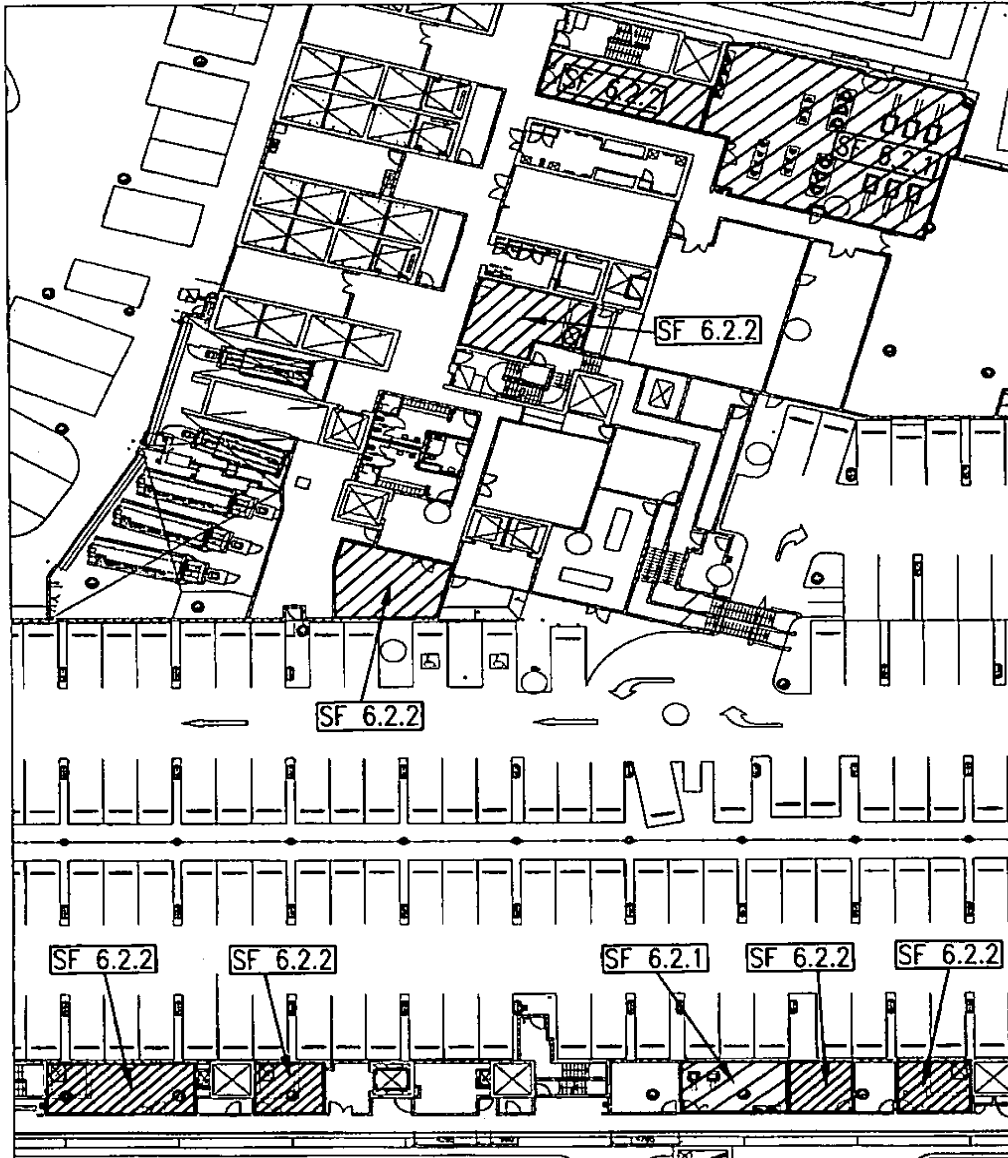
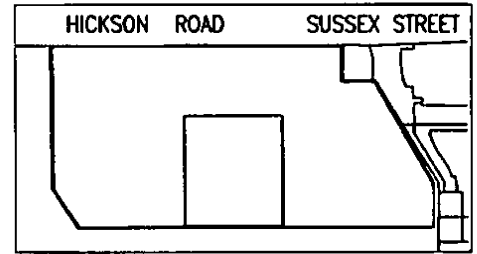
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# BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT SCHEDULE 2 – SHARED FACILITY PLAN 11-H



## DP1204948



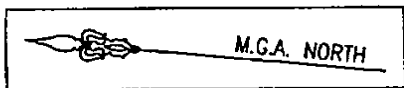
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- 6.2.1 CENTRAL CHILLED WATER PLANT
- 6.2.2 RECYCLED WATER PLANT
- 6.2.3 EMBEDDED NETWORK

### BASEMENT LEVEL 1

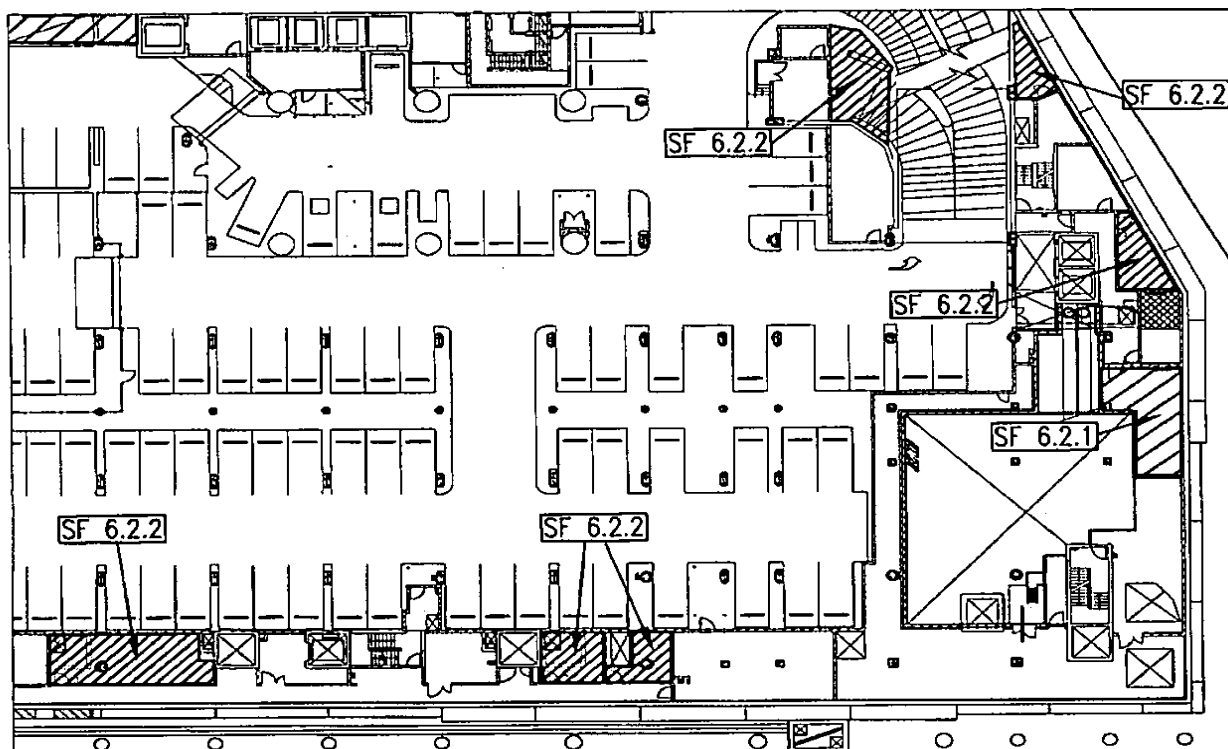
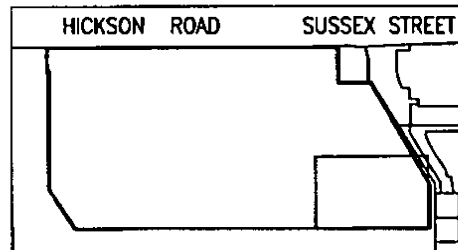
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Project Surveying  
SCALE 1:500 AT A4  
DATED 3-9-2014


ePlan

# BARANGAROO SOUTH - BUILDING MANAGEMENT STATEMENT SCHEDULE 2 - SHARED FACILITY PLAN 11-I



## DP1204948



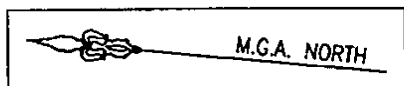
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- 6.2.1 CENTRAL CHILLED WATER PLANT
- 6.2.2 RECYCLED WATER PLANT
- 6.2.3 EMBEDDED NETWORK

### BASEMENT LEVEL 1

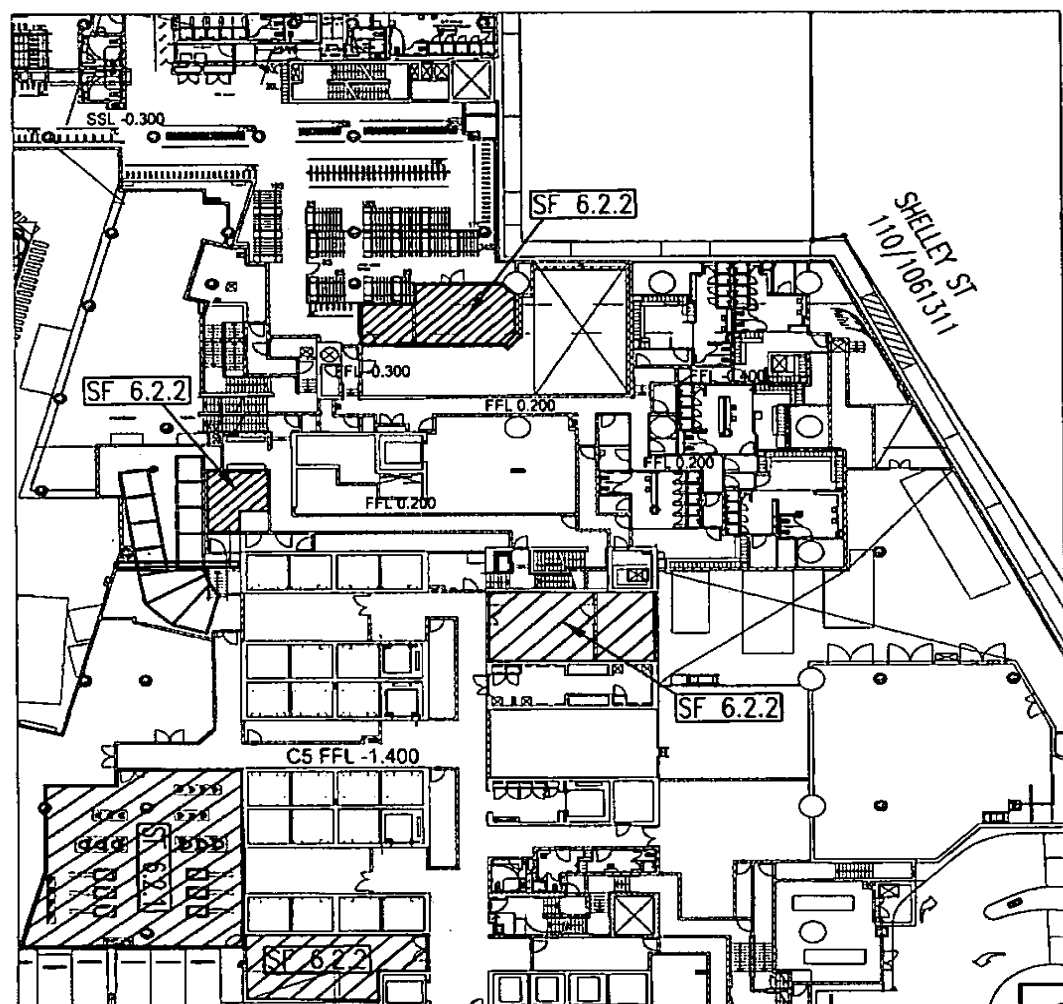
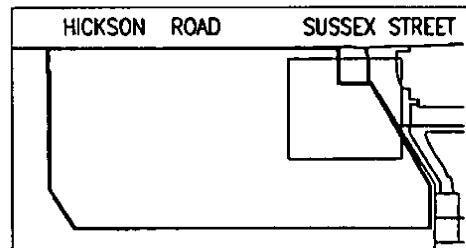
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DATFD 3-9-2014

**BARANGAROO SOUTH – BUILDING MANAGEMENT STATEMENT**  
**SCHEDULE 2 – SHARED FACILITY PLAN 11-J**



**DP1204948**



-  SF 6.2 CENTRAL INFRASTRUCTURE PLANT
- 6.2.1 CENTRAL CHILLED WATER PLANT
- 6.2.2 RECYCLED WATER PLANT
- 6.2.3 EMBEDDED NETWORK

**BASEMENT LEVEL 1**

**GeoStrata**  
Project Surveying  
SCALE 1:500 AT A4  
DATFD 3-9-2014

# DP1204948 Barangaroo South – Building Management Statement

## Schedule 3 - Appointment Form

DP1204948

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## BARANGAROO SOUTH Appointment Form

This form is for use by members of the Barangaroo South Building Management Committee who wish to appoint a new or replacement representative or substitute representative. See clause 22 in the Barangaroo South building management statement for more information.

Date	
Your name	
Lot owned	

### Part A

#### Appointment of a new representative

*Complete this part if you have not previously appointed a representative.*

Name of representative	
Address of representative	
Telephone number of representative	
Facsimile number of representative	
Do you authorise your representative to appoint a proxy to vote for you at Meetings and Emergency Meetings of the Building Management Committee?	

### Part B

#### Appointment of a replacement representative

*Complete this part if you have previously appointed a representative and you wish to appoint a different representative. When the Building Management Committee receives this form, the appointment of your previous representative is terminated and the new representative is appointed.*

Name of current representative	
Name of new representative	
Address of new representative	
Telephone number of new representative	
Facsimile number of new representative	
Do you authorise your new representative to appoint a proxy to vote for you at Meetings and Emergency Meetings of the Building Management Committee?	

DP1204948

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**Part C**

**Appointment of a new substitute representative**

*Complete this part if you have not previously appointed a substitute representative.*

Name of substitute representative	
Address of substitute representative	
Telephone number of substitute representative	
Facsimile number of substitute representative	
Do you authorise your substitute representative to appoint a proxy to vote for you at Meetings and Emergency Meetings of the Building Management Committee?	

**Part D**

**Appointment of a replacement substitute representative**

*Complete this part if you have previously appointed a substitute representative and you wish to appoint a different substitute representative. When the Building Management Committee receives this form, the appointment of your previous substitute representative is terminated and the new substitute representative is appointed.*

Name of current substitute representative	
Name of new substitute representative	
Address of new substitute representative	
Telephone number of new substitute representative	
Facsimile number of new substitute representative	
Do you authorise your new substitute representative to appoint a proxy to vote for you Meetings and Emergency Meetings of the Building Management Committee?	

.....  
Signature or execution by Member

.....  
Signature of representative or substitute representative (or replacement representative or substitute representative)

**Notes**

1. The representative or substitute representative (or replacement representative or substitute representative) appointed by this form must be a natural person.
2. This form is effective only if it is signed by the member, representative or substitute representative (or replacement representative or substitute representative).

# DP1204948 Barangaroo South – Building Management Statement ePlan

## Schedule 4 - Membership Form

DP1204948

ePlan

## BARANGAROO SOUTH Membership Form

This form is for use by new members of the Barangaroo South Building Management Committee or existing members who lease their lot or change their contact details. See clause 23 in the Barangaroo South building management statement for more information.

Date	
Your name	
Lot owned	

### Part A: New member

*Complete this part you have purchased a stratum lot or are a new owners corporation.*

Date on which you became a member	
Your address for service of notices	
Your telephone number	
Your facsimile number	
Your e-mail address	

As a new Member I hereby covenant by way of deed poll for the benefit of all Members of Barangaroo South from time to time and for the benefit of the Developer, the Stakeholder and each Occupier from time to time to comply with my obligations under the building management statement as a Lot Owner in Barangaroo South.

### Part B: New tenant or licensee

*Complete this part if you are the owner of a stratum lot and you have leased or licensed your lot (or part of it) or you have a new tenant or licensee.*

Name of tenant or licensee	
Term of lease	
Name of contact person	
Their address for service of notices	
Their telephone number	
Their facsimile number	
Their e-mail address	

### Part C: Change of address details

*Complete this part if you have changed your address or other contact details.*

New address for service of notices	
New contact person	
New telephone number	
New facsimile number	
New e-mail address	

EXECUTED as a deed

Signature or execution by  
Member

.....

# DP1204948 Barangaroo South – Building Management Statement ePlan

## Schedule 5 - Proxy Form

DP1204948

ePlan

# BARANGAROO SOUTH Proxy Form

Date	
Name of member, representative or substitute representative	
Name of member who appointed representative or substitute representative	
Name of proxy	
Address of proxy	

I/we....., appoint ..... as my/our proxy for the purpose of Meetings and Emergency Meetings of the Building Management Committee (including adjourned Meetings and Emergency Meetings)

Period or number of meetings for which appointment of my/our is valid for ..... \*months/\*meetings

\* This form authorises the proxy to vote on my/our behalf on all matters **OR** \* This form authorises the proxy to vote on my/our behalf on the following matters only and in the manner specified below:

Signature or execution by member (if proxy appointed by member) .....

Signature or representative or substitute representative (if proxy appointed by them) .....

Signature of proxy .....

**Notes**

1. The proxy appointed by this form must be a natural person.
2. This form is effective only if it is signed by the member, representative or substitute representative (as appropriate) and the proxy.
3. This form does not authorise voting on a matter if the representative or substitute representative of the member is present at the relevant meeting or emergency meeting and personally votes on the matter.
4. This form is ineffective unless it is given to the secretary of the Building Management Committee at or before the first meeting in relation to which it is to operate and it contains the date on which it was made.
5. This form will be revoked by a later proxy appointment form delivered to the secretary of the Building Management Committee.
6. A vote by the proxy which does not comply with the directions to vote given by the member, representative or substitute representative who appointed the proxy is void.

# DP1204948 Barangaroo South – Building Management Statement ePlan

## Schedule 6 - Acknowledgement Document

Date:

Name of Supplier:

Address of Supplier:

As a Supplier [*replacing (insert)/ if applicable*] I hereby covenant by way of deed poll for the benefit of all Members of Barangaroo South from time to time and for the benefit of the Developer, the Stakeholder and each Occupier from time to time to comply with my obligations under the building management statement as a supplier in Barangaroo South from A#.

- 
- A# is:
- the date of the sublease document; or
  - the date the transfer of sublease takes effect

Complete these details:

Your address for service of notices	
Your telephone number	
Your facsimile number	

**[insert execution]**

## Barangaroo South – Building Management Statement

### Schedule 7 – Indicative list of components in Barangaroo South

Component	Description	Member
C1	A stratum lot containing a commercial building (with ancillary retail areas and associated carparking)	C1 Owner
C2 Commercial	A stratum lot containing a commercial building (with associated carparking)	C2 Commercial Owner
C2 Retail	A stratum lot containing a retail building (with associated carparking)	C2 Retail Owner
T1 (also known as C3)	A stratum lot containing a commercial building (with ancillary retail areas and associated carparking)	T1 Owner
T2 (also known as C4)	A stratum lot containing a commercial building (with ancillary retail areas and associated carparking)	T2 Owner
T3 (also known as C5)	A stratum lot containing a commercial building (with ancillary retail areas and associated carparking)	T3 Owner
C7	A stratum lot containing a commercial building (with ancillary retail areas and associated carparking)	C7 Owner
C8	A stratum lot containing a commercial building (with ancillary retail areas and associated carparking)	C8 Owner
R1	A stratum lot containing residential apartments which will be further subdivided under the Subdivision Legislation	R1 Owner
R2	A stratum lot containing residential apartments which will be further subdivided under the Subdivision Legislation	R2 Owner
R3	A stratum lot containing residential apartments which will be further subdivided under the Subdivision Legislation	R3 Owner
R4	A stratum lot containing residential apartments which will be further subdivided under the Subdivision Legislation	R4 Owner

Component	Description	Member
R5	A stratum lot containing residential apartments which will be further subdivided under the Subdivision Legislation	R5 Owner
R7	A stratum lot containing residential apartments which will be further subdivided under the Subdivision Legislation	R7 Owner
R8 & R9 Residential	A stratum lot containing residential apartments which will be further subdivided under the Subdivision Legislation	Residential Owner
R8 & R9 Retail	A stratum lot containing retail facilities	R8 & R9 Retail Owner
H1	A stratum lot containing a hotel	H1 Owner
CCW Lot	A stratum lot containing the Barangaroo South central chilled water facility	CCW Owner
RW Lot	A stratum lot containing the Barangaroo South central recycled water facility	RW Owner
EN Lot	A stratum lot containing the Barangaroo South central embedded network	EN Owner
Bike Lot	A stratum lot containing the bike amenity facilities	Bike Lot Owner
Metro Lot	A stratum lot containing the support structure for a future railway station	Metro Lot Owner or RailCorp (as the case may be from time to time)

# DP1204948 Barangaroo South – Building Management Statement ePlan

## Schedule 8 - Call Option Exercise Notice

[Insert date]

Supplier  
[Insert address details]

Dear Sir/Madam

### Call Option Exercise Notice

We refer to the building management statement registered in respect of Barangaroo South which includes a form of this notice as a schedule.

We are exercising the Call Option contained in Part 8 of the building management statement.

This is a "Call Option Exercise Notice" for the purposes of the building management statement and by delivering it to you, the rights in the building management statement which are exercisable by the giving of a Call Option Exercise Notice in respect of the Call Option are exercised.

The Call Option Completion Date is nominated as **[insert date]**.

Yours faithfully

Chairperson  
Building Management Committee

# Barangaroo South – Building Management Statement ePlan

## Schedule 9 – Asset Sale Agreement

**DP1204948**



HERBERT  
SMITH  
FREEHILLS

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Agreement

This is the "Asset Sale Agreement" as defined in the  
BMS.

30 July 2014

Barangaroo – Green Utilities – [insert plant type]

## Asset Sale Agreement

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***[Applicable Seller entity to be inserted for the  
relevant Plant: chilled water, embedded network,  
recycled water]***

(the "Seller")

[The Chairman of the Building Management  
Committee, as duly authorised agent for the  
Members]

(the "Buyer")

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## Parties

1. [**Applicable Seller entity to be inserted for the relevant Plant: chilled water, embedded network, recycled water**]  
(the "**Seller**")
2. [Under the BMS, the Buyer should be the Chairman of the Building Management Committee, as duly authorised agent for the Members]  
(the "**Buyer**")

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## Agreement

### Asset Sale Agreement

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Dated ► *[to be inserted]*

Between the parties

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***[Applicable Seller entity to be inserted for the relevant Plant: chilled water, embedded network, recycled water]***

(the "Seller")

**[Under the BMS, the Buyer should be the Chairman of the Building Management Committee, as duly authorised agent for the Members (as defined in the BMS)]**

(the "Buyer")

#### Recitals

- 1 The Seller is operating the Assets.
- 2 The Buyer is an authorised agent for the Members (as defined in the BMS).
- 3 The Buyer has, as authorised agent for the Members, and under and in accordance with the BMS, delivered to the Seller a Call Option Exercise Notice to acquire the Assets.
- 4 The Seller will sell and the Buyer will buy the Assets on the terms of this agreement.

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The parties agree as follows:

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1 Definitions, interpretation and agreement components

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1 Definitions, interpretation and agreement components

1.1 Definitions

The meanings of the terms used in this agreement are set out below.

Term	Meaning
<b>Authorisation</b>	any approval, licence, consent, authority or permit, including as required under WICA, in connection with the Plant and Equipment and the Services.
<b>Assets</b>	the following assets (other than Excluded Assets): 1 the Plant and Equipment; 2 the Manuals and Records; 3 the Seller's interest in the Plant Lot; 4 the Seller's interest in the Supply Agreements; and 5 includes all items necessary for the operation of the Plant from time to time.
<b>Barangaroo</b>	has the meaning given to that term in the <i>Barangaroo Delivery Act 2009</i> (NSW).
<b>Barangaroo Delivery Authority (BDA)</b>	the Barangaroo Delivery Authority constituted under the <i>Barangaroo Delivery Authority Act 2009</i> (NSW) and its successors and assigns.
<b>Barangaroo South</b>	is defined in the BMS
<b>BMS</b>	the building management statement, registered with deposited plan <i>[insert]</i> .
<b>Business Day</b>	a day other than a Saturday, Sunday or public holiday in Sydney, New South Wales.
<b>business hours period</b>	has the meaning given in clause 14.2.
<b>Buyer Group</b>	the Buyer and each of its Related Bodies Corporate and <b>Buyer Group Member</b> means any member of the Buyer Group.
<b>Buyer Warranties</b>	the representations and warranties in Section B of Schedule 2.

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<b>Term</b>	<b>Meaning</b>
<b>Call Option</b>	the call option granted by the Buyer to the Members over the Assets, under and in accordance with the BMS.
<b>Call Option Exercise Notice</b>	a notice of that name exercising the Call Option, served by the Buyer on the Seller and enclosing (amongst other documents) a fair market valuation of the Assets from a Valuer (appointed by Buyer) that is prepared in accordance with Schedule 1.
<b>Capped Amount</b>	ten percent (10%) of the Offer Price.
<b>Claim</b>	any claim, demand, legal proceedings or cause of action arising from or in connection with this agreement or a Supply Agreement, whether: <ol style="list-style-type: none"><li>1 based in contract (including breach of warranty);</li><li>2 based in tort (including misrepresentation or negligence);</li><li>3 under common law; or</li><li>4 under statute.</li></ol>
<b>Completion</b>	completion of the sale and purchase of the Assets under clause 4.
<b>Completion Date</b>	the date on which Completion occurs.
<b>Completion Steps</b>	the steps that each party must carry out at Completion that are set out in Schedule 4.
<b>Connection Point</b>	the physical point of connection between the infrastructure within the scope of the Plant and infrastructure outside the scope of the Plant, as shown in in Section 3 of Schedule 3.
<b>Corporations Act</b>	the <i>Corporations Act 2001</i> (Cth).
<b>Developer</b>	Lend Lease (Millers Point) Pty Ltd as trustee for Lend Lease (Millers Point) Trust (ABN 96 367 164 319).
<b>Development Agreement</b>	the document entitled "Barangaroo Stage 1 Project Development Agreement" dated 5 March 2010 between BDA, the Developer and Lend Lease Corporation Limited.
<b>Duty</b>	any stamp, transaction or registration duty or similar charge imposed by any Governmental Agency and includes any interest, fine, penalty, charge or other amount imposed in respect of any of them.

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<b>Term</b>	<b>Meaning</b>
<b>Encumbrance</b>	<p>an interest or power:</p> <ol style="list-style-type: none"><li>1 reserved in or over an interest in any asset; or</li><li>2 created or otherwise arising in or over any interest in any asset under a bill of sale, mortgage, charge, lien, pledge, trust or power,</li></ol> <p>by way of security for the payment of a debt, any other monetary obligation or the performance of any other obligation, and includes any agreement to create any of the above.</p>
<b>Escrow Account</b>	<p>an at call interest bearing bank account with a "big four" bank established by the Escrow Agent on trust for the benefit of the parties under this agreement.</p>
<b>Escrow Agent</b>	<p>Hebert Smith Freehills of 161 Castlereagh Street, Sydney, NSW 2000.</p>
<b>Excluded Assets</b>	<p>the Receivables and the Website.</p>
<b>Expert</b>	<p>An expert appointed to determine the Purchase Price in accordance with Schedule 1.</p>
<b>Governmental Agency</b>	<p>any government or governmental, administrative, monetary, fiscal or judicial body, department, commission, authority, tribunal, agency or entity in any part of the world.</p>
<b>Immediately Available Funds</b>	<p>cash, bank cheque or telegraphic or other electronic means of transfer of cleared funds into a bank account nominated in advance by the payee.</p>
<b>IPR</b>	<p>all intellectual and industrial property rights and interests throughout the world, whether registered or unregistered, including trademarks, designs, patents, inventions, semi-conductor, circuit and other eligible layouts, copyright and analogous rights, trade secrets, know-how, processes, concepts, plant breeder's rights, confidential information and all other intellectual property rights as defined in Article 2 of the convention establishing the World Intellectual Property Organisation on 14 July 1967 as amended from time to time.</p>
<b>Intellectual Property</b>	<p>all IPR owned by the Seller and relating exclusively to the Plant and Equipment or exclusively to the Manuals and Records (or both). For the avoidance of doubt, any IPR used by the Seller in connection with projects or proposals for projects outside of Barangaroo will not be regarded as relating exclusively to the Plant and Equipment or exclusively to the Manuals and Records (or both).</p>
<b>Liabilities</b>	<p>all liabilities arising in connection with the Assets, including:</p> <ol style="list-style-type: none"><li>1 trade creditors;</li><li>2 the obligation to supply goods or services, including under the</li></ol>

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Term	Meaning
	<p>Supply Agreements;</p> <p>3 the obligation to pay outgoings and similar amounts in respect of the Assets; and</p> <p>4 Claims.</p>
<b>Manuals and Records</b>	<p>all of the following where owned and controlled by the Seller:</p> <p>1 books, records, manuals and other data, drawings or documents relating to the service, inspection, maintenance, modification, testing and repair of the Plant and Equipment;</p> <p>2 manuals for the operation and maintenance of the Plant and Equipment;</p> <p>3 updates, additions, renewals, revisions and replacements of or to any of the above; and</p> <p>4 records relating to the Supply Agreements.</p>
<b>Members</b>	<p>is defined in the BMS.</p>
<b>Notice</b>	<p>has the meaning given in clause 14.1.</p>
<b>Offer Price</b>	<p>the purchase price offered by the Buyer for the Assets, which must be a fair market valuation of the Assets prepared by a Valuer (appointed by Buyer) in accordance with Schedule 1, and enclosed within the Call Option Exercise Notice.</p>
<b>Plant</b>	<p>has the meaning given in Section 1 of Schedule 3. <b>[Select from CW Plant, EN Plant and RW Plant]</b></p>
<b>Plant and Equipment</b>	<p>all of the following where owned and operated by the Supplier:</p> <p>1 the Plant; and</p> <p>2 all ancillary infrastructure, plant and equipment throughout Barangaroo South that relates to the operation of that Plant which the occupier of the Plant Lot benefits from (including by way of easement, under the BMS or otherwise) except infrastructure, plant and equipment which is beyond the Connection Point (i.e. on the other side of the Connection Point in relation to the Plant).</p> <p>An indicative list of the Plant and Equipment is contained in Schedule 3.</p>
<b>Plant Lot</b>	<p>[lot [ ] in DP[ ]], being the lot within which the main part of the Plant is located.</p> <p><b>[Drafting note: introduced as a common term. Select from the CCW Lot, the RW Lot or the EN Lot]</b></p>

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Term	Meaning
<b>Principal</b>	a lessee under a long term lease over land within Barangaroo South granted by the BDA.
<b>Purchase Price</b>	means the fair market value of the Assets, as determined under clause 2 (and which serves as the "Call Option Transfer Price" for the purposes of the BMS).
<b>Receivables</b>	the trade debts owed to the Seller at Completion in connection with the Supply Agreements, and for the purposes of this definition a 'trade debt' is an accrued obligation to pay which may or may not be presently payable.
<b>Seller Group</b>	the Seller and each of its Related Bodies Corporate and <b>Seller Group Member</b> means any member of the Seller Group.
<b>Seller's Price</b>	the purchase price offered by the Seller for the Assets, which must be a fair market valuation of the Assets prepared by a Valuer (appointed by Seller) in accordance with Schedule 1 and enclosed within the Valuation Notice.
<b>Seller Warranties</b>	the representations and warranties in Section A of Schedule 2.
<b>Services</b>	<b>[Drafting note: Select from (delete as applicable):]</b> [the delivery of recycled water to addresses within Barangaroo South.] [the collection of wastewater from addresses within Barangaroo South.] [the provision of metering services at addresses within Barangaroo South.]
<b>Supply Agreement</b>	each agreement (, in force as at the Completion Date) for the supply of Services by the Seller to owners or occupiers of addresses within Barangaroo South.
<b>Tax</b>	any tax, levy, charge, impost, fee, deduction, goods and services tax, compulsory loan or withholding, which is assessed, levied, imposed or collected by any Governmental Agency and includes any interest, fine, penalty, charge, fee or any other amount imposed on, or in respect of any of the above but excludes Duty.
<b>Third Party IPR</b>	IPR in material used by the Seller in connection with operation and maintenance of the Plant that the Seller licences from a third party.
<b>Valuation Notice</b>	A notice from the Seller enclosing a fair market valuation of the Assets from a Valuer (appointed by Seller) that is prepared in accordance with

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<b>Term</b>	<b>Meaning</b>
	Schedule 1.
<b>Valuer</b>	a valuer appointed to determine the fair market value of the Assets, in accordance with Schedule 1.
<b>Website</b>	the web pages and web domain maintained by the Seller for the purpose of providing information in connection with the supply of Services (including as required under WICA), including all related code, domain name licence(s), hosting services and all IPR in the Website.
<b>WICA</b>	the <i>Water Industry Competition Act 2006 (NSW)</i> .

**1.2 Interpretation**

In this agreement:

- (a) Headings and bold type are for convenience only and do not affect the interpretation of this agreement.
- (b) The singular includes the plural and the plural includes the singular.
- (c) Words of any gender include all genders.
- (d) Other parts of speech and grammatical forms of a word or phrase defined in this agreement have a corresponding meaning.
- (e) An expression importing a person includes any company, partnership, joint venture, association, corporation or other body corporate and any Governmental Agency as well as an individual.
- (f) A reference to a clause, party, schedule, attachment or exhibit is a reference to a clause of, and a party, schedule, attachment or exhibit to, this agreement.
- (g) A reference to any legislation includes all delegated legislation made under it and amendments, consolidations, replacements or re-enactments of any of them.
- (h) If a period of time is specified and dates from a given day or the day of an act or event, it is to be calculated exclusive of that day.
- (i) A reference to a day is to be interpreted as the period of time commencing at midnight and ending 24 hours later.
- (j) If an act prescribed under this agreement to be done by a party on or by a given day is done after 5.00pm on that day, it is taken to be done on the next day.
- (k) A reference to time is a reference to the time in Sydney, New South Wales.
- (l) A reference to any thing (including, any amount) is a reference to the whole and each part of it and a reference to a group of persons is a reference to any one or more of them.
- (m) A document in the 'agreed form' means a document in the form approved by the Buyer and the Seller and initialled by a representative of each of them for the purposes of identification.
- (n) A reference to \$ is to Australian currency unless denominated otherwise.

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## 1.3 Inclusive expressions

Specifying anything in this agreement after the words 'including', 'includes' or 'for example' or similar expressions does not limit what else is included.

## 1.4 Agreement components

This agreement includes any schedule.

## 2 Purchase price

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### 2.1 Call Option Exercise Notice - Purchase Price

- (a) The Buyer has (on behalf of the Members, and under and in accordance with the BMS), delivered to the Seller a Call Option Exercise Notice enclosing the Offer Price.
- (b) The Buyer and the Seller agree that the Purchase Price will be the Offer Price unless the Seller gives notice to the Buyer that it does not agree with the Offer Price within 10 Business Days of receipt of the Call Option Exercise Notice.

### 2.2 Valuation Notice – Purchase Price

- (a) If the Seller gives notice to the Buyer that it does not agree with the Offer Price under clause 2.1, the Seller must promptly engage a Valuer to value the Assets in accordance with Schedule 1.
- (b) The Seller must serve a Valuation Notice (incorporating the Seller's Price) on the Buyer within 30 Business Days of the service of the Call Option Exercise Notice.

### 2.3 Calculation of Purchase Price

- (a) If the Seller's Price is equal to or less than 5% higher than the Offer Price, the Buyer and the Seller agree that the Purchase Price will be the average of the Seller's Price and Offer Price.
- (b) If the Seller's Price is more than 5% higher than the Offer Price, the Buyer may, subject to paragraph (c), elect to terminate this agreement by serving notice to that effect on the Seller within 5 Business Days of service of the Valuation Notice.
- (c) The Buyer is not entitled to terminate this agreement under paragraph (b) where the BMS requires the Members to exercise the Call Option.
- (d) If the Seller's Price is more than 5% higher than the Offer Price and Buyer does not elect to terminate this agreement under and in accordance with paragraph (b) (or under paragraph (c) is not entitled to terminate this agreement under paragraph (b)):
  - (1) the Purchase Price must be determined by the Expert under and in accordance with Schedule 1.
  - (2) the Buyer must, on Completion:
    - (A) pay the Offer Price to the Seller; and
    - (B) pay into the Escrow Account the difference between the Offer Price and the Seller's Price, up to the Capped Amount.

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The parties acknowledge that the Capped Amount is not relevant to the fair market value of the Assets (as assessed by a Valuer or determined by an Expert under this agreement), and shall have no bearing on the final Purchase Price.

## 2.4 Adjustment of Purchase Price

This clause 2.4 applies where the Purchase Price must be determined by the Expert, as provided for in clause 2.3(d).

- (a) Once the Expert has determined the Purchase Price in accordance with Schedule 1:
  - (1) if the Purchase Price is higher than the sum of the Offer Price and the Capped Amount:
    - (A) the Capped Amount in the Escrow Account will be paid to the Seller; and
    - (B) the Buyer must pay to the Seller the difference between the Purchase Price and the sum of the Offer Price and the Capped Amount;
  - (2) if the Purchase Price is higher than the Offer Price but less than or equal to the sum of the Offer Price and the Capped Amount:
    - (A) the amount of the difference between the Offer Price and the Purchase Price will be paid from the Escrow Account to the Seller; and
    - (B) the balance of the Escrow Account will be returned to the Buyer;
  - (3) if the Purchase Price is less than the Offer Price:
    - (A) the Seller must repay to the Buyer the difference between the Purchase Price and the Offer Price; and
    - (B) the amount in the Escrow Account will be returned to the Buyer.
- (b) Any adjustment required under paragraph (a) must be paid within 5 Business Days of the Expert's determination.

## 2.5 Escrow Account

This clause 2.5 applies where the Purchase Price must be determined by the Expert, as provided for in clause 2.3(d).

- (a) The Escrow Agent must:
  - (1) establish the Escrow Account on or before Completion; and
  - (2) keep the Escrow Account open until all adjustments and payments have been made under and in accordance with clause 2.4.
- (b) Interest earned on the amount in the Escrow Account will be reinvested in the Escrow Account.
- (c) Before any payment is made to the parties under clause 2.4, the costs and expenses of the Escrow Agent, and any taxes, duties and account costs in respect of the Escrow Account, must be deducted and paid firstly from the interest accrued on the Escrow Account and then, to the extent that the interest is insufficient to pay the same, from the Escrow Account.

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## 3 Sale and purchase

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### 3.1 Sale, assignment and sub-license

- (a) On the day for Completion determined under clause 4.1, the Seller must sell, and the Buyer must buy, the legal or legal and beneficial title held by the Seller in the Assets, free and clear of all Encumbrances, in consideration of the Buyer agreeing to pay the Purchase Price.
- (b) With effect from Completion the Seller:
  - (1) assigns to the Buyer the Intellectual Property; and
  - (2) to the extent permitted under the terms of the licences that the Seller holds in respect of Third Party IPR, the Seller grants to the Buyer a royalty free and assignable sub-licence to use (and sublicense others to use) the Third Party IPR for any lawful purpose in connection with operation and maintenance of the Plant.

### 3.2 Consideration

The consideration for the sale of the Assets is the payment by the Buyer of the Purchase Price.

### 3.3 Actions on Completion

On Completion, the Buyer must pay the Purchase Price to the Seller in Immediately Available Funds without counter-claim or set-off.

### 3.4 Title and risk

Title to and risk in the Assets pass to the Buyer on Completion.

## 4 Completion

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### 4.1 Time and place

Completion must take place at the office of the Seller at 12 noon on the day that is:

- (a) if the Seller agrees with the Offer Price, 15 Business Days after service of the Call Option Exercise Notice; or
- (b) if the Seller disputes the Offer Price under clause 2.1, 5 Business Days after service of the Valuation Notice under clause 2.2.

### 4.2 Completion

- (a) On or before Completion, each party must carry out the Completion Steps referable to it in accordance with Schedule 4.
- (b) Completion is taken to have occurred when each party has performed all its obligations under this clause 4 and Schedule 4.

### 4.3 Completion simultaneous

- (a) The actions to take place as contemplated by this clause 4 and Schedule 4 are interdependent and must take place, as nearly as possible, simultaneously. If

## 5 Payments in advance or arrears

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one action does not take place, then without prejudice to any other rights available to any party as a consequence:

- (1) there is no obligation on any party to undertake or perform any of the other actions; and
  - (2) to the extent that such actions have already been undertaken, the parties must do everything reasonably required to reverse those actions; and
  - (3) the Seller and the Buyer must each return to the other all documents delivered to it under clause 4.2(a) and Schedule 4 and must each repay to the other all payments received by it under clause 4.2(a) and Schedule 4.
- (b) The Buyer may, in its sole discretion, waive any or all of the actions that the Seller is required to perform under clause 1.1 of Schedule 4 and the Seller may, in its sole discretion, waive any or all of the actions that the Buyer is required to perform under clause 1.2 of Schedule 4.

## 5 Payments in advance or arrears

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### 5.1 Prepayments made by the Seller before Completion

The Buyer must pay the Seller an amount equal to:

- (a) any amounts paid in advance by the Seller for goods or services to be supplied in connection with the Plant and Equipment or the Services (or both) after Completion for the benefit of the Buyer; and
- (b) any other outgoings and similar amounts paid in advance by the Seller in respect of the Plant and Equipment or the Services (or both) in respect of the period after Completion.

### 5.2 Advance receipts received by the Seller before Completion

After Completion the Seller must pay the Buyer an amount equal to any income and similar amounts received in advance by the Seller for goods or services to be supplied by the Buyer in respect of the Assets or the Services (or both) after Completion.

## 6 Excluded Assets

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- (a) The Buyer does not acquire the Excluded Assets under this agreement. The Excluded Assets remain the property of the Seller.
- (b) In the event that the Buyer receives payment of any Receivables the Buyer must promptly notify the Seller and remit the amount received to the Seller.

## 7 Liabilities

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### 7.1 General

This clause 7 is without prejudice to clauses 5 or 6.

## 8 Transfer of Supply Agreements

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### 7.2 Liabilities arising before Completion

The Seller remains liable for and must pay, and indemnifies the Buyer against, Liabilities arising before Completion.

### 7.3 Buyer's responsibility for Liabilities

The Buyer is liable for and must pay, and indemnifies the Seller against, Liabilities arising on or after Completion.

## 8 Transfer of Supply Agreements

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- (a) The Seller and the Buyer must use all reasonable endeavours to, in respect of each Supply Agreement:
  - (1) novate the Seller's rights and obligations under that Supply Agreement to the Buyer by Completion; or
  - (2) assign to the Buyer the benefit of that Supply Agreement by Completion,and to procure that the novation or assignment takes effect on and from Completion.
- (b) Where an assignment or novation required under clause 8(a) has not occurred by Completion, the Buyer and the Seller must use all reasonable endeavours to ensure that novation or assignment occurs in accordance with this agreement as soon as reasonably practicable after Completion.
- (c) If an assignment or novation required under clause 8(a) has not occurred by Completion, then after Completion and until such novation or assignment:
  - (1) to the extent it lawfully can, the Seller must permit the Buyer to have the benefit of and exercise the Seller's rights under each applicable Supply Agreement from Completion; and
  - (2) the Buyer must, to the extent it lawfully can, perform all of the non-personal obligations of the Seller under each applicable Supply Agreement from Completion.

## 9 Period after Completion

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### 9.1 Access to records by Seller

- (a) The Buyer must procure that all Manuals and Records acquired by the Buyer under this agreement and relating to any time before the Completion Date are preserved until the later of:
  - (1) 6 years from the Completion Date; and
  - (2) any date required by an applicable law.
- (b) After Completion the Buyer must, on reasonable notice from the Seller:
  - (1) provide the Seller and its advisers with reasonable access to the Manuals and Records and allow the Seller to inspect and obtain copies or certified copies of the Manuals and Records at the Seller's expense; and

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- (2) provide the Seller and its advisers with reasonable access to the personnel and premises of the Buyer Group Members,  
for the purpose of assisting the Seller Group Members to prepare tax returns, accounts and other financial statements, discharge statutory obligations or comply with Tax, Duty or other legal requirements or to conduct legal or arbitration proceedings.
- (c) The Seller must reimburse the Buyer for its reasonable incremental costs in retrieving any Manuals and Records and making personnel and premises available under this clause 9.1.
- (d) The Buyer agrees that the Seller may retain copies of any Manuals and Records which it may require to enable it to comply with any applicable law after the Completion Date.

## 9.2 Tax returns

- (a) The Buyer must provide to the Seller all reasonable assistance in connection with the preparation and filing of any Tax return or Tax statement of a Seller Group Member with respect to a period or part period before the Completion Date and any administrative proceeding involving any such Tax return or Tax statement.
- (b) The Seller will, at its own costs and expense, have the sole conduct and control of the preparation and filing of all Tax returns, forms or statements of each Seller Group Member.

## 10 Seller Warranties

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### 10.1 Warranties by the Seller

The Seller gives the Seller Warranties in favour of the Buyer on the date of this agreement and on each day between the date of this agreement and the Completion Date (including at Completion).

### 10.2 Independent Warranties

Each of the Seller Warranties is to be construed independently of the others and is not limited by reference to any other Seller Warranty.

### 10.3 Reliance

The Seller acknowledges that the Buyer has entered into this agreement and will complete this agreement in reliance on the Seller Warranties.

## 11 Buyer Warranties

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### 11.1 Buyer Warranties

The Buyer gives the Buyer Warranties in favour of the Seller on the date of this agreement and the Buyer Warranties will be deemed to be repeated immediately before Completion.

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### 11.2 Independent Warranties

Each of the Buyer Warranties is to be construed independently of the others and is not limited by reference to any other Buyer Warranty.

### 11.3 Reliance

The Buyer acknowledges that the Seller has entered into this agreement and will complete this agreement in reliance on the Buyer Warranties.

## 12 Duties, costs and expenses

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### 12.1 Duties

The Buyer must pay all Duty in respect of the execution, delivery and performance of this agreement and any agreement or document entered into or signed under this agreement.

### 12.2 Costs and expenses

- (a) Unless otherwise provided in this agreement, each party must pay its own costs and expenses in respect of the negotiation, preparation, execution, delivery and registration of this agreement and any other agreement or document entered into or signed under this agreement.
- (b) The Buyer must pay all fees and such like charges payable in connection with the transfer, assignment or novation of any Authorisation under this agreement.
- (c) Any action to be taken by the Buyer or the Seller in performing its obligations under this agreement must be taken at its own cost and expense unless otherwise provided in this agreement.

## 13 GST

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- (a) Any reference in this clause 13 to a term defined or used in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) is, unless the context indicates otherwise, a reference to that term as defined or used in that Act.
- (b) Unless expressly included, the consideration for any supply under or in connection with this agreement does not include GST.
- (c) The parties agree that the supply of the Assets constitutes the supply of a going concern and to the understanding of the parties is accordingly GST-free.
- (d) The Buyer warrants that it is registered or required to be registered for GST and will remain so until Completion.
- (e) Notwithstanding the understanding of the parties as expressed in clause 13(c), if for any reason and to any extent the sale of the Assets is not accepted by the Commissioner as a GST-free supply of a going concern:
  - (1) the Buyer must pay to the Seller an amount equal to the amount of the GST payable by the Seller in respect of the sale within 14 days after the Commissioner confirms the Seller's liability to GST in an assessment or correspondence together with an amount equal to any penalties or interest imposed on the Seller in respect of that amount; and

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- (2) the Seller must give the Buyer a copy of the assessment or correspondence from the Commissioner and issue a tax invoice as a precondition to payment under clause 13(e)(1).
- (f) If GST is imposed on a supply made under or in connection with this agreement (other than the supply constituted by the sale and purchase of the Assets) the consideration for the supply is increased by an amount equal to the consideration otherwise payable for the supply (or its GST exclusive market value if applicable) multiplied by the rate at which the GST is imposed under the GST law. The additional consideration is, subject to the supplier issuing a tax invoice to the recipient, payable at the same time as the consideration to which it relates.
- (g) If a party to this agreement is entitled to be reimbursed or indemnified for a loss, cost, expense or outgoing incurred in connection with this agreement, then the amount of the reimbursement must be reduced by an amount equal to any input tax credit to which the party being reimbursed (or its representative member) is entitled in relation to that loss, cost, expense or outgoing.
- (h) Whenever an adjustment event occurs in relation to any taxable supply made under or in connection with this agreement the supplier must determine the net amount payable in respect of GST in relation to the supply (taking into account any adjustments) and if that amount differs from the amount previously paid under either clause 13(e) or clause 13(f) as appropriate, the amount of the difference must be paid by, refunded to or credited to the recipient, as applicable and the party making the taxable supply shall issue an Adjustment Note to the recipient.

## 14 Notices

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### 14.1 Form of Notice

A notice or other communication to a party under this agreement (**Notice**) must be:

- (a) in writing and in English and signed by or on behalf of the sending party; and
- (b) addressed to that party as shown below (or any alternative details nominated to the sending party by Notice).

Party	Address	Attention
Seller	[insert address]	[insert name of contact]
Buyer	[insert address]	[insert name of contact]

### 14.2 How Notice must be given and when Notice is received

- (a) A Notice must be given by one of the methods set out in the table below.
- (b) A Notice is regarded as given and received at the time set out in the table below.

However, if this means the Notice would be regarded as given and received outside the period between 9.00am and 5.00pm (addressee's time) on a Business Day (**business**

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hours period), then the Notice will instead be regarded as given and received at the start of the following business hours period.

Method of giving Notice	When Notice is regarded as given and received
By hand to the nominated address	When delivered to the nominated address.
By pre-paid post to the nominated address	At 9.00am (addressee's time) on the second Business Day after the date of posting.

### 14.3 Notice must not be given by electronic communication

A Notice must not be given by electronic means of communication.

## 15 General

### 15.1 Governing law and jurisdiction

- (a) This agreement is governed by the laws in force in New South Wales.
- (b) Each party irrevocably submits to the non-exclusive jurisdiction of courts exercising jurisdiction in New South Wales and courts of appeal from them in respect of any proceedings arising out of or in connection with this agreement. Each party irrevocably waives any objection to the venue of any legal process in these courts on the basis that the process has been brought in an inconvenient forum.

### 15.2 Further action to be taken at each party's own expense

Subject to clause 12, each party must, at its own expense, do all things and execute all documents necessary to give full effect to this agreement and the transactions contemplated by it.

### 15.3 Exercise of rights

- (a) Unless expressly required by the terms of this agreement, a party is not required to act reasonably in giving or withholding any consent or approval or exercising any other right, power, authority, discretion or remedy, under or in connection with this agreement.
- (b) A party may (without any requirement to act reasonably) impose conditions on the grant by it of any consent or approval, or any waiver of any right, power, authority, discretion or remedy, under or in connection with this agreement. Any conditions must be complied with by the party relying on the consent, approval or waiver.

### 15.4 Waiver

- (a) No party to this agreement may rely on the words or conduct of any other party as a waiver of any right unless the waiver is in writing and signed by the party granting the waiver.

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- (b) In this clause 15.4:
- (1) **conduct** includes delay in the exercise of a right;
  - (2) **right** means any right arising under or in connection with this agreement and includes the right to rely on this clause; and
  - (3) **waiver** includes an election between rights and remedies, and conduct which might otherwise give rise to an estoppel.

### 15.5 Variation

A variation of any term of this agreement must be in writing and signed by the parties.

### 15.6 Assignment

- (a) Rights arising out of or under this agreement are not assignable by a party without the prior written consent of the other party.
- (b) A breach of clause 15.6(a) by a party entitles the other party to terminate this agreement.
- (c) Clause 15.6(b) does not affect the construction of any other part of this agreement.

### 15.7 Counterparts

- (a) This agreement may be executed in any number of counterparts.
- (b) All counterparts, taken together, constitute one instrument.
- (c) A party may execute this agreement by signing any counterpart.

### 15.8 Invalidity and enforceability

- (a) If any provision of this agreement is invalid under the law of any jurisdiction, the provision is enforceable in that jurisdiction to the extent that it is not invalid, whether it is in severable terms or not.
- (b) Clause 15.8(a) does not apply where enforcement of the provision of this agreement in accordance with clause 15.8(a) would materially affect the nature or effect of the parties' obligations under this agreement.

### 15.9 Entire agreement

This agreement states all the express terms of the agreement between the parties in respect of its subject matter. It supersedes all prior discussions, negotiations, understandings and agreements in respect of its subject matter.

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## Schedule 1

### Fair Market Value

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#### 1 Appointing and instructing a Valuer

---

##### 1.1 Appointment of Valuer by the Buyer

To derive the Offer Price, the Buyer must instruct a Valuer to prepare a valuation of the Assets as at the intended date of service of the Call Option Exercise Notice, applying the valuation principles set out in Section 3 of this Schedule 1.

##### 1.2 Appointment of Valuer by the Seller

If, for the purpose of serving a Valuation Notice, the Seller instructs a Valuer to provide a valuation of the Assets, it must instruct the Valuer to determine the fair market value of the Assets as at the date of service of the Call Option Exercise Notice, applying the valuation principles set out in Section 3 of this Schedule 1.

##### 1.3 Qualifications and experience of a Valuer

A Valuer appointed by a party under this agreement must have suitable professional qualifications and at least 10 years' experience in valuing assets of a similar nature as the Assets.

#### 2 Appointing and instructing the Expert

---

##### 2.1 Appointment of the Expert

- (a) Where clause 2.3(d)(1) of the agreement applies, the parties must use their best endeavours to promptly agree on the appointment of an accountancy firm of international standing as Expert.
- (b) If the parties cannot agree on the identity of the Expert within 10 Business Days of the date of service of the Appraisal Notice, either party may request the President of the Institute of Chartered Accountants Australia (ABN 50 084 642 571) (the **Institute**) to appoint the Expert, in which case the Expert appointed by the Institute must have at least 10 years' experience in valuing assets of a similar nature as the Assets.
  - (1) Once the Institute has accepted a request to appoint an Expert, neither party may challenge the Institute's acceptance of the request, nor challenge the Institute's selection of an Expert.
  - (2) Each party must comply with the rules and procedures of the Institute in respect of the request for appointment and appointment of the Expert, including preparing, signing and submitting such documents, and paying such fees, as may be required.

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## 2.2 Role of the Expert

The role of the Expert is to determine the fair market value of the Assets as at the date of service of the Call Option Exercise Notice, applying the valuation principles set out in Section 3 of this Schedule 1.

In determining the fair market value, the Expert acts as an expert not an arbitrator.

## 2.3 Instructing the Expert

- (a) The Buyer and the Seller must instruct the Expert to:
- (1) accept submissions from each party made within 10 Business Days of the date of appointment of the Expert;
  - (2) determine the fair market value of the Assets, being a specific value rather than a range of values, using the valuation principles set out in Section 3 of this Schedule 1; and
  - (3) issue to each party a certificate specifying the fair market value determined by the Expert as soon as practicable and in any event within 20 Business Days following its appointment.
- (b) The parties must promptly provide all information and assistance reasonably requested by the Expert.

## 2.4 Decision of the Expert is final

The parties agree that the decision of the Expert, as detailed in the certificate provided under clause 2.3(a)(3) of this Schedule 1, is final and binding on each of them in the absence of fraud or manifest error.

## 2.5 Costs

The parties must equally bear the costs of the Expert (including as to appointment and request for appointment).

## 3 Asset valuation principles

---

A Valuer or the Expert, as the case may be, must determine the fair market value of the Assets as at the date of service of the Call Option Exercise Notice on the following assumptions and bases:

- (a) valuing the Assets as on an arm's length sale between a willing but not anxious seller and a willing but not anxious buyer;
- (b) that the Assets are capable of being transferred without restriction and the Buyer has, at its own expense, acquired all Authorisations required in connection with the acquisition and operation of the Assets;
- (c) the transfer of the Assets is accompanied by a novation of all contracts with third parties necessary for the continued operation of the Assets;
- (d) in accordance with accounting principles and practices generally accepted in Australia and consistently applied;
- (e) disregarding the value of any infrastructure, plant or equipment at the Plant Lot which remains the property of the Developer under the Development Agreement or is the property of a Principal;

Schedule 1 Section A - Seller Warranties

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- (f) disregarding the impact of any rights or obligations arising under this agreement; and
- (g) taking into account any other matter (not inconsistent with the above) which the Expert or Valuer considers is appropriate.

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## Schedule 2

### Section A - Seller Warranties

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#### 1 Ownership

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##### 1.1 Ownership

At Completion:

- (a) the Seller is the legal and beneficial owner of the Assets; and
- (b) the Buyer will acquire the full legal and beneficial ownership of the Assets free and clear of all Encumbrances.

##### 1.2 No Encumbrances

The Assets are at Completion:

- (a) free and clear of all Encumbrances;
- (b) fully paid for; and
- (c) not the subject of any lease or hire purchase agreement or agreement for purchase on deferred terms, other than in the ordinary course of business.

#### 2 Power and Authority

---

##### 2.1 No legal impediment

The execution, delivery and performance by the Seller of this agreement:

- (a) complies with its constitution or other constituent document; and
- (b) does not constitute a breach of any law, or cause or result in a default under any Encumbrance, by which it is bound and which would prevent it from entering into and performing its obligations under this agreement.

##### 2.2 Corporate authorisations

All necessary authorisations for the execution, delivery and performance by the Seller of this agreement in accordance with its terms have been obtained or will be obtained before Completion.

##### 2.3 Power and capacity

The Seller has full power and capacity to enter into and perform its obligations under this agreement.

##### 2.4 Incorporation

The Seller is validly incorporated, organised and subsisting in accordance with the laws of its place of incorporation.

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## Section B - Buyer Warranties

---

### 1 No legal impediment

---

The execution, delivery and performance by the Buyer of this agreement:

- (a) complies with its constitution or other constituent documents; and
- (b) does not constitute a breach of any law or obligation, or cause or result in default under any agreement or Encumbrance, by which it is bound and which would prevent it from entering into and performing its obligations under this agreement.

### 2 Corporate authorisations

---

All necessary authorisations for the execution, delivery and performance of this agreement by the Buyer in accordance with its terms have been obtained or will be obtained before Completion.

### 3 Power and capacity

---

The Buyer has full power and capacity to own its own assets and to enter into and perform its obligations under this agreement.

### 4 Incorporation

---

The Buyer is validly incorporated, organised and subsisting in accordance with the laws of its place of incorporation.

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## Schedule 3

### Plant, Equipment and Connection Point

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#### 1 The Plant

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**[Drafting instruction: Delete items not applicable]**

**[CW Plant:** the facility located on the Plant Lot, comprising the central chilled and heat rejection plant, hot water plant and equipment servicing Barangaroo South, and a separately metered infrastructure loop servicing addresses in Barangaroo South.]

**[RW Plant:** the facility located on the Plant Lot, comprising the central recycled water plant and any associated infrastructure, including pipework, metering equipment and other apparatus throughout Barangaroo South to the extent that that associated infrastructure is the subject of an easement in favour of the Plant Lot.]

**[EN Plant:** the facilities located on the Plant Lot, comprising the embedded network plant and any associated infrastructure, including reticulation, metering equipment and other apparatus throughout Barangaroo South to the extent that that associated infrastructure is the subject of an easement in favour of the Plant Lot]

#### 2 Equipment

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**[to be inserted]**

#### 3 Connection Point

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**[applicable diagram to be inserted]**

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## Schedule 4

### Completion steps

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#### 1 Completion

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##### 1.1 Seller's obligations at Completion

- (a) To the extent reasonably required for Completion, the Seller must (at Completion) give the Buyer the following documents, each duly executed or certified (as applicable) by the Seller and (where applicable) in the agreed form:
- (1) all documents necessary to discharge any Encumbrance over any of the Assets on and from Completion;
  - (2) assignment of rights or novations of rights and obligations under the Supply Agreements in accordance with clause 8 of this agreement;
  - (3) a transfer of the Seller's interests in the Plant Lot;
  - (4) assignments of any Intellectual Property;
  - (5) all documents of title in the possession of the Seller relating to the ownership of the Assets;
  - (6) executed instruments of transfer or assignment that are required to vest any of the Assets in the Buyer or its nominee on and from Completion; and
  - (7) any other document which the Buyer or its nominee reasonably requests or requires in connection with the transfer of any Asset to the Buyer or its nominee on and from Completion.
- (b) Subject to the Buyer complying with its obligations under clause 1.2 of this Schedule 4, at Completion the Seller must make the following available to the Buyer:
- (1) **(Manuals and Records):** the Manuals and Records; and
  - (2) **(other Assets):** the loose Plant and Equipment title to which can be transferred by delivery with the intent that title in those Assets will pass by and upon such delivery.

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## 1.2 Buyer's obligations at Completion

At Completion the Buyer must:

- (a) deliver to the Seller counterparts, executed by the Buyer, of those documents listed in clause 1.1(a) of this Schedule 4 that are to be executed by the Buyer; and
- (b) pay the Purchase Price to the Seller in Immediately Available Funds without counterclaim or set-off.

## 2 Post Completion filings

---

Immediately following Completion the Buyer must procure that all necessary forms are lodged with the appropriate Governmental Agency.

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## Signing page

### Executed as an agreement

---

Executed by  
**the Buyer**  
in accordance with section 127 of the  
*Corporations Act 2001 (Cth)*  
by

sign here ► \_\_\_\_\_  
Company Secretary/Director

print name \_\_\_\_\_

sign here ► \_\_\_\_\_  
Director

print name \_\_\_\_\_

---

Executed by  
**the Seller**  
in accordance with section 127 of the  
*Corporations Act 2001 (Cth)*  
by

sign here ► \_\_\_\_\_  
Company Secretary/Director

print name \_\_\_\_\_

sign here ► \_\_\_\_\_  
Director

print name \_\_\_\_\_

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# Barangaroo South – Building Management Statement

## Schedule 10 – Capital Improvements Schedule

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### Part A – Preliminary Capital Improvement Plan

The Preliminary Capital Improvement Plan must set out summary level information on the Supplier's proposed approach to the Capital Improvement Plan, including information on each of the following items and any other items that the Supplier considers necessary or desirable in describing its proposed approach to the Capital Improvement.

---

#### 1 Description of the Capital Improvement

A description of the Capital Improvement, including:

- (a) project schematic;
- (b) concept design, including technology to be applied for the Capital Improvement;
- (c) the basis for selecting the technology to be applied for the Capital Improvement and evidence that the technology is the most appropriate technology for the Capital Improvement; and
- (d) any upgrades or augmentations required to any electricity or water infrastructure in connection with the Capital Improvement.

---

#### 2 Costs and Benefits of the Capital Improvement

- (a) A written estimate of all costs and expenses (the "**Capital Improvement Development Upfront Costs**") it reasonably forecasts to be incurred by it in connection with the processes referred to in clause 73.5 ("Capital Improvement Plan Development") of this management statement (including any costs up until commencement of construction on the relevant Green Utilities Lot or Supplier's Infrastructure) together with sufficient documentary evidence of such estimates (expected to be provided by an independent quantity surveyor) and a reasonable cap or maximum amount that will be subject to reimbursement on the terms of the deed;
- (b) An estimate of the anticipated cost of providing the Capital Improvement, together with a summary-level breakdown for each of the major elements of the estimated Capital Improvement Capital Costs (expected to be provided by an independent surveyor);
- (c) Details of the procurement tender processes which the Supplier intends to undertake in respect of all goods and services that will contribute to the Capital Improvement Capital Costs. Pricing must be sought on the basis that prices remain valid for at least 270 days after the provision of the Capital Improvement Plan to the Committee, and that the price validity period will subsequently extend subject only to a price escalation methodology set out in the pricing response;
- (d) The impact of the Capital Improvement on the operating and maintenance costs of the Supplier's Infrastructure after completion;

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- (e) The Supplier's good faith assessment of whether and to what extent the charges payable to the Supplier may vary as a result of the Capital Improvement being effected having regard to the repricing guidelines in Part C of this Capital Improvements Schedule.

---

### **3 Implementation of the Capital Improvement**

- (a) Details of the proposed timetable to implement the Capital Improvement, including the Supplier's proposed construction and commissioning milestones; and
- (b) Details of the strategies and measures to be adopted to ensure that the Capital Improvement is delivered in accordance with the timing objectives of the Committee.

---

### **4 Funding**

Subject to clause 73.15, the proposed method of funding the Capital Improvement and the estimated cost of funding the Capital Improvement including those funds to be funded from:

- (a) the Supplier;
- (b) the Members; and
- (c) third parties.

---

### **5 Approvals**

The material statutory approvals and licences required to implement the Capital Improvement and the timing of when such approvals would be expected to be achieved.

---

### **6 Documents**

Details of the major terms of any new subcontracts that the Supplier expects will be required to facilitate the Capital Improvement.

---

### **7 Alternative options**

Any alternative options proposed by the Supplier for delivering the Capital Improvement (including in relation to the technology to be used and the timing for delivery) which may provide an overall net benefit to the Committee.

# Barangaroo South – Building Management Statement

## Part B – Capital Improvement Plan

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The Capital Improvement Plan must set out detailed particulars of the following items and any other items that the Supplier considers necessary or desirable in connection with a Capital Improvement.

---

### 1 Description of the Capital Improvement

A full description of the Capital Improvement, including:

- (a) project schematic;
- (b) details of design characteristics, including technology to be applied for the Capital Improvement;
- (c) independent confirmation that the technology to be applied is the most appropriate technology for the Capital Improvement. In support of this material, the Supplier must supply a report prepared by technical adviser approved by the Committee in such manner and form as the Committee directs (acting reasonably);
- (d) any upgrades or augmentations required to any electricity or water infrastructure in connection with the Capital Improvement;
- (e) the progress and status of the requirements required to be met under clause 73.5 ("Capital Improvement Plan Development") prior to delivery of the Capital Improvement Plan.

---

### 2 Costs and Benefits of the Capital Improvement

A detailed description of the costs and benefits of the Capital Improvement, including:

- (a) details of the anticipated cost of providing the Capital Improvement (the proposed Capital Improvement Capital Costs), together with a detailed cost breakdown at a sub-system level and the basis for determining such costs (expected to be provided by an independent quantity surveyor);
- (b) confirmation that each price remains valid for at least 270 days after the provision of the Capital Improvement Plan to the Committee, and details of the price escalation methodology by which the price validity period for each pricing will extend, together with a non-binding recommendation from the Supplier on which price should be accepted; and
- (c) the impact of the Capital Improvement on the operating and maintenance costs of the Supplier's Infrastructure after completion.

---

### 3 Implementation of the Capital Improvement

A detailed implementation and project plan for the Capital Improvement, including:

- (a) details of the proposed timetable to implement the Capital Improvement, including the Supplier's proposed construction and commissioning milestones;
- (b) how the Supplier intends to manage the provision of the Supply Services to any entity for whom it supplies Supply Services during the implementation of the Capital Improvement (including any adverse impact to such entities likely to arise from the proposed Capital

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Improvement and details of measures that will be taken to mitigate such impacts);

- (c) details of the strategies and measures to be adopted to ensure that the Capital Improvement is delivered in accordance with the timing objectives of the Committee and the risk allocation that supports these objectives; and
- (d) in order to facilitate Members' relationships with their tenants, the Supplier will provide detailed estimates of the time period/s during which the Supplier's Infrastructure will need to cease operating and/or operate at partial capacity to facilitate the Capital Improvement.

---

## 4 Funding

The proposed method of funding the Capital Improvement and the estimated cost of funding the Capital Improvement including those funds to be funded from:

- (a) the Supplier; and
- (b) the Members; and
- (c) third parties.

To the extent that the Capital Improvement will be financed on a secured basis, details of any proposed grant of security over any part of the relevant Green Utility Lot, the existing Supplier's Infrastructure, the Capital Improvement or any other property over which the Members have a mortgage or charge and the proposed terms of any required intercreditor arrangements to apply so as to protect the interests of the new financiers and the Committee.

To the extent that the Capital Improvement is to be funded by the Members, likely monthly capital contributions required and the terms and conditions on which the capital is to be provided.

---

## 5 Approvals

The material statutory approvals and licences required to implement the Capital Improvement including:

- (a) details of the effect of implementation of the Capital Improvement on the obligations and approvals of the Supplier under the Required Licences;
- (b) evidence that the Supplier has or will have the necessary approvals in respect of the Capital Improvement in place by the time such approvals are required to meet the proposed construction milestones and comply with any Required Licence conditions or development consent conditions under the *Environmental Planning and Assessment Act 1979 (NSW)*;
- (c) any approvals required (by the Supplier or others) to implement any upgrades or augmentations required to any electricity or water infrastructure in connection with the Capital Improvement; and
- (d) details of any environmental impact assessments and requirements and the program implications of obtaining and complying with the approval terms.

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## 6 Insurances

Details of any insurances required or intended to be taken out and maintained by the Supplier in respect of the Capital Improvement consistent with the Supplier's obligations under the Supply Agreements and this management statement.

---

## 7 Technical support

Demonstration that the Supplier's Infrastructure to be brought into commercial operation as a result of the Capital Improvement:

- (a) is capable of operating safely and in accordance with the Supplier's infrastructure operating plan and its water quality plan; and
- (b) will not adversely affect the quality of any Supply Services that may be provided under the Principal Supply Agreements.

In support of this material, the Supplier must supply a report prepared by an approved technical adviser in such manner and form as the Committee directs (acting reasonably).

---

## 8 Documents

To the extent that the Supplier will need to obtain consent from a counterparty to a contractual arrangement to facilitate the Capital Improvement:

- (a) details of the consent required;
- (b) the status of any consent from the relevant parties.

---

## 9 Capital Improvement Financial Model Value

A new "Capital Improvement Financial Model Value" as set out in Part D of this Capital Improvements Schedule.

---

## 10 Alternative options

Any alternative options proposed by the Supplier for delivering the Capital Improvement (including in relation to the technology to be used and the timing for delivery) which may provide an overall net benefit to the Committee.

---

## 11 Other issues

Any other issues which may include:

- (a) any other terms and conditions necessary to give effect to the Capital Improvement; and
- (b) any other additional information reasonably required by the Committee.

# Barangaroo South – Building Management Statement

## Part C – Independent determination of charges

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### 1 Interpretation and time to be of the essence

- (a) In this Part C, unless the context otherwise requires:
- (i) **Capital Improvement Dispute Notice** means a Capital Improvement Acceptance Notice served on the Supplier by the Committee in accordance with clause 73.6(a)(ii) of this management statement which excludes the binding offer from the Supplier of a new set of Charges for the provision of the Supply Services under the Supply Agreements;
  - (ii) **Charges** means the charges for the provision of the Supply Services under the Supply Agreements to apply on adoption of a Capital Improvement Plan;
  - (iii) **Expert and Umpire** means a person satisfying the criteria in clause 3 of this Part C and appointed as an expert or umpire pursuant to this Part C; and
  - (iv) a reference to a clause is a reference to a clause in this Part C unless otherwise stated.
- (b) In this Part C, time is of the essence. Failure to observe any time limit in this Part C is a failure to discharge the relevant obligation or exercise the relevant right.
- (c) When agreed or determined in accordance with this Part C, the Charges are binding on the parties as part of the Capital Improvement Plan.
- (d) In this Part C, a reference to the appointment of an Expert or an Umpire means that the Expert or Umpire accepts its appointment in writing.
- (e) Despite any other provision of this deed:
- (i) the parties agree to direct the Experts and the Umpire to act in accordance with this Part C and Part D;
  - (ii) the Experts or the Umpire who agree or determine the charges must notify the Supplier and the Committee of the reasons for their determination (including their methodology, respective weightings and the comparable evidence on which they have relied); and
  - (iii) the Umpire and any sole Expert appointed by the President of the API may, at his discretion, speak to both the Supplier and the Committee in an endeavour to obtain a full understanding of this deed including Part C.

---

### 2 Essential qualifications of Expert and Umpire

- (a) Each Expert and Umpire must be a person who has (at the date of his appointment) not less than 5 years' practice valuing similar utility supplies in Sydney (or if an expert with such experience is not available, a person who has not less than 3 years' practice valuing similar utility supplies in Sydney).

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- (b) In agreeing or determining the Charges, each Expert and Umpire must act as an expert and not as an arbitrator. Any laws relating to arbitration do not apply.

---

### 3 Committee Charges Notice

- (a) The Committee may, within 20 Business Days after service of the Capital Improvement Dispute Notice, serve on the Supplier a notice setting out the amounts and rates which the Committee considers to be appropriate as Charges in the Capital Improvement Plan (**Committee Charges Notice**).
- (b) If, within 20 Business Days after service of the Capital Improvement Dispute Notice, the Committee does not serve on the Supplier a Committee Charges Notice, then the Committee is deemed to have served a notice accepting that the amounts and rates notified in the Capital Improvement Plan.
- (c) If the Committee serves on the Supplier a Committee Charges Notice within 20 Business Days after service of the Capital Improvement Dispute Notice (the **Period**), then the Supplier and the Committee must try to agree the Charges within 20 Business Days after the expiration of the Period.

---

### 4 Supplier and Committee to appoint Expert and notify the other

- (a) If:
- (i) the Committee serves a Committee Charges Notice within the Period;
  - (ii) the Charges are not agreed under clause 3 within 20 Business Days after the expiration of the Period,

then each of the Supplier and the Committee must, on or by the relevant Appointment Date, appoint an Expert to determine the Charges to apply to the Capital Improvement Plan.

- (b) In this clause 4, the '**Appointment Date**' means the later of:
- (i) in relation to the Supplier: the date 5 Business Days after the Committee notifies the Supplier in writing that the Supplier has not served notice naming the Expert within the period referred to in paragraph 4(a); and
  - (ii) in relation to the Committee: the date 5 Business Days after the Supplier notifies the Committee in writing that the Committee has not served notice naming the Expert within the period referred to in paragraph 4(a).
- (c) If an Expert is so appointed by a party, the party must (on or by the relevant Appointment Date) serve notice on the other party nominating the Expert. The date of service of such a notice is a date of nomination for the purpose of this Part C.

---

### 5 Two Experts nominated

- (a) Where 2 Experts have been nominated in accordance with clause 4 they must, within 5 Business Days of the date of the later nomination (the

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**Nomination Date)** and prior to making their determination of the Charges, agree upon and nominate an Umpire to determine the Charges should the Experts fail to do so in accordance with this clause. If the Experts cannot agree on or fail to nominate an Umpire within 5 Business Days of the Nomination Date, then either Expert, the Supplier or the Committee may request the President of the Institute of Chartered Accountants to promptly nominate the Umpire.

- (b) Subject to clauses 6 to 9 (inclusive), the nominated Experts must within 20 Business Days of the Nomination Date jointly determine the Charges and notify the Supplier and the Committee in writing of the amount determined.

---

## **6 Consequences of Committee's failure to nominate Expert**

If:

- (a) the Committee fails to nominate an Expert in accordance with clause 4 within the time referred to in that clause; and
- (b) the Supplier does nominate an Expert in accordance with clause 4 within the time referred to in that clause,

then the Charges must be determined by the Supplier's Expert within 20 Business Days after being nominated, and his or her determination will be final and binding on the parties (except for manifest error) as if he or she had been appointed with the consent of the Committee.

---

## **7 Consequences of Supplier's failure to nominate Expert**

If:

- (a) the Supplier fails to nominate an Expert in accordance with clause 5 within the time referred to in that clause; and
- (b) the Committee does nominate an Expert in accordance with clause 5 within the time referred to in that clause,

then the Charges must be determined by the Committee's Expert within 20 Business Days after being nominated, and his determination will be final and binding on the parties (except for manifest error) as if he or she had been appointed with the consent of the Supplier.

---

## **8 Consequences of neither party nominating Expert**

If both the Supplier and the Committee fail to nominate an Expert in accordance with clause 4 within the time referred to in that clause, then the Charges to apply in the Capital Improvement Plan will be the amounts notified in the Supplier's Capital Improvement Plan.

---

## **9 Determination by umpire or sole Expert**

(a) Where:

- (i) 2 Experts have been nominated; and

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- (ii) the nominated Experts fail to determine the Charges (and notify the Supplier and the Committee in writing of the amount determined) within 20 Business Days of the Nomination Date,

then either Expert, the Supplier or the Committee may request the Umpire to determine the Charges and the Umpire must determine the Charges (and notify the Supplier and the Committee in writing of the amount determined) within 20 Business Days of such request.

- (b) If the Umpire is requested to determine the Charges in accordance with sub-clause (a):
  - (i) the Umpire's determination is final and binding on the parties (except for manifest error);
  - (ii) in making his or her determination the Umpire shall have regard to any evidence submitted by the Experts as to their assessments of the Charges;
  - (iii) in making his or her determination, the Umpire shall have regard to any written submissions made to the Umpire by or on behalf of the parties (and each written submission must be copied to the other party); and
  - (iv) the Umpire must give his determination (and the reasons for it) in writing to the Supplier and the Committee within 20 Business Days of the request for the Umpire to make the determination.
- (c) If:
  - (i) the sole Expert appointed fails to comply with clause 6 or 7 (as the case may be);
  - (ii) the Umpire instructed under clause 9(a) fails to comply with clause 9(b)(iv); or
  - (iii) any Umpire nominated under this sub-clause fails to comply with this sub-clause,

then either the Supplier or the Committee may request the President of the API to promptly nominate (on behalf of the Supplier and the Committee) an Umpire to determine the Charges within 20 Business Days of his nomination. The President of the API shall promptly notify the Supplier and the Committee of the Umpire's nomination and the nomination date. Clauses 9(b)(i) to 9(b)(iii) (inclusive) apply to any Umpire referred to in this sub-clause. The Umpire must give his determination (and the reasons for it) in writing to the Supplier and the Committee within 20 Business Days of the date of the Umpire's nomination.

---

## 10 Costs of Experts and Umpire

- (a) Subject to clause 10(b), each party must pay all the costs, fees and expenses of the Expert appointed by it.
- (b) The costs, fees and expenses of the Umpire and of any sole Expert appointed must be borne by the Supplier and the Committee in equal shares.

---

## 11 Criteria for determining the Charges

The amounts and rates constituting the Charges under a Capital Improvement Plan must be determined having regard to the Capital Improvement Financial Model Value as set out in Part D.

### Part D – Capital Improvement Financial Model Value

Capital Improvement Financial Model Value shall mean that the net operating cashflow, following the inclusion of the Capital Improvement and inclusive of the Capital Improvement Costs and revised/new Charges with a resultant pre-tax 12% IRR.

Capital Improvement Costs include but are not limited to costs due to:

- (a) design and technical consultant services;
- (b) quantity surveying/cost planning services;
- (c) project and construction management;
- (d) procurement of all plant and equipment procurement of any augmentation or alteration to related infrastructure;
- (e) utilisation of temporary services etc. during the period of Capital Improvement installation whether to the site address or other connected site address within Barangaroo South;
- (f) authority permits and licences;
- (g) statutory planning and other authority approval processes;
- (h) legal costs;
- (i) finance charges; and
- (j) Committee third party consultants including legal or other reasonable costs.

The 12% pre-tax IRR hurdle is also to be used for alternative supply pricing review by the recipient of Supply Services where the Supplier's revised charges due to the Capital Improvement Expenses are under review.

### Part E – Individual liability of each Member

The liability of each Member for Capital Improvements under clause 73 of this management statement is not joint but is several.

The proportions for which each Member is liable at any particular time is:

$$P = A + B$$

Where:

$$P = \text{a Member's proportionate liability from time to time;}$$

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- A** = the number listed in the table below with respect to that Member;
- B** = the aggregate of the numbers listed in the table below for each person who is at that time a Member.

**Table**

<b>Member</b>	<b>Number</b>
T1 Owner	117,968 sqm
T2 Owner	98,659 sqm
T3 Owner	90,019 sqm
Residential Owner	16,459 sqm

# Barangaroo South – Building Management Statement

## Schedule 11 – Residential Supply Agreements

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Agreement

Barangaroo South –  
Residential  
Thermal Energies Supply  
Agreement

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Lend Lease Chilled Water (Barangaroo South) Pty  
Limited

The Owners – Strata Plan No. [●]

***[For inclusion in the BMS]***



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**Barangaroo South – Residential**

**Thermal Energies Supply Agreement**

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Date ▶

Between the parties

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<b>Supplier</b>	<b>Lend Lease Chilled Water (Barangaroo South) Pty Limited</b> ABN 98 158 168 597 <b>(Supplier)</b>
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<b>Purchaser</b>	<b>The Owners – Strata Plan No. [●]</b> ABN [●] of TBA <b>(Purchaser)</b>
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<b>Recitals</b>	<ol style="list-style-type: none"><li>1 The Supplier intends to own and operate the Plant.</li><li>2 The Purchaser is the duly appointed owner's corporation for the Site Address.</li><li>3 The Purchaser agrees to connect the Site Address to the Plant via the Chilled Water Loop on the terms set out in this Agreement.</li><li>4 The Supplier agrees to supply the Purchaser with the Thermal Energies at the Site Address on the terms set out in this Agreement.</li><li>5 The Purchaser agrees to pay the Charges for the supply of the Thermal Energies at the Site Address.</li></ol>
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The parties agree as follows:

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## 1 Conditions

---

### 1.1 Conditions Precedent

- (a) This Agreement, other than this clause 1 (Conditions) and clauses 13 (Risk and Liability Provisions), 15 (Force Majeure), 18 (Terms of this Agreement), 19 (Assignment), 22 (Dispute Resolution), 23 (Confidentiality), 25 (Notices), 23 (General), 24 (Governing law) and 29 (Definitions and Interpretation), is subject to and conditional upon the conditions precedent specified in clause 1.1(b) (the **Conditions Precedent**).
- (b) The Conditions Precedent are:
- (1) the CCWP Lot Owner has leased or become entitled to the grant of a lease of the CCWP Lot from the BDA, whether or not that lease has actually been granted or registered;
  - (2) the Supplier has been granted Access Rights in respect of the CCWP Lot by the CCWP Lot Owner;
  - (3) the Supplier has obtained all Permits required in connection with the carrying out of the Supplier's obligations under this Agreement;
  - (4) the CCWP Lot has been built, certified for occupation and is suitable for the operation of the Plant;
  - (5) the Plant has been installed and commissioned at the CCWP Lot;
  - (6) the Site Address has been connected to the Chilled Water Loop in accordance with all applicable Regulatory Requirements;
  - (7) the Purchaser has built and commissioned the Internal Infrastructure and the Purchaser's Internal Infrastructure meets all applicable Regulatory Requirements; and
  - (8) Meters and metering equipment are installed in respect of the Site Address which comply with any applicable Regulatory Requirements and enable the Supplier to comply with its obligations under the applicable Regulatory Requirements.
- (c) Each party must use all reasonable endeavours to satisfy the Conditions Precedent as soon as possible, and in any event by the date specified in Item 7 of Schedule 1 or such later date as agreed by the parties.
- (d) If a party becomes aware that a Condition Precedent has been satisfied or that a Condition Precedent is not capable of being satisfied, that party must promptly notify the other party in writing.
- (e) If a Condition Precedent has not been satisfied or waived by the date specified in Item 7 of Schedule 1 or such later date as agreed by the parties, then either party may, by notice in writing to the other party, terminate this Agreement.
- (f) Except where otherwise provided in this Agreement, each Condition Precedent is for the benefit of the Supplier and the Purchaser, and may not be waived except by the written agreement of the parties.

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## 2 Term of the Agreement

### 1.2 Termination for non-satisfaction of Conditions Precedent

If this Agreement is terminated because a Condition Precedent is not satisfied or waived by the date specified in Item 7 of Schedule 1, or such later date as agreed between the parties, then:

- (a) this Agreement has no further effect;
- (b) the parties are released from their obligations under this Agreement; and
- (c) neither party is under any obligation to the other party except in respect of a breach of this Agreement committed before termination.

## 2 Term of the Agreement

---

Subject to clause 1, this Agreement commences on and from the date it has been executed by each party and ends on the End Date.

## 3 Supply of Thermal Energies

---

### 3.1 Supply of Thermal Energies

Subject to the provisions of this Agreement:

- (a) the Supplier must use its reasonable endeavours to make available to the Purchaser the Minimum Thermal Energy Demands under this Agreement during the Supply Period;
- (b) all Thermal Energies supplied under this Agreement by the Supplier must be delivered by the Supplier to, and taken by the Purchaser at, the Connection Point; and
- (c) title to and risk in all Thermal Energies supplied under this Agreement passes from the Supplier to the Purchaser at the Connection Point.

### 3.2 Acceptance of Return Supply

Subject to the provisions of this Agreement:

- (a) where applicable, the Purchaser must use its reasonable endeavours to return to the Supplier and the Supplier must accept the Thermal Energies Supply Returns during the Supply Period;
- (b) where applicable, all Thermal Energies Supply Returns returned under this Agreement must be returned by the Purchaser, and taken by the Supplier, at the Return Connection Point; and
- (c) title to and risk in all Thermal Energies Supply Returns returned under this Agreement passes from the Purchaser to the Supplier at the Return Connection Point.

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4 Access to Site Address

## 3.3 Revenue and costs

Subject to the provisions of this Agreement:

- (a) the Supplier is entitled to all revenue, Environmental Attributes and other environmental advantages derived from the Supplier's ownership and operation of the Plant and the supply of the Thermal Energies under this Agreement; and
- (b) the Supplier will be responsible for all costs associated with the operation and maintenance of the Plant incurred in the supply of the Thermal Energies supplied under this Agreement to the Purchaser for the Purchaser's use at the Site Address.

## 3.4 Metering Services

The Supplier agrees to provide or procure the provision of the Metering Services, subject to the provisions of this Agreement.

## 3.5 Service Standards

- (a) The Supplier must use its reasonable endeavours to ensure that each of the Thermal Energies supplied under this Agreement complies with:
  - (1) Part A of the Service Standards;
  - (2) the applicable Regulatory Requirements; and
  - (3) the terms of this Agreement.
- (b) The Purchaser must use its reasonable endeavours to ensure that each of the Thermal Energies Supply Returns under this Agreement complies with:
  - (1) Part B of the Service Standards;
  - (2) the applicable Regulatory Requirements; and
  - (3) the terms of this Agreement.
- (c) Each party must notify the other promptly if it becomes aware that:
  - (1) any of the Thermal Energies supplied under this Agreement do not comply with Part A of the Service Standards; or
  - (2) any of the Thermal Energies Supply Returns under this Agreement do not comply with Part B of the Service Standards.

## 4 Access to Site Address

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- (a) The Purchaser must provide the Supplier, its representatives, agents or contractors, any Meter reader or Metering Provider (each an **Authorised Person**, and together **Authorised Persons**), during the Supply Period, all rights of access reasonably required by an Authorised Person for the purpose of and in connection with supplying the Thermal Energies under this Agreement, including safe, convenient and unhindered access to the Site Address using an access card provided by the Purchaser that enables access to the Site Address to inspect and test the Connection Point, the Meters, the Return Connection Point and the Internal Infrastructure and for the purpose of testing, calibrating or recalibrating the supply and metering of Thermal Energies and the receipt of the Thermal Energies Supply Return.

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## 5 Operation and maintenance of the Plant

- (b) The Supplier will use reasonable endeavours to give the Purchaser notice of the Supplier or another Authorised Person's intention to enter the Site Address unless:
- (1) the Purchaser has granted permission to access the Site Address;
  - (2) entry is during Business Hours for the purpose of reading or inspecting a Meter; or
  - (3) there is an Emergency.

## 5 Operation and maintenance of the Plant

---

### 5.1 Minimisation of Outages

The Supplier must, during the Supply Period, use its reasonable endeavours to:

- (a) minimise the occurrence of Outages; and
- (b) maximise the availability of the Plant to meet the Minimum Thermal Energy Demands.

### 5.2 Scheduled Outages

Without limiting clause 5.1, at least 20 Business Days before the end of each Financial Year, the Supplier must deliver to the Purchaser the Supplier's best estimate at that time of the expected dates, nature and anticipated duration of any scheduled Outages in the next Financial Year.

### 5.3 Unscheduled Outages

- (a) The Supplier will use all reasonable endeavours to minimise any unscheduled Outages.
- (b) In the event of an unscheduled Outage or if the Supplier otherwise disconnects, curtails, interrupts or reduces the operation of the Plant, the Supplier will use its reasonable endeavours to make available the Thermal Energies as soon as possible after the commencement of the Outage, disconnection, curtailment, interruption or reduction in supply.
- (c) Nothing in this Agreement will apply or be interpreted to limit or prevent the Supplier from using any other means to meet any or all of its obligations under this Agreement.
- (d) At the Supplier's discretion, and without being liable to the Purchaser, the Supplier may disconnect, curtail, interrupt or reduce the supply of Thermal Energies to the Site Address without notice if the Supplier determines, acting reasonably, that:
  - (1) an Emergency or unscheduled preventative maintenance event occurs or exists, or is about to occur or exist, at the Plant, on the Chilled Water Loop, the Barangaroo Network or the External Distribution Network;
  - (2) the condition or state of repair of the Internal Infrastructure, the Connection Point, the Return Connection Point or other building system at or on the Site Address so requires; or

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## 6 Return Connection Point and Internal Infrastructure

- (3) disconnection, curtailment, interruption or reduction of supply of the Thermal Energies is otherwise required in accordance with Prudent Engineering Practice.
- (e) If the Supplier needs to disconnect, curtail, interrupt or reduce supplies of Thermal Energies under clause 5.3(d), the Supplier must notify the Purchaser as soon as practicable (and preferably prior to) the occurrence of the disconnection, curtailment, interruption or reduction.
- (f) To the extent the Supplier is able to do so having regard to the nature and extent of the event giving rise to the disconnection, curtailment, interruption or reduction, the Supplier must specify the following matters in the notice provided in accordance with clause 5.3(e):
  - (1) when the Thermal Energies are, or are expected to become, unavailable for supply;
  - (2) the extent to which the Thermal Energies are, or are expected to become, unavailable for supply; and
  - (3) the date and time at which the Thermal Energies are likely to become available for supply.
- (g) If the Supplier needs to disconnect, curtail, interrupt or reduce the supply of Thermal Energies for any reason, the Supplier will use its reasonable endeavours to observe the load shedding regime set out in clause [66] of the BMS.
- (h) The Supplier will not be in default of its obligations under this Agreement to supply the Thermal Energies as a result of any decision or action taken in accordance with this clause 5.3 to disconnect, curtail, interrupt or reduce the supply of Thermal Energies to the Site Address.

## 6 Return Connection Point and Internal Infrastructure

---

### 6.1 Installation and operation of the Return Connection Point and Internal Infrastructure

- (a) The Purchaser must, at its cost, install, operate and maintain the Return Connection Point and the Internal Infrastructure, including by making any repairs, changes or additions to the Return Connection Point or the Internal Infrastructure, and do so in such manner as will ensure that the Supplier is at all times able to meet the Supplier's obligations under this Agreement.
- (b) If the Purchaser is required to make a change or addition to the Return Connection Point or the Internal Infrastructure arising from a change in the Supplier's requirements or operating procedures, the Supplier must use its reasonable endeavours to ensure that any such change or addition is reasonable having regard to the circumstances of the change or addition except where the change or addition is required as a result of a Change of Law, an applicable Regulatory Requirement or Prudent Engineering Practice.

### 6.2 Maintenance of the Return Connection Point and Internal Infrastructure

- (a) The Purchaser must, at its cost, operate and maintain the Return Connection Point and the Internal Infrastructure so that it is capable of accepting the supply

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7 Supplier's obligations

of Thermal Energies at the rates, in the quantities and of the quality provided for under this Agreement and otherwise in accordance with:

- (1) Prudent Engineering Practice; and
  - (2) all applicable Regulatory Requirements.
- (b) The Supplier will not be in default of its obligations under this Agreement to supply the Thermal Energies if it is not able to comply with its obligations by reason of a fault or other defect at the Return Connection Point or the Internal Infrastructure or the failure of the Purchaser to properly maintain the Return Connection Point or the Internal Infrastructure.

## 7 Supplier's obligations

---

### 7.1 Plant

The Supplier must:

- (a) maintain the Plant in good condition in accordance with Prudent Engineering Practice and the Maintenance Specification;
- (b) carry out or cause all repairs and maintenance to the Plant to be carried out in a workmanlike manner using appropriate materials and equipment within a reasonable time after becoming aware of the need for the repairs; and
- (c) use reasonable endeavours to procure that the relevant authority repairs and maintains the water and electricity supplies and drainage and sewerage services to the Plant.

### 7.2 Generally

The Supplier must ensure that:

- (a) it maintains all Permits necessary to supply the Thermal Energies to the Purchaser;
- (b) it pays all fees, effects all insurances, provides any bonds and executes any undertakings or agreements reasonably required under the Regulatory Requirements in respect of any Permit. Without limiting the generality of the foregoing, the Supplier must effect industrial special risks insurance with responsible commercial insurers; and
- (c) it complies with Prudent Engineering Practice and all applicable Regulatory Requirements in carrying out its obligations under this Agreement.

### 7.3 Energy and Environmental Rating

The Supplier agrees to provide the Purchaser (at the Purchaser's cost) with information from time to time, as reasonably requested by the Purchaser, to enable the Purchaser:

- (a) to obtain or renew any energy or environmental rating in respect of the Site Address; and
- (b) comply with its energy reporting requirements under Law, under the Barangaroo Management Plan, the Lease or as required by the BDA from time to time,

provided that the Supplier will not be required to provide any information if it would involve any breach of any obligation of confidence or any Law.



## 8 Purchaser's obligations

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### 8.1 Compliance with Regulatory Requirements

- (a) The Purchaser must comply with all applicable Regulatory Requirements, Prudent Engineering Practice, and obligations to third parties which relate to the maintenance and operation of the Return Connection Point and the Internal Infrastructure.
- (b) The Purchaser must immediately notify the Supplier of any incident related to the provision of the Thermal Energies under this Agreement that threatens, or could threaten, public health or safety or could result in the Supplier being in breach of a Regulatory Requirement.

### 8.2 Alteration or damage to Equipment, the Return Connection Point or the Internal Infrastructure

- (a) The Purchaser will not and will procure that its employees, agents and contractors do not:
  - (1) alter or reconfigure the Connection Point, the Return Connection Point or the Internal Infrastructure; or
  - (2) damage, tamper or interfere with any of the plant, equipment (including metering equipment), interconnections or Meters owned or installed by the Supplier or a Metering Provider for the purposes of this Agreement (Equipment),without the prior written consent of the Supplier (which consent is not to be unreasonably withheld).
- (b) The Purchaser must use its reasonable endeavours to prevent, and is liable for all damage to Equipment:
  - (1) caused by or as a result of the Purchaser's failure to comply with clause 8.2(a); and
  - (2) located or installed at the Site Address, unless caused by any of the Thermal Energies not being supplied in accordance with the Supplier's obligations under this Agreement.
- (c) Despite clause 8.2(a), the Purchaser is not liable for damage to Equipment that occurs as a result of:
  - (1) normal wear and tear; or
  - (2) any act or omission of the Supplier or any of the Supplier's employees, agents or contractors.

### 8.3 Redevelopment or replacement of Building

- (a) The Purchaser must give the Supplier no less than 12 months' notice of any intention to redevelop or replace the Building.
- (b) Provided the Purchaser has notified the Supplier in accordance with clause 8.3(a), and subject to clause 8.3(c), the parties' obligations under clause 3 and corresponding Charges under clause 10 are suspended in accordance with, and to the extent set out in the notice given by the Purchaser under this clause 8.3, and so far as necessary to conduct the redevelopment and replacement, during the period of any redevelopment or replacement of the Building.

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## 9 Metering

- (c) Despite clause 8.3(b), the Purchaser must continue to pay the Chilled Water Maintenance Charge in full in accordance with Schedule 3 during any redevelopment or replacement of the Building.
- (d) No later than 90 days prior to completion of any redevelopment or replacement of the Building, the Purchaser must ensure that the Site Address is connected to the Chilled Water Loop and the Purchaser and the Supplier must thereafter comply with all of their obligations under this Agreement.
- (e) The Purchaser must provide the Supplier with reasonable notice of when it requires the Supplier to recommence the provision of Thermal Energies under this Agreement following any redevelopment or replacement of the Building.

### 8.4 Exclusivity

The Purchaser will not, at any time after the date of this Agreement and during the Term:

- (a) enter into any agreement, understanding or any other arrangement with a third party for alternative supply of Thermal Energies to the Site Address; or
- (b) install or operate any plant or equipment at the Site Address which has the effect of reducing the Purchaser's use of the Thermal Energies supplied under this Agreement

except with the Supplier's prior written consent.

## 9 Metering

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### 9.1 Meters

- (a) The Supplier will be responsible for the installation, maintenance and routine testing and auditing of Meters for the measurement of the quantity of Thermal Energies and the Thermal Energies Supply Returns to the Site Address and may use a Metering Provider for this purpose.
- (b) Unless the parties agree otherwise, the Supplier will provide the Purchaser with Metering Data for each Billing Period sufficient for the Supplier to prepare and render an invoice in respect of the Site Address.
- (c) The Supplier will ensure that all Meters used for the purposes of this Agreement comply with all applicable Regulatory Requirements.
- (d) Subject to clause 9.3, in the absence of manifest error or negligence by the Supplier or the Metering Provider, all measurements as to quantity of Thermal Energies consumed made by the Meters are taken to be correct.
- (e) The Meters remain the Supplier's property or in some cases, the property of the Supplier's Metering Provider.

### 9.2 Metering Data

Subject to clause 9.3, the quantity of Thermal Energies provided to the Purchaser under this Agreement is to be determined by the Supplier from Metering Data. The Metering Data is prima facie evidence of the amount of Thermal Energies provided to the Purchaser.

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10 Charges

## 9.3 Using estimated data to calculate Charges

- (a) The Charges in an invoice may be based upon estimated data where:
- (1) access to the Meter(s) is denied for any reason;
  - (2) the Supplier considers that it is not reasonably practicable to obtain a reading of the Meter(s);
  - (3) the Meter(s) is providing incorrect readings for any reason;
  - (4) the Supplier is unable to obtain the Metering Data for any reason; or
  - (5) the Supplier discovers that any of the Thermal Energies or any electricity has been supplied to the Site Address without passing through the metering equipment.
- (b) Where the Charges in an invoice are based on estimated data in accordance with clause 9.3(a), the amount payable will be determined by the Supplier in accordance with any applicable Regulatory Requirements and may be by reference to prior billing history or any other criteria the Supplier reasonably considers is relevant in consultation with the Purchaser and any Meter reading which the Supplier may subsequently take. If an invoice is based upon estimated data, and actual data subsequently becomes available, the Supplier will include an adjustment on a later invoice under clause 12.1(b).
- (c) Where the Charges in an invoice are based on estimated data in accordance with clause 9.3(a), if the Purchaser subsequently requests an invoice based on an actual Meter reading and the Supplier is charged for the additional Meter reading, the Supplier may pass the cost of this additional Meter reading on to the Purchaser. The Purchaser will not be liable for such cost if the additional Meter read demonstrates that the Meter does not meet the required class of accuracy and permitted uncertainties as set out in the applicable Regulatory Requirements for the Meter.
- (d) If any of the Charges are varied under this Agreement during a Billing Period, the Thermal Energies supplied and measured by a Meter or estimated to have been supplied is to be assumed to have been supplied at a uniform daily charge for the whole of the Billing Period and the amount of that Charge is to be calculated on the basis of a pro-rata calculation of the relevant varied Charges over the Billing Period.

## 10 Charges

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The Purchaser must pay to the Supplier:

- (a) the Charges in accordance with Schedule 3; and
  - (b) the price of Services (other than the provision of the Thermal Energies and Metering Services) that the Purchaser receives from the Supplier,
- in each case in accordance with clause 12.

## 11 Change of Law

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- (a) If a Change of Law:

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12 Payments

- (1) affects the Supplier's costs in respect of the goods, services or other things supplied or provided under or in connection with this Agreement or incurred by the Supplier to enable it to acquire or dispose of, or as a result of it acquiring or disposing of, such goods or services or goods or services of that type, including costs in respect of production, creation, performance, acquisition, supply or sale of such goods, services or other things; or
  - (2) leads to a change in the benefits gained by it from the activities described in clause 11(a)(1) (except by operation of this clause),  
and the change in those amounts or that change in benefit is not to be reimbursed under any other provision of this Agreement, the Charges may be adjusted to reflect the impact on the Supplier of the change in those amounts or the change in benefit, as the case may be, attributable to the Change of Law.
- (b) Any variation to the Charges under clause 11(a) will be effective as from the date of any Change of Law.
- (c) The Supplier will:
- (1) notify the Purchaser in writing of any variation to the Charges under clause 11(a), as soon as practicable after any variation takes effect under clause 11(b); and
  - (2) use reasonable endeavours to provide the Purchaser with a description of the Change of Law.
- (d) To the extent that adoption of the new Change of Law regime is optional, the Supplier and the Purchaser will negotiate in good faith to determine an equitable method of implementing the new optional regime so that neither of those parties is adversely affected. If the matter cannot be resolved within 2 months after the Supplier and the Purchaser commence negotiations, either of those parties may refer the dispute to an independent expert (nominated in the event of dispute by the then current president of the Law Society of NSW) to determine an equitable method of implementing the new regime so that neither of those parties is adversely affected. The parties acknowledge and agree that the expert may determine that there is no equitable method of implementing the new optional regime so that neither the Supplier or the Purchaser is adversely affected, and in that event the new optional regime will not be implemented. The decision of the expert will be final and binding.

## 12 Payments

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### 12.1 Payments

- (a) The Supplier will issue an invoice for the Site Address to the Purchaser at the Purchaser's Address for Accounts.
- (b) The invoice will include:
  - (1) the Charges as estimated for the most recent Billing Period including any adjusted amounts under clause 9.3(a);
  - (2) amounts charged under clause 10(b);
  - (3) amounts for GST under clause 21; and
  - (4) any outstanding amounts from previous invoices.



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## 13 Risk and Liability Provisions

- (c) The Supplier will use reasonable endeavours to ensure each Billing Period is approximately one month in length unless the Supplier and Purchaser agree otherwise.
- (d) The Purchaser will pay each invoice in full no later than the Due Date.
- (e) If the Purchaser fails to pay the invoice by the Due Date the Supplier may:
  - (1) apply any security the Supplier holds in relation to this Agreement towards payment of the invoice;
  - (2) take action under clause 17(a)(2);
  - (3) recover the Supplier's costs of collecting the amounts the subject of the invoice from the Purchaser; and
  - (4) charge Interest and recover late payment costs under clause 20.
- (f) The difference between the estimated Charges paid and the actual Charges payable by the Purchaser will be settled in accordance with Schedule 3.

### 12.2 No payment during initial period

- (a) Despite any other provision in this Agreement, the Supplier must not issue an invoice under clause 12.1 during the initial period (as that term is defined in the Strata Schemes Management Act 1996 (NSW)) in relation to the Purchaser.
- (b) Immediately following the end of the expiry of the initial period in relation to the Purchaser, the Supplier may issue an invoice for the Site Address to the Purchaser for all amounts owing by the Purchaser to the Supplier under this Agreement for the period commencing on the Commencement Date to the end of the month immediately preceding the date of the invoice.

## 13 Risk and Liability Provisions

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### 13.1 Purchaser's indemnity

The Purchaser indemnifies the Supplier against all Liabilities which the Supplier incurs or suffers as a consequence of any negligence in the performance of its obligations under this Agreement, or breach of this Agreement by the Purchaser.

### 13.2 Exclusion of Consequential Loss

Notwithstanding any other provision of this Agreement and to the extent permitted by law, a party will not be liable for any liquidated damages, for construction delays or otherwise, or for any special loss, Consequential Loss or indirect loss or damage (including loss of opportunity, loss of credit rating or loss of business reputation) incurred or suffered by the other party or any third party whether under this Agreement or at law.

### 13.3 Exclusion of liability

- (a) Notwithstanding any other provision of this Agreement, the Supplier will not be in default of its obligations under this Agreement to the extent that it is unable to supply the Minimum Thermal Energy Demands as a result of the termination of,

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13 Risk and Liability Provisions

or the failure of any person to comply with any of their obligations, or the suspension of those obligations, under:

- (1) the Lease;
- (2) the lease of a Lot;
- (3) any contractual arrangement between the Supplier and a third party in respect of the acquisition or maintenance of the Plant and its supply to the Site Address of the Thermal Energies,

unless that termination, suspension or failure arises due to the default of the Supplier.

- (b) To the fullest extent permitted by law, all warranties implied by common law or statute are excluded from this Agreement unless expressly included. However, if any part of this Agreement is unlawful, unenforceable or invalid, that part is to be treated as removed from the Agreement, but the rest of the Agreement is not affected.

## 13.4 If the Purchaser is a Consumer

If the Purchaser is a Consumer:

- (a) clauses 13.2 and 13.3 do not apply to any liability of the Supplier for failure to comply with a Consumer Guarantee;
- (b) in respect of the goods supplied under this Agreement, subject to clause 13.4(d), unless the goods are Excluded Goods, the liability of the Supplier for Liability, however caused (including by the negligence of the Supplier), suffered or incurred by the Purchaser because of a failure to comply with a Consumer Guarantee is limited to the Supplier (at its election):
  - (1) replacing the goods or supplying equivalent goods;
  - (2) repairing the goods;
  - (3) paying the cost of replacing the goods or of acquiring equivalent goods; or
  - (4) paying the cost of having the goods repaired;
- (c) in respect of the services supplied under this agreement, subject to clause 13.4(d), unless the services are Excluded Services, the liability of the Supplier for Liability, however caused (including by the negligence of the Supplier), suffered or incurred by the Purchaser because of a failure to comply with a Consumer Guarantee is limited to the Supplier (at its election):
  - (1) resupplying the services; or
  - (2) paying the cost of having the services supplied again;
- (d) clauses 13.4(b) and 13.4(c) do not apply in relation to a Title Guarantee or if it is not Fair or Reasonable for the Supplier to rely on them; and
- (e) in this clause 13.4:
  - (1) **Australian Consumer Law or ACL** means Schedule 2 to the *Competition and Consumer Act 2010* (Cth) and the corresponding provisions of the Australian Consumer Law (New South Wales) as applicable;
  - (2) **Consumer** has the same meaning as in section 3 of the Australian Consumer Law;

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14 Priority of supply and step-in

- (3) **Consumer Guarantee** means a consumer guarantee applicable to this contract under the Australian Consumer Law, including any Express Warranty;
- (4) **Excluded Goods** means 'goods of a kind ordinarily acquired for personal, domestic or household use or consumption', as that expression is used in section 3 of the Australian Consumer Law;
- (5) **Excluded Services** means 'services of a kind ordinarily acquired for personal, domestic or household use or consumption', as that expression is used in section 3 of the Australian Consumer Law;
- (6) **Express Warranty** has the same meaning as in section 2(1) of the Australian Consumer Law;
- (7) **Fair or Reasonable** means 'fair or reasonable' for the purposes of section 64A of the Australian Consumer Law; and
- (8) **Title Guarantee** means a guarantee pursuant to any of sections 51, 52 or 53 of the Australian Consumer Law.

### 13.5 No warranty

The Purchaser acknowledges and agrees that it has not relied on any representation or warranty that is not contained in this Agreement.

## 14 Priority of supply and step-in

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- (a) The Purchaser acknowledges that clause 66 of the BMS applies in relation to the priority of supply from the Plant to customers at Barangaroo South.
- (b) The Purchaser acknowledges that the Supplier has granted step in rights pursuant to the BMS, and will not object to the valid exercise of step in rights in accordance with the BMS.

## 15 Force Majeure

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- (a) If any party is, by reason of a Force Majeure Event, prevented, wholly or in part, from or delayed in performing any obligation (other than any obligation to pay an amount, including the Charges, as and when due and payable) under this Agreement:
  - (1) that party will give the other party notice in writing as soon as reasonably possible of that fact including:
    - reasonable particulars of the Force Majeure Event, the obligations affected by it and the extent of the effect of the Force Majeure Event on those obligations;
    - an estimate of the period of time required to enable the party affected by the Force Majeure Event to resume full performance of their obligations under the Agreement;
    - where possible, the steps taken or to be taken to remove, overcome or minimise the effects of the Force Majeure Event; and

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16 Suspension; Termination

- (2) the obligations (other than any obligation to pay an amount, including the Charges, as and when due and payable) of the party giving the notice referred to in clause 15(a)(1) are suspended to the extent to which they are affected by the Force Majeure Event, for as long as the Force Majeure Event continues and will not give rise to any liability to the other party for any loss, cost, damage or expense including Consequential Loss arising out of, or in any way connected with, the non-performance of those obligations.
- (b) A party claiming a Force Majeure Event will use reasonable endeavours to remove, overcome or minimise the effects of the Force Majeure Event.
- (c) A party claiming a Force Majeure Event will:
  - (1) notify the other party in writing when the Force Majeure Event has terminated or abated to the extent which permits resumption of performance to occur; and
  - (2) notify the other party in writing when resumption of performance of the affected obligations has occurred.
- (d) If the effects of a Force Majeure Event are widespread, the Supplier will be deemed to have given the Purchaser notice under this clause 15 if the Supplier makes the information available to the Purchaser by way of a 24 hour telephone service as soon as reasonably practicable.
- (e) If due performance of any obligation under this Agreement is prevented for more than 6 months in aggregate by reason of the Force Majeure Event, then either party may, after that period, provided it has complied with clauses 15(a) and 15(b), terminate this Agreement by giving not less than 30 days' notice in writing to the other party.

## 16 Suspension; Termination

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### 16.1 Supplier's notice to suspend

Subject to the provisions of the BMS, the Supplier may by notice to the Purchaser suspend such of the rights and obligations of the Purchaser nominated in that notice if:

- (a) An Insolvency Event occurs in respect of the Purchaser (which the Supplier believes on reasonable grounds will result in the Purchaser failing to comply with its obligations under this Agreement);
- (b) any of the events in clause 17(a)(1), 17(a)(3), 17(a)(7) or 17(a)(8) occur and provided that in the case of the events described in clause 17(a)(1), 17(a)(3) or 17(a)(7), the event lasts for more than 30 days;
- (c) a Permit Event occurs;
- (d) any State or Federal government body or authority fails to perform or repudiates any of its obligations under any Permit;
- (e) the Access Rights to the CCWP Lot are terminated;
- (f) the Plant becomes a "Shared Facility" in accordance with the BMS; or
- (g) the Purchaser is in breach of its material obligations under this Agreement and does not rectify such breach within 15 Business Days after receiving notice from the Supplier to do so,

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16 Suspension; Termination

- (h) until such time as the event or circumstance giving rise to the suspension is remedied.

## 16.2 Purchaser's notice to terminate

Subject to the provisions of the BMS, the Purchaser may by notice terminate this Agreement if:

- (a) an Insolvency Event occurs in respect of the Supplier [which the Purchaser believes on reasonable grounds will result in the Supplier ceasing to supply the Thermal Energies in accordance with this Agreement];
- (b) the Supplier abandons the Plant; or
- (c) the Supplier is in breach of any other material obligation under this Agreement and does not rectify such breach within 45 Business Days after receiving notice from the Purchaser to do so.

## 16.3 Consequences of suspension; termination

- (a) If this Agreement is suspended or terminated for any reason, except where:
  - (1) the Purchaser terminates this Agreement under clause 16.2; or
  - (2) the Supplier suspends or terminates this Agreement under:
    - clause 16.1(b) if any of the events described in clause 17(a)(1), 17(a)(3) or 17(a)(7) occur;
    - clause 16.1(d);
    - clause 16.1(e) other than where the suspension or termination arises as a result of the act or omission of the Supplier; or
    - clause 16.1(f),the Purchaser will pay the Supplier the costs the Supplier incurs due to that suspension or termination within 10 Business Days of receipt of a request from the Supplier to do so.
- (b) Notwithstanding clause 16.3(a), if this Agreement is suspended or terminated under:
  - (1) clause 16.1(c), the party responsible for that Permit Event must pay the costs the other party incurs due to that suspension or termination. If neither party is responsible for the Permit Event, each party must bear their own costs in relation to the suspension or termination;
  - (2) clause 16.1(a) or clause 16.2(a), the party the subject of the Insolvency Event must pay the costs the other party incurs due to that suspension or termination; or
  - (3) clause 16.1(g) or 16.2(c), the party in breach of its material obligations must pay the costs the other party incurs due to that suspension or termination.
- (c) To the maximum extent permitted by law the Supplier is not liable to the Purchaser or any other person where the Supplier has disconnected the Site Address or suspended or terminated this Agreement in accordance with the terms of this Agreement.
- (d) Suspension or termination of this Agreement will be without prejudice to any accrued or other rights of either party whether at law or otherwise, and does not affect the rights and obligations of the parties under the clauses of this



Agreement expressed to continue in force or are, by their nature, capable of enforcement against a party by the other party after suspension or termination of this Agreement.

- (e) If, when this Agreement ends (whether by effluxion of time or otherwise), the Purchaser has accrued or incurred, but has not paid, Charges pursuant to this Agreement then, notwithstanding the end of this Agreement, the Purchaser's obligation to pay those Charges survives the termination of the Agreement.

## 17 Temporary Disconnection

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- (a) The Supplier may disconnect, curtail, interrupt or reduce the supply of Thermal Energies to the Site Address:
  - (1) on the Purchaser's request;
  - (2) if the Purchaser fails to pay on time any 3 consecutive invoices or 3 invoices in any 6 month period, and the Supplier has issued the Purchaser with a notice setting out that the Purchaser's supply will be disconnected after 5 Business Days unless the Purchaser pays the outstanding amount and the 5 Business Day period has expired and the Purchaser has not paid that amount;
  - (3) if the Purchaser or a person within the Purchaser's authority does not give an Authorised Person access to the Site Address in accordance with clause 4 and the Purchaser does not promptly rectify the obstruction following a request from the Supplier to do so;
  - (4) if the Purchaser breaches this Agreement and the Supplier has issued the Purchaser with a notice setting out that the Purchaser's supply will be disconnected within 15 Business Days if the breach is not remedied and that 15 Business Days has expired without the Purchaser remedying the breach;
  - (5) in an Emergency;
  - (6) for inspections, maintenance, or testing;
  - (7) if the Supplier or a Distributor is directed or permitted to do so under a Regulatory Requirement or the BMS; or
  - (8) if the Purchaser has used any of the Thermal Energies at the Site Address in a way that causes the Supplier to have committed an offence or breached a Permit condition.
- (b) The Supplier will endeavour, where practicable, to ascertain and inform the Purchaser of the dates on which an event listed in clause 17(a)(5) to 17(a)(7) will occur and the extent to which the supply of Thermal Energies to the Purchaser under this Agreement will be affected.
- (c) If the Site Address is disconnected pursuant to clause 14(a) the Purchaser and the Supplier:
  - (1) must use all reasonable endeavours to resume connection for the supply of the Thermal Energies as soon as reasonably practicable following the disconnection event(s) having regard to the nature of the disconnection event(s); and
  - (2) agree that all Charges [relating to the maintenance of the Plant] remain in effect during the period of disconnection.

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18 Terms of this Agreement

- (d) The Supplier is not liable for loss or damage arising from or in connection with the supply of Thermal Energies being disconnected, curtailed, interrupted or reduced in accordance with this clause 17 unless the disconnection, curtailment, interruption or reduction is due to, or as a result of, the Supplier's act or omission which is done or made through negligence.
- (e) The Purchaser agrees to pay to the Supplier any costs that the Supplier incurs relating to disconnection and any subsequent reconnection in accordance with this clause 17.

## 18 Terms of this Agreement

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- (a) This Agreement applies to the exclusion of any Regulatory Requirements except where the Regulatory Requirements prohibit this.
- (b) Where this Agreement contemplates the Purchaser or the Supplier exercising a right or performing an obligation, that right will be exercised or that obligation performed in accordance with the requirements of the relevant Regulatory Requirement should that Regulatory Requirement apply to this Agreement.
- (c) The warranties, undertakings and indemnities in this Agreement do not merge on the termination of this Agreement.
- (d) Except in relation to any Express Warranty (as defined in clause 13.4(e)(6)), this Agreement overrides all prior negotiations, representations, proposals, understandings and agreements, whether written or oral, relating to the subject matter of this Agreement. The Purchaser acknowledges that it has not relied on any predictions, forecasts, advice or statements of opinion by the Supplier, or any of the Supplier's employees or agents, as to the appropriateness or financial effect of this Agreement, market conditions, the likelihood or otherwise of price changes or events that may constitute a Change of Law.

## 19 Assignment

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The Purchaser may not sell, assign or transfer or allow an Encumbrance to arise in respect of its interest under this Agreement to any other person except with the prior written consent of the Supplier.

## 20 Interest

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If a party fails to pay an amount required to be paid under this Agreement by the due date for payment, the unpaid party due may charge Interest on the unpaid amount from the due date and recover any costs the party due to be paid incurs as a result of the late payment.



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21 GST

## 21 GST

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- (a) In this clause 21, all italicised and emboldened terms, have the same meaning as in the A New Tax System (Goods and Services Tax) Act 1999 and in the **GST law**.
- In addition:
- "Agreement Price"** means the *consideration* to be provided under this Agreement for the Supply (other than under this clause);
- "Principal"** means Owners' Corporation;
- "Recipient"** means the party that receives the Supply from the Supplier;
- "Supplier"** means the party that provides the Supply to the Recipient and includes the *representative member* of the **GST Group** if the Supplier is a member of a **GST Group**;
- "Supply"** means any *supply* to the Recipient by the Supplier pursuant to this Agreement. However, if the **GST law** treats part of a *supply* as a separate *supply* for the purpose of determining whether **GST** is payable on that part of the *supply* or for the purpose of determining the tax period to which that part of the *supply* will be attributable, such part of the *supply* will be treated as a separate *supply* for the purposes of this clause.
- (b) Unless expressly stated otherwise in this Agreement, all amounts payable or consideration to be provided under this Agreement are exclusive of **GST**.
- (c) Notwithstanding any other provision in this Agreement, if a **Supplier** is or becomes liable to pay **GST** in connection with any Supply:
- (1) the Recipient will pay to the Supplier, in addition to the Agreement Price, an additional amount equal to the amount of that **GST**;
  - (2) the Recipient will pay the Agreement Price plus the additional amount on account of **GST** within the Payment Term upon receiving a **tax invoice** from the Supplier for that Supply or as otherwise provided in this Agreement.
- (d) If the **GST** payable in relation to a Supply made under or in connection with this Agreement varies from the additional amount paid or payable by the Recipient under 21(c)(1) such that a further amount of **GST** is payable in relation to the Supply or a refund or credit of **GST** is obtained in relation to the Supply, then the Supplier will provide a corresponding refund or credit to, or will be entitled to receive the amount of that variation from the Recipient. Any payment, credit or refund under this 21(d) is deemed to be a payment, credit or refund of the additional amount payable under 21(c)(1). If an **adjustment event** occurs in relation to a Supply, the Supplier will issue an **adjustment note** to the Purchaser in relation to that Supply within 10 Business Days after becoming aware of the adjustment;
- (e) Where a party reimburses the other party for an expense or other amount incurred in connection with any wholly or partly **creditable acquisition** or any wholly or partly **creditable importation** made by that other party, the amount reimbursed shall be net of any **input tax credit** claimable in respect of that acquisition or importation (as the case may be).



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## 22 Dispute Resolution

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- (a) Except when an alternative dispute resolution process is expressly set out in this Agreement, if an issue between the Supplier and the Purchaser arises out of or in connection with this Agreement, then either party may give to the other party a notice of issue in writing adequately identifying and providing details of the issue and the contractual provisions relied upon. Notwithstanding the existence of an issue, but subject to clauses 16 and 17, the Supplier and the Purchaser must continue to perform and comply with the Agreement.
- (b) Neither party may commence any court proceedings or arbitration in respect of any issue notified under this clause 22 until that party has complied with the requirements of this clause 22(b). Within 5 Business Days after service of a notice of issue, senior executives of each Party must confer at least once to attempt to resolve the issue and failing resolution of the issue must consider and if possible agree on methods of resolving the issue by other means. If the senior executives of each party cannot agree on the method of resolving the issue as contemplated by this clause 22(b) within 15 Business Days following the service of a notice of issue under clause 22(a), either Party may after giving notice in writing to the other Party commence litigation in respect of that issue.

## 23 Confidentiality

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- (a) Except as otherwise provided in this Agreement, all information obtained by a party orally, or in writing or in disk or electronic form relating in any way, directly or indirectly, to this Agreement and the provision of Services under this Agreement (including the terms of this Agreement), which is not in the public domain (or which is in the public domain, but only as a consequence of a breach of this clause 23) (**Confidential Information**) will be kept confidential. Neither party will disclose Confidential Information to third persons without the prior written consent of the other party, provided that each party will be entitled to disclose:
  - (1) to the Barangaroo Distributor information that relates to the Barangaroo Network operational or pricing matters;
  - (2) if required by law, the Regulatory Requirements or the rules of a stock exchange on which a party's shares are listed;
  - (3) to the receiving party's Related Bodies Corporate or to the employees of the receiving party of a Related Bodies Corporate whose duties in either such case reasonably require such disclosure;
  - (4) to independent consultants, advisers and contractors of the receiving party whose duties in relation to the receiving party reasonably require such disclosure (subject to those persons agreeing to be bound by the confidentiality obligations of the receiving party under this clause 23(a));
  - (5) a potential purchaser or mortgagee of the Lease;
  - (6) any Occupant; or
  - (7) as expressly permitted under this Agreement.
- (b) The Purchaser authorises the Supplier to disclose Metering Data relating to the Purchaser's Site Address:

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- (1) to any counterparty of agreements the Supplier enter into to manage any arrangements in providing the Thermal Energies; or
  - (2) for the purpose of the Supplier achieving, maintaining or promoting a performance and/or environmental impact rating of the Barangaroo Stage 1 development;
  - (3) for the purpose of meeting obligations in relation to greenhouse gas reporting.,
- (c) The Supplier authorises the Purchaser to disclose anything other than sensitive information to third parties who reasonably require such disclosure for the purpose of the Purchaser achieving, maintaining or promoting a building performance and/or environmental impact rating of the Site Address, its energy usage or environmental profile (subject to those persons agreeing to be bound by the confidentiality obligations of the receiving party under clause 23(a)).
- (d) The provisions of this clause 23 continue to bind a party, notwithstanding that it may have ceased to be a party to this Agreement, and will continue to apply for a period of three years after the termination of this Agreement.

## 24 Privacy Statement

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Both parties will comply with the provisions of the Privacy Act 1988 (Cth).

## 25 Notices

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### 25.1 Form

Unless expressly stated otherwise in this Agreement, all notices, certificates, consents, approvals, waivers and other communications in connection with this Agreement must be in writing, signed by the sender (if an individual) or an authorised officer of the sender and marked for the attention of the person identified in Schedule 1 or, if the recipient has notified otherwise, then marked for attention in the way last notified.

### 25.2 Delivery

They must be:

- (a) left at the address set out or referred to in Schedule 1;
- (b) sent by prepaid ordinary post (airmail if appropriate) to the address set out or referred to in Schedule 1;
- (c) given in any other way permitted by law.

However, if the intended recipient has notified a changed postal address then the communication must be to that address.

### 25.3 When effective

They take effect from the time they are received unless a later time is specified.



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26 General

## 25.4 Receipt - post

If sent by post, they are taken to be received 3 days after posting (or 7 days after posting if sent to or from a place outside Australia).

## 25.5 Receipt - general

Despite clause 25.4 if they are received after 5.00pm in the place of receipt or on a non-Business Day, they are to be taken to be received at 9.00am on the next Business Day.

## 26 General

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### 26.1 Discretion in exercising rights

A party may exercise a right or remedy or give or refuse its consent in any way it considers appropriate (including by imposing conditions), unless this Agreement expressly states otherwise.

### 26.2 Failure to exercise rights

Except as otherwise set out in this Agreement, any partial exercise, failure to exercise, or delay in exercising, a right or remedy provided under this Agreement or by law does not operate as a waiver or prevent or restrict any further or other exercise of that or any other right or remedy in accordance with this Agreement.

### 26.3 No liability for loss

Except as otherwise set out in this Agreement, a party is not liable for loss caused by the exercise or attempted exercise of, failure to exercise, or delay in exercising a right or remedy that is available to it under this Agreement.

### 26.4 Approvals and consents

By giving its approval or consent a party does not make or give any warranty or representation as to any circumstance relating to the subject matter of the consent or approval.

### 26.5 Conflict of interest

The parties' rights and remedies under this Agreement may be exercised even if this involves a conflict of duty or a party has a personal interest in their exercise.

### 26.6 Remedies cumulative

The rights and remedies provided in this Agreement are in addition to other rights and remedies given by law independently of this Agreement.

### 26.7 Rights and obligations are unaffected

Rights given to the parties under this Agreement and the parties' liabilities under it are not affected by anything which might otherwise affect them by law.

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## 26.8 Variation and waiver

A provision of this Agreement or a right created under it, may not be waived or varied except in writing, signed by the party or parties to be bound.

## 26.9 Indemnities

The indemnities in this Agreement are continuing obligations, independent from the other obligations of the parties under this Agreement and continue after this Agreement ends. It is not necessary for a party to incur expense or make payment before enforcing a right of indemnity under this Agreement.

## 26.10 Further steps

Each party agrees, at its own expense, to do anything the other party asks (such as obtaining consents, signing and producing documents and getting documents completed and signed):

- (a) to bind the party and any other person intended to be bound under this Agreement;
- (b) to show whether the party is complying with this Agreement.

## 26.11 Prompt performance

If this Agreement specifies when the party agrees to perform an obligation, the party agrees to perform it by the time specified. Each party agrees to perform all other obligations promptly.

## 26.12 Construction

No rule of construction applies to the disadvantage of a party because that party was responsible for the preparation of, or seeks to rely on, this Agreement or any part of it.

## 26.13 Costs

The parties agree to pay their own legal and other costs and expenses in connection with the preparation, execution and completion of this Agreement and other related documentation except for stamp duty. The Purchaser agrees to pay any stamp duty chargeable, payable or assessed in relation to this Agreement.

## 26.14 Inconsistent law

To the extent permitted by law, this Agreement prevails to the extent it is inconsistent with any Law.

## 26.15 Supervening legislation

Any present or future legislation which operates to vary the obligations of a party in connection with this Agreement with the result that another party's rights, powers or remedies are adversely affected (including, by way of delay or postponement) is excluded except to the extent that its exclusion is prohibited or rendered ineffective by law.

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27 Governing law

## 26.16 Ombudsman

The Purchaser may apply to an industry Ombudsman for a review of a decision by the Supplier relating to the supply of the Thermal Energies under this Agreement.

## 27 Governing law

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### 27.1 Governing law

This Agreement is governed by the law in force in New South Wales.

### 27.2 Jurisdiction

Each party submits to the non-exclusive jurisdiction of the courts of New South Wales and courts of appeal from them. Each party waives any right it has to object to an action being brought in those courts including by claiming that the action has been brought in an inconvenient forum or that those courts do not have jurisdiction.

### 27.3 Serving documents

Without preventing any other method of service, any document in an action may be served on a party by being delivered or left at that party's address shown in Schedule 1.

## 28 Counterparts

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This Agreement may consist of a number of copies each signed by one or more parties to the Agreement. If so, the signed copies are treated as making up the one document.

## 29 Definitions and Interpretation

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### 29.1 Definitions

In this Agreement, a term defined in Schedule 3 when used in this Agreement has the meaning given to it in that Schedule and:

Term	Meaning
Access Rights	rights granted by the CCWP Lot Owner for the benefit of the Supplier under the Sub-lease or the BMS or otherwise for the construction and operation of the Plant and the provision of Thermal Energies to the Connection Point including all rights of access to the CCWP Lot to facilitate construction, operating, maintenance, repair and replacement of the Plant.

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## 29 Definitions and Interpretation

<b>Address for Accounts</b>	the address specified in Item 1 of Schedule 1 as the Address for Accounts.
<b>Agreement</b>	this agreement, including the Schedules.
<b>Authorised Person</b>	has the meaning given in clause 4(a).
<b>Barangaroo Distributor</b>	the operator of the Barangaroo Network, which as at the date of this Agreement is the person identified as such in Item 2 of Schedule 1.
<b>Barangaroo Management Plan</b>	has the meaning given in the Lease.
<b>Barangaroo Network</b>	the embedded electricity distribution network servicing Barangaroo South, connected to the External Distribution Network at [●] and operated by the Barangaroo Distributor.
<b>Barangaroo South</b>	the land being Barangaroo Stage 1 being the subject of the Project Delivery Agreement between Lend Lease (Millers Point) Pty Ltd (ABN 15 127 727 502) and the BDA dated [●].
<b>BDA</b>	the Barangaroo Delivery Authority, a corporation constituted by the Barangaroo Delivery Authority Act 2009.
<b>Billing Period</b>	any period for which an invoice is or may be issued.
<b>BMS</b>	the Building Management Statement for the Barangaroo South registered with deposited plan [●].
<b>Building</b>	the building and any improvements at the Site Address.
<b>Business Day</b>	a day that is not a Saturday, Sunday or a state wide public holiday in NSW.
<b>Business Hours</b>	between 9am and 5pm on Business Days.
<b>CCWP Lot</b>	[lot [ ] in DP[ ]], being the lot within which the main part of the Plant is located, and being the lot the subject of the Sub-lease.
<b>CCWP Lot Owner</b>	the entity or entities identified as the lessor under the Sub-lease from time to time.

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## 29 Definitions and Interpretation

### Change of Law

means:

- 1 any law, regulation, rules, code or sub-code being introduced, amended or repealed in whole or in part;
- 2 the imposition of any Tax which was not in force as at the date of this Agreement;
- 3 the rate at which any Tax is levied being varied from the rate prevailing as at the date of the Agreement;
- 4 the basis on which any Tax is levied or calculated being varied from the basis which it is levied or calculated as at the date of this Agreement;
- 5 a variation in the interpretation or administration of a law or regulation by a governmental agency or body or a court tribunal; or
- 6 a scheme being introduced by any governmental agency providing for the Supplier to gain or hold any licence, permit or authorisation or providing for the Supplier to purchase, hold or surrender any certificate, permit or instrument or any such scheme being varied,

except to the extent that such imposition, amendment, repeal, variation or introduction relates to income tax or GST.

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### Charges

has the meaning given in Schedule 3.

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### Chilled Water

has the meaning given in Schedule 4.

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### Chilled Water Loop

the chilled water reticulation system component of the Plant which connects the Site Address to the Plant as indicated in Part B of Schedule 2.

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### Chilled Water Maintenance Charge

has the meaning given in Schedule 3.

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### Commencement Date

the date on which the last of the Conditions Precedent has been satisfied or waived in accordance with this Agreement.

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### Conditions Precedent

has the meaning given in clause 1.1(b).

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### Confidential Information

has the meaning given in clause 20(a).

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### Connection Point

the physical point of connection indicated in Part A of Schedule 2 between the Chilled Water Loop and the relevant Internal Water Infrastructure.

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### Consequential Loss

any loss of revenue or profit, loss of business opportunity or goodwill and any claims for indirect, special or punitive damages and includes any other indirect or consequential losses, costs, damages, liabilities

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## 29 Definitions and Interpretation

or expenses.

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<b>CPI Adjustment Factor</b>	has the meaning given in Schedule 3.
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<b>Due Date</b>	the date by which the Purchaser must pay the Purchaser's invoice as specified on the invoice which will be no less than the period after the date of the invoice as specified as the Payment Term in Item 6 of Schedule 1.
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<b>Emergency</b>	means: <ol style="list-style-type: none"><li>1 the actual or imminent occurrence of an event which in any way endangers or threatens to endanger the safety or health of any person or which destroys or damages or threatens to destroy or damage any property; or</li><li>2 any emergency under the Regulatory Requirements.</li></ol>
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<b>Encumbrance</b>	an interest or power: <ol style="list-style-type: none"><li>1 reserved in, or over, an interest in any asset, including any retention of title; or</li><li>2 created or otherwise arising in, or over, any interest in any asset, under a bill of sale, mortgage, charge, lien, pledge, trust or power,</li></ol> by way of security for the payment of a debt or any other monetary obligation, or the performance of any other obligation, and includes any agreement to grant or create any of the above and Encumber has a corresponding meaning.
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<b>End Date</b>	the date specified in Item 4 of Schedule 1 unless this Agreement is terminated earlier in accordance with its terms, in which case, the date this Agreement is terminated.
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<b>Environmental Attributes</b>	any: <ol style="list-style-type: none"><li>1 labelling or other promotional rights in respect of the Plant; and</li><li>2 future right, instrument, credit, mechanism, off-set or benefit in respect of or in connection with a central chilled water plant using similar technology to the Plant that is related to emissions (including abatement or avoidance of emissions) or other matters affecting the environment.</li></ol>
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<b>Equipment</b>	has the meaning given in clause 8.2(a)(2).
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<b>Financial Year</b>	a period of 12 consecutive months, starting on 1 July and ending on 30 June.
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<b>Force Majeure Event</b>	means: <ol style="list-style-type: none"><li>1 a failure of the power grid to provide electricity supplies to the</li></ol>
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## 29 Definitions and Interpretation

Plant, the Site Address or any premises at the Site Address or the failure of third parties to supply utility services (including water, gas and electricity) to the Plant, the Site Address or any premises at the Site Address except where the failure is due to the default or wrongful or negligent act or wrongful or negligent act or omission of the Supplier;

- 2 terrorism, act of war (whether declared or not), civil commotion, explosion, earthquake, aircraft or other aerial device, fire, flood, lightning, storm, tempest, machinery or equipment failure or breakdown or act of God, except in the case of machinery or equipment failure or breakdown, where the failure or breakdown is due to the default or wrongful or negligent act or wrongful or negligent act or omission of the Supplier;
- 3 the provisions of any Laws or the direction of any authority with respect to the operation of the Plant or the Chilled Water Loop, except where due to any non-compliance by the Supplier with its obligations under this Agreement; or
- 4 in the case of the Plant, if the original basis of design in respect of the Plant is exceeded by the Purchaser or other purchasers of services similar to those being supplied under a Supply Agreement or by both.

---

**Insolvency Event**

the occurrence of any of the following events:

- 1 an application is made to the court for an order that a party may be wound up;
- 2 an order is made that a body corporate be wound up;
- 3 an application is made to a court for an order appointing a liquidator or provisional liquidator in respect of a party; or
- 4 a liquidator or provisional liquidator is appointed in respect of a body corporate, whether or not under an order.

---

**Interest**

on any day, the average bid rate (expressed as a percentage yield to maturity per annum rounded upwards, if necessary, to the nearest 0.01%) displayed on the page of the Reuters Monitor System, designated "BBSY" at or about 10.30am on that day (or if that day is not a Business Day then on the Business Day which immediately precedes that day) for the purchase of bills of exchange (as defined in the Banking Act 1959 (Cth)) bearing the acceptance of a bank licensed under sections 8 or 9 of the Banking Act and for a term to maturity of 90 days, or if there is manifest error in the calculation of that average rate, or that average rate is not displayed at or about 10.30am on that day, or if that average rate becomes clearly inappropriate, unfair or incapable of application, then the "Bank Bill Rate" for that day is as agreed between the parties in good faith to be representative of the rate at which such bills are being purchased by such banks at or about 10.30am on that day plus a margin of 3.00%.

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**Internal Infrastructure**

means chilled water reticulation system located at the Site Address and connected to the Connection Point, used to transmit/transport the Thermal Energies throughout the Site Address.

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## 29 Definitions and Interpretation

<b>Laws</b>	all statutes (including the Barangaroo Delivery Authority Act but not including the Barangaroo Management Plan), rules, regulations, proclamations, ordinances, by-laws or the common law, present or future and includes any rules, regulations, proclamations, ordinances or by-laws other than the Barangaroo Management Plan made by the BDA in its statutory capacity but not in its capacity as head lessor.
<b>Lease</b>	lease registered number [●]. <i>[Note- this is the lease of the Purchaser's lot]</i>
<b>Liability</b>	any loss, damage, liability, costs, charges and expenses.
<b>Maintenance Specification</b>	the specification attached as Schedule 5.
<b>Meter</b>	a meter or monitor to be installed and maintained for the purpose of measuring the supply and temperature of Thermal Energies at the Connection Point and Primary Energy Returns at the Return Connection Point at the Site Address.
<b>Metering Data</b>	information obtained from a Meter installed at the Site Address sufficient for the Supplier to determine the Charges.
<b>Metering Provider</b>	a person engaged by the Supplier and accredited to provide Metering Services, including the provision and maintenance of the Meters.
<b>Metering Services</b>	includes the installation, maintenance or testing of Meters and other metering equipment at the Site Address, including meters for each Lot, and the reading and generation of metering data from those meters sufficient for the individual invoicing of each Lot.
<b>Minimum Thermal Energy Demands</b>	the amounts set out at Item 11 of Schedule 1.
<b>Outage</b>	an interruption to or a reduction in the capacity of the Supplier to supply the Thermal Energies to the Site Address as measured at the Connection Point.
<b>Payment Term</b>	the period specified in Item 6 of Schedule 1 from the date of an invoice.
<b>Permit</b>	any permit, licence, approval, consent, waiver, authorisation or other requirement required in connection with this Agreement or the operation of the Plant, the Chilled Water Loop or the Internal Infrastructure from any State or Federal government body or agency under the Regulatory Requirements.

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## 29 Definitions and Interpretation

<b>Permit Event</b>	<p>the occurrence of any of the following:</p> <ol style="list-style-type: none"><li>1 any Permit not being granted upon application having been duly made;</li><li>2 any Permit ceasing to remain in full force and effect, or not being renewed upon application having been duly made or being renewed upon terms and conditions which are less favourable to the Supplier than those originally imposed;</li><li>3 the attachment to any Permit subsequent to its grant of any terms or conditions which adversely affect any of the Supplier's rights or the performance by the Supplier of any of its obligations; or</li><li>4 the requirement of any Permit not required as of the date of this Agreement.</li></ol>
<b>Plant</b>	<p>the facility located at the CCWP Lot comprising the central chilled and heat rejection plant and equipment servicing Barangaroo South, the Chilled Water Loop and the Connection Point owned by the Supplier.</p>
<b>Prudent Engineering Practice</b>	<p>means:</p> <ol style="list-style-type: none"><li>1 those laws, statutory regulations, orders and standards of best practice stipulated by any applicable State or Federal body or agency or other relevant body duly authorised in respect of the supply of any or all of the Thermal Energies or other related matters; or</li><li>2 in the absence of any such laws, statutory regulations, orders or standards of best practice, those practices that are generally accepted and commonly used in the industries involved in the supply of any or all of the Thermal Energies.</li></ol>
<b>Regulatory Requirements</b>	<p>all legislation, rules, regulations, codes, and orders in council, licences, proclamations, directions or standards that are relevant to the supply, sale or purchase of the Thermal Energies in New South Wales.</p>
<b>Return Connection Point</b>	<p>the physical point of connection at which the Thermal Energies Supply Returns are delivered from the Site Address as indicated in Part B of Schedule 2.</p>
<b>Return Temperature</b>	<p>the temperature of the water measured at the Return Connection Point at the secondary inlet of the heat exchanger at the Return Connection Point.</p>
<b>Schedule</b>	<p>a Schedule to this Agreement.</p>
<b>Service Standards</b>	<p>the service levels set out in Schedule 4.</p>
<b>Services</b>	<p>means:</p>

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## 29 Definitions and Interpretation

- 1 the provision of Thermal Energies at the Site Address;
- 2 Metering Services at the Site Address; and
- 3 any other services (including goods) which the Purchaser agrees in writing to purchase from the Supplier.

<b>Site Address</b>	the described in Schedule 1.
<b>Sub-lease</b>	lease registered number [insert]. <i>[Note – this is Supplier's lease of the CCWP Lot]</i>
<b>Supply Agreement</b>	one or more agreements by the Supplier to supply Thermal Energies from the Plant to a third party.
<b>Supply Period</b>	the period commencing on the Commencement Date and ending on the End Date.
<b>Tax</b>	<ol style="list-style-type: none"><li>1 any tax (including a goods and services tax and any valued added tax), levy, charge, impost, duty (including import and customs), tariff, excise, fee, deduction, compulsory loan or withholding; or</li><li>2 any income, stamp, indirect or transaction duty, tax or charge, which is assessed, levied, imposed or collected by any governmental agency, or other body authorised by law to impose that Tax and includes any interest, fine, penalty, charge, fee or other amount imposed on or in respect of any of the above.</li></ol>
<b>Thermal Energies</b>	Chilled Water.
<b>Thermal Energies Supply Returns</b>	the return supply of each of the Thermal Energies after the Thermal Energies have been utilised at the Site Address.
<b>Term</b>	the term of this Agreement as defined in clause 2.

### 29.2 Interpretations

- (a) This Agreement includes any Schedule.
- (b) In this Agreement, unless the contrary intention appears an obligation or a liability assumed by 2 or more persons binds them jointly and severally and a right conferred on 2 or more persons benefits them jointly and severally.
- (c) If there is any inconsistency between the provisions of this Agreement and the provisions of the BMS, the provisions of the BMS will prevail.
- (d) Unless otherwise stated:
  - (1) a reference to this Agreement or another document includes any variation or replacement of any of it;

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## 29 Definitions and Interpretation

- (2) the singular includes the plural and vice versa;
  - (3) a reference to a statute, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
  - (4) if a period of time is specified and dates from a given day or the day of an act or event, it is to be calculated without including that day;
  - (5) a day is the period of time commencing at midnight and ending 24 hours later;
  - (6) a month is a calendar month;
  - (7) a person includes any type of entity or body, whether or not it is incorporated or has a separate legal identity, and any executor, administrator or successor in law of the person;
  - (8) the words "including", "for example" or "such as" when introducing an example, does not limit the meaning of the words to which the example relates to that example or examples of a similar kind; and
  - (9) if an example is given of any thing (including a right, obligation or concept), the scope is not limited to the example.
- (e) Except as specifically provided in this Agreement, if a day on or by which a person will do something under this Agreement is not a Business Day:
- (1) if the act involves payment that is due on demand, the person will do it on or by the next Business Day; and
  - (2) in any other case, the person will do it on or by the previous Business Day.

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## Schedules

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## Schedule 1

### Reference Schedule\*

\* Details in schedule to be updated prior to the signing date for this agreement

Item	Description	Clause Reference	Details
1	Address for Accounts	Defined terms	[•]
2	Barangaroo Distributor	Defined terms	[•]
3	External Distributor	Defined terms	Ausgrid, a statutory State owned corporation constituted by the Energy Services Corporations Act 1989 (NSW)
4	End Date	Defined terms	[•] <i>[being the fiftieth anniversary of the Commencement Date of the first Supply Agreement]</i>
5	Site Address	Defined terms	[•]
6	Payment Term	Defined terms	30 days
7	Conditions Precedent	Defined terms, clause 1	31 December 2019
8	Connection Point	Defined terms, Schedule 2	[#]
9	Thermal Energy Specifications	Schedule 4	Chilled Water
10	Return Temperature	Schedule 4	[•]
11	Minimum Thermal Energy Demands	3.1(a)	[•] Kwh(r)

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Schedule 1 Reference Schedule\*

## Contact details for Notices

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### Supplier

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Nominated Agent

TBA

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### Purchaser

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Nominated Agent

TBA

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## Schedule 2

### Connection Points and Return Connection Points

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*Note: the diagrams to be contained in Part A and Part B below will be provided closer to the date of signing of this agreement.*

#### Part A – Connection Points

#### Part B – Return Connection Points

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## Schedule 3

### Charges

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#### 1 Purchaser must pay the Charges

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##### 1.1 What are the Charges?

- (a) The Charges are:
  - (1) the Charges; and
  - (2) any other charge agreed in writing between the Supplier and the Purchaser for Services provided by the Supplier under this Agreement including the charges detailed in clause 3 of this Schedule 3.
- (b) The Charges consist of the aggregate of the following:
  - (1) the Chilled Water Usage Charges;
  - (2) the Chilled Water Maintenance Charge;
  - (3) the Chilled Water Capacity Charge; and
  - (4) the Chilled Water Capital Replacement Charge.
- (c) Residential Charges relate to charges in connection with the consumption at the Site Address of Chilled Water for cooling purposes and relevant capacity charges.
- (d) Clause 3 of this Schedule 3 contains the definitions which set out how the Charges and their respective constituent components are calculated.
- (e) The Charges are exclusive of any GST or other relevant taxes that may be imposed from time to time.
- (f) If any rate set out in this Schedule 3 is subject to government regulation or approval (including by IPART) and the application of the relevant government regulation or approval results in the relevant rate being varied, then this Schedule must be applied as if it referred to the relevant rate as varied by the application of the relevant government regulation or approval.

##### 1.2 Purchaser must pay estimated Charges

- (a) The Purchaser must pay instalments of the Charges as estimated and notified by the Supplier or the relevant energy provider to the Purchaser under clause 2 of this Schedule 3 in advance on the first day of the Supply Period and on the first Business Day of every month during the Supply Period.
- (b) The Supplier and the Purchaser must make any necessary adjustments between the estimated Charges paid by the Purchaser and the actual Charges payable by the Purchaser in accordance with clause 2 of this Schedule 3 at least once each year and upon the End Date.



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## Schedule 3 Charges

- (c) The Supplier will estimate the Charges referred to in clause 2 of this Schedule 3 in accordance with any applicable Regulatory Requirements and the Charges may also be estimated by reference to prior billing history or any other criteria the Supplier reasonably considers is relevant in consultation with the Purchaser.

### 1.3 Purchaser to provide information

The Purchaser must provide the Supplier and the Retail Provider on demand with all information the Supplier or the Retail Provider reasonably requires the Purchaser to provide in order to assist the Supplier and the relevant energy provider to calculate the Charges (including online access to the Purchaser's Meters as may be required).

## 2 Estimates of Charges, statements and adjustments

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- (a) At least one (1) month before the start of each Financial Year during the Supply Period and one month before the start of the Supply Period during the first year of this Agreement, the Supplier must notify the Purchaser of the Supplier's estimate in good faith of the Charges for that Financial Year or balance of that Financial Year.
- (b) Within three (3) months after the end of each Financial Year, the Supplier must give the Purchaser a statement of the actual Charges for the preceding Financial Year (**Preceding Year**) (**Annual Reconciliation Statement**). The Annual Reconciliation Statement must contain or indicate:
- (1) the amount paid by the Purchaser by way of estimated Charges for Thermal Energies consumed and other Services provided during the Preceding Year;
  - (2) the amount of the Charges for Thermal Energies consumed and other Services provided for the Preceding Year, calculated in accordance with this Schedule 3; and
  - (3) the balance of the Charges payable by the Purchaser (or any over payment to be credited or refunded to the Purchaser).
- (c) Unless the Supplier or the Purchaser gives the other notice detailing a numerical or other error in the Annual Reconciliation Statement within one (1) month of its service, then (subject to clause 2(d) of this Schedule 3) within twenty (20) Business Days after the Purchaser receives a statement under clause 2(b) of this Schedule 3:
- (1) the Purchaser must pay the Supplier the balance (if any) of the Charges shown as payable by the Purchaser in the Annual Reconciliation Statement; or
  - (2) the Supplier must credit the overpayment (if any) of the Charges to the Purchaser's account (or refund the overpayment if no other money is payable to the Supplier) as shown in the Annual Reconciliation Statement.
- (d) If the Supplier or the Purchaser gives notice under clause 2(c) of this Schedule 3, a further Annual Reconciliation Statement (complying with clause 2(b) of this Schedule 3) must be given. Clause 2(c) of this Schedule 3 applies to the further Annual Reconciliation Statement.



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Schedule 3 Charges

## 3 Defined terms and interpretation

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### 3.1 Defined terms

In this Schedule 3 the following terms have the meanings set out below:

(a) **Adjustment Factor (Electricity)** means the amount calculated as follows:

$$A = B/C$$

where:

A = the relevant Adjustment Factor (Electricity);

B = the Average Market Electricity Price for electricity (in \$/kWh(e)) for the relevant Financial Year or period in relation to which the relevant calculation is being made; and

C = \$0.137 per kWh(e).

(b) **AEMO** means the Australian Energy Market Operator Limited ACN 072 010 327.

(c) **Average Market Electricity Price** means the amount calculated as follows with respect of the relevant Financial Year:

$$A = B + C + D + E + F + G$$

where:

A = the Average Market Electricity Price in respect of the relevant Financial Year;

B = 69% multiplied by the Loss Factor multiplied by the peak and shoulder retail electricity charge of \$0.0785 per kWh(e) for the Baseline Financial Year, such amount adjusted and compounded annually by the Retail Electricity Adjustment Factor for each Financial Year from the Baseline Financial Year to the relevant Financial Year;

C = 31% multiplied by the Loss Factor multiplied by the off peak retail electricity charge of \$0.0293 per kWh(e) for the Baseline Financial Year, such amount adjusted and compounded annually by the Retail Electricity Adjustment Factor for each Financial Year from the Baseline Financial Year to the relevant Financial Year;

D = 27% multiplied by the average Ausgrid EA310 peak network rate in \$/kWh(e) over the relevant Financial Year;

E = 42% multiplied by the average Ausgrid EA310 shoulder network rate in \$/kWh(e) over the relevant Financial Year;

F = 31% multiplied by the average Ausgrid EA310 off peak network rate in \$/kWh(e) over the relevant Financial Year; and

G = the average of each of the Other Industry Charges in \$/kWh(e) multiplied by the Loss Factor over the relevant Financial Year.

The percentages above reflect the projected kWh(e) utilisation during the relevant peak, shoulder and off-peak times for both retail and network charges. If actual utilisation percentages are different or the definitions of peak, shoulder and off-peak times used by Ausgrid change (from the definitions used by Ausgrid as at 1 July 2011), then the percentages and definitions of peak, shoulder and off-peak hours will be adjusted by the Supplier acting reasonably.

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## Schedule 3 Charges

If Ausgrid ceases to exist then comparable published network rates used by other network providers (as selected by the Supplier, acting reasonably) will be used for the purpose of this definition.

- (d) **Baseline Financial Year** means the Financial Year ending 30 June 2010.
- (e) **Capacity Charge** means a capacity charge in cents per day in the relevant billing period calculated using the published Ausgrid E310 daily capacity rate in cents/KVA for the relevant Financial Year applied to the maximum aggregated half hourly KVA power readings that occurred at the Site Address (including cooling) over the twelve (12) months prior to an invoice being calculated during peak times which are from 2 pm to 8pm on working weekdays.
- (f) **Charges** has the meaning given in clause 1.1(a) of this Schedule 3.
- (g) **Chilled Water Capacity Charge** means the following, being the Chilled Water Capacity Charge for the relevant Financial Year payable by the Purchaser (calculated on a full year basis):
- (1) the amount calculated as follows at the Site Address in respect of all or part of the relevant Financial Year:
- $$A = B / C \times D$$
- where:
- A = Chilled Water Capacity Charge
- B = means the peak cooling demand measured in kW(r) at the Site Address in the relevant billing period;
- C = the Nominated COP; and
- D = the Capacity Charge
- (h) **Chilled Water Maintenance Charge** means the following, being the Chilled Water Maintenance Charge for the relevant Financial Year (calculated on a full year basis):
- (1) the amount calculated as follows at the Site Address in respect of all or part of the relevant Financial Year:
- $$A = B \times C$$
- where:
- A = means the Chilled Water Maintenance Charge in respect of all or part of the relevant Financial Year;
- B = \$0.110 per kWh(r) for the Baseline Financial Year, adjusted and compounded annually by the relevant CPI Adjustment Factor for each Financial Year from the Baseline Financial Year to the relevant Financial Year in respect of which this definition applies;
- C = the actual metered chilled water usage by the Site Address per square metre of the Net Area of the Site Address for the relevant Financial Year.
- (i) **Chilled Water Usage Charge** means (in respect of each Financial Year) the aggregate of the amount calculated as follows:
- $$A = (B1 \times C1) + (B2 \times C2)$$
- where:

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## Schedule 3 Charges

- A = the Chilled Water Usage Charge payable by the Purchaser for the relevant Financial Year;
- B1 = the actual metered chilled water usage in kWh(r) by the Site Address (between the hours of 7am and 10pm on Business Days being the peak and shoulder Network Periods) for the relevant Financial Year;
- B2 = the actual metered chilled water usage in kWh(r) by the Site Address from (outside the hours referred to in the definition of B1, being the off-peak Network Period) for the relevant Financial Year;
- C1 = \$0.056 per kWh(r) for the Baseline Financial Year multiplied by the relevant Adjustment Factor (Electricity); and
- C2 = \$0.023 per kWh(r) for the Baseline Financial Year multiplied by the relevant Adjustment Factor (Electricity).
- (j) **Chilled Water Capital Replacement Charge** means for the relevant Financial Year (calculated on a full year basis):
- (1) the aggregate amount calculated as follows at the Site Address in respect of all or part of the relevant Financial Year:
- $A = B \times C$
- where:
- A = means the Chilled Water Capital Replacement Charge in respect of all or part of the relevant Financial Year;
- B = \$0.068 per kWh(r) for the Baseline Financial Year, adjusted and compounded annually by the relevant CPI Adjustment Factor for each Financial Year from the Baseline Financial Year to the relevant Financial Year in respect of which this definition applies;
- C = the actual metered chilled water usage by the Site Address per square metre of the Net Area of the Site Address for the relevant Financial Year.
- (k) **CPI Adjustment Factor** means the greater of 1 and the amount calculated as follows in respect of the relevant Financial Year:
- $A = B/C$
- where:
- A = the CPI Adjustment Factor for the relevant Financial Year;
- B = the Consumer Price Index (All Groups) for Sydney last published prior to the beginning of the relevant Financial Year;
- C = the Consumer Price Index (All Groups) for Sydney last published prior to the beginning of the previous Financial Year.
- The Consumer Price Index (All Groups) for Sydney last published immediately prior to the beginning of the Baseline Financial Year is 165.6.
- If the Consumer Price Index (All Groups) ceases to be published for Sydney, the parties must agree on a replacement index.
- (l) **Financial Year** has the meaning given in clause 29.1 of this Agreement.
- (m) **IPART** means the Independent Pricing and Regulatory Tribunal of New South Wales, or such other body as replaces it from time to time.



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## Schedule 3 Charges

- (n) **Loss Factor** means the current 'Distribution Loss Factor' as published by Ausgrid under EA310 rates from time to time multiplied by the relevant 'Marginal Loss Factor' published by the AEMO for electricity supply for the relevant Financial Year
- (o) **National Electricity Rules** means the rules made under the National Electricity Law, being Schedule to the National Electricity (South Australia) Act 1996 (SA) as implemented in New South Wales, as amended from time to time.
- (p) **Net Area** means the aggregate of the areas of all lots and common property comprising the strata scheme.
- (q) **Network Periods**  
Definitions of peak, shoulder and off-peak times are as defined by Ausgrid. If the definition used by Ausgrid change (from the definitions used by Ausgrid as at 1 July 2011), then definitions of peak, shoulder and off-peak hours will be adjusted by the Supplier acting reasonably.  
If Ausgrid ceases to exist then comparable published network periods used by other network providers (as selected by the Supplier, acting reasonably) will be used for the purpose of this definition.
- (r) **Nominated COP** means 3.0 being the relevant coefficient of performance (COP) for the building use at the Site Address
- (s) **Other Industry Charges** means the rates expressed in \$/kWh(e) related to the following charges and fees: AEMO Charges, AEMO Pool Fees, Large Scale Renewable Energy Target administered by the Federal Office of Renewable Energy ("LRET"), New South Wales Greenhouse Gas Abatement Scheme Charge ("NGAC Charge"), New South Wales Energy Savings Scheme Charge ("NSW ESS"), Small Scale Renewable Energy Certificate Charge administered by the Federal Office of Renewable Energy ("SREC") and any other charges introduced from time to time by government or regulatory bodies.
- (t) **Retail Electricity Adjustment Factor** means the amount calculated as follows in respect of the relevant Financial Year:  
$$A = B / C$$
where:  
A = the Retail Electricity Factor;  
B = the average of the Wholesale Electricity Price Index (WEPI) for New South Wales over the relevant Financial Year; and  
C = the average of the Wholesale Electricity Price Index (WEPI) for New South Wales over the previous Financial Year.  
The average of the Wholesale Electricity Price Index (WEPI) for New South Wales over the Baseline Financial Year is 41.8694.  
Should the WEPI cease to exist then the Retail Electricity Adjustment Factor will be the greater of 1 and such other adjustment factor selected by the Supplier as the Supplier believes (acting reasonably) will reflect annual increases in the retail component of electricity.  
Should WEPI and the resulting Retail Electricity Adjustment Factor in the opinion of the Supplier and/or the Purchaser not reflect accurately the current retail component of the electricity charge in the Average Market Electricity Price then either party may seek a market review of electricity rates for supply to the Site Address by licensed retail suppliers and request a change in the Retail Electricity Adjustment Factor to reflect the then current market electricity rates

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for supply of electricity to the Site Address by licensed retail suppliers (the **Market Retail Rate**). If either party seeks a review of the Market Retail Rate under this paragraph, the parties must endeavour to agree the Market Retail Rate acting reasonably. If the parties do not agree the Market Retail Rate within ten (10) Business Days then either party may give notice to the other requiring the determination of the Market Retail Rate to be referred to the decision of a single expert acceptable to the parties (**Independent Expert**). If the parties do not agree on an Independent Expert within five (5) Business Days of notice of the dispute, either party may request the President of the Institute of Arbitrators and Mediators, Australia (**IAMA**) to nominate an appropriate person to determine the Market Retail Rate. The person so nominated will be the Independent Expert for the purpose of this clause and will be deemed to be acceptable to the parties. The Independent Expert acts as an expert and not as an arbitrator and his or her determination will be final and binding on the parties except in the case of manifest error.

- (u) **Retail Provider** means the person primarily responsible from time to time for the sale of electricity to the Plant and the Site Address.
- (v) **WEPI** means the Wholesale Electricity Price Index provided by d-cypha Trade and developed in consultation with the Federal Department of Industry Tourism and Resources.

## 4 Overriding clause

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- (a) Notwithstanding anything else set out in this Schedule 3:
  - (1) any reference to a charge in this Schedule which is based on or incorporates amounts payable as a result of electricity usage will be increased as reasonably required by the Supplier to include all retail, market, network and ancillary charges and any other additional charges that may be introduced into electricity prices from time to time, including any 'carbon tax' or other charge imposed with respect to carbon consumption; and
  - (2) the Supplier may vary any charge referred to in this Schedule 3 to reflect any additional charges which may affect utility prices from time to time.
- (b) In this clause 4 of this Schedule 3, "charge" includes assessments, charges, costs, duties, expenses, fees, levies, rates, taxes and outgoings.

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## Schedule 4

### Service Standards

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#### DEFINITIONS

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**"Plant Supply Temperature"** is the temperature of the chilled water provided to the Supplier side of the heat exchanger at the Connection Point

**"Chilled Water Demand"** means the chilled water cooling capacity measured in kW(r) that the Supplier is obliged to provide at the Connection Point in accordance with Schedule 4A.

**"Flow Temperature"** means the temperature of the chilled water leaving the heat exchanger(s) and entering the Purchaser's Internal Water Infrastructure, as measured at the Purchaser side of the heat exchanger at the Connection Point, or the design temperature of the Internal Water Infrastructure as nominated in Schedule 4A, whichever is the higher.

**"Harbour Heat Rejection"** means the sea water system used to reject the heat absorbed by the water chillers into Sydney Harbour.

**"Energy Transfer Station"** is the room that houses the heat exchangers at the Connection Point.

**"High Rise facility"** means the highest point in the Internal Water Infrastructure is between 120 metres and 210 metres higher than the Energy Transfer Station (

**"Low Rise facility"** means the highest point in the Internal Water Infrastructure is less than 60 metres above the Energy Transfer Station

**"Medium Rise facility"** means the highest point in the Internal Water Infrastructure is between 60 metres and 120 metres above the Energy Transfer Station

**"Nominal Supplier Flow Rate"** in respect of any Connection Point means the flow rate of chilled water on the Plant side of the heat exchanger(s) located at the Connection Point corresponding to the contracted Chilled Water Demand for the Purchaser.

**"Nominal Purchaser Flow Rate"** in respect of any Connection Point means the flow rate of chilled water on the Internal Water Infrastructure side of the heat exchanger(s) located at the Connection Point corresponding to the contracted Chilled Water Demand, Flow Temperature and Return Temperature for the Purchaser.

**"Normal Operating Conditions"** at any time means the following:

- (i) The Purchaser demand for the Plant cooling service is within the contracted Chilled Water Demand and Nominal Supplier Flow Rate to the Connection Point.
- (ii) The Nominal Purchaser Flow Rate on the Internal Water Infrastructure side of the Connection Point is greater than 5%, but not more than 100%, of the Nominal Purchaser Flow Rate at the Connection Point.

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**"Primary Chilled Water Distribution System"** is the pipework system that connects the Plant to the Energy Transfer Station

**"Supplementary Chilled Water Circuit"** means that part of the Internal Water Infrastructure that provides chilled water for cooling to dedicated areas, in addition to or in lieu of Base Building Chilled Water:

**"Thermal Meter"** means a chilled water heat meter complying with EN1434

## **PART A GENERAL OBLIGATIONS OF SUPPLIER**

---

### **Flow Temperature**

The maximum Plant Supply Temperature will be as nominated in Schedule 4A. Subject to:

- (i) Normal Operating Conditions being met
- (ii) The Purchaser cooling load does not vary by a rate of change greater than 10% load in 10 minutes.
- (iii) Loss of power to the Plant: Chilled water will only be provided to the Supplementary Tenant Chilled Water Secondary Circuit in commercial office buildings once back-up power generators have started and are operating.
- (iv) Force Majeure Events that may result in the Plant being partially or wholly shut down.
- (v) Harbour Heat Rejection intake sea water temperature is below 14°C or above 26.0°C
- (vi) The Purchaser's chilled water demand not being greater than the contracted value.

### **Right to Vary Flow Temperature:**

When the Purchaser's cooling demand is below the contracted Chilled Water Demand, and:

- (i) The outdoor dew point temperature is below 20°C, or
- (ii) The Purchaser cooling load is below 80% of the contracted Chilled Water Demand,

The Supplier may at its discretion increase the Plant Supply Temperature from a nominal 5°C± 1°C up to 10°C± 1°C This will result in an equivalent change in the Flow Temperature.

### **Purchaser Demand**

The Supplier will provide to the Purchaser the contracted Chilled Water Demand.

Any additional future cooling capacity requirements must be requested by the Purchaser in writing to the Supplier. The information provided must include:

- (i) Additional cooling demand and flow rate.
- (ii) Cooling load profile for the additional demand. The profile must be on an hourly basis for a whole year.

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- (iii) Any other information that may be requested by the Supplier.

## Connection Point

The Supplier will own and maintain the heat exchanger(s) at the Connection Point to ensure the service provided is within tolerances stated in Schedule 4A. The maintenance regime will include periodic sampling and testing of the water in the Chilled Water Loops and the water in the Internal Water Infrastructure, and heat exchanger(s) cleaning.

Cleaning will be scheduled to ensure that the Purchaser's Flow Temperature is maintained.

The Supplier will notify the Purchaser should the periodic water sampling and testing show that the water condition in the Internal Water Infrastructure is not within the limits nominated in Schedule 4A.

## Thermal Meters

The Supplier will own and maintain the Thermal Meters installed within the Internal Water Infrastructure.

## **PART B GENERAL OBLIGATIONS OF THE PURCHASER**

---

### Design Obligations

The Purchaser is to ensure that competent experienced mechanical services engineers and contractors are used for the design and installation of the Internal Water Infrastructure connected to the Connection Point.

The purchaser must advise the Supplier of the required operating pressure rating of the heat exchangers at the Connection Point.

The design is required to operate within the parameters nominated in Schedule 4A.

The Internal Water Infrastructure must incorporate these minimum requirements:

- (i) The system controls must use a variable flow chilled water system, including variable pump pressure strategies, or otherwise, to maintain the minimum Return Temperature as nominated in Schedule 4A;
- (ii) The system controls must be capable of mixing the Return Water with the Flow Water to maintain Flow Temperature and the Return Temperatures nominated in Schedule 4A
- (iii) Chilled water by pass control must be avoided at all times unless not doing so would cause the chilled water pumps to operate below their minimum acceptable operating flow rate. The Purchaser is to nominate this flow rate in Schedule 4A.
- (iv) A filtration system for the return water to the Connection Point with the minimum filtration performance nominated in Schedule 4A.
- (v) A pressure relief device at the Connection Point set to operate at the pressure nominated in Schedule 4A
- (vi) A proportionally balanced chilled water system with suitably sized and selected plant to meet the intended cooling requirements within the operating parameters of Schedule 4A. Internal Water Infrastructure or Plant not meeting this condition must be excluded from any control signal that may affect the operation of the district cooling system.
- (vii) The Purchaser is responsible for maintaining the ETS room containing the connection point inclusive of the building structure, Internal Water Infrastructure, mechanical, electrical, hydraulic, fire, and any other engineering services within the room.

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Refer to Schedule 4B Energy Transfer Station Diagram.

The Purchaser is to control plant and systems connected to its Internal Water Infrastructure to ensure that the Return Temperature is in accordance with Schedule 4A:

This includes the design, installation, commissioning, operation, etc. of any cooling equipment connected to the Internal water Infrastructure to ensure that conditions of Schedule 4A are achieved.

The design and control strategies must be submitted to the Supplier for review and comment prior to commencement of construction, and incorporate any required design change requests.

Any proposed modifications to the original design must be submitted to the Supplier for review and comment.

### **Water Quality**

The Purchaser must ensure that the Internal Water Infrastructure is cleaned and maintained to the satisfaction of the Supplier. Should the periodic water testing conducted by the Supplier indicate that water quality is not within the values nominated in Schedule 4A, the Purchaser is obliged to reinstate the water to an acceptable condition in accordance with Schedule 4A.

The Supplier is not obliged to provide the contracted Chilled Water Demand or Flow Temperature until the Purchaser had restored the water quality to the required condition nominated in Schedule 4A.

### **Cost of Repair**

The Purchaser is to pay for any costs for repairs or replacement of the heat exchanger due to improper maintenance and operation of the Internal Water Infrastructure. This includes reduced efficiency or lifespan of the heat exchanger(s).

### **Control System Interface**

The Purchaser's building control system is to provide to the Supplier's control system via a high level interface all the information necessary, in accordance with the times nominated in Schedule 4A, to:

- (i) Control and operate the Plant
- (ii) Permit the Plant Supply Temperatures to be reset, including but not limited to:
  - a. Control valve positions,
  - b. Space and outdoor temperatures,
  - c. Internal Water Infrastructure flow rate.
  - d. Internal Water Infrastructure VFD speed
  - e. Flow Temperature
  - f. Return Temperature
  - g. Any other information requested by the Supplier.
- (iii) Control the staging of the chiller plant, including but not limited to:
  - a. Equipment shutdown time-schedules
  - b. Projected load that will be removed at the requested time of shutdown

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- c. Equipment start-up time-schedules
- d. Projected load required at the requested time of start-up
- e. Required chilled water demand and temperatures
- f. Any critical alarms that may affect the operation of the Plant
- g. Any other alarms that may affect the operation of the Plant
- h. Any other information requested by the Supplier.

The Purchaser's building control system must be tuned to facilitate the optimal operation of the Plant. Any modifications proposed must be provided to and agreed with the Supplier prior to any such modification taking place.

The Purchaser must modify control strategies at the request of the Supplier if the operation of the Internal Water Infrastructure impacts the optimal operation of the Plant.

#### **Maintenance Access**

The Purchaser must provide the Supplier with continuous uninterrupted access to the Connection Points and Supplier owned equipment within the Energy Transfer Station in order to carry out any necessary operational checks, maintenance, repairs and replacement of controls, pipework, equipment, etc.

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## SCHEDULE 4A

		Purchaser Connected System	
	Unit of Measurement	Base Building Circuit	
		Value	Tolerance
<sup>2</sup> Contracted Cooling Demand	kW Cooling		±5%
Flow Temperature	°C	7	±1
Return Temperature	°C	16	±0.5
<sup>2</sup> Maximum Nominal Purchaser Flow Rate	Litres per second		±2.5%
<sup>2</sup> Minimum Nominal Purchaser Flow Rate	Litres per second		±2.5%
Internal Water Infrastructure return water filter screen	microns	200	minimum
Plant Supply Temperature	°C	5	±1
Nominal Supplier Flow Rate	Litres per second		±2.5%
<sup>1</sup> Internal Water Infrastructure Relief valve setting	bar		Maximum
Plant shutdown notification information	Minutes prior	30	minimum
Plant start-up notification information	Minutes prior	30	minimum
Critical Alarm notification Time	Seconds	1	maximum
Non Critical information Time	Seconds	5	maximum
<b>Internal Water Infrastructure water quality limits</b>			
pH	N/A	9	±1.0
Total Dissolved Solids	parts per million	1500	maximum
Total Suspended Solids	parts per million	10	maximum
Total Hardness	parts per million	400	maximum
Iron	parts per million	1	maximum
Chlorides	parts per million	100	maximum
Sulphates	parts per million	35	maximum
Time to restore water quality	Weeks after notification	3	maximum

### Notes

1	Low Rise Building:	11 bar
	Medium Rise Building:	16 bar
	High Rise Building:	25 bar

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- 2 This design data is to be nominated by the Purchaser to ensure the Supplier provides suitable heat exchangers at the Connection Point.

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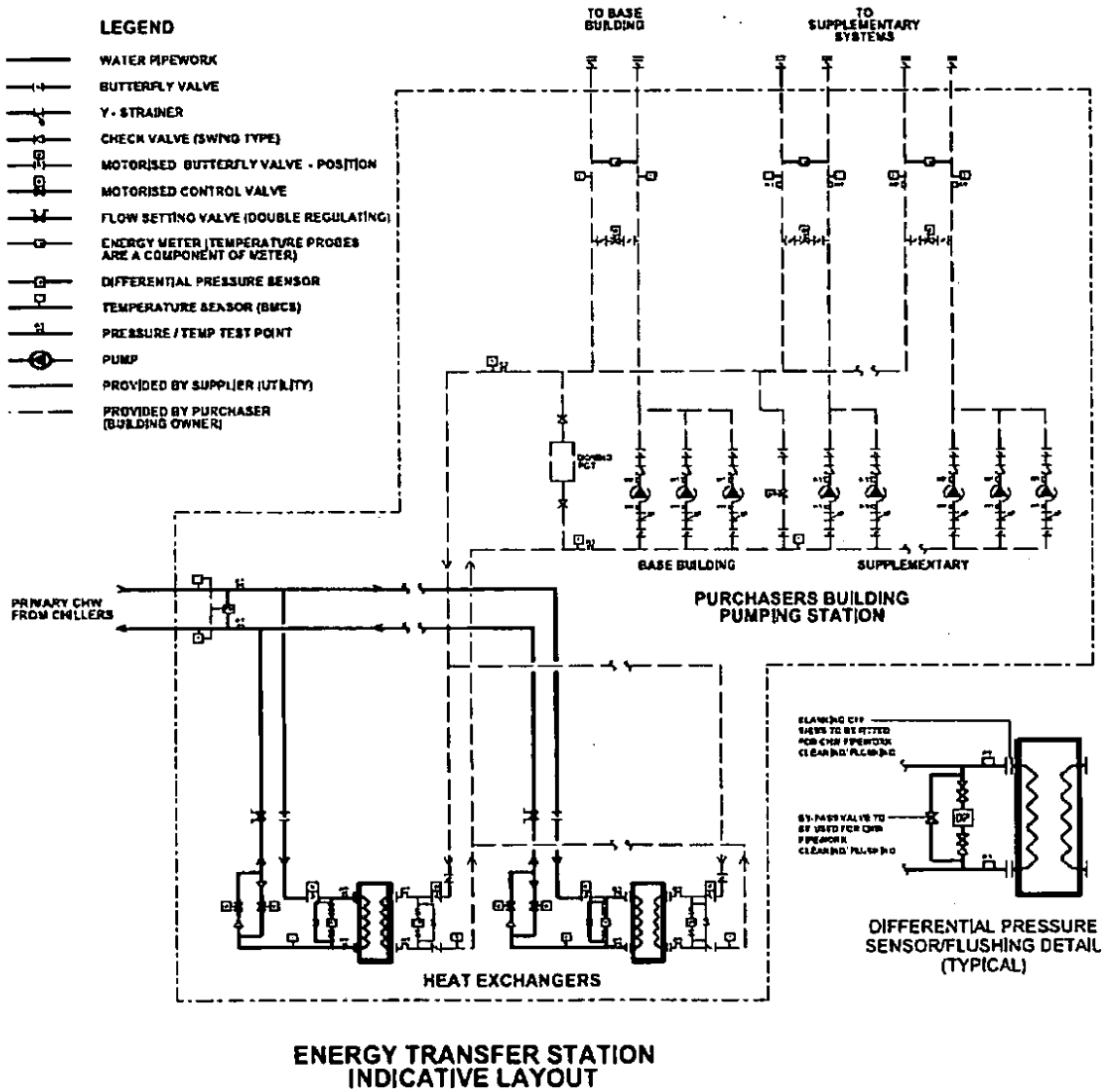


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## SCHEDULE 4B

### Typical Heat Exchanger Station Diagram



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## Schedule 5

### Maintenance Specification

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## Plant – Chilled Water

### Plant performance and maintenance service scope inclusions

The Supplier will engage the services of a specialist mechanical services provider to control the operation of the Plant and perform all Programmed Preventative Maintenance (PPM) and Reactive Maintenance on the Plant & infrastructure serving the Purchaser. The systems will be managed in a way to maximise operational efficiencies whilst minimising cause for Purchaser complaint, irregular operation, failures, unscheduled down time and deterioration or loss of performance of the equipment. PPM schedules will be implemented with reference to manufacturer's recommendation and relevant Australian and accepted Industry Standards. The Supplier reserves the right to change, amend and or modify any works associated with the asset management plan at its sole discretion.

Sufficient spare parts will be held in stock to ensure efficient maintenance and timely repair of any worn or failed components, relating to the Plant.

All thermal meters used for billing and tenant bill apportionment will remain the property of Supplier. These meters will be maintained in accordance with BS EN 1434:2007.

Routine condition monitoring will be performed as deemed necessary to ensure a proactive and predictive methodology is employed in the maintenance of each of the assets owned and operated by the Supplier.

### Asset Management Plan

The Supplier and its specialised operators will implement a maintenance system specific to the equipment in the Plant which will include an annual maintenance plan indicating when the maintenance activities will occur and nominating the maintenance tasks to be performed. The maintenance system will be developed with reference to manufacturers recommendations, Australian Standards and industry standards such as AIRAH DA19.

An example of equipment and task frequency in contained in the below table.

Mechanical Equipment Maintained under Scope of Services	Frequency of Service			
	Monthly	Quarterly	6 Monthly	Annually
SCADA Systems	X	X	X	X
Chillers	X	X	X	X
HHR Systems	X	X	X	X
Water Treatment	X	X	X	X
Sea Water Filtration	X	X	X	X
Heat Exchangers		X		X
Insulation & Pipework	X		X	X
Other Protection Systems	X		X	X
Plant Rooms	X			X
Pumps	X	X	X	X
Smoke & Heat Vents				X
Storage Vessels	X	X	X	X
Vibration Isolation			X	X

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## Signing page

Executed as an agreement

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Supplier

Signed for  
**Lend Lease Chilled Water (Barangaroo South) Pty Limited**  
by their attorney

*sign here*

▶ \_\_\_\_\_  
Attorney

*print name*

\_\_\_\_\_

*sign here*

▶ \_\_\_\_\_  
Witness

*print name*

\_\_\_\_\_

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Signing page

### Purchaser

Signed for  
**The Owners – Strata Plan No. [●]**  
by their attorney

*sign here* ▶ \_\_\_\_\_  
Attorney

*print name* \_\_\_\_\_

in the presence of

*sign here* ▶ \_\_\_\_\_  
Witness

*print name* \_\_\_\_\_

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## Agreement

# Barangaroo South- Residential Building Water Services Supply Agreement

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Lend Lease Recycled Water (Barangaroo South)  
Pty Limited

The Owners – Strata Plan No. [•]

***[For inclusion in the BMS]***

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## Barangaroo South – Residential Building Water Services Supply Agreement

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Date ▶

Between the parties

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<b>Supplier</b>	<b>Lend Lease Recycled Water (Barangaroo South) Pty Limited</b> ABN 30 158 168 686 <b>(Supplier)</b>
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<b>Purchaser</b>	<b>The Owners – Strata Plan No. [•]</b> ABN [•] <b>(Purchaser)</b>
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<b>Recitals</b>	<p>The Supplier intends to construct, own and operate the Plant.</p> <p>The Purchaser is the duly appointed owner's corporation for the Site Address.</p> <p>The Purchaser agrees to connect the Site Address to the Plant via the Barangaroo Water Network on the terms set out in this Agreement.</p> <p>The Supplier agrees to supply the Purchaser with Recycled Water at the Site Address and collect Wastewater from the Purchaser at the Site Address in consideration for the Purchaser paying the Charges to the Supplier, on the terms set out in this Agreement.</p>
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The parties agree as follows:

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## 1 Conditions

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### 1.1 Conditions Precedent

- (a) This Agreement (other than this clause 1 (*Conditions*), clauses 12 (*Change in Law*), 14 (*Risks and Liability Provisions*), 16 (*Force Majeure*), 17 (*Termination*), 19 (*Terms of this Agreement*), 23 (*Dispute Resolution*) 24, (*Confidentiality*) and 30 (*Definitions and Interpretation*)) is subject to and conditional upon the satisfaction or waiver of the conditions precedent specified in clause 1.1(b) (the **Conditions Precedent**).
- (b) The Conditions Precedent are:
- (1) the RWP Lot Owner has leased or become entitled to the grant of a lease of the RWP Lot from the BDA, whether or not that lease has actually been granted or registered;
  - (2) the Supplier has been granted Access Rights in respect of the RWP Lot by the RWP Lot Owner;
  - (3) the Supplier has obtained all Permits required in connection with the carrying out of the Supplier's obligations under this Agreement;
  - (4) the RWP Lot has been built, certified for occupation and is suitable for operation of the Plant;
  - (5) the Plant has been installed and commissioned at the RWP Lot;
  - (6) the Site Address has been connected to the Barangaroo Water Network at the Delivery Point and the Collection Point in accordance with all applicable Regulatory Requirements;
  - (7) the Purchaser has built and commissioned the Purchaser's Plant and the Purchaser's Plant meets all applicable Regulatory Requirements;
  - (8) Meters and metering equipment are installed in respect of the Site Address that comply with any applicable Regulatory Requirements and enable the Supplier to comply with its obligations under the applicable Regulatory Requirements; and
  - (9) the parties enter into the Power Purchase Agreement and the Licence Deed on the terms set out in Schedule 4.
- (c) Each party must use all reasonable endeavours to satisfy the Conditions Precedent as soon as possible, and in any event by the date specified in Item 7 of Schedule 1 or such later date as agreed by the parties.
- (d) If a party becomes aware that a Condition Precedent has been satisfied or that a Condition Precedent is not capable of being satisfied, that party must promptly notify the other party in writing.
- (e) If a Condition Precedent has not been satisfied or waived by the date specified in Item 7 of Schedule 1 or such later date as agreed by the parties, then either party may, by notice in writing to the other party, terminate this Agreement.
- (f) Except where otherwise provided in this Agreement, each Condition Precedent is for the benefit of the Supplier and the Purchaser, and may not be waived except by the written agreement of the parties.



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2 Term

## 1.2 Termination for non-satisfaction of Conditions Precedent

If this Agreement is terminated because a Condition Precedent is not satisfied or waived by the date specified in Item 7 of Schedule 1 or such later date as agreed by the parties, then:

- (a) this Agreement has no further effect;
- (b) the parties are released from their respective obligations under this Agreement; and
- (c) neither party is under any obligation to the other party except in respect of a breach of this Agreement committed before termination.

## 2 Term

---

Subject to clause 1, this Agreement commences on and from the date that it has been executed by each party and ends on the End Date.

## 3 Supply of Water Services

---

### 3.1 Supply of Recycled Water

Subject to the provisions of this Agreement:

- (a) the Supplier must use its reasonable endeavours to supply Recycled Water to the Purchaser at the rates, quantities and qualities required under this Agreement during the Supply Period;
- (b) all Recycled Water supplied under this Agreement by the Supplier must be delivered by the Supplier to, and taken by the Purchaser at, the Delivery Point; and
- (c) title to and risk in all Recycled Water supplied under this Agreement passes from the Supplier to the Purchaser at the Delivery Point.

### 3.2 Acceptance of Wastewater

Subject to the provisions of this Agreement:

- (a) the Purchaser must use reasonable endeavours to supply Wastewater to the Supplier, at the rates, quantities and qualities required under this Agreement during the Supply Period;
- (b) all Wastewater supplied under this Agreement by the Purchaser must be delivered to, and collected by the Supplier at, the Collection Point;
- (c) title to and risk in all Wastewater collected under this Agreement passes from the Purchaser to the Supplier at the Collection Point; and
- (d) the Purchaser must ensure no Prohibited Substance is part of the Wastewater it makes available for collection by the Supplier at the Collection Point.

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4 Access to Site Address

## 3.3 Revenue and costs

Subject to the provisions of this Agreement:

- (a) the Supplier is entitled to all revenue, Environmental Attributes and other environmental advantages derived from the Supplier's ownership and operation of the Plant and the provision of Water Services at the Site Address; and
- (b) the Supplier will be responsible for all costs associated with the operation and maintenance of the Plant incurred in the provision of Water Services at the Site Address.

## 3.4 Metering Services

The Supplier agrees to provide or procure the provision of the Metering Services, subject to the provisions of this Agreement.

## 3.5 Service Standards

- (a) The Supplier must use its reasonable endeavours to ensure the Recycled Water supplied under this Agreement at the Delivery Point complies with the Service Standards.
- (b) The Purchaser must use its reasonable endeavours to ensure the Wastewater delivered under this Agreement by the Purchaser to the Supplier at the Collection Point complies with the Service Standards.
- (c) Each party must notify the other immediately if it becomes aware that either the Recycled Water or the Wastewater does not comply with the Service Standards.

## 3.6 Purposes for which Recycled Water may be used

The Purchaser acknowledges that Recycled Water supplied under this Agreement:

- (a) is not drinking water and must not be used for human or animal consumption under any circumstances; and
- (b) may only be used for irrigating gardens, flushing toilets and such other use as may be authorised by the Supplier's Network Licence and notified to the Purchaser from time to time.

## 3.7 Technical details

The parties acknowledge the following information is set out in Item 8 of Schedule 1:

- (a) the water sources from which the Supplier derives Recycled Water;
- (b) the rate at which Recycled Water is to be available for supply to the Site Address;
- (c) the minimum pressure at which Recycled Water is to be supplied; and
- (d) the rate at which Wastewater may be discharged into the Barangaroo Water Network from the Site Address.



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## 4 Access to Site Address

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- (a) The Purchaser must provide the Supplier, its representatives, agents or contractors, any Meter reader or Metering Provider and Sydney Water Corporation (each an **Authorised Person**, and together **Authorised Persons**), during the Supply Period, all rights of access reasonably required by an Authorised Person for the purpose of and in connection with providing the Water Services under this Agreement, including safe, convenient and unhindered access to the Site Address using an access card provided by the Purchaser that enables access to the Site Address to inspect and test the Delivery Point, the Collection Point, the Meters and the Purchaser's Plant and for the purpose of testing, calibrating or re-calibrating the supply and metering of Recycled Water and the collection and metering of Wastewater.
- (b) The Supplier will use reasonable endeavours to give the Purchaser notice of the Supplier or another Authorised Person's intention to enter the Site Address unless:
  - (1) the Purchaser has granted permission to access the Site Address;
  - (2) entry is during Business Hours for the purpose of reading or inspecting a Meter; or
  - (3) there is an Emergency.

## 5 Delivery Rates

---

### 5.1 Supply Rates

- (a) The Supplier must supply Recycled Water at a daily quantity which is at least equal to the Minimum Daily Entitlement.
- (b) The Supplier must use reasonable endeavours, in accordance with Prudent Engineering Practice, to supply Recycled Water on any day at a daily quantity up to the Maximum Daily Allocation, if such quantities are required by the Purchaser.

### 5.2 Acknowledgement by Purchaser

The Purchaser acknowledges and agrees that:

- (a) the Supplier will not be in default of its obligation under clause 5.1(a) or 5.1(b) whenever the quantity of Recycled Water supplied to the Purchaser is restricted due to insufficient quantities of Wastewater being available to the Supplier; and
- (b) if the Supplier cannot supply the Purchaser with the quantity of Recycled Water that the Purchaser requires in accordance with clause 5.1(a) or 5.1(b), the Purchaser:
  - (1) must not use Recycled Water obtained from any other source;
  - (2) may, at its cost and risk, use Potable Water to supplement its Recycled Water requirements; and
  - (3) is responsible for making all necessary arrangements regarding the use of Potable Water to supplement its Recycled Water requirements,

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## 6 Operation and maintenance of Plant

including taking out any relevant supply contracts and installing and maintaining relevant equipment and pipe work.

### 5.3 Limitation on supply

Subject to clause 5.4, the Purchaser must not, on any day, take a quantity of Recycled Water that is greater than its Maximum Daily Allocation.

### 5.4 Variation to Maximum Daily Allocation

The Maximum Daily Allocation may be varied from time to time by:

- (a) the Supplier, having regard to Recycled Water resource availability and other factors as the Supplier determines, acting reasonably;
- (b) the Supplier following any reduction or suspension in any entitlement that the Supplier may have to Recycled Water under any applicable Regulatory Requirement; or
- (c) agreement between the parties.

## 6 Operation and maintenance of Plant

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### 6.1 Minimisation of Outages

The Supplier must, during the Supply Period, use reasonable endeavours to:

- (a) minimise the occurrence of Outages; and
- (b) maximise the availability of the Plant to meet the Minimum Daily Entitlement

### 6.2 Scheduled Outages

Without limiting clause 6.1, at least 20 Business Days before the end of each Financial Year, the Supplier must deliver to the Purchaser the Supplier's best estimate at that time of the expected dates, nature and anticipated duration of any scheduled Outages in the next Financial Year.

### 6.3 Unscheduled Outages

- (a) The Supplier will use all reasonable endeavours to minimise any unscheduled Outages.
- (b) In the event of an unscheduled Outage or if the Supplier otherwise disconnects, curtails, interrupts or reduces the operation of the Plant, the Supplier will use its reasonable endeavours to make the Recycled Water supply and Wastewater collection available as soon as possible after the commencement of the Outage, disconnection, curtailment, interruption, or reduction in supply.
- (c) Nothing in this Agreement will apply or be interpreted to limit or prevent the Supplier from using any other means to meet any or all of its obligations under this Agreement.
- (d) At the Supplier's discretion, and without being liable to the Purchaser, the Supplier may disconnect, curtail, interrupt or reduce the supply of Recycled



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Water to, and the collection of Wastewater from, the Site Address without notice, if the Supplier determines, acting reasonably, that:

- (1) an Emergency or unscheduled preventative maintenance event occurs or exists, or is about to occur or exist, at the Plant, on the Barangaroo Water Network or on any other water, drainage and sewerage infrastructure connected to the Plant;
  - (2) the condition or state of repair of the Purchaser's Plant, the Delivery Point, the Collection Point or other building system at or on the Site Address so requires; or
  - (3) disconnection, curtailment, interruption or reduction of supply of the Recycled Water or collection of Wastewater is otherwise required in accordance with Prudent Engineering Practice.
- (e) If the Supplier needs to disconnect, curtail, interrupt or reduce supplies of Recycled Water or the collection of Wastewater under clause 6.3(d), the Supplier must notify the Purchaser as soon as practicable (and preferably prior to) the occurrence of the disconnection, curtailment, interruption or reduction.
- (f) To the extent that the Supplier is able to do so having regard to the nature and extent of the event giving rise to the disconnection, curtailment, interruption or reduction, the Supplier must specify the following matters in the notice provided in accordance with clause 6.3(e):
- (1) when the supply of Recycled Water or collection of Wastewater is expected to become or is unavailable;
  - (2) the extent to which the supply of Recycled Water or collection of Wastewater is expected to become or is unavailable; and
  - (3) the date and time at which the supply of Recycled Water or collection of Wastewater is likely to become available.
- (g) If the Supplier needs to disconnect, curtail, interrupt or reduce the supply of Recycled Water or the collection of Wastewater for any reason, the Supplier will use its reasonable endeavours to observe the load shedding regime set out in clause [66] of the BMS.
- (h) The Supplier will not be in default of its obligations under this Agreement to supply the Recycled Water or collect the Wastewater as a result of any decision or action taken under this clause 6.3 to disconnect, curtail, interrupt or reduce the supply of Recycled Water to, or the collection of Wastewater from, the Site Address.

## 6.4 Prohibited Substances

- (a) If maintenance to the Purchaser's Plant is required because of the discharge of a Prohibited Substance into the Purchaser's Plant:
- (1) the Supplier may, by notice, require the Purchaser to carry out such maintenance within a reasonable time; and
  - (2) if the Purchaser does not comply with the notice, the Supplier may carry out the maintenance and may recover its reasonable costs incurred in undertaking such maintenance as a Charge.
- (b) If maintenance (including the replacement of parts and materials) to the Barangaroo Water Network is required because of the discharge of a Prohibited Substance into the Purchaser's Plant, the Supplier may recover its reasonable costs incurred in undertaking such maintenance as a Charge.



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## 7 Purchaser's Plant

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### 7.1 Installation and operation of Purchaser's Plant

- (a) The Purchaser must, at its cost, install, operate and maintain the Purchaser's Plant, including by making any repairs, changes or additions to the Purchaser's Plant and do so in such a manner as will ensure that the Supplier is at all times able to meet the Supplier's obligations under this Agreement.
- (b) If the Purchaser is required to make a change or addition to the Purchaser's Plant arising from a change in the Supplier's requirements or operating procedures, the Supplier must use its reasonable endeavours to ensure that any such change or addition is reasonable having regard to the circumstances of the change or addition except where the change or addition is required as a result of a Change of Law, an applicable Regulatory Requirement or Prudent Engineering Practice.

### 7.2 Maintenance of Purchaser's Plant

- (a) The Purchaser must, at its cost, operate and maintain the Purchaser's Plant so that it is capable of accepting supply of Recycled Water at the rates, in the quantities and of the quality provided for under this Agreement and otherwise in accordance with:
  - (1) Prudent Engineering Practice; and
  - (2) all applicable Regulatory Requirements.
- (b) The Purchaser must ensure that a Prohibited Substance is never discharged into the Purchaser's Plant or the Barangaroo Water Network.
- (c) The Supplier will not be in default of its obligations under this Agreement to provide a Water Service if such provision is not possible by reason of a fault or other defect in the Purchaser's Plant or the failure of the Purchaser to properly maintain the Purchaser's Plant.

## 8 Supplier's obligations

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### 8.1 Plant

The Supplier must:

- (a) maintain the Plant in good condition in accordance with Prudent Engineering Practice and the Maintenance Specification;
- (b) carry out or cause all repairs and maintenance to the Plant to be carried out in a workmanlike manner using appropriate materials and equipment within a reasonable time after becoming aware of the need for the repairs; and
- (c) use reasonable endeavours to procure that the relevant authority repairs and maintains the water and electricity supplies and drainage and sewerage services to the Plant.



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## 9 Purchaser's obligations

### 8.2 Generally

The Supplier must ensure that:

- (a) it maintains all Permits necessary to provide the Water Services to the Purchaser;
- (b) it pays all fees, effects all insurances, provides any bonds and executes any undertakings or agreements reasonably required under the Regulatory Requirements in respect of any Permit. Without limiting the generality of the foregoing, the Supplier must effect industrial special risks insurance with responsible commercial insurers; and
- (c) it complies with Prudent Engineering Practice and all applicable Regulatory Requirements in carrying out its obligations under this Agreement.

### 8.3 Energy and Environmental Rating

The Supplier agrees to provide the Purchaser (at the Purchaser's cost) with information from time to time, as reasonably requested by the Purchaser, to enable the Purchaser:

- (a) to obtain or renew any energy or environmental rating in respect of the Site Address; and
- (b) comply with its energy reporting requirements under Law, under the Barangaroo Management Plan, the Lease or as required by the BDA from time to time, provided that the Supplier will not be required to provide any information if it would involve any breach of any obligation of confidence or any Law.

## 9 Purchaser's obligations

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### 9.1 Compliance with Regulatory Requirements

- (a) The Purchaser must comply with all applicable Regulatory Requirements, Prudent Engineering Practice and obligations to third parties which relate to the maintenance and operation of the Purchaser's Plant.
- (b) The Purchaser must immediately notify the Supplier of any incident related to the provision of Water Services under this Agreement that threatens, or could threaten, water quality, public health or safety or could result in the Supplier being in breach of a Regulatory Requirement.

### 9.2 Alteration or damage to Equipment and Purchaser's Plant

- (a) The Purchaser will not and will procure that its employees, agents, contractors and Occupants do not:
  - (1) alter or reconfigure the Delivery Point, the Collection Point or the Purchaser's Plant; or
  - (2) damage, tamper or interfere with any of the plant, equipment (including metering equipment), interconnections or Meters owned or



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installed by the Supplier or a Metering Provider for the purposes of this Agreement (**Equipment**),

without the prior written consent of the Supplier (which consent is not to be unreasonably withheld).

- (b) The Purchaser must use its reasonable endeavours to prevent, and is liable for all damage to Equipment:
  - (1) caused by or as a result of the Purchaser's failure to comply with clause 9.2(a); and
  - (2) located or installed at the Site Address, unless caused by any of the Water Services not being provided in accordance with the Supplier's obligations under this Agreement.
- (c) Despite clause 9.2(a), the Purchaser is not liable for damage to Equipment that occurs as a result of:
  - (1) normal wear and tear; or
  - (2) any act or omission of the Supplier or any of the Supplier's employees, agents or contractors.

### 9.3 Redevelopment or replacement of Building

- (a) The Purchaser must give the Supplier no less than 12 months' notice of any intention to redevelop or replace the Building.
- (b) Provided the Purchaser has notified the Supplier in accordance with clause 9.3(a), and subject to clause 9.3(c), the parties' obligations under clause 3, clause 5 and corresponding Charges under clause 11 are suspended in accordance with, and to the extent set out in the notice given by the Purchaser under this clause 9.3, and so far as necessary to conduct the redevelopment and replacement, during the period of any redevelopment or replacement of the Building.
- (c) Despite clause 9.3(b), the Purchaser must continue to pay the Recycled Water Service Charge and the Wastewater Service Charge in full in accordance with Schedule 3 during any redevelopment or replacement of the Building.
- (d) No later than 90 days prior to completion of any redevelopment or replacement of the Building, the Purchaser must ensure that the Site Address is connected to the Barangaroo Water Network and the Purchaser and the Supplier must thereafter comply with all of their obligations under this Agreement.
- (e) The Purchaser must provide the Supplier with reasonable notice of when it requires the Supplier to recommence the provision of Water Services under this Agreement following any redevelopment or replacement of the Building.

### 9.4 Exclusivity

- (a) The Purchaser will not, at any time after the date of this Agreement and during the Term, enter into any agreement, understanding or any other arrangement with a third party for the provision to the Site Address for the Purchaser's use of Water Services that materially reduces demand for those Water Services under this Agreement.
- (b) Subject to the Supplier's compliance with its obligations under this Agreement, the Purchaser will not, at any time after the date of this Agreement and during the Term, install or operate alternative Wastewater treatment or Recycled Water



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facilities at the Site Address unless otherwise agreed in writing with the Supplier.

## 10 Metering

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### 10.1 Meters

- (a) The Supplier will be responsible for the installation, maintenance and routine testing and auditing of Meters for the measurement of the quantity of
  - (1) Recycled Water supplied to the Purchaser at the Site Address; and
  - (2) Wastewater collected from the Purchaser,and may use a Metering Provider for this purpose.
- (b) Unless the parties agree otherwise, the Supplier will provide the Purchaser with Metering Data for each Billing Period sufficient for the Supplier to prepare and render an invoice in respect of the Site Address.
- (c) The Supplier will ensure that all Meters used for the purposes of this Agreement comply with all applicable Regulatory Requirements.
- (d) Subject to clause 10.3, in the absence of manifest error or negligence by the Supplier or the Metering Provider, all measurements made by the Meters as to the quantity of Recycled Water consumed or Wastewater collected are taken to be correct.
- (e) The Meters remain the Supplier's property or in some cases, the property of the Supplier's Metering Provider.

### 10.2 Metering Data

Subject to clause 10.3, the quantity of Recycled Water supplied to the Purchaser and Wastewater collected from the Purchaser is to be determined by the Supplier from Metering Data. The Metering Data is prima facie evidence of the amount of Recycled Water supplied to the Purchaser and the amount of Wastewater collected from the Purchaser.

### 10.3 Using estimated data to calculate Charges

- (a) The Charges in an invoice may be based upon estimated data where:
  - (1) access to the Meter(s) is denied for any reason;
  - (2) the Supplier considers that it is not reasonably practicable to obtain a reading of the Meter(s);
  - (3) the Meter(s) is providing incorrect readings for any reason;
  - (4) the Supplier is unable to obtain the Metering Data for any reason; or
  - (5) the Supplier discovers that Recycled Water has been supplied to the Site Address or Wastewater collected from the Site Address without passing through the Meter(s).
- (b) Where the Charges in an invoice are based on estimated data in accordance with this clause 10.3(a), the amount payable will be determined by the Supplier in accordance with any applicable Regulatory Requirements and may be by

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11 Charges

reference to prior billing history or any other criteria the Supplier reasonably considers is relevant in consultation with the Purchaser and any Meter reading which the Supplier may subsequently take. If an invoice is based upon estimated data, and actual data subsequently becomes available, the Supplier will include an adjustment on a later invoice under clause 13.1(b).

- (c) Whenever the Charges in an invoice are based on estimated data in accordance with this clause 10.3(a), and the Purchaser subsequently requests an invoice based on an actual Meter reading and the Supplier is charged for the additional Meter reading, the Supplier may pass the cost of this additional Meter reading on to the Purchaser. The Purchaser will not be liable for such cost if the additional Meter read demonstrates that the Meter does not meet the required class of accuracy and permitted uncertainties as set out in the applicable Regulatory Requirements for the Meter.
- (d) If any of the Charges are varied under this Agreement during a Billing Period, the Recycled Water and Wastewater measured by a Meter or estimated to have been delivered or taken is to be assumed to have been delivered or taken at a uniform daily charge for the whole of the Billing Period and the amount of that Charge is to be calculated on the basis of a pro-rata calculation of the relevant varied Charges over the Billing Period.

## 11 Charges

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The Purchaser must pay to the Supplier:

- (a) the Charges in accordance with Schedule 3;
- (b) any reasonable costs that the Supplier incurs in complying with any laws relating to greenhouse gas reduction or other environmental initiatives that are necessarily attributable to the provision of Water Services to the Purchaser under this Agreement and that are not included in the Charges; and
- (c) the price of Services (other than the provision of Water Services) that the Purchaser receives from the Supplier,

in each case in accordance with clause 13.

## 12 Change of Law

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- (a) If a Change of Law:
  - (1) affects the Supplier's costs in respect of the goods, services or other things supplied or provided under or in connection with this Agreement or incurred by the Supplier to enable it to acquire or dispose of, or as a result of it acquiring or disposing of, such goods or services or goods or services of that type, including costs in respect of production, creation, performance, acquisition, supply or sale of such goods, services or other things; or
  - (2) leads to a change in the benefits gained by it from the activities described in clause 12(a)(1) (except by operation of this clause),

and the change in those amounts or that change in benefit is not to be reimbursed under any other provision of this Agreement, the Charges may be



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- adjusted to reflect the impact on the Supplier of the change in those amounts or the change in benefit, as the case may be, attributable to the Change of Law.
- (b) Any variation to the Charges under clause 12(a) will be effective as and from the date of any Change of Law.
  - (c) The Supplier will:
    - (1) notify the Purchaser in writing of any variation to the Charges under clause 12(a) as soon as practicable after any variation takes effect under clause 12(b); and
    - (2) use reasonable endeavours to provide the Purchaser with a description of the Change of Law.
  - (d) To the extent that adoption of the new Change of Law regime is optional, the Supplier and the Purchaser will negotiate in good faith to determine an equitable method of implementing the new optional regime so that neither of those parties is adversely affected. If the matter cannot be resolved within 2 months after the Supplier and the Purchaser commence negotiations, either of those parties may refer the dispute to an independent expert (nominated in the event of dispute by the then current president of the Law Society of NSW) to determine an equitable method of implementing the new regime so that neither of those parties is adversely affected. The parties acknowledge and agree that the expert may determine that there is no equitable method of implementing the new optional regime so that neither the Supplier or the Purchaser is adversely affected, and in that event the new optional regime will not be implemented. The decision of the expert will be final and binding.

## 13 Payments

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### 13.1 Payments

- (a) The Supplier will issue an invoice for the Site Address to the Purchaser at the Purchaser's Address for Accounts.
- (b) The invoice will include:
  - (1) the Charges as estimated for the most recent Billing Period including any adjusted amounts under clauses 10.3(a);
  - (2) amounts charged under clause 6.4;
  - (3) amounts charged under clause 11(c);
  - (4) amounts for GST under clause 22; and
  - (5) any outstanding amounts from previous invoices.
- (c) The Supplier will use reasonable endeavours to ensure each Billing Period is approximately one month in length unless the Supplier and Purchaser agree otherwise.
- (d) The Purchaser will pay each invoice in full no later than the Due Date.
- (e) If the Purchaser fails to pay the invoice by the Due Date, the Supplier may:
  - (1) apply any security the Supplier holds in relation to this Agreement towards payment of the invoice;
  - (2) take action under clause 18(a)(2);



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## 14 Risk and Liability Provisions

- (3) recover the Supplier's costs of collecting the amounts the subject of the invoice from the Purchaser; and
- (4) charge Interest and recover late payment costs under clause 21.
- (f) The difference between the estimated Charges paid and the actual Charges payable by the Purchaser will be settled in accordance with Schedule 3.

### 13.2 No payment during initial period

- (a) Despite any other provision in this Agreement, the Supplier must not issue an invoice under clause 13.1 during the initial period (as that term is defined in the Strata Schemes Management Act 1996 (NSW)) in relation to the Purchaser.
- (b) Immediately following the end of the expiry of the initial period in relation to the Purchaser, the Supplier may issue an invoice for the Site Address to the Purchaser for all amounts owing by the Purchaser to the Supplier under this Agreement for the period commencing on the Commencement Date to the end of the month immediately preceding the date of the invoice.

## 14 Risk and Liability Provisions

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### 14.1 Purchaser's indemnity

The Purchaser indemnifies the Supplier against all Liabilities which the Supplier incurs or suffers as a consequence of any negligence in the performance of its obligations under this Agreement, or breach of this Agreement, by the Purchaser.

### 14.2 Exclusion of Consequential Loss

Notwithstanding any other provision of this Agreement and to the extent permitted by law, a party will not be liable for any liquidated damages, for construction delays or otherwise, or for any special loss, Consequential Loss or indirect loss or damage (including loss of opportunity, loss of credit rating or loss of business reputation) incurred or suffered by the other party or any third party whether under this Agreement or at law.

### 14.3 Exclusion of liability

- (a) Notwithstanding any other provision of this Agreement, the Supplier will not be in default of its obligations under this Agreement to the extent that it is unable to supply the Recycled Water or collect the Wastewater as a result of the termination of, or the failure of any person to comply with any of their obligations, or the suspension of those obligations, under:
  - (1) the Lease;
  - (2) the lease of an Occupant Lot; or
  - (3) any contractual arrangement between the Supplier and a third party in respect of the acquisition or maintenance of the Plant and its supply at the Site Address of the Recycled Water or its collection from the Site Address of Wastewater,unless that termination, suspension or failure arises due to the default of the Supplier.



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- (b) To the fullest extent permitted by law, all warranties implied by common law or statute are excluded from this Agreement unless expressly included. However, if any part of this Agreement is unlawful, unenforceable or invalid, that part is to be treated as removed from the Agreement, but the rest of the Agreement is not affected.

## 14.4 If the Purchaser is a Consumer

If the Purchaser is a Consumer:

- (a) clauses 14.2 and 14.3 do not apply to any liability of the Supplier for failure to comply with a Consumer Guarantee;
- (b) in respect of the goods supplied under this Agreement, subject to clause 14.4(d), unless the goods are Excluded Goods, the liability of the Supplier for Liability, however caused (including by the negligence of the Supplier), suffered or incurred by the Purchaser because of a failure to comply with a Consumer Guarantee is limited to the Supplier (at its election):
  - (1) replacing the goods or supplying equivalent goods;
  - (2) repairing the goods;
  - (3) paying the cost of replacing the goods or of acquiring equivalent goods; or
  - (4) paying the cost of having the goods repaired;
- (c) in respect of the services supplied under this agreement, subject to clause 14.4(d), unless the services are Excluded Services, the liability of the Supplier for Liability, however caused (including by the negligence of the Supplier), suffered or incurred by the Purchaser because of a failure to comply with a Consumer Guarantee is limited to the Supplier (at its election):
  - (1) resupplying the services; or
  - (2) paying the cost of having the services supplied again;
- (d) clauses 14.4(b) and 14.4(c) do not apply in relation to a Title Guarantee or if it is not Fair or Reasonable for the Supplier to rely on them; and
- (e) in this clause 14.4:
  - (1) **Australian Consumer Law or ACL** means Schedule 2 to the *Competition and Consumer Act 2010 (Cth)* and the corresponding provisions of the Australian Consumer Law (New South Wales) as applicable;
  - (2) **Consumer** has the same meaning as in section 3 of the Australian Consumer Law;
  - (3) **Consumer Guarantee** means a consumer guarantee applicable to this contract under the Australian Consumer Law, including any Express Warranty;
  - (4) **Excluded Goods** means 'goods of a kind ordinarily acquired for personal, domestic or household use or consumption', as that expression is used in section 3 of the Australian Consumer Law;
  - (5) **Excluded Services** means 'services of a kind ordinarily acquired for personal, domestic or household use or consumption', as that expression is used in section 3 of the Australian Consumer Law;

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15 Priority of supply and step-in

- (6) **Express Warranty** has the same meaning as in section 2(1) of the Australian Consumer Law;
- (7) **Fair or Reasonable** means 'fair or reasonable' for the purposes of section 64A of the Australian Consumer Law; and
- (8) **Title Guarantee** means a guarantee pursuant to any of sections 51, 52 or 53 of the Australian Consumer Law.

## 14.5 No warranty

The Purchaser acknowledges and agrees that it has not relied on any representation or warranty that is not contained in this Agreement.

## 15 Priority of supply and step-in

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- (a) The Purchaser acknowledges that clause 66 of the BMS applies in relation to the priority of supply from the Plant to customers at Barangaroo South.
- (b) The Purchaser acknowledges that the Supplier has granted step in rights pursuant to the BMS, and will not object to the valid exercise of step in rights in accordance with the BMS.

## 16 Force Majeure

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- (a) If any party is, by reason of a Force Majeure Event, prevented, wholly or in part, from, or delayed in, performing any obligation (other than any obligation to pay an amount, including the Charges, as and when due and payable) under this Agreement:
  - (1) that party will give the other party notice in writing as soon as reasonably possible of that fact including:
    - (A) reasonable particulars of the Force Majeure Event, the obligations affected by it and the extent of the effect of the Force Majeure Event on those obligations;
    - (B) an estimate of the period of time required to enable the party affected by the Force Majeure Event to resume full performance of their obligations under this Agreement;
    - (C) where possible, the steps taken or to be taken to remove, overcome or minimise the effects of the Force Majeure Event; and
  - (2) the obligations (other than any obligation to pay an amount, including the Charges, as and when due and payable) of the party giving the notice referred to in clause 16(a)(1) are suspended to the extent to which they are affected by the Force Majeure Event, for as long as the Force Majeure Event continues and will not give rise to any liability to the other party for any loss, cost, damage or expense including Consequential Loss arising out of, or in any way connected with, the non-performance of those obligations.
- (b) A party claiming a Force Majeure Event will use reasonable endeavours to remove, overcome or minimise the effects of the Force Majeure Event.

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17 Suspension; Termination

- (c) A party claiming a Force Majeure Event will:
  - (1) notify the other party in writing when the Force Majeure Event has terminated or abated to the extent which permits resumption of performance to occur; and
  - (2) notify the other party in writing when resumption of performance of the affected obligations has occurred.
- (d) If the effects of a Force Majeure Event are widespread, the Supplier will be deemed to have given the Purchaser notice under this clause 16 if the Supplier makes the information available to the Purchaser by way of a 24 hour telephone service as soon as reasonably practicable.
- (e) If due performance of any obligation under this Agreement is prevented for more than 6 months in aggregate by reason of the Force Majeure Event then either party may, after that period, provided it has complied with clauses 16(a) and 16(b), terminate this Agreement by giving not less than 30 days' notice in writing to the other party.

## 17 Suspension; Termination

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### 17.1 Supplier's notice to suspend

Subject to the provisions of the BMS, the Supplier may by notice to the Purchaser suspend such of the rights and obligations of the Purchaser nominated in that notice if:

- (a) an Insolvency Event occurs in respect of the Purchaser [which the Supplier believes on reasonable grounds will result in the Purchaser failing to comply with its obligations under this Agreement];
- (b) any of the events in clause 18(a)(1), (3) (7) or (8) occur and provided that in case of the events described in clause 18(a)(1), (3) or (7), the event lasts for more than 30 days;
- (c) a Permit Event occurs;
- (d) any State or Federal government body or authority fails to perform or repudiates any of its obligations under any Permit;
- (e) the Access Rights to the RWP Lot are terminated;
- (f) the Plant becomes a 'Shared Facility' in accordance with the BMS; or
- (g) the Purchaser is in breach of its material obligations under this Agreement and does not rectify such breach within 15 Business Days after receiving notice from the Supplier to do so,

until such time as the event or circumstance giving rise to the suspension is remedied

### 17.2 Purchaser's notice to terminate

Subject to the provisions of the BMS, the Purchaser may by notice terminate this Agreement if:

- (a) an Insolvency Event occurs in respect of the Supplier [which the Purchaser believes on reasonable grounds will result in the Supplier ceasing to supply the Recycled Water or collect the Wastewater in accordance with this Agreement];
- (b) the Supplier abandons the Plant; or

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18 Temporary Disconnection

- (c) the Supplier is in breach of its material obligations under this Agreement and does not rectify such breach within 45 Business Days after receiving notice from the Purchaser to do so.

### 17.3 Consequences of suspension; termination

- (a) If this Agreement is suspended or terminated for any reason, except where:
  - (1) the Purchaser terminates this Agreement under clause 17.2; or
  - (2) the Supplier suspends or terminates this Agreement under:
    - (A) clause 17.1(b) if any of the events described in clause 18(a)(1), (3) and (7) occur;
    - (B) clause 17.1(d);
    - (C) clause 17.1(e) other than where the suspension or termination arises as a result of the act or omission of the Supplier; or
    - (D) clause 17.1(f),the Purchaser will pay the Supplier the costs the Supplier incurs due to that suspension or termination within 10 Business Days of receipt of a request from the Supplier to do so.
- (b) Notwithstanding clause 17.3(a), if this Agreement is suspended or terminated under:
  - (1) clause 17.1(c), the party responsible for, or the causer of, that Permit Event must pay the costs the other party incurs due to that suspension or termination. If neither party is responsible for or the causer of the Permit Event, each party must bear their own costs in relation to the suspension or termination;
  - (2) clause 17.1(a) or clause 17.2(a), the party the subject of the Insolvency Event must pay the costs the other party incurs due to that suspension or termination; or
  - (3) clause 17.1(g) or clause 17.2(c), the party in breach of its material obligations must pay the costs the other party incurs due to that suspension or termination.
- (c) To the maximum extent permitted by law the Supplier is not liable to the Purchaser or any other person where the Supplier has disconnected the Site Address or suspended or terminated this Agreement in accordance with the terms of this Agreement.
- (d) Suspension or termination of this Agreement will be without prejudice to any accrued or other rights of either party whether at law or otherwise, and does not affect the rights and obligations of the parties under the clauses of this Agreement expressed to continue in force or are, by their nature, capable of enforcement against a party by the other party after suspension or termination of this Agreement.
- (e) If, when this Agreement ends (whether by effluxion of time or otherwise), the Purchaser has accrued or incurred, but has not paid, Charges pursuant to this Agreement then, notwithstanding the end of this Agreement, the Purchaser's obligation to pay those Charges survives the termination of the Agreement.



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## 18 Temporary Disconnection

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- (a) The Supplier may disconnect, curtail, interrupt or reduce the supply of Recycled Water or the collection of Wastewater at the Site Address:
- (1) on the Purchaser's request;
  - (2) if the Purchaser fails to pay on time any 3 consecutive invoices or 3 invoices in any 6 month period, and the Supplier has issued the Purchaser with a notice setting out that the Purchaser's supply will be disconnected after 5 Business Days unless the Purchaser pays the outstanding amount and the 5 Business Day period has expired and the Purchaser has not paid that amount;
  - (3) if the Purchaser, or a person within the Purchaser's authority, does not give an Authorised Person access to the Site Address in accordance with clause 4 and the Purchaser does not promptly rectify the obstruction following a request from the Supplier to do so;
  - (4) if the Purchaser breaches this Agreement and the Supplier has issued the Purchaser with a notice setting out that the Purchaser's supply will be disconnected within 15 Business Days if the breach is not remedied and that 15 Business Day period has expired without the Purchaser remedying the breach;
  - (5) in an Emergency;
  - (6) for inspections, maintenance, or testing;
  - (7) if the Supplier is directed or permitted to do so under a Regulatory Requirement or the BMS; or
  - (8) if the Purchaser has used any of the Water Services at the Site Address in a way that causes the Supplier to have committed an offence or breached a Permit condition.
- (b) The Supplier will endeavour, where practicable, to ascertain and inform the Purchaser of the dates on which an event listed in clause 18(a)(5) to 18(a)(7) will occur and the extent to which the provision of Water Services to the Purchaser under this Agreement will be affected.
- (c) If the Site Address is disconnected pursuant to clause 18(a), the Purchaser and the Supplier:
- (1) must use all reasonable endeavours to resume connection for the supply of the Recycled Water and collection of the Wastewater as soon as reasonably practicable following the disconnection event(s) having regard to the nature of the disconnection event(s); and
  - (2) agree that all Charges [relating to maintenance of the Plant] remain in effect during the period of disconnection.
- (d) The Supplier is not liable for loss or damage arising from or in connection with the provision of Water Services being disconnected, curtailed, interrupted or reduced in accordance with this clause 18 unless the disconnection, curtailment, interruption or reduction is due to, or as a result of, the Supplier's act or omission which is done or made through negligence.
- (e) The Purchaser agrees to pay the Supplier for any costs that the Supplier incurs relating to disconnection and any subsequent reconnection in accordance with this clause 18.



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## 19 Terms of this Agreement

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- (a) This Agreement applies to the exclusion of any Regulatory Requirements except where the Regulatory Requirements prohibit this.
- (b) Where this Agreement refers to the Purchaser or the Supplier exercising a right or performing an obligation, that right will be exercised or that obligation performed in accordance with all relevant Regulatory Requirements should that Regulatory Requirement apply to this Agreement.
- (c) The warranties, undertakings and indemnities in this Agreement do not merge on the termination of this Agreement.
- (d) Except in relation to any Express Warranty (as defined in clause 14.4), this Agreement overrides all prior negotiations, representations, proposals, understandings and agreements, whether written or oral, relating to the subject matter of this Agreement. The Purchaser acknowledges that it has not relied on any predictions, forecasts, advice or statements of opinion by the Supplier, or any of the Supplier's employees or agents, as to the appropriateness or financial effect of this Agreement, market conditions, the likelihood or otherwise of price changes or events that may constitute a Change of Law.

## 20 Assignment

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The Purchaser may not sell, assign or transfer or allow an Encumbrance to arise in respect of its interest under this Agreement to any other person except with the prior written consent of the Supplier.

## 21 Interest

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If a party fails to pay an amount to be paid under this Agreement by the due date for payment, the unpaid party may charge Interest on the unpaid amount on and from the due date and recover any costs the unpaid party incurs as a result of the late payment.

## 22 GST

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- (a) In this clause 22, all italicised and emboldened terms, have the same meaning as in the A New Tax System (Goods and Services Tax) Act 1999 and in the GST law. In addition:
  - (1) "Agreement Price" means the *consideration* to be provided under this Agreement for the Supply (other than under this clause);
  - (2) "Recipient" means the party that receives the Supply from the Supplier;
  - (3) "Supplier" means the party that provides the Supply to the Recipient and includes the *representative member* of the *GST Group* if the Supplier is a member of a *GST Group*;



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- (4) "Supply" means any *supply* to the Recipient by the Supplier pursuant to this Agreement. However, if the *GST law* treats part of a *supply* as a separate *supply* for the purpose of determining whether *GST* is payable on that part of the *supply* or for the purpose of determining the tax period to which that part of the *supply* will be attributable, such part of the *supply* will be treated as a separate *supply* for the purposes of this clause.
- (b) Unless expressly stated otherwise in this Agreement, all amounts payable or consideration to be provided under this Agreement are exclusive of *GST*.
- (c) Notwithstanding any other provision in this Agreement, if a Supplier is or becomes liable to pay *GST* in connection with any Supply:
  - (1) the Recipient will pay to the Supplier, in addition to the Agreement Price, an additional amount equal to the amount of that *GST*;
  - (2) the Recipient will pay the Agreement Price plus the additional amount on account of *GST* within the Payment Term upon receiving a *tax invoice* from the Supplier for that Supply or as otherwise provided in this Agreement;
- (d) If the *GST* payable in relation to a Supply made under or in connection with this Agreement varies from the additional amount paid or payable by the Recipient under clause 22(c)(1) such that a further amount of *GST* is payable in relation to the Supply or a refund or credit of *GST* is obtained in relation to the Supply, then the Supplier will provide a corresponding refund or credit to, or will be entitled to receive the amount of that variation from the Recipient. Any payment, credit or refund under this clause 22(d) is deemed to be a payment, credit or refund of the additional amount payable under clause 22(c)(1). If an *adjustment event* occurs in relation to a Supply, the Supplier will issue an *adjustment note* to the Purchaser in relation to that Supply within 10 Business Days after becoming aware of the adjustment;
- (e) where a party reimburses the other party for an expense or other amount incurred in connection with any wholly or partly *creditable acquisition* or any wholly or partly *creditable importation* made by that other party, the amount reimbursed shall be net of any *input tax credit* claimable in respect of that acquisition or importation (as the case may be).

## 23 Dispute Resolution

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- (a) Except where an alternative dispute resolution process is expressly set out in this Agreement, if an issue between the Supplier and the Purchaser arises out of or in connection with this Agreement, then either party may give to the other party a notice of issue in writing adequately identifying and providing details of the issue and the contractual provisions relied upon. Notwithstanding the existence of an issue, but subject to clause 17, the Supplier and the Purchaser must continue to perform and comply with the Agreement.
- (b) Neither party may commence any court proceedings or arbitration in respect of any issue notified under this clause 23 until that party has complied with the requirements of this clause 23(b). Within 5 Business Days after service of a notice of issue, senior executives of each Party must confer at least once to attempt to resolve the issue and failing resolution of the issue must consider and if possible agree on methods of resolving the issue by other means. If the senior executives of each party cannot agree on the method of resolving the



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issue as contemplated by this clause 23(b) within 15 Business Days following the service of a notice of issue under clause 23(a), either Party may after giving notice in writing to the other Party commence litigation in respect of that issue.

## 24 Confidentiality

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- (a) Except as otherwise provided in this Agreement, all information obtained by a party orally, or in writing or in disk or electronic form relating in any way, directly or indirectly, to this Agreement and the provision of Water Services under this Agreement (including the terms of this Agreement), which is not in the public domain (or which is in the public domain, but only as a consequence of a breach of this clause 24) (**Confidential Information**) will be kept confidential. Neither party will disclose Confidential Information to third persons without the prior written consent of the other party, provided that each party will be entitled to disclose to:
- (1) Sydney Water Corporation if the information relates to Barangaroo Water Network operational or pricing matters;
  - (2) if required by law, the Regulatory Requirements or the rules of a stock exchange on which a party's shares are listed;
  - (3) to the receiving party's Related Bodies Corporate or to the employees of the receiving party of a Related Bodies Corporate whose duties in either such case reasonably require such disclosure;
  - (4) to independent consultants, advisers and contractors of the receiving party whose duties in relation to the receiving party reasonably require such disclosure (subject to those persons agreeing to be bound by the confidentiality obligations of the receiving party under this clause 24(a));
  - (5) a potential purchaser or mortgagee of the Lease;
  - (6) a financier to the Supplier;
  - (7) a person proposing to acquire shares, units or other equity interests in the Supplier or any holding entity of the Supplier, whether direct or indirect;
  - (8) any Occupant; or
  - (9) as expressly permitted under this Agreement.
- (b) The Purchaser authorises the Supplier to disclose Metering Data relating to the Purchaser's Site Address:
- (1) to any counterparty of agreements the Supplier enters into to manage any arrangements in providing the Water Services (the **Recipient**);
  - (2) for the purpose of the Supplier achieving, maintaining or promoting performance, environmental impact rating of the Barangaroo Stage 1 development or both; or
  - (3) for the purpose of meeting obligations in relation to greenhouse gas reporting.
- (c) The Supplier authorises the Purchaser to disclose anything other than sensitive information to third parties who reasonably require such disclosure for the purpose of the Purchaser achieving, maintaining or promoting a building performance and/or environmental impact rating of the Site Address, its energy



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usage or environmental profile (subject to those persons agreeing to be bound by the confidentiality obligations of the receiving party under clause 24(a)).

- (d) The provisions of this clause 24 continue to bind a party, notwithstanding that it may have ceased to be a party to this Agreement, and will continue to apply for a period of three years after the termination of this Agreement.

## 25 Privacy Statement

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Both parties will comply with the provisions of the Privacy Act 1988 (Cth).

## 26 Notices

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### 26.1 Form

Unless expressly stated otherwise in this Agreement, all notices, certificates, consents, approvals, waivers and other communications in connection with this Agreement must be in writing, signed by the sender (if an individual) or an authorised officer of the sender and marked for the attention of the person identified in Schedule 1 or, if the recipient has notified otherwise, then marked for attention in the way last notified.

### 26.2 Delivery

They must be:

- (a) left at the address set out or referred to in Schedule 1;
- (b) sent by prepaid ordinary post (airmail if appropriate) to the address set out or referred to in Schedule 1;
- (c) given in any other way permitted by law.

However, if the intended recipient has notified a changed postal address then the communication must be to that address.

### 26.3 When effective

They take effect from the time they are received unless a later time is specified.

### 26.4 Receipt - post

If sent by post, they are taken to be received 3 days after posting (or 7 days after posting if sent to or from a place outside Australia).

### 26.5 Receipt - general

Despite clause 26.4 if they are received after 5.00pm in the place of receipt or on a non-Business Day, they are to be taken to be received at 9.00am on the next Business Day.



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27 General

## 27 General

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### 27.1 Discretion in exercising rights

A party may exercise a right or remedy or give or refuse its consent in any way it considers appropriate (including by imposing conditions), unless this Agreement expressly states otherwise.

### 27.2 Failure to exercise rights

Except as otherwise set out in this Agreement, any partial exercise, failure to exercise, or delay in exercising, a right or remedy provided under this Agreement or by law does not operate as a waiver or prevent or restrict any further or other exercise of that or any other right or remedy in accordance with this Agreement.

### 27.3 No liability for loss

Except as otherwise set out in this Agreement, a party is not liable for loss caused by the exercise or attempted exercise of, failure to exercise, or delay in exercising a right or remedy that is available to it under this Agreement.

### 27.4 Approvals and consents

By giving its approval or consent a party does not make or give any warranty or representation as to any circumstance relating to the subject matter of the consent or approval.

### 27.5 Conflict of interest

The parties' rights and remedies under this Agreement may be exercised even if this involves a conflict of duty or a party has a personal interest in their exercise.

### 27.6 Remedies cumulative

The rights and remedies provided in this Agreement are in addition to other rights and remedies given by law independently of this Agreement.

### 27.7 Rights and obligations are unaffected

Rights given to the parties under this Agreement and the parties' liabilities under it are not affected by anything which might otherwise affect them by law.

### 27.8 Variation and waiver

A provision of this Agreement or a right created under it, may not be waived or varied except in writing, signed by the party or parties to be bound.

### 27.9 Indemnities

The indemnities in this Agreement are continuing obligations, independent from the other obligations of the parties under this Agreement and continue after this Agreement ends. It is not necessary for a party to incur expense or make payment before enforcing a right of indemnity under this Agreement.

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28 Governing law

## 27.10 Further steps

Each party agrees, at its own expense, to do anything the other party asks (such as obtaining consents, signing and producing documents and getting documents completed and signed):

- (a) to bind the party and any other person intended to be bound under this Agreement;
- (b) to show whether the party is complying with this Agreement.

## 27.11 Prompt performance

If this Agreement specifies when the party agrees to perform an obligation, the party agrees to perform it by the time specified. Each party agrees to perform all other obligations promptly.

## 27.12 Construction

No rule of construction applies to the disadvantage of a party because that party was responsible for the preparation of, or seeks to rely on, this Agreement or any part of it.

## 27.13 Costs

The parties agree to pay their own legal and other costs and expenses in connection with the preparation, execution and completion of this Agreement and other related documentation except for stamp duty. The Purchaser agrees to pay any stamp duty chargeable, payable or assessed in relation to this Agreement.

## 27.14 Inconsistent law

To the extent permitted by law, this Agreement prevails to the extent it is inconsistent with any law.

## 27.15 Supervening legislation

Any present or future legislation which operates to vary the obligations of a party in connection with this Agreement with the result that another party's rights, powers or remedies are adversely affected (including, by way of delay or postponement) is excluded except to the extent that its exclusion is prohibited or rendered ineffective by law.

## 27.16 Ombudsman

The Purchaser may apply to an industry Ombudsman for a review of a decision by the Supplier relating to the supply of the Water Services under this Agreement.

## 28 Governing law

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### 28.1 Governing law

This Agreement is governed by the law in force in New South Wales.



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## 28.2 Jurisdiction

Each party submits to the non-exclusive jurisdiction of the courts of New South Wales and courts of appeal from them. Each party waives any right it has to object to an action being brought in those courts including by claiming that the action has been brought in an inconvenient forum or that those courts do not have jurisdiction.

## 28.3 Serving documents

Without preventing any other method of service, any document in an action may be served on a party by being delivered or left at that party's address shown in Schedule 1.

## 29 Counterparts

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This Agreement may consist of a number of copies each signed by one or more parties to the Agreement. If so, the signed copies are treated as making up the one document.

## 30 Definitions and Interpretation

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- (a) This Agreement includes any Schedule.
- (b) In this Agreement, unless the contrary intention appears, an obligation or a liability assumed by 2 or more persons binds them jointly and severally and a right conferred on 2 or more persons benefits them jointly and severally.
- (c) If there is any inconsistency between the provisions of this Agreement and the provisions of the BMS, the provisions of the BMS will prevail.
- (d) Unless otherwise stated:
  - (1) a reference to this Agreement or another document includes any variation or replacement of any of it;
  - (2) the singular includes the plural and vice versa;
  - (3) a reference to a statute, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;
  - (4) if a period of time is specified and dates from a given day or the day of an act or event, it is to be calculated without including that day;
  - (5) a day is the period of time commencing at midnight and ending 24 hours later;
  - (6) a month is a calendar month;
  - (7) a person includes any type of entity or body, whether or not it is incorporated or has a separate legal identity, and any executor, administrator or successor in law of the person;
  - (8) the words "including", "for example" or "such as" when introducing an example, does not limit the meaning of the words to which the example relates to that example or examples of a similar kind; and
  - (9) if an example is given of any thing (including a right, obligation or concept), the scope is not limited to the example.

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## 30 Definitions and Interpretation

- (e) Except as specifically provided in this Agreement, if a day on or by which a person will do something under this Agreement is not a Business Day:
- (1) if the act involves payment that is due on demand, the person will do it on or by the next Business Day; and
  - (2) in any other case, the person will do it on or by the previous Business Day.
- (f) The meanings of capitalised terms used in this agreement are set out below.

Term	Meaning
<b>Access Rights</b>	rights granted by the RWP Lot Owner for the benefit of the Supplier under the Sub-lease or the BMS or otherwise for the construction and operation of the Plant and the supply of Recycled Water to the Delivery Point and the collection of Wastewater from the Collection Point, including all rights of access to the RWP Lot to facilitate construction of, and to maintain, repair and replace, the Plant.
<b>Address for Accounts</b>	the address specified in Item 1 of Schedule 1 as the Address for Accounts.
<b>Agreement</b>	this Agreement, including the Schedules.
<b>Authorised Person</b>	has the meaning given in clause 4(a).
<b>Barangaroo Management Plan</b>	has the meaning given in the Lease.
<b>Barangaroo South</b>	the land being Barangaroo Stage 1 being the subject of the Project Development Agreement between Lend Lease (Millers Point) Pty Limited (ABN 15 127 727 502) and the BDA.
<b>Barangaroo Water Network</b>	the pipeline component of the Plant that connects the Site Address to the Plant at the Delivery Point.
<b>BDA</b>	Barangaroo Delivery Authority, a corporation constituted by the Barangaroo Delivery Authority Act 2009 (NSW).
<b>Billing Period</b>	any period for which an invoice is or may be issued.
<b>BMS</b>	the Building Management Statement for the Barangaroo South, registered with deposited plan [●].

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## 30 Definitions and Interpretation

<b>Term</b>	<b>Meaning</b>
<b>Business Day</b>	a day that is not a Saturday, Sunday or a state wide public holiday in NSW.
<b>Business Hours</b>	between 8am and 5pm on Business Days.
<b>Change of Law</b>	means: <ol style="list-style-type: none"><li>any law, regulation, rules, code or sub-code being introduced, amended or repealed in whole or in part;</li></ol> the imposition of any Tax which was not in force as at the date of this Agreement; the rate at which any Tax is levied being varied from the rate prevailing as at the date of this Agreement; the basis on which any Tax is levied or calculated being varied from the basis which it is levied or calculated as at the date of this Agreement; a variation in the interpretation or administration of a law or regulation by a governmental agency or body or a court tribunal; or a scheme being introduced by any government agency providing for the Supplier to gain or hold any licence, permit or authorisation or providing for the Supplier to purchase, hold or surrender any certificate, permit or instrument or any such scheme being varied, except to the extent such imposition, amendment, repeal, variation or introduction relates to income tax or GST.
<b>Charges</b>	each of the: <ol style="list-style-type: none"><li>Recycled Water Service Charge;</li><li>Wastewater Service Charge;</li><li>Recycled Water Usage Charge;</li><li>the Wastewater Usage Charge; and</li><li>the Water Use Charge,</li></ol> payable by the Purchaser to the Supplier as determined in accordance with Schedule 3.
<b>Collection Point</b>	the point identified in Part B of Schedule 2.
<b>Commencement Date</b>	the date on which the last of the Conditions Precedent has been satisfied or waived in accordance with this Agreement.
<b>Conditions Precedent</b>	has the meaning given in clause 1.1(b).

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## 30 Definitions and Interpretation

<b>Term</b>	<b>Meaning</b>
<b>Confidential Information</b>	has the meaning given in clause 24(a).
<b>Consequential Loss</b>	any loss of revenue or profit, loss of business opportunity or goodwill and any claims for indirect, special or punitive damages and includes any other indirect or consequential losses, costs, damages, liabilities or expenses.
<b>Delivery Point</b>	the point identified in Part A of Schedule 2.
<b>Domestic Wastewater</b>	water which has in it human faecal matter, urine or refuse of any type produced in premises used exclusively for residential purposes, and which is permitted to be discharged to a Sydney Water sewer. For the avoidance of doubt, Domestic Wastewater includes wastewater from toilets, basins, showers, and non-commercial kitchens and laundries.
<b>Due Date</b>	the date by which the Purchaser must pay the Purchaser's invoice as specified on the invoice which will be no less than the period after the date of the invoice as specified as the Payment Term in Item 4 of Schedule 1.
<b>Emergency</b>	means: <ol style="list-style-type: none"><li>1 the actual or imminent occurrence of an event which in any way endangers or threatens to endanger the safety or health of any person or which destroys or damages or threatens to destroy or damage any property; or</li><li>2 any emergency under the Regulatory Requirements.</li></ol>
<b>Encumbrance</b>	an interest or power: <ol style="list-style-type: none"><li>1 reserved in, or over, an interest in any asset, including any retention of title; or</li><li>2 created or otherwise arising in, or over, any interest in any asset, under an invoice of sale, mortgage, charge, lien, pledge, trust or power,</li></ol> by way of security for the payment of a debt or any other monetary obligation, or the performance of any other obligation, and includes any agreement to grant or create any of the above. Encumber has a corresponding meaning.
<b>End Date</b>	is the date specified in Item 2 of Schedule 1 unless this Agreement is terminated earlier in accordance with its terms, in which case, the date this Agreement is terminated.

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## 30 Definitions and Interpretation

Term	Meaning
<b>Environmental Attributes</b>	any: <ol style="list-style-type: none"><li>labelling or other promotional rights in respect of the Plant; and</li><li>future right, instrument, credit, mechanism, off-set or benefit in respect of or in connection with a recycled water plant using similar technology to the Plant that is related to emissions (including abatement or avoidance of emissions) or other matters affecting the environment.</li></ol>
<b>Equipment</b>	has the meaning given to that term in clause 9.2(a)(2).
<b>Financial Year</b>	a period of 12 consecutive months, starting on 1 July and ending on 30 June.
<b>Force Majeure Event</b>	means: <ol style="list-style-type: none"><li>a failure of the power grid to provide electricity supplies to the Plant, the Site Address or any premises at the Site Address or the failure of third parties to supply utility services (including water, gas and electricity) to the Plant, the Site Address or any premises at the Site Address except where the failure is due to the default or wrongful or negligent act or wrongful or negligent omission of the Supplier;</li><li>terrorism, act of war (whether declared or not), civil commotion, explosion, earthquake, aircraft or other aerial device, fire, flood, lightning, storm, tempest, machinery or equipment failure or breakdown or act of God, except in the case of machinery or equipment failure or breakdown, where the failure or breakdown is due to the default or wrongful or negligent act or wrongful or negligent act or omission of the Supplier;</li><li>the provisions of any Laws or the direction of any authority with respect to the operation of the Plant or the Barangaroo Water Network, except where due to any non-compliance by the Supplier with its obligations under this Agreement; or</li><li>in the case of the Plant, if the original basis of design in respect of the Plant is exceeded by the Purchaser or other purchasers of services similar to those being supplied under a Supply Agreement or by both.</li></ol>
<b>Insolvency Event</b>	the occurrence of any of the following events: <ol style="list-style-type: none"><li>an application is made to the court for an order that a party may be wound up;</li><li>an order is made that a body corporate be wound up;</li><li>an application is made to a court for an order appointing a liquidator or provisional liquidator in respect of a party; or</li><li>a liquidator or provisional liquidator is appointed in respect of a body corporate, whether or not under an order.</li></ol>



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<b>Term</b>	<b>Meaning</b>
<b>Interest</b>	on any day, the average bid rate (expressed as a percentage yield to maturity per annum rounded upwards, if necessary, to the nearest 0.01%) displayed on the page of the Reuters Monitor System, designated "BBSY" at or about 10.30am on that day (or if that day is not a Business Day then on the Business Day which immediately precedes that day) for the purchase of invoices of exchange (as defined in the Banking Act 1959 (Cth)) (Banking Act) bearing the acceptance of a bank licensed under sections 8 or 9 of the Banking Act and for a term to maturity of 90 days, or if there is manifest error in the calculation of that average rate, or that average rate is not displayed at or about 10.30am on that day, or if that average rate becomes clearly inappropriate, unfair or incapable of application, then the "Bank Invoice Rate" for that day is as agreed between the parties in good faith to be representative of the rate at which such invoices are being purchased by such banks at or about 10.30am on that day plus a margin of 3.00%.
<b>Laws</b>	all statutes (including the Barangaroo Delivery Authority Act but not including the Barangaroo Management Plan), rules, regulations, proclamations, ordinances, by-laws or the common law, present or future and includes any rules, regulations, proclamations, ordinances or by-laws other than the Barangaroo Management Plan made by the BDA in its statutory capacity but not in its capacity as head lessor.
<b>Lease</b>	lease registered number [•]
<b>Liability</b>	any loss, damage, liability, costs, charges and expenses.
<b>Licence Deed</b>	the deed of that name between the Purchaser (as licensor) and the Supplier (as licensee) as set out in Schedule 4.
<b>Maintenance Specification</b>	the specification attached as Schedule 5.
<b>Maximum Daily Allocation</b>	the maximum quantity of Recycled Water up to which the Supplier agrees to supply to the Purchaser on any Day under and subject to the terms of this Agreement, being the amount specified in Item 5 of Schedule 1.
<b>Meter</b>	a meter or monitor to be installed and maintained for the purpose of measuring the supply of Recycled Water and the collection of Wastewater at the Site Address.
<b>Metering Data</b>	information obtained from a Meter installed at the Site Address in accordance with this Agreement in relation to the Recycled Water and

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## 30 Definitions and Interpretation

<b>Term</b>	<b>Meaning</b>
	Wastewater sufficient for the Supplier to determine the Charges.
<b>Metering Provider</b>	a person engaged by the Supplier and accredited to provide Metering Services, including the provision and maintenance of the Meters.
<b>Metering Services</b>	includes the installation, maintenance or testing of Meters and other metering equipment at the Site Address, including Meters for each Lot, and the reading and generation of Metering Data from those Meters sufficient for individual invoicing of each Lot.
<b>Minimum Daily Entitlement</b>	the minimum quantity of Recycled Water that the Supplier agrees to supply to the Purchaser under and subject to the terms of this Agreement, being the amount specified in Item 6 of Schedule 1.
<b>Network Licence</b>	the Supplier's network operator's licence granted under WICA as amended from time to time.
<b>Occupant</b>	the owner or occupier of an Occupant Lot.
<b>Occupant Lot</b>	{tbc}
<b>Outage</b>	an interruption to or a reduction in the capacity of the Supplier to provide the Water Services at the Site Address as measured at the Delivery Point.
<b>Payment Term</b>	the period specified in Item 4 of Schedule 1 from the date of an invoice.
<b>Permit</b>	any permit, licence, approval, consent, waiver, authorisation or other requirement required in connection with this Agreement or the operation of the Plant, the Barangaroo Water Network or the Purchaser's Plant from any State or Federal government body or agency under the Regulatory Requirements.
<b>Permit Event</b>	the occurrence of any of the following: <ol style="list-style-type: none"><li>1 any Permit not being granted upon application having been duly made;</li></ol> any Permit ceasing to remain in full force and effect, or not being renewed upon application having been duly made or being renewed upon terms and conditions which are less favourable to the Supplier than those originally imposed;

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## 30 Definitions and Interpretation

<b>Term</b>	<b>Meaning</b>
	<p>the attachment to any Permit subsequent to its grant of any terms or conditions which adversely affect any of the Supplier's rights or the performance by the Supplier of any of its obligations; or</p> <p>the requirement of any Permit not required as of the date of this Agreement.</p>
<b>Plant</b>	<p>the recycled water plant, being the facility located at the RWP Lot which is used or operated by the Supplier for or in connection with the acceptance of Wastewater from, and the supply of Recycled Water to, the Purchaser. The recycled water plant comprises the recycled water plant, pipe work and other apparatus including metering equipment, Delivery Point and Collection Point but excludes the Purchaser's Plant and any other plant or equipment on the Purchaser's side of the Delivery Point and the Collection Point.</p>
<b>Potable Water</b>	<p>potable water supplied to the Purchaser by an entity other than the Supplier.</p>
<b>Power Purchase Agreement</b>	<p>the agreement of that name between the Supplier (as seller) and the Purchaser (as buyer) as set out in Schedule 4.</p>
<b>Prohibited Substance</b>	<p>any substance other than Domestic Wastewater.</p>
<b>Prudent Engineering Practice</b>	<p>means:</p> <ol style="list-style-type: none"><li>1 those laws, statutory regulations, orders and standards of best practice stipulated by any applicable State or Federal body or agency or other relevant body duly authorised in respect of the supply of any or all of the Water Services or other related matters; or</li><li>2 in the absence of any such laws, statutory regulations, orders or standards of best practice, those practices that are generally accepted and commonly used in the industries involved in the supply of any or all of the Water Services.</li></ol>
<b>Purchaser's Plant</b>	<p>the Recycled Water reticulation system connected to the Delivery Point and the Wastewater collection system connected to the Collection Point located at the Site Address, including [•] used to transmit/transport Recycled Water and Waste Water throughout the Site Address.</p>
<b>Recycled Water</b>	<p>water of a quality specified in the applicable Regulatory Requirements.</p>
<b>Recycled Water Service Charge</b>	<p>the service charge payable in respect of Recycled Water by the Purchaser to the Supplier determined in accordance with this</p>

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## 30 Definitions and Interpretation

<b>Term</b>	<b>Meaning</b>
	Agreement.
<b>Recycled Water Usage Charge</b>	has the meaning given in Schedule 3.
<b>Regulatory Requirements</b>	all legislation, rules, regulations, codes, and orders in council, licences, proclamations, directions or standards that are relevant to the supply, sale or purchase of the Water Services and Services that do not include the Water Services in New South Wales.
<b>RWP Lot Owner</b>	[•] ABN [•]
<b>RWP Lot</b>	lot [•] in DP[•], being the lot within which the main part of the Plant is located, and being the lot the subject of the lease from the RWP Lot Owner to the Supplier.
<b>Schedule</b>	a Schedule to this Agreement.
<b>Service Standards</b>	the service standards set out in Schedule 4.
<b>Services</b>	means: <ol style="list-style-type: none"><li>1 the provision of Water Services; and</li><li>2 any other services (including goods) which the Purchaser agrees in writing to purchase from the Supplier.</li></ol>
<b>Site Address</b>	the address described in Item 3 of Schedule 1.
<b>Sub-lease</b>	sub-lease registered number [•]. <i>[ Note – this is the RWP lease of the RWP Lot]</i>
<b>Supply Agreement</b>	an agreement by the Supplier to supply Recycled Water from and/or collect Wastewater to the Plant to a third party.
<b>Supply Period</b>	the period commencing on the Commencement Date and ending on the End Date.
<b>Sydney Water</b>	Sydney Water Corporation, a State owned corporation constituted under the <i>State Owned Corporations Act 1989</i> and operating under the

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## 30 Definitions and Interpretation

<b>Term</b>	<b>Meaning</b>
<b>Corporation</b>	Sydney Water Act 1994.
<b>Tax</b>	means: <ol style="list-style-type: none"><li>1 any tax (including a goods and services tax and any valued added tax), levy, charge, impost, duty (including import and customs), tariff, excise, fee, deduction, compulsory loan or withholding; or</li><li>2 any income, stamp, indirect or transaction duty, tax or charge, which is assessed, levied, imposed or collected by any governmental agency, or other body authorised by law to impose that Tax and includes any interest, fine, penalty, charge, fee or other amount imposed on or in respect of any of the above.</li></ol>
<b>Term</b>	the term of this Agreement as defined in clause 2.
<b>Wastewater</b>	any water, and the substances in it, including human waste, ingredients or products used in cooking or cleaning or for other purposes (commonly associated with a residential building) produced in the Site Address and which may be permitted by Law and the Regulatory Requirements, for discharge to sewer from sinks or drains within the Site Address.
<b>Wastewater Service Charge</b>	the service charge payable in respect of Wastewater by the Purchaser to the Supplier determined in accordance with this Agreement.
<b>Wastewater Unit Rate</b>	the dollar rate per kL of Wastewater collected by the Supplier that is payable by the Purchaser to the Supplier as determined in accordance with this Agreement.
<b>Wastewater Usage Charge</b>	has the meaning given in Schedule 3.
<b>Water Services</b>	each of: <ol style="list-style-type: none"><li>1 the delivery of Recycled Water to the Site Address;</li><li>2 the collection of Wastewater from the Site Address; and</li><li>3 the provision of Metering Services at the Site Address.</li></ol>
<b>WICA</b>	the <i>Water Industry Competition Act 2006</i> (NSW).

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## Schedules

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## Schedule 1

### Reference Schedule

*[Note: to be agreed prior to execution.]*

Item	Description	Clause Reference	Details
1	Address for Accounts	Defined terms	{tbc}
2	End Date	Defined terms	The fiftieth anniversary of the Commencement Date of the first Supply Agreement.
3	Site Address	Defined terms	{insert site address}
4	Payment Term	Defined terms	30 days
5	Maximum Daily Allocation	Defined Terms	{•} kL
6	Minimum Daily Entitlement	Defined terms	{•} kL
7	Conditions Precedent	1.1	<i>{insert date by which CPs must be satisfied or waived.}</i>
8	Technical Details	3.7	The water sources the Supplier derives Recycled Water from: {•} The rate at which Recycled Water is to be available for supply to the Site Address: {•} The minimum pressure at which Recycled Water is to be supplied: {•} The rate at which Wastewater may be discharged into the Barangaroo Water Network from the Site Address: {•}

Contact details for Notices – clause 26

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Schedule 1 Reference Schedule

**Supplier**

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Nominated Agent

TBA

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**Purchaser**

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Nominated Agent

TBA

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## Schedule 2

### Delivery Point and Collection Point

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*[Note: diagrams to be provided prior to execution.]*

**Part A – Delivery Point**

**Part B – Collection Point**

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## Schedule 3

### Charges

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#### 1 Purchaser must pay the Charges

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##### 1.1 What are the Charges?

- (a) The Charges are:
  - (1) the Charges; and
  - (2) any other charge agreed in writing between the Supplier and the Purchaser for Services provided by the Supplier under this Agreement including the charges detailed in clause 3 of this Schedule 3.
- (b) The Charges consist of the aggregate of the following:
  - (1) Recycled Water Service Charge;
  - (2) Recycled Water Use Charge
  - (3) Wastewater Service Charge;
  - (4) Water Service Charge; and
  - (5) Water Use Charge.
- (c) Clause 3 of this Schedule contains the definitions which set out how the Charges, and their respective constituent components, are calculated.
- (d) The Charges are exclusive of any GST or other relevant Taxes that may be imposed from time to time.
- (e) If any rate set out in this Schedule is subject to government regulation or approval (including by IPART) and the application of the relevant government regulation or approval results in the relevant rate being varied, then this Schedule must be applied as if it referred to the relevant rate as varied by the application of the relevant government regulation or approval.

##### 1.2 Purchaser must pay estimated Charges

- (a) The Purchaser must pay instalments of the Charges as estimated and notified by the Supplier or the relevant energy provider to the Purchaser under clause 2 of this Schedule 3 in advance on the first day of the Supply Period and on the first Business Day of every month during the Supply Period.
- (b) The Supplier and the Purchaser must make any necessary adjustments between the estimated Charges paid by the Purchaser and the actual Charges payable by the Purchaser in accordance with clause 2 of this Schedule 3 at least once each year and upon the End Date.
- (c) The Supplier will estimate the Charges referred to in clause 2 of this Schedule 3 in accordance with any applicable Regulatory Requirements and the Charges may also be estimated by reference to prior billing history or any other criteria the Supplier reasonably considers is relevant in consultation with the Purchaser.



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Schedule 3 Charges

## 1.3 Purchaser to provide information

The Purchaser must provide the Supplier on demand with all information the Supplier reasonably requires the Purchaser to provide in order to assist the Supplier to calculate the Charges (including online access to the Purchaser's Meters as necessary).

## 2 Estimates of Charges, statements and adjustments

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- (a) At least one month before the start of each Financial Year during the Supply Period and one month before the start of the Supply Period during the first year of this Agreement, the Supplier must notify the Purchaser of the Supplier's estimate in good faith of the Charges for that Financial Year or balance of that Financial Year.
- (b) Within three (3) months after the end of each Financial Year, the Supplier must give the Purchaser a statement of the actual Charges for the preceding Financial Year (**Preceding Year**) (**Annual Reconciliation Statement**). The Annual Reconciliation Statement must contain or indicate:
  - (1) the amount paid by the Purchaser by way of estimated Charges for Services consumed and any other services provided by the Supplier during the Preceding Year;
  - (2) the amount of the Charges for Services provided and any other services provided by the Supplier for the Preceding Year, calculated in accordance with this Schedule; and
  - (3) the balance of the Charges payable by the Purchaser (or any over payment to be credited or refunded to the Purchaser).
- (c) Unless the Supplier or the Purchaser gives the other notice detailing a numerical or other error in the Annual Reconciliation Statement within one (1) month of its service, then (subject to clause [2(d)] of this Schedule) within twenty (20) Business Days after the Purchaser receives a statement under clause [2(b)] of this Schedule:
  - (1) the Purchaser must pay the Supplier the balance (if any) of the Charges shown as payable by the Purchaser in the Annual Reconciliation Statement; or
  - (2) the Supplier must credit the overpayment (if any) of the Charges to the Purchaser's account (or refund the overpayment if no other money is payable to the Supplier) as shown in the Annual Reconciliation Statement.
- (d) If the Supplier or the Purchaser gives notice under clause [2(c)] of this Schedule, a further Annual Reconciliation Statement (complying with clause [2(b)]) must be given. Clause [2(c)] applies to the further Annual Reconciliation Statement.

## 3 Defined terms and interpretation

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### 3.1 Defined terms

- (a) **Charges** has the meaning given in clause 1.1(a) of this Schedule.

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## Schedule 3 Charges

- (b) **Financial Year** has the meaning given in clause 30 of this Agreement.
- (c) **IPART** means the Independent Pricing and Regulatory Tribunal of New South Wales, or such other body as replaces it from time to time.
- (d) **Recycled Water Service Charge (RWSC)** means the Recycled Water Service Charge for the relevant Financial Year payable by the Purchaser (calculated on a full year basis) being the aggregate of all metered usage at the Site Address having regard to the published quarterly Reference Charges for the relevant Financial Year applicable to the relevant meter size for the recycled water service located at the Site Address.
- (e) **Recycled Water Use Charge** means the following, being the Recycled Water Use Charge for the relevant Financial Year payable by the Purchaser (calculated on a full year basis):
  - A = B x C
  - where:
  - A = Recycled Water Use Charge
  - B = Recycled Water Use Charge (RWUC) unit rate per kilolitre (kL) in accordance with the relevant Reference Charge (Ref 2A)
  - C = aggregate of all metered usage at the Site Address measured in kilolitres (kL) for the relevant Financial Year.
- (f) **Reference Charges** means the published Service Charges and Usage Charges from Sydney Water Corporation as determined from time to time by IPART. The following are examples of residential water charges current as at the date indicated:
  - (1) **Recycled Water Service Charge (Ref 1A)** Reference Charge shall be equal to the Home Bush Bay Recycled Water Service Charge  
By example: published Service Charges 2012-13 (effective 1 July 2012)
 

Jul-Sep Qtr	Oct-Jun Qtr
\$8.78	\$8.76
  - (2) **Recycled Water Use Charge (Ref 2A)** Reference Charge shall be equal to the Home Bush Bay Recycled Water Use Charge calculated on metered usage  
By example: published Service Charges 2012-13 (effective 1 July 2012)
 

\$1.98/kL
-----------
  - (3) **Wastewater Service Charge (Ref 3A)** Reference Charge shall be equal to the Wastewater Service Charge  
By example: published Service Charges 2012-13 (effective 1 July 2012)
 

Each Qtr \$138.77
-------------------
  - (4) **Water Service Charge (Ref 4A)** Reference Charge shall be equal to the Water Service Charge  
By example: published Service Charges 2012-13 (effective 1 July 2012)
 

Own Meter Charge	Each Qtr	\$33.78
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## Schedule 3 Charges

- (5) **Water Use Charge (Ref 5A)** Reference Charge shall be equal to the Water Use Charge

By example: published Water Use Charge 2012-13 (effective 1 July 2012)

\$2.13/kL

- (g) **Wastewater Service Charge (WWSC)** means the Waste Water Service Charge for the relevant Financial Year payable by the Purchaser (calculated on a full year basis) being the aggregate of all metered usage at the Site Address having regard to the published quarterly Reference Charges for the relevant Financial Year applicable to the relevant meter size for the wastewater service located at the Site Address.
- (h) **Water Use Charge (WUC)** means the following, being the Water Use Charge for the relevant Financial Year payable by the Purchaser (calculated on a full year basis):
- A = B x C
- where:
- A = Water Use Charge
- B = Water Use Charge (WUC) unit rate per kilolitre (kL) in accordance with the Reference Charges
- C = aggregate of all metered usage at the Site Address measured in kilolitres (kL) for the relevant Financial Year.
- (i) **Water Service Charge (WSC)** means the Water Service Charge for the relevant Financial Year payable by the Purchaser (calculated on a full year basis) being the aggregate of all metered usage at the Site Address having regard to the published quarterly Reference Charges for the relevant Financial Year applicable to the relevant meter size for wastewater service located at the Site Address.

## 4 Overriding clause

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- (a) Notwithstanding anything else set out in this Schedule the Supplier may vary any charge referred to in this Schedule to reflect any additional charges which may affect utility prices from time to time.
- (b) In this clause, "charge" includes assessments, charges, costs, duties, expenses, fees, levies, rates, taxes and outgoings.

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## Schedule 4

### Service Standards

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All applicable Regulatory Requirements.

Regulatory Requirements has the meaning given in clause 30 of this Agreement, being:

'all legislation, rules, regulations, codes, and orders in council, licences, proclamations, directions or standards that are relevant to the supply, sale or purchase of the Water Services and Services that do not include the Water Services in New South Wales.'

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## Schedule 5

### Power Purchase Agreement and Licence Deed

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## Agreement

### Power purchase agreement

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Lend Lease Recycled Water (Barangaroo South) Pty  
Limited

[Residential Building Owner]

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## Power purchase agreement

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Date ▶

Between the parties

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<b>Seller</b>	<b>Lend Lease Recycled Water (Barangaroo South) Pty Limited</b> ABN 30158168686 of [TBA] (Seller)
---------------	---

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<b>Buyer</b>	<b>[Residential Building Owner]</b> ABN [•] of TBA (Buyer)
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<b>Recitals</b>	The Seller has agreed to sell to the Buyer and the Buyer has agreed to buy from the Seller a supply of Electricity in the quantities and on the terms set out in this agreement.
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The parties agree as follows:

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## 1 Definitions, interpretation and agreement components

---

### 1.1 Definitions

The meanings of the terms used in this agreement are set out below.

Term	Meaning
<b>Average Spot Price</b>	an average over the previous 12 months of the load weighted average monthly spot price of electricity in NSW published by the Australian Energy Market Operator.
<b>Billing Period</b>	the period specified in Schedule 1.
<b>Business Day</b>	a day on which trading banks are open for business in New South Wales, excluding a Saturday, Sunday or public holiday.
<b>Buyer's Address</b>	the address specified in Schedule 1.
<b>Cabling</b>	has the meaning given in the Licence Agreement.
<b>Call Option</b>	has the meaning given to in the Security of Supply Deed.
<b>Call Option Completion Date</b>	has the meaning given in the Security of Supply Deed.
<b>Charges</b>	any charges payable by the Buyer under this agreement including the Electricity Charge, the Regulated Charge, the Connection Charge, the Metering Charge and the Environmental Charge.
<b>Confidential Information</b>	has the meaning given in clause 15.1(a).
<b>Connection Charge</b>	means the charges incurred by the Seller in relation to the connection of the Supply Address to the PV Cells plus any reasonable administrative costs.
<b>Consequential Loss</b>	<ul style="list-style-type: none"><li>in the case of loss or damage resulting from a breach of contract – indirect, remote or unforeseeable loss including loss of profits, loss or denial of opportunity, loss of access to markets, loss of goodwill, loss of business, loss of business reputation, future reputation or publicity, damage to credit rating, loss of use or any other similar loss occasioned by that breach, whether or not in the reasonable contemplation of the parties at the time of</li></ul>

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Term	Meaning
	<p>execution of this agreement as being a probable result of the relevant breach; and</p> <ul style="list-style-type: none"><li>in the case of loss or damage arising from any tort (including negligence) indirect, remote or unforeseeable loss, and in the case of pure economic loss, loss not flowing directly from the commission of the tort.</li></ul>
<b>Consumer Law</b>	means Schedule 2 of the Competition and Consumer Act 2010 (Cth) and the corresponding provisions of the New South Wales consumer protection laws.
<b>CPI Adjustment Factor</b>	<p>the greater of 1 and the amount calculated as follows per annum from the Start Date:</p> $A = B/C$ <p>where:</p> <p>A = the CPI Adjustment Factor for the relevant year;</p> <p>B = the Consumer Price Index (All Groups) for Sydney last published prior to the beginning of the relevant year;</p> <p>C = the Consumer Price Index (All Groups) for Sydney last published prior to the beginning of the previous year.</p>
<b>Dispute Notice</b>	has the meaning given in 8.6(a).
<b>Electricity</b>	electrical power generated by the PV Cells and supplied by the Seller to the Buyer at the Point of Supply.
<b>Electricity Charge</b>	<p>the charges for each kilowatt hour of Electricity consumed by the Buyer at the Supply Address under this agreement, which:</p> <ul style="list-style-type: none"><li>at the Start Date is the amount specified in Schedule 1; and</li><li>is adjusted annually in accordance with clause 6.3.</li></ul>
<b>Encumbrance</b>	<p>an interest or power:</p> <ul style="list-style-type: none"><li>reserved in, or over, an interest in any asset, including any retention of title; or</li><li>created or otherwise arising in, or over, any interest in any asset, under a bill of sale, mortgage, charge, lien, pledge, trust or power;</li></ul> <p>by way of security for the payment of a debt or any other monetary obligation, or the performance of any other obligation, and includes any agreement to grant or create any of the above and Encumber has a corresponding meaning.</p>
<b>End Date</b>	the date specified in Schedule 1.

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Term	Meaning
<b>Environmental Charge</b>	the aggregate of the: <ol style="list-style-type: none"><li>1 REC Rate multiplied by the Electricity consumed by the Buyer at the Supply Address under this agreement; and</li><li>2 [others].</li></ol>
<b>Force Majeure Event</b>	any event beyond the reasonable control of the parties, including: <ul style="list-style-type: none"><li>• any act of God;</li><li>• fire, explosion, flood or bad weather, storm, lightning, epidemic;</li><li>• war, revolution, outbreak of hostilities, riot, civil disturbance, acts of terrorism or any other unlawful act against public order or authority;</li><li>• theft, malicious damage, strikes, lock outs or industrial action of any kind;</li><li>• the act of a Government Agency (including refusal or revocation of a licence or consent); and</li><li>• any failure or delay in obtaining necessary licences or authorisations,</li></ul> but does not include lack of or inability to use funds for any reason.
<b>Government Agency</b>	any government or governmental, administrative, monetary, fiscal or judicial body, department, commission, authority, tribunal, government Minister, agency or entity in any part of the world.
<b>Green Products</b>	means any right, credit, certificate, interest, entitlement, incentive, compensation, claim or benefit created by or recognised or arising under any Law, or which may become available under any Law to an owner or operator of any facility for the generation of Electricity and relates directly or indirectly to renewable energy, any emission trading scheme, any carbon pollution reduction scheme or any greenhouse gas abatement scheme, including any small scale or large scale renewable energy certificate under the Renewable Energy (Electricity Act) 2000.
<b>GST</b>	has the same meaning as in the GST Act and includes any replacement or subsequent similar tax.
<b>GST Act</b>	the A New Tax System (Goods and Services Tax) Act 1999 (Cth).
<b>Increased Cost Event</b>	<ul style="list-style-type: none"><li>• the imposition of, or change in the rate or basis of calculation of, any Taxes as a result of changes in Laws;</li><li>• the incurring of any liability to the Seller because of an introduction or change in a Law; or</li><li>• any increase in the costs or expenses incurred or payable by the Seller in connection with or as a result of the supply of Electricity to the Buyer under this agreement including as a result of changes in any environmental Laws.</li></ul>

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Term	Meaning
<b>Interest Rate</b>	on any day means 2% per annum plus the arithmetic mean of the bid rates shown at or about 10.30am (Sydney time) on the Reuters BBSW page (or any page or service which replaces it) for bills of exchange with a tenor of 90 days on that day.
<b>kWh</b>	kilowatt hours.
<b>Laws</b>	statutory Laws and all other laws from which legal obligations may arise.
<b>Licence Agreement</b>	the deed of licence for photovoltaic cells between the Buyer (as licensor) and the Seller (as licensee) dated [•].
<b>Loss</b>	subject to clause 11, any claim, action, damage, loss, liability, cost, charge, expense, diminution in value or deficiency of any kind or character that any party pays, suffers or incurs or is liable for, including: <ul style="list-style-type: none"><li>▪ all interest and other amounts payable to third parties; and</li><li>▪ all legal (on a full indemnity basis) and other expenses incurred in connection with investigating or defending any claim or action, whether or not resulting in any liability and all amounts paid in settlement of a claim or action.</li></ul>
<b>Metering Charge</b>	the reasonable costs of providing, installing and maintaining the Metering Facilities provided by the Seller.
<b>Metering Facilities</b>	the meters and associated equipment to be utilised for the measurement of Electricity for determining payment under this agreement as referred to in clause 3.
<b>Notice</b>	has the meaning given in clause 15.5.
<b>Officer</b>	in relation to a party, a director, secretary, general manager or other duly authorised officer for the time being of that party.
<b>Other Charges</b>	any other charges which the Seller is charged or incurs as a result of supplying Electricity under this agreement including any other costs incurred in complying with any Laws relating to greenhouse gas reduction or other environmental initiatives that are not already captured.
<b>Payment Period</b>	has the meaning given in clause 8.4.
<b>Planned Interruptions</b>	an interruption in the delivery or acceptance of Electricity which: <ul style="list-style-type: none"><li>▪ is scheduled for the purposes of repair, maintenance and testing of the PV</li></ul>

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Term	Meaning
	<p>Cells or Cabling, as the case may be; and</p> <ul style="list-style-type: none"><li>• has been notified in advance to the Buyer.</li></ul>
Point of Supply	the point(s) described in the Licence Agreement.
PV Cells	has the meaning given in the Licence Agreement.
REC Rate	has the meaning given in Schedule 1.
Regulated Charge	any amounts (if any) payable by the Seller for any charges imposed by Law or any other Government Authority in relation to the delivering Electricity under this agreement.
Security of Supply Deed	means the Recycled Water – Security of Supply Deed between the Seller, [insert Seller Holdco] and Barangaroo South Infrastructure Stakeholder Pty Limited.
Seller's Address	the address specified in Schedule 1.
Start Date	the date specified in Schedule 1.
Statutory Laws	<p>all of the following sources of legal rights and obligations, whether now in existence or coming into existence in the future:</p> <ul style="list-style-type: none"><li>• Acts of the Parliament;</li><li>• codes of practice, guidelines, directions, orders and requirements of any Government Agencies empowered to issue the same under any such Act; and</li><li>• the requirements imposed under any licence or authority issued under any such Act.</li></ul>
Supply Address	the premises at which Electricity is to be supplied as specified in [ ].
Tax	<ul style="list-style-type: none"><li>• a tax, levy, charge, impost, duty, fee, deduction, compulsory loan or withholding; or</li><li>• income, stamp or transaction duty, tax or charge,</li></ul> <p>other than GST, that is or may be at any time assessed, levied, imposed or collected by a Government Agency (other than in respect of the assessable income of the Seller) and includes interest, fines, penalties, charges, fees or other amounts imposed on or in respect of any of the above.</p>

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Term	Meaning
<b>Tax Invoice</b>	the invoice issued pursuant to clause 8.3.
<b>Term</b>	the term of the this agreement as determined according to clause 4.
<b>Unplanned Interruptions</b>	any interruption in the delivery of Electricity which is not a Planned Interruption and is not otherwise excused under this agreement.
<b>Variation Notice</b>	has the meaning given in clause 6.2(b).
<b>Variation Date</b>	has the meaning given in clause 6.2(b)(3).
<b>Wilful Default</b>	any act or omission done or omitted to be done with deliberate or reckless disregard to foreseeable, harmful and avoidable consequences which is not an act or omission done or omitted to be done in good faith.

## 1.2 Interpretation

In this agreement:

- (a) Headings and bold type are for convenience only and do not affect the interpretation of this agreement.
- (b) The singular includes the plural and the plural includes the singular.
- (c) Words of any gender include all genders.
- (d) Other parts of speech and grammatical forms of a word or phrase defined in this agreement have a corresponding meaning.
- (e) An expression importing a person includes any company, partnership, joint venture, association, corporation or other body corporate and any Government Agency as well as an individual.
- (f) A reference to any thing (including any right) includes a part of that thing but nothing in this clause 1.2 implies that performance of part of an obligation constitutes performance of the obligation.
- (g) A reference to a clause, party, schedule, attachment or exhibit is a reference to a clause of, and a party, schedule, attachment or exhibit to, this agreement.
- (h) A reference to any legislation includes all delegated legislation made under it and amendments, consolidations, replacements or re-enactments of any of them.
- (i) A covenant or agreement on the part of 2 or more persons binds them jointly and severally.
- (j) A reference to a document includes all amendments or supplements to, or replacements or novations of, that document.
- (k) A reference to any licence, includes the licence as varied or replaced.
- (l) A reference to a body, other than a party to this agreement (including, an institute, association or authority), whether statutory or not:



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- (1) which ceases to exist; or
  - (2) whose powers or functions are transferred to another body,
- is a reference to the body which replaces it or which substantially succeeds to its powers or functions.

- (m) A reference to time is to local time in Sydney.
- (n) A reference to currency is a reference to Australian currency and all amounts payable under this agreement must be paid in Australia in Australian currency.
- (o) Terminology used to describe units will be, unless otherwise stated, in accordance with Australian Standard AS1000 1998 'The International System of Units (SI) and its Application', the National Measurement Act 1960 (Cth) and Australian Standard AS/NZS1376 1996 'Conversion Factors'.
- (p) No provision of this agreement will be construed adversely to a party solely on the ground that the party was responsible for the preparation of this agreement or that provision.

### 1.3 Interpretation of inclusive expressions

Specifying anything in this agreement after the words 'include' or 'for example' or similar expressions does not limit what else is included.

## 2 Supply of Electricity

---

### 2.1 Initial connection

The Buyer consents to, and agrees to do anything reasonably required by the Seller to enable, the Seller to take all necessary steps to supply Electricity generated by the PV Cells to the Supply Address including:

- (a) accessing the Supply Address; and
- (b) installing Metering Facilities to measure Electricity consumption at the Supply Address.

### 2.2 Access to Supply Address

The Buyer must provide the Seller with safe, convenient and unhindered access to the Supply Address and Metering Facilities for the purposes of this agreement, if the Seller has:

- (a) given the Buyer at least 10 Business Days Notice, in the ordinary course of events; or
- (b) attempted to contact the Buyer prior to entry, in the case of an emergency.

### 2.3 Purchase of Electricity

Except as otherwise permitted under this agreement the Buyer must purchase from the Seller all the Electricity generated by the PV Cells and supplied to the Supply Address.

### 2.4 Entitlement and risk

- (a) The Seller must deliver Electricity to the Buyer at the Point of Supply.
- (b) Entitlement to and risk in all Electricity delivered by the Seller passes from the Seller to the Buyer at the Point of Supply.

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## 2.5 Warranties and representations

The Seller provides no guarantees, representations or warranties in relation to:

- (a) its ability to supply Electricity under the terms of this agreement; or
- (b) the quality of the Electricity supplied under this agreement.

## 3 Metering Facilities

---

- (a) The Seller will provide, own and maintain the Metering Facilities.
- (b) The Seller may carry out maintenance and replacement of the Metering Facilities as the Seller deems necessary.

## 4 Term

---

The Term of this agreement commences on the Start Date and will end on the earlier of:

- (a) the End Date; or
- (b) the date this agreement is terminated in accordance with the terms of this deed.

## 5 Interruptions

---

### 5.1 Planned Interruptions

- (a) At the sole discretion of the Seller, Planned Interruptions (with total shutdown) will be performed by the Seller.
- (b) The dates and times chosen for Planned Interruptions must be arranged between the Seller and the Buyer as far as possible in advance. In any event, the Seller must inform the Buyer at least [20 Business Days] in advance of Planned Interruptions.

### 5.2 Unplanned Interruptions

Whenever the Seller becomes aware that an Unplanned Interruption may occur, the Seller must advise the Buyer of that as soon as reasonably possible (which notice may be given after the Unplanned Interruption).

## 6 Charges

---

### 6.1 Charges

During the Term, the Buyer must pay to the Seller:

- (a) the Electricity Charge multiplied by the amount of Electricity supplied under this agreement;

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- (b) any Connection Charge;
  - (c) the Metering Charge;
  - (d) the Environmental Charge;
  - (e) any Regulated Charge; (if any) and
  - (f) any Other Charges,
- in each case in accordance with 8.

## 6.2 Variation of Charges

- (a) Any or all of the Charges payable by the Buyer under this agreement can, at the Seller's sole discretion, be adjusted as a result of an Increased Cost Event.
- (b) To vary any or all of the Charges, the Seller shall issue a Notice to the Buyer (**Variation Notice**) which details:
  - (1) the proposed variation;
  - (2) in the case of a variation resulting from an Increased Cost Event, a description of that event; and
  - (3) the date from which the variation will take effect (**Variation Date**), which must not be more than 30 Business Days from the date of the Variation Notice.

## 6.3 Variation of Electricity Charge

- (a) The Electricity Charge will be automatically adjusted by the Seller on annual basis from the Start Date:
  - (1) for any increase is the Average Spot Price; and
  - (2) by the CPI Adjustment Factor.
- (b) Notwithstanding any other provision of this agreement, the Electricity Charge must not exceed the Maximum Allowable Amount.

## 7 Green Products

---

To the extent possible under Law, entitlement to and risk in the Green Products created or able to be created in connection with the PV Cells rest with the Seller.

## 8 Invoicing and payment

---

### 8.1 Calculation of actual usage

- (a) At the end of each Billing Period a reading of the Metering Facilities is to be taken by the Seller.
- (b) Subject to this clause 8, the reading will be conclusive evidence of the amount of Electricity supplied to the Buyer at the Supply Address during the Billing Period.

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## 8.2 Calculation of charges by estimated usage

- (a) If the Metering Facilities fails to register the consumption of Electricity by the Buyer for a Billing Period, the Seller may charge the Buyer for the Buyer's estimated consumption over the Billing Period as estimated by the Seller, acting reasonably.
- (b) The Seller's estimate of the Buyer's consumption under clause 8.2(a) will be made in accordance with applicable Laws and generally accepted industry practice.

## 8.3 Invoicing procedure

- (a) After the end of each Billing Period, the Seller must invoice the Buyer for the Charges, by issuing a Tax Invoice, to the Buyer at the Buyer Address or to such other address as the Buyer may by written Notice, nominate for invoicing from time to time.
- (b) The Tax Invoice will include the Charges for the most recent billing period, including any amounts varied in accordance with clause 6.2, clause 6.3 and any amounts outstanding from a previous Tax Invoice (unless that amount is subject to a bona fide dispute under clause 8.4).

## 8.4 Payment of invoices

- (a) Within 15 Business Days of the date of the Tax Invoice issued by the Seller pursuant to clause 8.3 (Payment Period), the Buyer must pay the Seller the amount specified in the Tax Invoice.
- (b) Without prejudice to the Seller's rights under this agreement, if the Buyer fails to pay any amount due by it under this agreement on the due date for payment, the Buyer will pay interest to the Seller on that amount at the Interest Rate.

## 8.5 Review by the Seller

The Seller may review a Tax Invoice at any time to determine if the Buyer has been undercharged or not charged for the services provided under this agreement. If the Buyer has been undercharged or not charged then these amounts will be billed to the Buyer as soon as reasonably practicable after the Seller has determined the amount undercharged or not charged to the Buyer.

## 8.6 Disputed invoices

- (a) If the Buyer disputes any amount set out in a Tax Invoice issued under clause 8.3, the Buyer must pay the undisputed portion (if any) in accordance with this agreement and must, prior to the expiry of the Payment Period, give Notice to the Seller that it disputes the amount and provide full details of the dispute (Dispute Notice).
- (b) On receipt of a Dispute Notice the Seller will review the Tax Invoice and if necessary correct any errors identified and submit an updated Tax Invoice.
- (c) If after the Seller reviews the Tax Invoice, in accordance with clause 8.6(b), a dispute continues the dispute must be referred to the [Insert name of relevant person] (or to such person's nominee) of the Seller and the [Insert name of relevant person] of the Buyer (or to that person's nominee) to resolve the dispute.
- (d) If within 10 Business Days of the giving of the Dispute Notice those persons do not reach agreement and resolve the dispute, the dispute must be referred by the parties to an expert for determination in accordance with, and subject to, The Institute of Arbitrators & Mediators Australia Expert Determination Rules.

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- (e) Any amount withheld by the Buyer under clause 8.6(a) but subsequently found to have been payable by the Buyer attracts interest calculated daily at the Interest Rate from the expiry of the Payment Period until the date that payment is made.
- (f) The parties agree to use all reasonable efforts in good faith to resolve any dispute under this clause 8.6.

## 9 Goods and Services Tax (GST Exclusive Prices)

---

The amount payable for any supply under this agreement is to be increased by the amount of any GST payable on that supply. The party seeking payment must provide a Tax Invoice (or any other thing required under any legislation) at the time, and in the form, required by the relevant legislation.

## 10 Force Majeure

---

- (a) If a party is prevented from performing its obligations in whole or in part under this agreement by a Force Majeure Event, performance of those obligations is suspended to the extent that performance is prevented by the Force Majeure Event. The occurrence of a Force Majeure event does not relieve a party from any obligation under this agreement to pay any money.
- (b) A party claiming the benefit or protection of clause 10(a) must:
  - (1) give Notice to the other party of the occurrence and circumstances in respect of which the claim arises as soon as it becomes aware of the Force Majeure event occurring;
  - (2) use all reasonable endeavours to overcome the event of Force Majeure; and
  - (3) resume performance in full of its obligations under this agreement as soon as reasonably practicable.
- (c) [If due performance of any obligation under this agreement is prevented for more than 6 months in aggregate by reason of a Force Majeure Event then either party may after that period, provided it has complied with clauses 10(a) and 10(b), terminate this agreement by giving not less than 30 days Notice in writing to the other party, without prejudice to any antecedent rights.]

## 11 Limitation of liability

---

### 11.1 Limitation of liability

The Buyer agrees that the Seller will not be liable for any Loss suffered or sustained by the Buyer arising from the failure by the Seller to supply Electricity in accordance with this agreement or an interruption of or disturbance or fluctuation in that supply of Electricity if that failure, interruption, disturbance or fluctuation is due to the act or omission of any third party or other circumstances beyond the reasonable control of the Seller.

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## 11.2 Exclusion of Consequential Loss

The Seller shall not be liable to the Buyer for any Consequential Loss arising out of performance of this agreement, any failure to comply with this agreement, in contract, tort or otherwise.

## 11.3 Terms Implied by Law

To the extent permitted by Law, all guarantees, warranties, conditions and undertakings of the Seller implied by Law are excluded from this agreement and if the Buyer is a Consumer (as that term is defined under Consumer Law):

- (a) clauses 11.1 and 11.2 do not apply to limit any liability of the Seller for failure to comply with any warranty, guarantee, condition or undertaking applicable to this agreement under Consumer Law;
- (b) any liability the Seller has to the Buyer under the Consumer Law that cannot be excluded but can be limited is (at the Seller's option) limited to:
  - (1) providing equivalent goods or services provided under this agreement to the Supply Address;
  - (2) repairing the goods;
  - (3) paying the Buyer the cost of replacing the goods or services provided under this agreement to the Supply Address, or of acquiring equivalent goods or services; or
  - (4) paying the cost of having the goods repaired.

## 12 Indemnity

---

The Buyer indemnifies the Seller, and will keep the Seller indemnified, against any Loss which arises from, or in connection with, the supply of Electricity to, or use of Electricity by the Buyer at, the Supply Address or otherwise, where the Loss is caused or contributed to by:

- (a) any negligent act or omission by the Buyer;
- (b) any Wilful Default of the Buyer; or
- (c) the Buyer's failure to comply with any obligations under or in connection with this agreement.

## 13 Transfer and Assignment

---

### 13.1 Sale of Supply Address

- (a) If the Buyer sells the Supply Address or any building located on the Supply Address to a third party, the contract relating to that sale must provide that the purchaser will enter into a deed with the Seller which preserves the Seller's rights and obligations as contained in this agreement.
- (b) The Seller will enter into such deeds of assignment or novation as is necessary to give effect to clause 13.1(a).

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## 13.2 Transfer and assignment by the Seller

- (a) The Seller may transfer its rights, or rights and liabilities under this agreement without the consent of the Buyer in the event of a change of control or a change of ownership of the PV Cells and the Cabling.
- (b) The Buyer will enter into such deed of assignment or novation as is necessary to give effect to clause 13.2(a).

## 13.3 Transferee's details to be provided

The party seeking to sell, assign or transfer its interest under this agreement must provide the other party with reasonable details of the Transferee at a reasonable time prior to the proposed date of assignment of the party seeking to sell, assign or transfer its interest.

## 13.4 Encumbrances

The Buyer may not Encumber its interest in this agreement without the Seller's prior written consent, which consent is not to be unreasonably withheld.

## 14 Termination

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This agreement terminates automatically:

- (a) if the Licence Agreement terminates; or
- (b) on the Call Option Completion Date, if the Call Option has been exercised.

## 15 General

---

### 15.1 Confidentiality

- (a) Except as otherwise provided in this agreement, all information obtained by a party orally, or in writing or in disk or electronic form relating in any way, directly or indirectly, this agreement and the sale of Electricity and provision of services under this agreement (including the terms of this agreement), which is not in the public domain (or which is in the public domain, but only as a consequence of a breach of this clause 15.1) (**Confidential Information**) will be kept confidential. Neither party will disclose Confidential Information to third persons without the prior written consent of the other party, provided that each party will be entitled to disclose to:
  - (1) Its consultants, auditors and insurers and any of its Related Bodies Corporate under similar conditions of confidentiality;
  - (2) the distributor and/or transmission service providers if the information relates to the distribution network or the transmission network operational or pricing matters;
  - (3) if required by Law, the regulatory requirements or the rules of a stock exchange on which a party's shares are listed.
- (b) The Buyer authorises the Seller to disclose metering data relating to the Supply Address (the data) to any counterparty of agreements the Seller enters into to manage the

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financial side of selling electricity (the recipient) provided that the only identifier for the data disclosed is the NMI(s) at the meter(s) for the Supply Address and such disclosure is made on the basis that the recipient will maintain the confidentiality of the data.

- (c) Where the Seller is supplying Green Products, the Buyer acknowledged that the Seller may for the purposes of its activities as a retailer of Green Products, acquire information (including information of a confidential or sensitive nature) relating to the buyer. The Buyer hereby consents, during the Term of this agreement, to the Seller disclosing all or any information where the Seller reasonably considers that such disclose is necessary to protect the safety or security of any person or any property and for use to comply with any law or any contract to which we are a party and which related directly to the sale of supply of Green Products to the Buyer.
- (d) The provisions of this clause 15.1 continue to bind a party, notwithstanding that it may have ceased to be a party to this agreement, and will continue to apply for a period of three (3) years after the termination of this agreement.

## 15.2 No waiver

The Seller does not waive any of its rights by the acceptance of any payments outstanding under this agreement or by any delay in the exercise of any rights under this agreement.

## 15.3 Governing law and jurisdiction

- (a) This agreement is governed by the Laws in force in the New South Wales.
- (b) Each party irrevocably submits to the exclusive jurisdiction of the courts of New South Wales.

## 15.4 Severability

If any part of this agreement is or becomes for any reason invalid or unenforceable at law, that part of this agreement is deemed to be severed from this agreement without affecting the remainder of this agreement and the remainder of this agreement continues to be valid and enforceable.

## 15.5 Notices

- (a) Any notice or other document to be given by the Buyer under this deed is valid and effectual if signed by any director, attorney under power, manager, company secretary or other officer of the Buyer or the manager appointed by the Buyer from time to time.
- (b) Any notice or other document required to be given under this deed by the Buyer is sufficiently given to the Seller if forwarded to the Seller by prepaid security post addressed to [insert title and address][insert title and address], or as otherwise agreed in writing.
- (c) Any notice or other document to be given by the Seller under this deed is valid and effective if signed by any director, attorney under power, manager, company secretary or other officer of the Seller, and is sufficiently given to the Buyer if addressed to the manager of the Buyer from time to time and delivered to or sent by prepaid security post or facsimile transmission care of the manager's registered office in Sydney, New South Wales.
- (d) Any notice or other document or writing must be legible and in English.
- (e) A notice is regarded as being given by the sender and received by the addressee:

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- (1) if by delivery in person, when delivered to the addressee; and
- (2) if by post, 2 Business Days from and including the date of postage/on delivery to the addressee,

but if the delivery or receipt is on a day which is not a Business Day or is after 4.00pm (addressee's time) it is regarded as received at 9.00am on the following Business Day.

## 15.6 No interference

The Buyer must not damage or otherwise tamper or interfere with the Metering Facilities, the PV Cells or the Cabling.

## 15.7 Access to records

The Seller will make and retain all records relating to the supply of Electricity to the Supply Address as required by the applicable Laws. The Seller will provide, on reasonable notice at reasonable times at the cost of the Buyer, access by the Buyer to these records.

## 15.8 Costs

Each party must, at its own expense, do all things and execute all documents necessary to give full effect to this agreement and the transactions contemplated by it.

## 15.9 Further assurance

Each party agrees that it will perform, execute, acknowledge and deliver all such further acts, deeds and assurances as will be reasonably required for the purposes of or in connection with this agreement.

## 15.10 Rights on termination

Termination of this agreement pursuant to any clause is without prejudice to any accrued rights of the Seller or the Buyer under this agreement.

## 15.11 Relationship of the parties

Nothing in this agreement shall be considered or interpreted as giving rise to any fiduciary relationship or constituting the relationship of the parties as partnership, joint venture, lessor/lessee or association.

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## Schedule 1

### Billing Period

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<b>Seller</b>	<b>Lend Lease Recycled Water (Barangaroo South) Pty Limited</b> ABN 30 158 168 686 of [TBA]
<b>Seller's Address</b>	[•]
<b>Seller's Fax Number</b>	[•]
<b>Buyer</b>	<b>[Residential Building Owner]</b> ABN [•] of TBA
<b>Buyer's Address</b>	[•]
<b>Buyer's Fax Number</b>	[•]
<b>Supply Address</b>	<i>[to match the address in the Licence Agreement]</i>
<b>Start Date</b>	[•]
<b>End Date</b>	[•]
<b>Billing Period</b>	Monthly
<b>Electricity Charge</b>	[#] c/kWh + GST
<b>Environmental Charge</b>	
• <b>REC Rate</b>	[[#] c/kWh + GST

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## Signing page

Executed as an agreement

---

### Seller

Signed for  
**Lend Lease Recycled Water (Barangaroo South) Pty Limited**  
by its attorney

*sign here* ► \_\_\_\_\_  
Attorney

*print name* \_\_\_\_\_

in the presence of

*sign here* ► \_\_\_\_\_  
Witness

*print name* \_\_\_\_\_

---

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Signing page

**Buyer**

Signed for  
**[Residential Building Owner]**  
by its attorney

*sign here* ► \_\_\_\_\_  
Attorney

*print name* \_\_\_\_\_

in the presence of

*sign here* ► \_\_\_\_\_  
Witness

*print name* \_\_\_\_\_

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Deed

Barangaroo South – *[Insert Residential Building Reference]*

## Deed of licence for photovoltaic cells

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[Licensor]

[Licensee]

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## Deed of photovoltaic cells licence

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Date ▶

Between the parties

---

**Licensor**                      **[Licensor [Insert Owners Corporation Strata Plan #]]**  
ACN \*\*\* \*\* of [Licensor address]

---

**Licensee**                      **[Licensee]**  
ACN \*\*\* \*\* of [Licensee address]

---

**Recitals**

- 1 The Licensor is the lessee under the Lease.
- 2 The Licensor has agreed to grant and the Licensee has agreed to take a licence of the Licensed Area on the terms set out in this agreement.

---

This deed witnesses as follows:

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## 1 Definitions, interpretation and deed components

---

### 1.1 Definitions

The meanings of the terms used in this deed are set out below.

Term	Meaning
<b>Barangaroo South</b>	the land being Barangaroo Stage 1 being the subject of the Project Development Agreement between the Barangaroo Delivery Authority, Lend Lease (Millers Point) Pty Ltd (ABN 15 127 727 502) and Lend Lease Corporation dated 5 March 2010, as amended in accordance with the First Deed of Amendment to Project Development Agreement dated 8 June 2010, the Second Deed of Amendment to Project Development Agreement dated 30 July 2010, the Third Deed of Amendment to Project Development Agreement dated 23 December 2010 and the Fourth Deed of Amendment to the Project Development Agreement dated June 2012.
<b>Building</b>	<ol style="list-style-type: none"><li>1 the buildings and improvements constructed on the Land;</li><li>2 any alteration or addition to or replacement in respect of the building; and</li><li>3 any plant, machinery, equipment, fixtures, fittings and furnishings in the building and owned by the Licensor.</li></ol>
<b>Building Rules</b>	the rules which are to apply to all occupiers of the Building, as notified by the Licensor to the Licensee, from time to time.
<b>Business Days</b>	a day on which banks are open for business in Sydney, excluding a Saturday, Sunday or public holiday.
<b>Cabling</b>	the cabling installed by the Licensee in connection with the PV Cells and any means of the transmission of electricity generated by the PV Cells by cables throughout the Building or the Land.
<b>Common Areas</b>	<ol style="list-style-type: none"><li>1 any part of the Land and the Building provided for common use of occupants of and visitors to the Building; and</li><li>2 includes the plazas, pedestrian ways, forecourts, landscaped areas, entrances, lobbies, galleries, corridors, toilets, stairways, elevators, and common amenities, other than those reserved to the Licensor or any tenant or other person claiming through the Licensor.</li></ol>
<b>Equipment</b>	the PV Cells and the Cabling owned by the Licensee.

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## 1 Definitions, interpretation and deed components

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<b>Government Agency</b>	any government or any governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, authority, tribunal, agency or entity.
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<b>Land</b>	the land the subject of the Lease.
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<b>Lease</b>	Lease Registered No <b>[insert number]</b> granted by the Barangaroo Delivery Authority to the Licensor dated <b>[insert date]</b> over the land comprised in Folio Identifier <b>[insert number]</b> .
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<b>Liabilities</b>	each and every action, claim, expense, liability and loss of any kind and all damages.
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<b>Licence</b>	the licence granted by the Licensor to the Licensee as evidenced in whole or in part by this deed including any exhibit, schedule or attachment to it.
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<b>Licence Fee</b>	the amount in Item 2.
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<b>Licensed Area</b>	the area described in Item 3.
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<b>Licensee</b>	the Licensee and, where the context permits, includes its agents, contractors, employees and successors.
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<b>Licensor</b>	the Licensor and, where the context permits, includes its agents (including the Manager), contractors, employees, successors and assigns.
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<b>Manager</b>	<b>[insert name]</b> and any other manager appointed by the Licensor from time to time.
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<b>Normal Business Hours</b>	<b>[insert hours]</b> on a Business Day.
------------------------------	--

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<b>Permitted Use</b>	<ol style="list-style-type: none"><li>1 the non-exclusive use of the Licensed Area for the installation, operation, maintenance, repair and replacement of the PV Cells by the Licensee for the generation of electricity; and</li><li>2 the non-exclusive use of risers and such other positions as agreed for the installation, operation, maintenance, repair and replacement of the Cabling in connection with the generation and transmission of the electricity produced from the PV Cells to <b>[insert relevant information]</b>.</li></ol>
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## 1 Definitions, interpretation and deed components

<b>Power Purchase Agreement</b>	the 'Power Purchase Agreement' which is contemplated by Barangaroo South - Residential Building Water Services Supply Agreement, dated on or about the date of this deed, between the Licensee (as the Supplier) and the Licensor (as the Purchaser).
<b>PV Cells</b>	the equipment described in Item 4.
<b>Recycled Water Plant</b>	the recycled water plant, being the facility owned by the Licensee which is used or operated for or in connection with the acceptance of wastewater from, and the supply of recycled water to, purchasers at Barangaroo South.
<b>Recycled Water Plant Sub-Lease</b>	the sub-lease granted to the Licensee dated [insert date] over the land comprised in Folio Identifier [insert number].
<b>Related Body Corporate</b>	has the meaning given to the term "related body corporate" in section 50 of the <i>Corporations Act 2001 (Cth)</i> .
<b>Supply Agreement</b>	an agreement by the Licensee to supply recycled water from and/or collect wastewater to the Recycled Water Plant to a third party
<b>Term</b>	the term of this Licence shown in Item 1.

### 1.2 Interpretation

In this deed headings and bold type are for convenience only and do not affect the interpretation of this deed and unless the context otherwise requires:

- (a) words importing gender include all genders and words importing number include singular and plural as the case may require;
- (b) other parts of speech and grammatical forms of a word or phrase defined in this deed have a corresponding meaning;
- (c) a covenant or agreement on the part of two or more persons binds them jointly and severally;
- (d) where any provision of this deed is void, illegal or unenforceable, it may be severed without affecting the enforceability of the other provisions in this deed;
- (e) clause 1.2(d) is not intended to exclude the application of the general law of severance to this deed;
- (f) a reference to any thing (including, but not limited to a right) includes a part of that thing but nothing in this clause 1.2(f) implies that performance of part of an obligation constitutes performance of the obligation;
- (g) this deed is governed by the laws of New South Wales;
- (h) the application to this deed of any moratorium or other Act (whether State or Federal) having the effect of extending the Term, reducing or postponing the payment of the

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2 Licence

Licence Fee or otherwise affecting the operation of any provision of this deed is excluded and negated to the extent permitted by law;

- (i) no provision of this deed will be construed adversely to a party solely on the ground that the party was responsible for the preparation of this deed or that provision;
- (j) wherever this deed prohibits the Licensee from doing any act, matter or thing, the Licensee must not permit or suffer the act, matter or thing;
- (k) a reference to a body, other than a party to this deed (including, without limitation, an institute, association or authority), whether statutory or not:
  - (1) which ceases to exist; or
  - (2) whose powers or functions are transferred to another body,is a reference to the body which replaces it or which substantially succeeds to its powers or functions;
- (l) a reference to a clause, party, attachment, exhibit or schedule is a reference to a clause of, and a party, attachment, exhibit and schedule to, this deed, and a reference to an Item is a reference to that Item in Schedule 1;
- (m) a reference to a statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, proclamations, ordinances or by-laws amending, consolidating or replacing it, whether passed by the same or another Government Agency with legal power to do so, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;
- (n) a reference to a party to a document includes that party's successors and permitted assigns;
- (o) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other body corporate and any Government Agency.

## 1.3 Deed components

This deed includes any schedule.

## 2 Licence

---

### 2.1 Grant of licence

- (a) The Licensor grants to the Licensee and the Licensee takes a licence during the Term subject to this deed to:
  - (1) use the Licensed Area on a non-exclusive basis for the Permitted Use (and for no other purpose); and
  - (2) use relevant risers and such other positions agreed prior to the date of this deed (or such other risers which are agreed to by the Licensor and the Licensee) for the installation, operation, maintenance and replacement of the Cabling.
- (b) The Licensor must transfer its obligations, powers and rights under this deed to any person being, or entitled to be, the lessee under the Lease.
- (c) This deed does not confer any right of exclusive occupancy on the Licensee. The Licensor (and those claiming through it) may at any time and at all times exercise all its rights (including, without limit, its right to use, possess and enjoy the Licensed Area)

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3 Licence Fee

except to the extent that those rights prevent the operation of the other provisions of this deed.

- (d) The rights conferred by this deed are in contract only and do not create in or confer on the Licensee any tenancy or any estate or interest whatever in the Land or the Building and the rights of the Licensee are those of a licensee only.

## 2.2 Relationship with Recycled Water Plant Sub-Lease and Power Purchase Agreement

The Licensee's rights under this deed are interdependent with its rights:

- (a) as lessee under the Recycled Water Plant Sub-Lease; and
  - (b) as supplier under the Power Purchase Agreement
- the intention of the parties being that this deed will terminate automatically on termination of the Recycled Water Plant Sub-Lease.

## 2.3 Sale of building

- (a) If the Licensor sells the Building to a third party, the contract relating to that sale must provide that the purchaser will enter into a deed with the Licensee which preserves the Licensee's rights and obligations as contained in this deed.
- (b) The Licensee will enter into such deeds of assignment or novation as is necessary to give effect to clause 2.3(a).

## 2.4 Commencement date under Supply Agreement

The Licensee will notify the Licensor of the commencement date of the first Supply Agreement.

## 3 Licence Fee

---

The Licensee must pay the Licence Fee to the Licensor upon demand during the Term or any period of holding over, the first payment being payable on the date of commencement of the Term.

## 4 Licensee's general rights and obligations

---

### 4.1 Licensee's access

- (a) The Licensor grants to the Licensee access to the Licensed Area and all those parts of the Building and the Land, including the relevant risers in which the Cabling are or are to be located, as is necessary for the Licensee to exercise its rights and comply with its obligations under this deed.
- (b) Other than in the case of an emergency, the Licensee must not exercise its rights under this deed with respect to any parts of the Building or the Land, outside of the Licensed Areas, in a manner which would cause the Licensor to breach any obligations of quiet enjoyment owed by the Licensor to tenants or other occupiers of this areas.



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## 4 Licensee's general rights and obligations

- (c) If the Licensee needs to obtain access to any parts of the Building or the Land, other than the Licensed Areas, at any time which is outside of Normal Business Hours, the Licensee must give not less than 2 Business Days written notice to the Manager, except in the case of an emergency, when the Manager must be notified as soon as reasonably practicable after the Licensee becomes aware that relevant access is required.
- (d) The Licensor must provide the Licensee with:
  - (1) 10 access cards; and
  - (2) such other keys as may be necessary to exercises its rights under this deed, on request from the Licensee. The Licensee must return these keys to the person from whom the keys were obtained before leaving the Building.
- (e) To the extent that the Licensee obtains access to any parts of the Building in exercising its rights under this deed, the Licensee must:
  - (1) close any doors which lock automatically; and
  - (2) re-lock any doors which require manual locking.
- (f) In exercising its right of access, the Licensee must comply with all reasonable requirements of the Licensor for:
  - (1) control of the entrances and elevators of the Building;
  - (2) gaining access to the Licensed Area; and
  - (3) identification of persons entering and being within the Building.
- (g) Despite any other provision, the Licensee must give 2 Business Days written notice to the Licensor before removing any Equipment (except in the case of an emergency).

### 4.2 General conditions of use

The Licensee must:

- (a) only use the Licensed Area and the Equipment for the Permitted Use as described in Item 5;
- (b) install and operate the Equipment in the Licensed Area and the Cabling in the relevant risers, or such other positions agreed to by the Licensor and the Licensee, both acting reasonably;
- (c) properly install the Equipment in a good and workmanlike manner and ensure that the Equipment is at all times during the Term securely and adequately fixed to the Building;
- (d) comply with the Building Rules as determined and notified by the Licensor to the Licensee from time to time and all reasonable directions and requirements of the Licensor relating to the proper installation and maintenance of the Equipment or relating to the Licensed Area, provided that such Building Rules and directions are not inconsistent with any express rights of the Licensee under this deed;
- (e) not do anything in any part of the Building which interferes with or may interfere with or disturb the use of any part of the Building by any occupier;
- (f) not do anything which might in any way endanger the Building or any person in or on the Building or Common Areas; and
- (g) not cause any damage to any equipment in the Building not being the property of the Licensee.

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## 5 Upkeep of the Equipment

### 4.3 Consent/approvals to be obtained by Licensee

- (a) The Licensee must at its own cost obtain all statutory and other consents and approvals necessary from time to time for the lawful installation and operation of the Equipment and the Licensed Area.
- (b) The Licensee must at all times during the Term or any period of holding over keep all necessary consents and approvals current and comply with their terms.
- (c) If any necessary consent or approval is suspended, withdrawn, cancelled or in any other way rendered ineffective, the Licensee must immediately stop the operation of the Equipment until all the necessary consents and approvals have been obtained or made effective.

### 4.4 Relocation of the equipment

- (a) If at any time the Licensee wishes to relocate the Equipment or the Licensed Area, the Licensee must first obtain the Licensor's written approval, such approval not to be unreasonably withheld or delayed.
- (b) In seeking the Licensor's approval, the Licensee must give to the Licensor a copy of the plans and specifications relating to the installation of any Equipment and the Licensed Area to be relocated and any other or further information which the Licensor reasonably requires.

### 4.5 Rights granted are personal to Licensee

The rights granted by this deed are personal to the Licensee and the Licensee must not transfer, sublicense, charge or otherwise deal with them, without the consent of the Licensor.

## 5 Upkeep of the Equipment

---

### 5.1 Upkeep

- (a) The Licensee must ensure that the Equipment is maintained in safe and clean condition, consistent with the standards of a reasonable operator of equipment in the nature of the Equipment, at all times during the continuance of this deed.
- (b) The Licensee must immediately remove from the Building any waste and garbage arising from any installation, relocation, maintenance, repair or removal of the Equipment or the Licensed Area done by or on behalf of the Licensee.
- (c) The Licensee must promptly make good to the satisfaction of the Licensor any damage to:
  - (1) the Licensed Area, or any other part of the Building or Common Areas; or
  - (2) any equipment of the Licensor or of any other person in the Building ,
 caused by negligence, misuse or abuse or wilful act or omission of or otherwise by the Licensee, its agents, contractors or employees.
- (d) The Licensee must at its own cost arrange for the prompt removal in proper receptacles of any waste and rubbish of the Licensee, its agents, contractors and employees from the Licensed Area and any other part of the Building.

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## 6 Acknowledgements

- (e) The Licensee must pay all charges in respect of the use of the Equipment and Licensed Area.

### 5.2 Licensor may repair if Licensee fails

- (a) The Licensor and the Manager may at any time view the state of repair and order of the Licensed Area, and the Equipment and may give the Licensee a written notice requiring the Licensee to repair or remedy within a reasonable time anything which the Licensee is responsible to remedy or repair under this agreement.
- (b) If the Licensee does not comply with a notice issued under clause 5.2(a) or with its obligations under this deed:
  - (1) the Licensor, its agents, contractors and employees may do the required work, as if they were the Licensee; and
  - (2) the Licensee must pay to the Licensor on demand any expenses and costs in respect of the relevant work.

### 5.3 Rectification of interference

If the Licensor reasonably forms the opinion that the Equipment is causing interference to any Building equipment or service or news gathering equipment or transmitting or receiving station or radio repeater site in or on the Building and which is installed prior to the date of installation of the Equipment, the Licensee must, at its own cost when requested in writing by the Licensor:

- (a) rectify the source of the interference; or
- (b) if rectification is not possible, provide any protection reasonably nominated by the Licensor to protect the relevant equipment or service, or the other equipment, station or site from interference by the Equipment,

and if the Licensee does not rectify or provide protection in accordance with this clause within a reasonable time specified by the Licensor, the Licensee must or the Licensor may at the Licensee's cost remove the source of the interference.

## 6 Acknowledgements

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### 6.1 Licensee's acknowledgments

The Licensee acknowledges that:

- (a) the Licensor and the Manager have made no promise, representation or warranty in relation to:
  - (1) the suitability of the Licensed Area for the Permitted Use;
  - (2) the location of the Equipment in the Licensed Area or the other designated areas throughout the Building;
  - (3) the Building, any facilities in the Building or any businesses to be carried on in the Building;
  - (4) the capacity of any riser or other part of the Building;
  - (5) any additional space being made available to the Licensee in or near the Licensed Area; or

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7 Risk, release and insurance

- (6) the suitability or compatibility to the Equipment of any Building equipment or service or any other equipment or service of any other person in the Building;
- (b) the Licensee does not have any exclusive right to use any riser in the Building nor to carry on in or on the Building the type of use or business permitted under this agreement and neither the Licensor nor the Manager has made any promise, representation or warranty to that effect to the Licensee, its agents, contractors or employees; and
- (c) no waiver by the Licensor of any breach of this deed operates as a waiver of another breach of the same type or of any other provision.

## 7 Risk, release and insurance

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### 7.1 Licensee to use and operate at own risk

- (a) The Licensee uses the Licensed Area and all other parts of the Building and Common Areas and installs, repairs and operates the Equipment and Licensed Area at its own risk.
- (b) The Licensor is not liable for any loss of or damage to the Equipment and Licensed Area except to the extent that it is caused by the negligent or wilful act or omission of the Licensor, its agents, contractors or employees.

### 7.2 Release of Licensor and manager

The Licensee releases to the full extent permitted by law the Licensor, the Manager and their respective agents, contractors and employees in the absence of any negligence on their part from all Liabilities resulting from any damage, loss, death or injury caused or contributed to, by or arising from:

- (a) the installation, repair, operation or removal of the Equipment;
- (b) any act or omission of the Licensee, its agents, contractors or employees;
- (c) breach of this deed by the Licensee, its agents, contractors or employees; or
- (d) the Equipment or its use.

### 7.3 Insurances and fire regulations

- (a) The Licensee must at all times keep current in respect of the Licensed Area and the Equipment a public liability insurance policy:
  - (1) noting the interest of the Licensor under this deed;
  - (2) for an amount in respect of any single claim of not less than \$10,000,000; and
  - (3) with an insurer reasonably approved by the Licensor.
- (b) The Licensee must deliver to the Manager, on request a certificate of currency of the policy on each anniversary of the commencement of the Term and when reasonably required by the Licensor.

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8 Termination

## 8 Termination

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### 8.1 Termination at option of Licensor

- (a) This deed terminates at the option of the Licensor if the Licensee does not comply within a reasonable time with a notice given by the Licensor requiring the Licensee to remedy a default by the Licensee under this deed.
- (b) This deed terminates automatically if:
  - (1) the Lease terminates;
  - (2) the Recycled Water Plant Sub-Lease terminates; or
  - (3) the Recycled Water Plant permanently ceases to operate.

### 8.2 Termination at option of either party

This deed terminates at the option of either party:

- (a) by written notice to the other party if either party is required by law to remove the Equipment or is precluded by any Government Agency from operating or permitting the operation of the Equipment; or
- (b) by one month's written notice to the other party if it is, in the reasonable opinion of the Licensor or the Licensee, impracticable to continue the operation of the Equipment from the Building due to:
  - (1) damage to or destruction of, or the redevelopment of the Building;
  - (2) any resumption or compulsory acquisition of the Building; or
  - (3) the withdrawal of any consent or permission by any body or authority whose consent or permission is required for the installation or continued operation of the Equipment.

The Licensee is not entitled to exercise its right under clause 8.2(b)(3) if the withdrawal of consent or permission is the result of an act, default or omission of the Licensee unless the cost of complying with such consent or permission is no longer economically viable

### 8.3 Termination not to prejudice other rights

Any termination under clauses 8.1 or 8.1(b)(3) is without prejudice to any action or remedy which the Licensor has as at the date of termination for:

- (a) arrears of the Licence Fee or any other money; or
- (b) damages for breach of any of the Licensee's agreements in this deed.

### 8.4 No consequential loss

The parties agree that neither will have any liability to the other, at law or in equity, for any consequential loss or loss of profits, that the other may incur as a result of the breach or termination of this deed.

### 8.5 Make-good

- (a) Subject to clause 8.4, if this deed terminates in accordance with this clause 8:

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9 General

- (1) the Licensee may, within a reasonable period following termination and unless otherwise agreed by the parties, remove the Equipment from the Building and repair any damage to the Building caused by the Equipment or its removal;
  - (2) if the Licensee exercises its rights under clause 8.5(a), the Licensor must grant the Licensee access to the Licensed Area to enable the Licensee to comply with its obligation in clause 8.5(a)(1).
- (b) If the Licensee does not exercise its rights under clause 8.5(a), the Equipment becomes the property of the Licensor.

## 9 General

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### 9.1 Goods and Services Tax (GST Exclusive Prices)

- (a) Any reference in this clause 9.1 to a term defined or used in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth) is, unless the context indicates otherwise, a reference to that term as defined or used in that Act.
- (b) Unless expressly included, the consideration for any supply made under or in connection with this agreement does not include an amount on account of GST in respect of the supply (**GST Exclusive Consideration**) except as provided under this clause 9.1.
- (c) Any amount referred to in this agreement (other than an amount referred to in clause 9.1(h)) which is relevant in determining a payment to be made by one of the parties to the other is, unless indicated otherwise, a reference to that amount expressed on a GST exclusive basis.
- (d) To the extent that GST is payable in respect of any supply made by a party (**Supplier**) under or in connection with this agreement, the consideration to be provided under this agreement for that supply (unless it is expressly stated to include GST) is increased by an amount equal to the GST Exclusive Consideration (or its GST exclusive market value if applicable) multiplied by the rate at which GST is imposed in respect of the supply.
- (e) The recipient must pay the additional amount payable under clause 9.1(d) to the Supplier at the same time as the GST Exclusive Consideration is otherwise required to be provided.
- (f) The Supplier must issue a tax invoice to the recipient of the taxable supply at or before the time of payment of the consideration for the supply as increased on account of GST under clause 9.1(d) or at such other time as the parties agree.
- (g) Whenever an adjustment event occurs in relation to any taxable supply made under or in connection with this agreement the Supplier must determine the net GST in relation to the supply (taking into account any adjustment) and if the net GST differs from the amount previously paid under clause 9.1(e), the amount of the difference must be paid by, refunded to or credited to the recipient, as applicable.
- (h) If one of the parties to this agreement is entitled to be reimbursed or indemnified for a loss, cost, expense or outgoing incurred in connection with this agreement, then the amount of the reimbursement or indemnity payment must first be reduced by an amount equal to any input tax credit to which the party being reimbursed or indemnified (or its representative member) is entitled in relation to that loss, cost, expense or outgoing and then, if the amount of the payment is consideration or part consideration for a taxable supply, it must be increased on account of GST in accordance with clause 9.1(d).



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## 9.2 Licensee to pay stamp duty

The Licensee must pay within 14 days after written notice all stamp duty which may be payable in connection with this deed.

## 9.3 Partnership negated

Nothing in this deed creates the relationship of partnership, principal and agent or joint venturers between the parties to this agreement.

## 9.4 Notices

- (a) Any notice or other document to be given by the Licensor under this deed is valid and effectual if signed by any director, attorney under power, manager, company secretary or other officer of the Licensor or of the Manager.
- (b) Any notice or other document required to be given under this deed by the Licensor is sufficiently given to the Licensee if forwarded to the Licensee by prepaid security post addressed to *[insert title and address]*, or as otherwise agreed in writing.
- (c) Any notice or other document to be given by the Licensee under this deed is valid and effective if signed by any director, attorney under power, manager, company secretary or other officer of the Licensee, and is sufficiently given to the Licensor if addressed to the Manager and delivered to or sent by prepaid security post or facsimile transmission care of the Manager's registered office in Sydney, New South Wales.
- (d) Any notice or other document or writing must be legible and in English.
- (e) A notice is regarded as being given by the sender and received by the addressee:
  - (1) if by delivery in person, when delivered to the addressee; and
  - (2) if by post, 2 Business Days from and including the date of postage/on delivery to the addressee.

but if the delivery or receipt is on a day which is not a Business Day or is after 4.00pm (addressee's time) it is regarded as received at 9.00am on the following Business Day.

## 9.5 No merger

The provisions of this deed to be performed by the Licensee do not merge nor are they extinguished or otherwise affected by the determination of this deed prior to its expiry.

## 10 Power Purchase Agreement

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The parties agree to enter into the Power Purchase Agreement.

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## Schedules

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**Reference schedule**

**15**

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## Schedule 1

### Reference schedule

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#### Items

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- 1 **Term:** 50 years commencing on the commencement date of the first Supply Agreement.  
Expiring on the earlier of:
- date that the Licensee ceases to occupy premises under the Recycled Water Plant Sub-Lease; and
  - the [termination date] of the Power Purchase Agreement.  
*Editorial note: this needs to be re-considered once the form of the PPA is agreed*
- 

- 2 **Licence Fee:** \$1.00 per annum
- 

- 3 **Licensed Area:** *[insert description]*
- 

- 4 **PV Cells:** *[insert details, eg Microwave Dish]*
- 

5

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**Signing page**

**Executed as a deed**

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## Schedule 6

### Maintenance Specification

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## Plant – Recycled Water

### Plant performance and maintenance service scope inclusions

The Supplier will engage the services of a specialist Mechanical services provider to control the operation of the Plant and perform all Programmed Preventative Maintenance (PPM) and Reactive Maintenance on the Plant & infrastructure serving the Purchaser. The systems will be managed in a way to maximise operational efficiencies whilst minimising cause for Purchaser complaint, irregular operation, failures, unscheduled down time and deterioration or loss of performance of the equipment. PPM schedules will be implemented with reference to manufacturer's recommendation and relevant Australian and accepted Industry Standards. The Supplier reserves the right to change, amend and or modify any works associated with the asset management plan at its sole discretion.

Sufficient spare parts will be held in stock to ensure efficient maintenance and timely repair of any worn or failed components, relating to the Plant.

All recycled water meters used for billing and tenant bill apportionment will remain the property of the Supplier. These meters will be maintained in accordance with relevant standards and industry best practices.

Routine condition monitoring will be performed as deemed necessary to ensure a proactive and predictive methodology is employed in the maintenance of each of the assets owned and operated by Supplier.

### Asset Management Plan

The Supplier and its specialised operators will implement a maintenance system specific to the equipment in the Plant which will include an annual maintenance plan indicating when the maintenance activities will occur and nominating the maintenance tasks to be performed. The maintenance system will be implemented with reference to manufacturer's recommendations, Australian Standards and industry standards.

An example of equipment and task frequency is contained in the below table.

Mechanical Equipment Maintained under Scope of Services	Frequency of Service			
	Monthly	Quarterly	6 Monthly	Annually
SCADA Systems	X	X	X	X
Screening and filtration	X	X	X	X
Blowers	X	X	X	X
Pumps	X	X	X	X
Chemical Management	X	X	X	X
Valves		X		X
Pipework	X		X	X
Meters			X	X
Plant Rooms	X			X
Storage Vessels	X	X	X	X
Switch boards		X		X

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## Signing page

### Executed as an agreement

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#### Supplier

Signed for  
**Lend Lease Recycled Water (Barangaroo South) Pty Limited**  
by their attorney

*sign here* ► \_\_\_\_\_  
Attorney

*print name* \_\_\_\_\_

*sign here* ► \_\_\_\_\_  
Witness

*print name* \_\_\_\_\_

---

#### Purchaser

Signed for  
**The Owners – Strata Plan No. [•]**  
by their attorney

*sign here* ► \_\_\_\_\_  
Attorney

*print name* \_\_\_\_\_

*sign here* ► \_\_\_\_\_  
Witness

*print name* \_\_\_\_\_

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## Barangaroo Network Connection Services Contract

---

Lend Lease Embedded Network (Barangaroo  
South) Pty Ltd

The Owners Corporation – Strata Plan No. [#]

*[For inclusion in the BMS]*



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## 1 Definitions

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The meanings of the terms used in this agreement are set out below.

<b>Term</b>	<b>Meaning</b>
<b>Accredited Person</b>	a person accredited under Part 10 of the Regulation in accordance with the accreditation scheme currently entitled 'Accreditation of Service Provider's Scheme' (as amended or replaced from time to time).
<b>Access Rights</b>	(rights for the benefit of LLEN under the relevant Building Management Statement for the operation and construction of the Barangaroo Network including all rights of access to the premises on which the Barangaroo Network is located.)
<b>Act</b>	the <i>Electricity Supply Act 1995</i> (NSW) as amended from time to time.
<b>Ausgrid</b>	the energy services corporation of that name constituted under section 7 of the <i>Energy Services Corporations Act 1995</i> (NSW) and specified in Part 2 of Schedule 1 to that Act, or any successor of that corporation.
<b>Australian Consumer Law</b>	the <i>Competition and Consumer Act 2010</i> (Cth).
<b>Barangaroo Network</b>	the Distribution System located within the Barangaroo South precinct.
<b>Business Day</b>	any day that is not a Saturday, Sunday or a public holiday in New South Wales.
<b>Complying Generator</b>	has the meaning given to that term in the Act as amended from time to time.
<b>Connect</b>	to form a physical link between the Customer Installation and the Barangaroo Network and Connected, Connection and Connecting have corresponding meanings.
<b>Customer Information</b>	information about:

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## 1 Definitions

Term	Meaning
	<ol style="list-style-type: none"><li>1 the supply of electricity to the Customer;</li><li>2 Meter readings and Meter registrations connected with the Customer's Supply Points; or</li><li>3 the status of the Customer's account with LLEN or any other personal information regarding the Customer.</li></ol>
<b>Customer Installation</b>	the electrical wiring and associated equipment that are used to convey and control the conveyance of electricity within Premises to which electricity is supplied from the Barangaroo Network, but does not include anything connected to and extended or situated beyond an electrical outlet socket and for the avoidance of doubt includes any poles and wires owned by the Customer.
<b>Customer Installation Safety Plan</b>	any Safety Management System established by LLEN or Ausgrid under the <i>Electricity Supply (Safety and Network Management) Regulation 2014 (NSW)</i> .
<b>Customer Supply Contract</b>	a contract between the Customer and a Retail Provider for the sale of electricity at the Premises.
<b>Customer Utility Connection Services</b>	any of the following services: <ol style="list-style-type: none"><li>1 the connection of the Premises to the Barangaroo Network;</li><li>2 an increase in the maximum capacity of the Premises' existing connection to the Barangaroo Network;</li><li>3 the maintenance of the capacity for electricity to be supplied to or received from the Premises from the Barangaroo Network,</li></ol> and includes: <ol style="list-style-type: none"><li>4 any other services offered by LLEN free of charge in conjunction with the connection of the Premises to the Barangaroo Network; and</li><li>5 any services of the kind prescribed by any regulations under the Act being within this definition, but does not include services of a kind prescribed as not being within this definition.</li></ol>
<b>Disconnection</b>	includes (without limitation) the discontinuation of supply of electricity to the Premises by any means including operating a switch, removing meters or dismantling equipment between the Premises and the Barangaroo Network.
<b>Distribution System</b>	has the meaning given to that term in the Act as amended from time to time.

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## 1 Definitions

Term	Meaning
<b>Electricity Network Operation Standards</b>	Ausgrid publication NS238 entitled 'Supply Quality' as amended or replaced from time to time.
<b>Electricity Works</b>	any electricity power lines or associated equipment or electricity structures that form part of a Transmission System or Distribution System.
<b>Energy Laws</b>	the Act, the Regulation, the Rules and any other national and State and Territory laws and rules relating to energy and the legal instruments (including exemptions and guidelines) made under those laws and rules.
<b>EWON</b>	the Energy and Water Ombudsman NSW, the electricity industry ombudsman appointed under the electricity industry ombudsman scheme established under the Act.
<b>External Distribution System</b>	the Distribution System operated by Ausgrid connected to the Barangaroo Network at [●].
<b>Financially Responsible</b>	has the meaning given to that term in the Rules.
<b>Force Majeure Event</b>	<p>an act, event or cause (other than lack of funds) which is beyond the reasonable control of the relevant party to this agreement, including:</p> <ol style="list-style-type: none"><li>1 act of God, peril of the sea, accident of navigation, war, sabotage, riot, insurrection, civil commotion, national emergency, martial law, fire, lightning, flood, cyclone, earthquake, landslide, storm or other adverse weather conditions, explosion, strike or other labour difficulty (whether or not involving employees of the relevant party), epidemic, quarantine, radiation or radioactive contamination;</li><li>2 action or inaction of government or other competent authority (including a court of competent jurisdiction), including expropriation, restraint, prohibition, intervention, requisition, requirement, direction or embargo by legislation, regulation, decree or other legally enforceable order;</li><li>3 any act of a third person, other than LLEN; or</li><li>4 a requirement of any law.</li></ol>
<b>GST</b>	has the meaning given to that definition in the GST Act.

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1 Definitions

Term	Meaning
<b>GST Act</b>	<i>A New Tax System (Goods and Services Tax) Act 1999 (Cth) as amended or replaced from time to time.</i>
<b>Generating System</b>	has the meaning given to that term in the Act as amended from time to time.
<b>Input Tax Credit</b>	has the meaning given to that definition in the GST Act.
<b>Last Resort Supply Arrangements</b>	the operation of the Retailer of Last Resort scheme under the National Energy Retail Law.
<b>Loss</b>	all damages, costs, losses (including, without limitation, any loss of profits, revenue forgone or losses in connection with a credit that would otherwise have been recorded against charges payable), expenses, claims and demands from any liabilities whatsoever, whether contractual, tortious, statutory or otherwise.
<b>Market Operations Rules</b>	any rules (as amended or replaced from time to time) approved by the Minister under section 63C of the Act.
<b>Meter</b>	a device complying with Australian Standards issued by the Standards Association of Australia and the requirements of the Rules for measuring and recording the consumption of electricity at a Supply Point and any associated, CT, VT, kVA demand Meter or communications device.
<b>Metering Installation</b>	has the meaning given to that term in the Rules.
<b>Metering Provider</b>	has the meaning given to that term under the Rules.
<b>National Electricity Market Power System</b>	the interconnected power system regulated under the Rules comprising (among other things) interconnected electricity Generating Systems, Transmission Systems, Distribution Systems and customer installations.
<b>National Metering Identifier</b>	has the meaning given to the term NMI in the Rules.
<b>Network Charges</b>	charges for the use of a Distribution System to convey electricity to the Premises of the Customer.

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## 1 Definitions

Term	Meaning
<b>Network Exemption</b>	the exemption referred to in clause 3.1(a)(9).
<b>Network Price Schedule</b>	Schedule 3 to this agreement.
<b>Premises</b>	the Customer's premises, as indicated in Schedule 1.
<b>Registered Participant</b>	a Registered Participant under the Rules.
<b>Regulation</b>	the <i>Electricity Supply (General) Regulation 2014 (NSW)</i> as amended from time to time.
<b>Required Services, Goods or Equipment</b>	any services, goods or equipment which LLEN requires the Customer to have or to be provided with, in order to comply with any requirements imposed on the Customer under clauses 4.1 to 4.8.
<b>Retail Provider</b>	initially the person identified as such in Schedule 1 and such other person as the Customer may contract with or be taken to contract with for the retail Supply under a Customer Supply Contract.
<b>Retailer of Last Resort</b>	for the Customer, the retail supplier designated as its Retailer of Last Resort in accordance with the Retailer of Last Resort scheme under the National Energy Retail Law.
<b>Rules</b>	the National Electricity Rules established (and as amended from time to time) under the National Electricity Law.
<b>Service Standards</b>	the service standards set out in
<b>Small Customer</b>	a residential customer, or a business customer who consumes energy at or below a level determined under the National Energy Retail Law.
<b>Supply</b>	in relation to electricity, the supply of electricity by means of a Transmission System or Distribution System.
<b>Supply Point</b>	a point of Supply between the Premises and the Barangaroo

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## 2 Customer Utility Connection Services

Term	Meaning
	Network.
<b>System Operations Function</b>	has the meaning given to that expression in section 119 of the National Electricity Law.
<b>Tax</b>	includes but is not limited to, sales tax, carbon taxes, duties, surcharges, levies and dues (whatever they may be called) and also includes additional taxes and penalty taxes.
<b>Tax Invoice</b>	has the meaning given to that definition in the GST Act.
<b>Taxable Supply</b>	has the meaning given to that definition in the GST Act.
<b>Telephone Service</b>	the Telephone Service (telephone number [•]) established to deal with customer enquiries under this agreement.
<b>Transmission System</b>	any electricity powerlines and associated equipment and electricity structures that are a Transmission System by virtue of an order in force under Section 93 of the Act.

## 2 Customer Utility Connection Services

### 2.1 Commencement

This agreement commences on the date it has been executed by LLEN and the Customer.

### 2.2 Customer Utility Connection Services

LLEN will provide the Customer with Customer Utility Connection Services to the Premises on the terms set out in this agreement.

### 2.3 Commencement of Customer Utility Connection Services

- (a) Subject to clause 2.3(b), the provision of Customer Utility Connection Services to the Premises under this agreement will commence on the date that the last of the conditions to connection set out in clause 3.1(a) are met to the reasonable satisfaction of LLEN.
- (b) LLEN may begin to provide the Customer Utility Connection Services to the Customer before any condition to connection set out in clause 3.1(a) has been

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## 3 Pre-conditions to Customer Utility Connection Services

met, but only on condition that LLEN may still require the Customer to meet that condition at any time after commencement of those Customer Utility Connection Services.

## 3 Pre-conditions to Customer Utility Connection Services

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### 3.1 Pre-conditions to connection

- (a) LLEN is not obliged to provide the Customer with Customer Utility Connection Services to the Premises under this agreement until:
- (1) the Customer provides satisfactory proof that they own or occupy the Premises;
  - (2) the Customer provides any details required by LLEN of the Customer Installation and electrical load for the Premises;
  - (3) the Customer has entered into a Customer Supply Contract for the Premises with the Retail Provider or another retail supplier;
  - (4) where the Customer is required to give security in accordance with clause 10 the Customer has given LLEN that security;
  - (5) the Premises and the connection to the Barangaroo Network comply with:
    - (A) the requirements set out in the Service and Installation Rules for NSW;
    - (B) applicable laws;
    - (C) any requirements or standards specified by LLEN to ensure compliance with applicable laws and any conditions applying to the Network Exemption from time to time; and
    - (D) any other reasonable requirements LLEN imposes;
  - (6) without limiting clause 3.1(a)(5), the Customer has submitted to LLEN any plans or other documents reasonably required by LLEN including (without limitation) an Installation Safety Management Plan if LLEN requires the Customer to have one under a Customer Installation Safety Plan;
  - (7) the Customer provides evidence (satisfactory to LLEN) of the execution of any easements, leases and/or Access Rights reasonably required by LLEN in respect of the Premises where part of the Barangaroo Network or Electricity Works is (or will be) located on the Premises in order to provide Customer Utility Connection Services to the Premises;
  - (8) the Customer has signed such memoranda, consents or other documents reasonably required by LLEN to ensure that any easements, leases and/or Access Rights required by LLEN under clause 3.1(a)(7) are obtained; and
  - (9) LLEN is exempt from the requirement to register as a Network Service Provider and the operation of Chapter 5 of the Rules under section 2.5.1 of the Rules.



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## 3 Pre-conditions to Customer Utility Connection Services

- (b) The conditions to connection in clause 3.1(a) are for the sole benefit of LLEN and may only be waived by notice in writing by LLEN.
- (c) LLEN may lodge a caveat on title to the Premises to protect its interest in relation to its entitlement under clause 3.1(a)(7) to register an easement, lease and/or Access Right in respect of the Premises.

### 3.2 Applications for new connection or to increase capacity or consumption of existing connection

Any application by the Customer for a new connection to the Barangaroo Network or to increase the capacity of an existing connection at the Premises or to connect a Generating System or a Complying Generator to the Barangaroo Network must be made in writing and the Customer enters into any agreement required by LLEN, including LLEN's standard construction connection agreement.

### 3.3 Customer must continue to comply

The Customer must at all times ensure that:

- (a) it complies with the Energy Laws relating to the provision of Customer Utility Connection Services that LLEN provides to the Premises;
- (b) it complies with LLEN's reasonable requirements under the Energy Laws;
- (c) LLEN is provided with up to date and correct information about the details referred to in clause 3.1(a)(2) and that LLEN is notified of any changes or likely changes to those details as soon as possible after the Customer becomes aware of those changes or likely changes;
- (d) the Premises and connection to the Barangaroo Network continue to comply with the requirements specified in clause 3.1(a)(5); and
- (e) where easements, leases and/or Access Rights have been provided as a precondition to connection in accordance with clause 3.1(a)(7), those easements, leases and/or Access Rights are renewed or new ones executed prior to their expiry.

### 3.4 Cooperation with inspectors and officers

The Customer must cooperate with the reasonable requirements of LLEN's authorised officers and inspectors.

### 3.5 Maintenance of customer installation

Subject to clause 3.3, the Customer must to the best of its knowledge maintain the Customer Installation so that:

- (a) it operates safely and in accordance with the responsibilities identified in any Customer Installation Safety Plan;
- (b) any damage is rectified by a suitably qualified person as soon as reasonably possible;
- (c) its live parts remain properly insulated, or protected, against inadvertent contact with any person; and
- (d) it is not used in a manner that exceeds the operating limits imposed by its design or installation.



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## 4 Requirements for Customer Utility Connection Services

### 3.6 Protective devices and measures

The Electricity Network Operation Standards set out some of the protective devices the Customer may install and some of the measures the Customer may take in order to avoid damage to the Customer's Installation or business due to fluctuations or interruptions in the supply of electricity by the Retail Provider to the Customer through the Barangaroo Network. The Customer must ensure that each user of electricity supplied to the Premises is aware of these matters.

### 3.7 Location and placement of Electricity Works

LLEN may from time to time install or relocate its Electricity Works (including any service lines or other equipment) at the Premises.

### 3.8 Life Support Equipment

- (a) If a person living at the Premises requires life support equipment, the Customer must register the Premises with its Retail Provider or LLEN. To register, the Customer must give written notice from a registered medical practitioner of the requirement for life support equipment at the Premises.
- (b) The Customer must inform its Retail Provider if the life support equipment is no longer required at the Premises.
- (c) If the Premises are registered as having life support equipment, LLEN must give the Customer:
  - (1) general advice that there may be a planned or unplanned interruption to the supply of energy to the Premises;
  - (2) at least 4 Business Days' notice in writing of any planned interruptions to the supply of energy to the Premises;
  - (3) information to assist the Customer prepare a plan of action in case of an unplanned interruption and
  - (4) an emergency telephone contact number.

## 4 Requirements for Customer Utility Connection Services

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### 4.1 Choosing a service provider to provide any Required Services, Goods or Equipment

- (a) Subject to clauses 4.1(b) and 4.2, in complying with the requirements in clauses 4.3 to 4.10, the Customer must procure that any Required Services, Goods or Equipment are provided by an Accredited Person.
- (b) In relation to any metering required under clause 4.7 the Customer must ensure that the Retail Provider is able to comply with the processes and requirements set out in the Rules.
- (c) For the avoidance of doubt, compliance with the requirements in clauses 4.3 to 4.10 is at the Customer's own cost.



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## 4 Requirements for Customer Utility Connection Services

### 4.2 Contracting for the provision of Required Services, Goods or Equipment from an Accredited Person

Subject to clause 4.8:

- (a) the Customer must separately contract with the Accredited Person for the provision of any Required Services, Goods or Equipment;
- (b) if required by LLEN, that contract must be in a form approved by LLEN;
- (c) if required by LLEN, it will be entitled to become a party to that contract or to a further separate contract between it, the Customer and the Accredited Person (in a form approved by LLEN); and
- (d) the Customer must ensure that the Accredited Person meets all of LLEN's requirements under clauses 4.3 to 4.10 and any other requirements reasonably specified by it from time to time.

### 4.3 Installation and use of apparatus

LLEN may:

- (a) impose such requirements for the installation and use of electrical appliances and equipment by the Customer as LLEN considers necessary to prevent or minimise adverse effects on the Supply of electricity to other customers by retail suppliers;
- (b) impose requirements relating to loading of, and the balancing of the load over, the phases of the Customer's electricity Supply from the Retail Provider;
- (c) impose requirements as to the minimum rupture rating or minimum breaking capacity of the Customer's main protection devices; and
- (d) require the Customer to install relays, current transformers and other protective equipment which have characteristics to suit any load shedding requirements, protection system, load shedding obligations and other obligations in relation to the Barangaroo Network under the Rules to the extent that the Rules apply.

### 4.4 Transformers and other equipment

- (a) If, in LLEN's opinion, the Supply of electricity required by the Customer from the Retail Provider exceeds that which can be provided by a service line from LLEN mains and can best be given by installing transformers, switchgear or other equipment on the Premises, then the Customer must, if LLEN requires, and at the Customer's cost, provide that equipment in a place within the Premises to LLEN's specifications.
- (b) The equipment installed in the Premises remains LLEN's property and under its control unless other arrangements are agreed to by it.
- (c) Other customers may be Supplied from any equipment installed within the Premises provided that the Supply requirements of the Premises (as agreed with LLEN at the time the equipment is installed) are met first.

### 4.5 Service equipment

- (a) LLEN may require the Customer to install such service equipment and make provision for its mounting as it considers necessary.



- (b) The position and standards of installation of service equipment are to be determined by LLEN.

#### 4.6 Service lines

- (a) LLEN may require the installation of such service lines and provision for their attachment as it considers necessary.
- (b) The type, construction and route of a service line and its point of connection are to be determined by LLEN.
- (c) LLEN may need to provide the Premises with more than one point of connection to the Barangaroo Network, if it considers this is necessary.

#### 4.7 Electricity meters and metering equipment

- (a) The Customer must have a Metering Installation which complies with the requirements of the Network Exemption (and to the extent applicable, the Rules) installed at their Premises. The position and standards of installation of the Metering Installation are to be determined by LLEN.
- (b) LLEN may also require the Customer to install additional Meters and Metering Equipment which it considers necessary to measure the quantity of electricity supplied to the Premises or supplied to the Barangaroo Network by a Generating System or Complying Generator installed at the Premises. The position and standards of installation of such electricity Meters and Metering Equipment are to be determined by LLEN.

#### 4.8 Customer responsibility for electricity meters and other equipment

- (a) The Customer is responsible for the safe custody of the Metering Installation and any other electricity Meters, Metering Equipment and all other equipment (relating to the Supply of electricity) installed at the Premises.
- (b) The Customer may be required to pay the cost of repairs should that Metering Installation, those electricity meters, that Metering Equipment or that other equipment be damaged by any means other than LLEN's error or negligence.
- (c) The Customer must not handle, alter, adjust or otherwise interfere with that Metering Installation, those electricity Meters, that Metering Equipment or that other equipment nor must the Customer allow anyone else to do so other than an Accredited Person (or any other person authorised by LLEN) and only with LLEN's express agreement. If the Customer interferes with LLEN's Electricity Works or alters or otherwise interferes with a Meter, then the Customer may be committing a criminal offence under the Act.

#### 4.9 Access to electricity meters and other equipment

- (a) LLEN and its authorised officers may enter the Premises (including, without limitation, any of its substations in the Premises) during daylight hours (and at any other time, if separately agreed with the Customer), for any purpose relating to the Supply of electricity, including:
  - (1) reading electricity Meters;
  - (2) inspecting, testing, replacing, repairing, adjusting or removing its equipment; and
  - (3) inspecting, testing, repairing or adjusting the Customer's equipment.

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## 5 Work on the Barangaroo Network

- (b) The Customer must ensure that LLEN's authorised officers have safe access to the Premises so as to ensure it is able to safely exercise its power of entry to the Premises under this clause 4.9.
- (c) The Customer does not have to allow entry and give access under this clause 4.9 to someone who does not, when asked, both identify him or herself as one of LLEN's employees or agents and produce a proper identity card which LLEN has issued.
- (d) LLEN must give the Customer reasonable notice before entering the Premises under this clause 4.9, unless:
  - (1) it is an emergency;
  - (2) an occupier of the Premises has agreed;
  - (3) it is only to read a Meter during daylight hours; or
  - (4) the Customer has separately agreed (as a condition of connection) that no notice is required.

### 4.10 Seals

- (a) LLEN may attach seals or break seals and attach new seals to parts of the Customer Installation if it considers it appropriate to do so.
- (b) LLEN may consider this appropriate on such items as Meters, relays, switches, links or any other item which could affect safety or the accuracy of the Customer's electricity account.
- (c) The Customer must not alter or interfere with any seal which LLEN has attached, or which has been attached on its behalf, to the Customer Installation.

### 4.11 Retail Providers

- (a) LLEN must, not less than once in every period of 12 months during the term of this agreement notify the Customer of:
  - (1) the names of the authorised electricity retailers who have entered into Network Use of System Agreements in respect of the sale of electricity to customers within the Barangaroo Network; and
  - (2) the Network Charges that LLEN imposes for the use of the Barangaroo Network for the supply of electricity by authorised electricity retailers.
- (b) LLEN may give the notices referred to in clause 4.11(a) by publishing, and maintaining, the required information on the website maintained for the Barangaroo South precinct.

## 5 Work on the Barangaroo Network

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### 5.1 Contribution to costs of extending or increasing capacity of Barangaroo Network

LLEN may require the Customer to contribute towards the costs incurred or to be incurred by it in extending or increasing the capacity of its Barangaroo Network to enable it to

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## 6 Feeding Electricity back into the Barangaroo Network

provide extended or increased capacity Customer Utility Connection Services to the Customer.

## 6 Feeding Electricity back into the Barangaroo Network

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### 6.1 Customer must not feed electricity back into the Barangaroo Network without LLEN approval

Subject to clause 6.2 the Customer must not make a Connection to the Barangaroo Network or change an existing Connection, so that electricity produced at the Premises can flow back into the Barangaroo Network unless LLEN has first given its approval. If the Customer owns, controls or operates a Generating System or Complying Generator which is Connected to the Customer Installation for the Premises or to the Barangaroo Network, then LLEN may also require the Customer to enter into a separate connection agreement for the Customer's Generating System or Complying Generator on terms and conditions acceptable to LLEN.

### 6.2 Approvals

The approval referred to in clause 6.1 may be subject to conditions and the Customer must comply with such conditions. LLEN can change the conditions at any time and will give the Customer a written notice of the change. However, LLEN will not withhold approval or impose conditions in circumstances that contravene the Rules, the Act, Regulations or any other law.

### 6.3 Control over connection

LLEN can give the Customer a notice, at any time, not to let electricity produced in the Premises flow into the Barangaroo Network. The Customer must comply with the notice as soon as possible. This notice does not have to be in writing. It can operate for a specified period, indefinitely or as set out or described in the notice.

### 6.4 Changing the connection

LLEN can give the Customer, at any time, a written notice to change or remove a connection that allows electricity produced in the Premises to flow back into the Barangaroo Network (whether or not the connection is approved). The Customer must comply with the notice as soon as possible.

## 7 Charges

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### 7.1 No separate charge for Customer Utility Connection Services

- (a) LLEN does not impose any charge upon the Customer for providing Customer Utility Connection Services under this agreement.
- (b) However, LLEN does impose Network Charges for the use of the Barangaroo Network for the supply of electricity by the Retail Provider to the Premises. These charges are ordinarily imposed upon the Retail Provider, subject to clause 7.3.



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## 7.2 Customer liability for charges for services provided under this agreement

- (a) Where the Customer is separately liable under the Customer Supply Contract to pay the Retail Provider for any services provided under this agreement (at the rates provided for in this agreement), the Customer will not be liable to pay LLEN for those services under this agreement. The Customer must, however, provide LLEN with all information and assistance reasonably required by LLEN to ensure that the Retail Provider passes on all payments made by the Customer to LLEN.
- (b) Where the Customer is not separately liable to pay the Retail Provider as outlined in clause 7.2(b), the Customer will be liable to pay LLEN for services provided to the Customer under this agreement in accordance with bills issued to the Customer under clause 8.
- (c) The Customer will not be liable for any charges for any services, equipment or goods provided to the Premises for which a previous customer at the Premises is liable.
- (d) The provisions of this clause 7.2 are subject to clause 7.3.

## 7.3 Liability for Network Charges

Ordinarily, LLEN will invoice the Retail Provider for Network Charges at the tariffs and rates set out in the Network Schedule.

In consideration of LLEN providing the Customer with Customer Utility Connection Services under this agreement, LLEN reserves the right to invoice the Customer directly for Network Charges at any time by issuing a bill for them, or including them in a bill issued, under clause 8 (except to the extent that doing so would be contrary to any obligations imposed upon it under applicable Energy Laws). The Customer will be liable to pay LLEN for all Network Charges included in any bill issued under clause 8, in accordance with clause 8.

## 7.4 Varying charges

LLEN may vary any charge imposed on the Customer under this agreement at any time (including, without limitation, by amending the Network Price Schedule), provided LLEN follows the notice procedures set out in Schedule 5.

## 7.5 Government taxes

Detailed provisions governing LLEN's right to charge for government charges and taxes are also dealt with in Schedule 5.

## 7.6 No payment during initial period

- (a) Despite any other provision in this agreement, LLEN must not issue a bill under this agreement during the initial period (as that term is defined in the Strata Schemes Management Act 1996 (NSW)) in relation to the Customer.
- (b) Immediately following the end of the expiry of the initial period in relation to the Customer, LLEN may issue a bill to the Customer under this agreement for all amounts owing by the Customer to LLEN under this agreement for the period commencing on the first date of the provision of Customer Utility Connection Services to the end of the month immediately preceding the date of the bill.

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9 Bills

## 8 Wrongful and illegal use of energy

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### 8.1 Illegal use of energy or interference

The Customer must not, and must take reasonable steps to ensure others do not:

- (a) illegally use energy supplied to the Premises;
- (b) interfere or allow interference with any of LLEN's equipment at the Premises, except as may be permitted by law;
- (c) use the energy supplied to the Premises or any energy equipment in a manner that:
  - (1) unreasonably interferes with the connection or supply of energy to another customer; or
  - (2) causes damage or interference to any third party;
- (d) use Customer Utility Connection Services provided by LLEN in a way that is not permitted by law or this agreement; or
- (e) tamper with, or permit tampering with, any meters or associated equipment.

### 8.2 Consequences for wrongful or illegal use

If the Customer does not comply with clause 8.1, LLEN may, in accordance with the Energy Laws take any or all of the following actions:

- (a) estimate the amount of energy obtained wrongfully or illegally and take debt recovery action against the Customer for that amount;
- (b) undertake (or agree that the Customer undertakes) any necessary rectification work at the Customer's cost; and
- (c) arrange for the immediate disconnection of the Premises.

## 9 Bills

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### 9.1 Issue of bills

Where, in accordance with clause 7.3, LLEN bills the Customer directly for Network Charges, LLEN will issue bills at monthly intervals (each bill to be issued within one month of the end of the month to which the bill relates).

### 9.2 Correcting bills

- (a) If there is a mistake in the Customer's bill, or LLEN later receives information relevant to the Customer's bill, LLEN can adjust the bill (so as to correct that mistake or allow the relevant information to be incorporated) and send the Customer a new bill, whether or not the Customer has paid.
- (b) The Customer must pay LLEN the amount noted on any corrected bill issued under this clause 9.2 by the date shown on the bill as the date for payment. Payment may be made by any method noted on the bill.



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### 9.3 What the Customer has to pay

- (a) Subject to clause 9.3(b), the Customer must pay LLEN the amount shown as the amount the Customer owes on each bill LLEN sends the Customer.
- (b) The Customer will not be liable to pay any charge included in a bill if the amount of that charge, or the basis on which it is calculated, does not appear in the Network Price Schedule or in any relevant pricing or other document published by LLEN from time to time.

### 9.4 When the Customer has to pay

The Customer must pay LLEN by the date shown on the bill as the date for payment.

### 9.5 Payment provisions

- (a) A payment due on a day that is not a Business Day is to be paid on the next Business Day.
- (b) A payment is made when LLEN, or one of its agents authorised to accept payment, actually receives it, not when the Customer sends it. If a cheque or similar instrument the Customer uses to pay is dishonoured, the payment will be taken never to have been made.

### 9.6 If the Customer does not pay on time

If the Customer does not pay a bill on time and in full in accordance with clause 9.4, LLEN may require the Customer:

- (a) to pay interest on the amount outstanding; and
- (b) to pay LLEN's actual costs of recovering amounts the Customer owes. This clause 9.6 does not affect LLEN right to disconnect the Premises.

### 9.7 Interest on outstanding amounts

- (a) If LLEN requires payment of interest under clause 9.6(a), the interest starts accruing on the day the payment is due, and stops accruing on the day LLEN is paid in full.
- (b) The rate of interest will not exceed the rate prescribed under section 101 of the *Civil Procedure Act 2005* (NSW) for payment of interest on a judgment debt.
- (c) LLEN can charge interest back to the day the original amount became due and payable, even if there is a court judgment against the Customer for what the Customer owes under this agreement.

### 9.8 If the Customer does not agree with a bill

- (a) The Customer must pay the amount shown on the bill in accordance with clause 9.4 even if the Customer disagrees with it. If necessary, LLEN will make adjustments later, after the disagreement is resolved, in accordance with clause 9.2.
- (b) If the Customer does not pay, then to the extent the Customer should have, the Customer will have to pay interest as set out in clause 9.7.



## 10 Security for Payment

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### 10.1 Requirement for security

LLEN may require the Customer, at any time, to provide security, top-up security, or additional security, for the payment of:

- (a) any charges for services provided under this agreement;
- (b) Network Charges payable (or which may become payable) under this agreement; or
- (c) any future revenue requirements of LLEN's relating to the use of any assets forming part of any extension or increase in the capacity of the Barangaroo Network made to enable it to provide Customer Utility Connection Services to the Customer:
  - (1) where that extension or increase in capacity has been funded by LLEN; and
  - (2) only up to a level necessary to recover that funding by LLEN (plus interest arising since the date of that funding at the rate of interest referred to in clause 9.7).

### 10.2 Form and amount of security

- (a) Any security provided must be in a form acceptable to LLEN and may include cash, an insurance bond, a bank guarantee, an indemnity from a financial institution or (in special circumstances and at the Customer's request) in another form.
- (b) The amount of the security (if any) initially required by LLEN will be notified to the Customer at the time LLEN advises the Customer that security is required.
- (c) LLEN may require the Customer to provide additional security or top-up security if LLEN has utilised the whole or part of the security. In such a case LLEN must inform the Customer in writing of the amount of additional security or top-up security required and the date by which it must be provided at least 10 Business Days before the additional or top-up security is required.
- (d) Any security paid to LLEN will be owned by LLEN and is not held in trust. LLEN will not pay the Customer any interest on any security paid to and held by it.

### 10.3 When LLEN can use the security

LLEN may use some or all of the security at any time to satisfy any amount the Customer owes it under this agreement. Details of any security LLEN uses will be set out in the Customer's next bill and the amounts payable by the Customer amended accordingly.

### 10.4 Return of security

LLEN will return or release the security to the Customer within 3 months after the expiry or termination of this agreement (whichever is the earlier), provided the Customer has paid LLEN all amounts owing under this agreement. If the Customer still owes amounts under this agreement immediately prior to the return or release of the security, LLEN may apply the security against those amounts and, in the case of a cash deposit, return any surplus to the Customer.

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11 Guaranteed Customer Service Standards

## 11 Guaranteed Customer Service Standards

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### 11.1 Service Standards

LLEN must use its reasonable endeavours to ensure the Customer Utility Connection Services supplied under this Agreement comply with the Service Standards.

### 11.2 Timely provision of services

If LLEN does not provide the Customer with a Customer Connection Service under this agreement by the date agreed between LLEN and the Customer (or the Customer's representative) LLEN will pay the Customer \$60 for each day that elapses between the agreed date and the actual date on which the Customer connection service is provided, up to a maximum total amount of \$300 per year. LLEN will not be liable to pay to the Customer any other amounts as compensation for any Loss suffered by or claimed against the Customer under this clause 11.1.

### 11.3 Timely notice of planned interruptions to supply

Guaranteed customer service standards for giving notice of LLEN's intention to interrupt the Supply of electricity to the Customer by the Retail Provider (through its Barangaroo Network) are set out in clause 13.4.

### 11.4 Giving notice of intention to disconnect

Guaranteed customer service standards relating to giving notice of intention to disconnect the Premises are set out in **Schedule 6**.

### 11.5 Giving notice after Disconnection

Guaranteed customer service standards relating to giving notice after disconnecting the Premises are set out in **Schedule 6**.

### 11.6 Telephone Services

- (a) LLEN will provide a Telephone Service on which the Customer may telephone during business hours to give notice of and obtain information about the Customer's bills and Customer Utility Connection Services under this agreement. If the Customer needs to speak to an operator, simple steps are provided on the Telephone Service.
- (b) LLEN will also provide a 24 hour, 7 days a week Telephone Service on which the Customer may telephone to give notice of and obtain information about faults and difficulties in LLEN's Electricity Works. If the Customer needs to speak to an operator, simple steps are provided on the Telephone Service.

### 11.7 New connection services

- (a) Subject to clause 11.7(b), where the Customer requests that LLEN provide the Customer with a new connection under this agreement in accordance with clause 3.2, LLEN will connect the Premises:
  - (1) (if the connection request is made before 3pm on a Business Day) by no later than the end of the next Business Day; or



## 12 Other Standards of Service for Customer Utility Connection Services

- (2) (if the connection request is made after 3pm on a Business Day) by no later than the end of the second Business Day following the day the request is made,  
unless LLEN and the Customer agree to a longer period before the Premises are connected.
- (b) LLEN will not be required to connect the Premises to its Barangaroo Network within the period specified above if, in its opinion:
  - (1) the relevant equipment is not in place to do so; or
  - (2) the Customer is not entitled to be provided with the connection.

## 12 Other Standards of Service for Customer Utility Connection Services

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### 12.1 Quality and reliability of services

Customer Utility Connection Services will be of a reasonable standard of quality and reliability.

### 12.2 Response times

LLEN will use all reasonable efforts to ensure that any customer problems or enquiries are quickly resolved. If any customer problems or enquiries cannot be resolved immediately by LLEN's Telephone Service, the Customer will be referred to one of LLEN's officers. That officer will contact the Customer promptly (usually within one Business Day of the Customer's telephone call) to answer the enquiry or make further arrangements with the Customer.

### 12.3 Commencement of work

- (a) Where an enquiry from the Customer about the provision of Customer Utility Connection Services results in a request by the Customer for the connection of the Premises, LLEN will commence and complete the connection of the Premises in accordance with clause 11.7.
- (b) Where an enquiry from the Customer results in a request by the Customer for any other Customer Connection Service, work on the provision of that service will commence within a reasonable time of the Customer's request.

### 12.4 Commencement of work to remedy a disruption to a service

Where the connection of the Premises is affected by an interruption to the Supply of electricity (by the Retail Provider) through the Barangaroo Network, LLEN will commence work to remedy that interruption within a reasonable time of becoming aware of the disruption, taking into account the particular circumstances of the interruption.

### 12.5 Period of notice of work that will disrupt a service

LLEN will endeavour to give the Customer reasonable notice of any work by LLEN relating to the interruption of Supply by the Retail Provider to the Premises (but will not be liable to the Customer if such notice is not given, except to the extent indicated in clause 13.4).

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## 13 Availability of and Interruptions to Supply

### 12.6 Payment of compensation arising under guaranteed customer service standards

Where LLEN is obliged to pay the Customer any compensation in accordance with clause 11.2 or 13.4 it may pay that compensation to the Customer by:

- (a) deducting it from the Customer's next bill issued under this agreement; or
- (b) paying it to the Customer directly by cheque or by electronic funds transfer (to the Customer's nominated account with a bank or building society, where electronic funds transfer facilities between LLEN and the Customer are available).

## 13 Availability of and Interruptions to Supply

---

### 13.1 Responsibility for electricity supply to customers

LLEN does not Supply electricity to the Customer under this agreement. The Retail Provider is contractually responsible for Supplying electricity to the Customer under the Customer Supply Contract. The Retail Provider Supplies electricity to the Customer through the Barangaroo Network.

### 13.2 Interruptions beyond LLEN's control

- (a) Electricity Supplied by the Retail Provider through the Barangaroo Network may not be continuous and may be subject to fluctuations, distortions (in voltage, wave or frequency) or interruptions due to factors including:
  - (1) the operating characteristics and capacity constraints of the Barangaroo Network and of the National Electricity Market Power System;
  - (2) the power system security and system operation requirements imposed on LLEN and other persons under the Rules; and
  - (3) other factors which are beyond LLEN's control.
- (b) If Supply continuity and consistency of electricity are important to the Customer then the Customer should bring this to the attention of the Retail Provider and the Customer and the Retail Provider should contact LLEN, a licensed electrician or an appropriately qualified electrical consultant about any options available to the Customer or whether the Customer may need additional equipment or services to achieve higher levels of Supply continuity (or consistency of Supply) from the Retail Provider through the Barangaroo Network.

### 13.3 Interruptions

In addition to interruptions under clause 13.2 (which may occur at any time without notice), LLEN may intentionally interrupt the Supply of electricity by the Retail Provider to the Premises at any time for any of the following purposes:

- (a) inspecting, testing, replacing, repairing, adjusting or removing equipment installed or used for the purposes of this agreement;
- (b) maintaining the safe and efficient operation of the Barangaroo Network;

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## 13 Availability of and Interruptions to Supply

- (c) for the installation of a new connection or a connection alteration to another customer or to restore supply to another customer;
- (d) to comply with the power system security and system operation requirements imposed on LLEN and other persons under the Rules or as otherwise required by Ausgrid or a relevant authority; or
- (e) to deal with an emergency, which includes (but is not limited to) excess load in the Barangaroo Network or a reduction in electricity transmitted from the External Distribution System.

### 13.4 Compensation for interruptions without notice

- (a) Subject to clauses 13.4(b) and 13.4(c), if LLEN interrupts the Supply of electricity by the Retail Provider to the Premises:
  - (1) without providing the Customer with at least 2 Business Days' notice; or
  - (2) for longer than the time indicated in any such notice,LLEN will pay the Customer \$20 by way of compensation. LLEN will not be liable to pay to the Customer any other amounts as compensation for any Loss suffered by or claimed against the Customer under this clause 13.4.
- (b) LLEN will not be required to pay the Customer any amount under clause 13.4(a) if an interruption was:
  - (1) for the purposes of enabling LLEN to carry out emergency work;
  - (2) in circumstances beyond LLEN's control; or
  - (3) in circumstances where an occupier of the Premises agreed to the interruption before it occurred.An interruption for a purpose referred to in clause 13.3(d) is taken to be an interruption in circumstances beyond LLEN's control.
- (c) Despite LLEN's obligation to pay compensation to the Customer in the circumstances set out in clause 13.4(a), LLEN is under no obligation to provide any notice referred to in that clause. Accordingly:
  - (1) any interruption by LLEN:
    - (A) without providing the Customer with the notice referred to in clause 13.4; or
    - (B) for longer than the period referred to in such a notice,will not amount to a breach of this agreement (or breach of any other obligation owed to the Customer under contract, tort, statute or any other basis) and will be considered an interruption to the Supply of electricity by the Retail Provider in accordance with this agreement; and
  - (2) the Customer must make its own arrangements to ensure that neither the Customer nor any other person suffers any Loss as a result of any such interruption without such notice.

### 13.5 Rescheduling interruptions at the Customers request

- (a) At any time prior to or during any interruption under clause 13.3, the Customer may request that LLEN reschedule that interruption to a time nominated by the Customer.



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- (b) LLEN may, in its absolute discretion:
  - (1) reschedule that interruption to that nominated time, and notify the Customer accordingly if it does so; and
  - (2) require the Customer to pay additional costs incurred or to be incurred as a result of that rescheduling, and the Customer must pay those additional costs to LLEN upon being requested to do so.

## 14 Disconnecting Customers Premises

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### 14.1 Reasons for disconnecting Customer's Premises

Subject to clause 14.2, LLEN may refuse to connect the Premises to, or disconnect the Premises from, its Barangaroo Network, if any of the following happen:

- (a) **(retailer notice)** the Customer's Retail Provider informs LLEN that it has a right to arrange for disconnection under the Customer Supply Contract and requests that LLEN disconnect the Premises;
- (b) **(wrongful use)** the Customer uses energy supplied to the Premises wrongfully or illegally in breach of clause 8;
- (c) **(security and unpaid amounts)** security required under this agreement is not provided as required or the Customer does not pay what the Customer owes under this agreement when the Customer is required to pay;
- (d) **(false information)** the Customer provides any false information to LLEN or its Retailer Supplier such that it would not have been entitled to be connected if it had not provided the false information;
- (e) **(failure to maintain)** the Customer does not provide and maintain space, equipment, facilities or anything else the Customer must provide under the Energy Laws or this agreement (including under clause 4.4) in order for LLEN to provide Customer Utility Connection Services;
- (f) **(refuse access)** the Customer does not give one of LLEN's or Ausgrid's authorised officers safe and unhindered access to the Premises when the Customer is required to under this agreement or under Energy Laws;
- (g) **(no customer supply contract)** the Customer no longer has the Customer Supply Contract for the Premises or the Customer has vacated the Premises;
- (h) **(emergency)** in an emergency or for health and safety reasons; or
- (i) **(compliance)** if LLEN is required to do so at the direction of Ausgrid or a relevant authority or if LLEN is otherwise permitted by Energy Laws to disconnect or refuse to connect the Premises.

### 14.2 Notice and other requirements for Disconnection

LLEN's right to disconnect the Premises under clause 14.1 is subject to LLEN (or the Retail Provider) complying with the notice and other requirements set out in **Schedule 6**.

### 14.3 Charges for going to the Premises

If LLEN goes to the Premises to disconnect or reconnect the Premises, LLEN can impose the charge which the Network Price List or any relevant pricing or other document

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15 Last Resort Supply

published by LLEN from time to time fixes for doing so even if, in the event, the Premises are not disconnected or reconnected.

#### 14.4 This does not affect LLEN's other rights

LLEN's rights under this clause 14 are in addition to its rights:

- (a) to refuse to connect or to disconnect the Premises under the Energy Laws; and
- (b) under any other contract the Customer has with LLEN.

#### 14.5 If the Customer wants Disconnection

- (a) The Customer must give LLEN at least 48 hours' notice if the Customer wants its Premises to be disconnected from the Barangaroo Network.
- (b) If the Customer does not give this period of notice the Customer will have to pay all the charges (including minimum charges) for services provided or Network Charges payable under this agreement until the earlier of the following:
  - (1) 48 hours after LLEN becomes aware that the Customer wants its Premises disconnected; and
  - (2) LLEN actually disconnects the Premises,unless LLEN enters into, or is taken to have entered into, a new connection contract (under which those charges are payable) for the same Premises.

## 15 Last Resort Supply

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### 15.1 Transfer to Retailer of Last Resort

If Last Resort Supply Arrangements come into force in respect of the Supply of electricity to the Customer at the Premises, then LLEN (or any person nominated by it) is authorised to transfer the Customer to the Customer's Retailer of Last Resort and to take any other action necessary to implement or arrange those Last Resort Supply Arrangements.

### 15.2 Provision of information to enable transfer

LLEN may provide any necessary information relating to the Customer to a retail supplier or other person or body for the purposes of enabling the Customer to be transferred to the Customer's Retailer of Last Resort and for the consequential implementation of Last Resort Supply Arrangements.

### 15.3 Payments to LLEN on behalf of Retailer of Last Resort

If LLEN agrees with the Customer's Retailer of Last Resort to arrange to collect charges for any electricity Supply (and any other related goods or services provided) to the Customer by the Customer's Retailer of Last Resort, then the Customer must pay those charges to LLEN (unless the Customer pays them to the Customer's Retailer of Last Resort or enters into the Customer Supply Contract with the Customer's Retailer of Last Resort or another supplier under which those charges are payable).



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## 16 Reviewing LLEN's decisions, customer disputes and complaints

### 16 Reviewing LLEN's decisions, customer disputes and complaints

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- (a) LLEN has adopted an internal review process for reviewing decisions by LLEN which:
- (1) affects the Customer; and
  - (2) relates to any matter arising under this agreement (or any other matter that may be prescribed by the Regulation).
- Details of how the Customer may apply for review of a decision (and how LLEN will conduct the review) are set out in Schedule 7.
- (b) The rights of Customers in relation to complaints and resolution of disputes arising under this agreement are set out in the Customer dispute resolution procedures set out in Schedule 7.]

### 17 Liability

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#### 17.1 Statutory rights and conditions and warranties implied by law

Nothing in this agreement is to be taken to exclude, restrict or modify:

- (a) any rights of recovery or to compensation the Customer may have under Energy Laws; or
- (b) any condition, warranty or guarantee that LLEN are prohibited by law from excluding, restricting or modifying.

All other conditions, warranties and guarantees, whether or not implied by law, are excluded.

#### 17.2 Limitation of any liability under the Australian Consumer Law

Under the Australian Consumer Law consumer guarantees apply to the supply of 'goods' and 'services' to 'consumers' (within the meaning of the Australian Consumer Law). If any such consumer guarantee applies to any goods or services LLEN supplies under this agreement then LLEN's liability (if any) for any failure to comply with that guarantee in connection with any goods or services (that are not of a kind ordinarily acquired for personal, domestic or household consumption) is limited, as far as the law permits and at LLEN's option, to resupplying the goods or services or paying for their resupply.

#### 17.3 LLEN's warranties

- (a) LLEN warrants to the Customer that it:
- (1) is the owner and the operator of the Barangaroo Network; and
  - (2) is the holder of the Network Exemption.
- (b) To the extent permitted by law, LLEN gives no condition, warranty or undertaking, and makes no representation to the Customer, about the condition or suitability of energy its quality, fitness for purpose or safety, other than those set out in this Agreement



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## 17.4 Exclusion of liability for supply interruptions, distortions or fluctuations

Subject to clauses 17.1 and 17.2, and as far as the law permits, LLEN is not liable for any Loss the Customer may suffer (including, without limitation, where caused by any negligent or wilful act or omission by LLEN or by any other person) arising from:

- (a) any fluctuation or distortion (in voltage magnitude, voltage waveform or frequency) or interruption to the Supply (by the Retail Provider) of electricity to the Premises or from any such Supply not being or remaining continuous;
- (b) the Retail Provider discontinuing Supply of electricity to the Customer; or
- (c) LLEN interrupting the Supply of electricity by the Retail Provider to the Premises.

## 17.5 General limitation on liability

To the extent that LLEN has any liability to the Customer arising under this agreement (or arising from any act or omission by LLEN or by any other person under contract, tort or any other basis), LLEN's liability (under contract, tort or any other basis), is limited, as far as the law permits, as follows:

- (a) LLEN is not liable for any indirect, economic, special or consequential Losses of any kind suffered by the Customer (including corruption of data losses, business interruption losses, loss of profits or any other indirect costs of any kind), and
- (b) LLEN's liability for all other losses suffered by the Customer is limited to the lesser of:
  - (1) the total amount billed to the Retail Provider (or to the Customer under clause 7.3) for Network Charges relating to the use of the Barangaroo Network for the Supply of electricity by the Retail Provider to the Premises) during the year that LLEN's breach, act or omission (which gives rise to the claim) occurred, or
  - (2) \$5,000 (GST inclusive, if any),for all claims the Customer makes in any one calendar year.

## 17.6 Exclusion of liability and indemnity for customers use and supply of electricity

LLEN is not responsible for, and the Customer accepts all risks in respect of, the control and use of electricity on the Customer side of the Premises and in respect of the supply of electricity to the Premises or to the Barangaroo Network from any Generating System or Complying Generator located at the Premises.

The Customer indemnifies LLEN against (and therefore must pay LLEN for) Loss suffered by LLEN arising in connection with:

- (a) the control and use of electricity on the Customer side of the Premises; or
- (b) the installation, operation or maintenance of any Generating System or Complying Generator at the Premises and any supply of electricity to the Barangaroo Network from any such Generating System or Complying Generator.



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## 17.7 Limitation of liability for system operations functions

So far as the law allows, LLEN is not liable for any Losses the Customer may suffer as a consequence of or in connection with any act or omission by LLEN in relation to the performance or exercise, or purported performance or exercise, of a System Operations Function or the function of operating, or managing the operations of, the Barangaroo Network.

## 17.8 Limitation of liability for supply failure from Generating Systems and Complying Generators

So far as the law allows, LLEN is not liable for any losses the Customer may suffer as a consequence of or in connection with any Generating System or Complying Generator located at the Premises failing (or being unable) to supply electricity to the Premises or to the Barangaroo Network for any reason (including, without limitation, where caused by any negligent or wilful act or omission by LLEN or by any other person).

## 18 Customer Information

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### 18.1 The Customer consents to LLEN's disclosure of Customer Information

The Customer consents to LLEN using and disclosing Customer Information for the following purposes if and to the extent that the use or disclosure is permitted by law with the Customer's consent:

- (a) to verify the Customer's creditworthiness;
- (b) to recover amounts that the Customer owes under this agreement;
- (c) to carry out LLEN's responsibilities or exercise its rights under this agreement (including without limitation offering and providing electricity and related products and services to the Customer, invoicing the Customer and managing LLEN's relationship with the Customer);
- (d) to obtain advice, assistance, products or services in relation to its business (including without limitation legal, engineering, accounting and information technology services);
- (e) to develop new or varied products and services (including, without limitation, trials, pilot studies or projects relating to energy efficiency, demand management and/or smart electricity grid activities); and
- (f) for the purposes of any national electricity market process or system operating under the Rules (including, without limitation, registration or transfer of registration of a Registered Participant as a person who is Financially Responsible for any customer connection point or the settlement of transactions or payments under the Rules), the Market Operations Rules, any regulation or any statutory instrument.

### 18.2 Disclosure of Customer Information under law

The Customer also acknowledges that LLEN may use or disclose Customer Information where the law otherwise permits, authorises or requires that disclosure.



## 19 Force Majeure

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LLEN's obligations under this agreement are suspended while it cannot perform them due to a Force Majeure Event.

## 20 Other Matters

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### 20.1 How to give any notice required under this agreement

Notices under this agreement:

- (a) must be in writing;
- (b) may be given by hand, sent by fax or sent by mail or email (if email facilities between the Customer and LLEN are available); and
- (c) must be delivered:
  - (1) in the case of notices to LLEN: to one of LLEN's correct fax numbers, addresses or email addresses as noted on the Customer's latest bill; or
  - (2) in the case of notices to the Customer: to the Premises, the Customer's facsimile number or email address if the Customer provides one to LLEN.
- (d) A party may assume that the other received a notice on the first Business Day after it was given, as long as it is given in accordance with the procedures in this clause.
- (e) Any change in the address or notice details of either party must be notified in writing to the other party.

### 20.2 Severability

Any provision of this agreement which is prohibited, invalid or unenforceable will be ineffective (to the extent of its prohibition, invalidity or unenforceability) without affecting the validity or enforceability of the remaining provisions of this agreement.

### 20.3 No waiver

A failure, delay, relaxation or indulgence by LLEN or the Customer in exercising any power or right conferred by this agreement, does not operate as a waiver of the power or right. A single or partial exercise of the power or right does not preclude a further exercise of it or the exercise of any other power or right under this agreement. A waiver of a breach does not operate as a waiver of any other breach.

### 20.4 Interpretation of this agreement

In this agreement, unless the context requires otherwise:

- (a) a reference to a clause is a reference to a clause in the main body of this agreement;
- (b) the singular includes the plural and vice versa;



- (c) other parts of speech and grammatical forms of a word or phrase defined in the dictionary to this agreement have a corresponding meaning;
- (d) the word 'person' includes a natural person and any body or entity whether incorporated or not, including governments, governmental bodies and instrumentalities;
- (e) a reference to a document includes the document as amended from time to time and any document replacing it;
- (f) if something is to be done on a day which is not a Business Day then that thing must be done on the next or following Business Day; and
- (g) the words 'in writing' include any communication sent by letter or facsimile.

## 20.5 Table of Contents and headings

The Table of Contents and the headings contained in this agreement are used to assist the Customer in reading this agreement and do not affect its interpretation.

## 20.6 The law to apply to this agreement

This agreement shall be governed by and construed in accordance with the laws in force in the State of New South Wales.

## 20.7 Assignment of this agreement

- (a) LLEN may assign any or all of its rights or obligations under this agreement without the Customer's consent. LLEN will notify the Customer of an assignment by publishing a notice in a national newspaper, publishing a notice on LLEN's website or by sending the Customer a written notice.
- (b) The Customer may not assign its rights or obligations under this agreement at any time without first obtaining LLEN's consent in writing.

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## Schedules

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## Schedule 1

### Reference Schedule

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Item	Details
Premises	[insert building details]
Retail Provider	[EnergyAustralia]

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## Schedule 2

### Notice details

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**LLEN**

Address

Attention

Phone

Fax

Email

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**Customer**

Address

Attention

Phone

Fax

Email

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## Schedule 3

### Network Price Schedule

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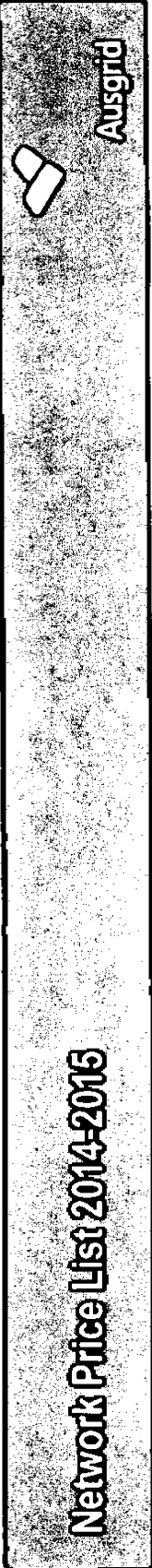
# Network Price List 2014-2015

## DP1204948



Effective from 1 July 2014 to 30 June 2015 (Prices exclude GST)

Tariff Class	Tariff Code	Tariff Name	DLF	Network Access Charge c/day	Network Energy Prices					Network Capacity Prices								
					Flat c/kWh	Block 1 c/kWh	Block 2 c/kWh	Block 3 c/kWh	Peak c/kWh	Shoulder c/kWh	Off-peak c/kWh	Peak c/kWh/day	Peak c/kVA/day					
Low Voltage	EA010	Residential Inclining Block	1.0643	39.9237		12.8642	13.9612	14.9552										
	EA025	Residential ToU	1.0560	52.5312					26.7908	5.2740	2.6895							
	EA030	Controlled load 1	1.0643	3.3199	2.2032													
	EA040	Controlled load 2	1.0643	12.8386	5.4597													
	EA050	Small Business Inclining Block	1.0564	126.0750		11.5209	18.0897											
	EA225	Small Business ToU	1.0564	126.0750					21.6427	6.7121	2.1012							
	EA302	LV 40-160 MWh (System)	1.0564	577.8437					12.2334	5.7152	3.5424	33.8250						
	EA305	LV 160-750 MWh (System)	1.0564	1681.0000					9.7238	5.3811	2.7732					33.8250		
	EA310	LV > 750 MWh (System)	1.0564	2,100.1993					9.9673	5.4124	2.8046					33.8250		
	EA325	LV Connection (Standby Closed)	1.0564	2,100.1993														
	High Voltage	EA360	HV Connection (Standby Closed)	1.0189	1,891.1250					8.2079	4.8271	2.4455					0.4408	
		EA370	HV Connection (System)	1.0189	4,202.5000					8.6681	5.3881	2.4054					18.1733	
		EA380	HV Connection (Substation)	1.0140	4,202.5000					7.5099	5.3574	1.7903					18.1733	
Sub-transmission	EA390	ST Connection	1.0078	5,253.1250													5.7785	
Unmetered	EA401	Public Lighting	1.0839		8.9533													
	EA402	Constant Unmetered	1.0613		10.9454													
	EA403	Energy Light	1.0839		8.1402													



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Effective from 1 July 2014 to 30 June 2015 (Prices include GST)

Tariff Class	Tariff Code	Tariff Name	DLF	Network Access Charge c/day	Network Energy Prices						Network Capacity Prices						
					Flat c/kWh	Block 1 c/kWh	Block 2 c/kWh	Block 3 c/kWh	Peak c/kWh	ToU Shoulder c/kWh	ToU Off-peak c/kWh	Peak c/kWh/day	Peak c/kVA/day				
Low Voltage	EA010	Residential Inclining Block	1.0643	43.9161	14.1506	15.3573	16.4507										
	EA025	Residential ToU	1.0560	57.7843				29.4699	5.8014	2.9585							
	EA030	Controlled load 1	1.0643	3.6519	2.4235												
	EA040	Controlled load 2	1.0643	14.1225	6.0057												
	EA050	Small Business Inclining Block	1.0564	138.6825	12.6730	19.8987											
	EA225	Small Business ToU	1.0564	138.6825				23.8070	7.3833	2.3113							
	EA302	LV 40-160 MWh (System)	1.0564	635.6281				13.4567	6.2867	3.8966	37.2075						
	EA305	LV 160-750 MWh (System)	1.0564	1849.1000				10.6962	5.9192	3.0505							
	EA310	LV > 750 MWh (System)	1.0564	2310.2192				10.9640	5.9536	3.0851							
	EA325	LV Connection (Standby) Closed	1.0564	2310.2192				8.8910	6.6637	2.4998							
	High Voltage	EA360	HV Connection (Standby) Closed	1.0189	2080.2375				9.0287	5.3098	2.6901						0.4849
		EA370	HV Connection (System)	1.0189	4622.7500				9.5349	5.9269	2.6459						19.9906
		EA380	HV Connection (Substation)	1.0140	4622.7500				8.2609	5.8931	1.9693						19.9906
Sub-transmission	EA390	ST Connection	1.0078	5778.4375				5.3294	3.7509	2.2288						6.3564	
Unmetered	EA401	Public Lighting	1.0839					9.8486									
	EA402	Constant Unmetered	1.0613					12.0399									
	EA403	EnergyLight	1.0839					8.9542									

## Network Price List 2014-2015



Ausgrid

Ausgrid's current price list and other pricing information, including submissions and expected trends, can be found on our website at: [www.ausgrid.com.au/network\\_prices](http://www.ausgrid.com.au/network_prices)

### Explanatory Notes

**Supply Voltages** The general voltage levels referred to in the price list are:

Low Voltage (LV)	nominally 230/400 V
High Voltage (HV)	nominally 5, 6.6, 11 or 22 kV
Sub-transmission (ST)	33 kV and above

The voltage levels for the purpose of application of network prices are determined at the metering point.

**Distribution Loss Factors (DLFs)** These represent the electrical energy lost in the transport of electricity over the distribution network. The factors are calculated by Distribution Network Service Providers (DNSPs) in accordance with the methodology in clause 3.6 of the National Electricity Rules. DLFs are used by the Australian Energy Market Operator (AEMO) in the market settlement to adjust the electrical energy attributed to each retailer at each transmission connection point.

DLFs are also used by retailers directly for reconciliation with their purchasing against customer billing processes. Network prices apply to metered (or estimated) customer consumption and therefore prices are not directly affected by these loss factors.

**Network Tariff Changes and Tariff Reassignments** The application of network tariffs is explained in Ausgrid's publication ES 7 Application of Network Use of System Charges (ES 7). The network price for a specific customer installation is determined in accordance with ES 7 and will depend upon a number of factors including the customer's load, supply voltage and metering configuration. Applications to change a network price should be made on a Network Price Application Form and if approved, will apply from the start of the next billing period following the date of receipt of the price change application.

**Daylight Saving** Daylight Saving time applies to all Ausgrid network prices.

**Metering** A customer's metering installation must have a meter which is capable of measuring the relevant electrical components of energy and demand before a given default price can be applied. If a customer or retailer would like an alternative meter to be installed they may be required to pay a contribution towards its cost.

**NSW Solar Bonus Scheme Payments** In weekly B2B invoices, Ausgrid will credit retailers for their customers who have generation facilities and are eligible under the NSW Solar Bonus Scheme. The credit will be 20 cents or 60 cents per kWh depending on the conditions contained within the NSW Electricity Supply Act 1995 and the supporting regulations. Ineligible customers will not receive payments.

### Types of Network Tariff Components

**Network Access Charge (NAC)** This is a fixed charge (\$/day) applied to each energised connection point at which energy or demand is recorded. A separate NAC may be applied to each connection point and their associated metering point(s) as determined by Ausgrid.

**Non-ToU Rates** The Non Time of Use charge (\$/kWh) is applied to the total energy determined from an energy only meter. A step pricing structure applies to selected non-ToU energy charges as follows:

- **EA010** - a three step pricing structure applies. Step 1 applies to the first 1000kWh per 91 days. Step 2 applies to consumption greater than 1000kWh and less than 2000kWh per 91 days. Step 3 applies to all consumption in excess of Step 2.
- **EA050** - a two step pricing structure applies. Step 1 applies to the first 2500kWh per 91 days. Step 2 applies to all consumption in excess of Step 1.

**Time of Use (ToU) Rates** All meters capable of recording the time electricity is used throughout the day will be charged according to Peak, Shoulder and Off Peak time periods.

The following time periods apply for ToU tariffs EA025 and EA225:

Peak	2pm - 8pm on working weekdays
Shoulder	7am - 2pm and 8pm - 10pm on working weekdays
Off Peak	7am - 10pm on weekends and public holidays All other times

All other ToU tariffs have the following time periods applied:

Peak	2pm - 8pm on working weekdays
Shoulder	7am - 2pm and 8pm - 10pm on working weekdays
Off Peak	All other times

**Capacity Charges** Capacity charges are applied to the maximum half hourly kW or kVA power reading that occurred at a customer's connection point over the 12 months prior to the bill being calculated.

The chargeable kW or kVA reading can only occur in peak times which are from 2pm to 8pm on working weekdays. The capacity charge is in cents per day and is calculated on the number of days in the billing period.

One capacity charge is applied at each connection point. Coincident or summated capacity charges from multiple connection points are not permitted without the written approval of the Manager Network Regulation.

**Controlled Load** Controlled load is applicable to electricity which is separately metered and controlled by Ausgrid. It is used for operating storage water heaters, thermal storage space heaters, and other approved fixed wired appliances.

### Explanation of Network Tariffs

To obtain an understanding of Ausgrid's network tariffs please refer to ES 7 Application of Network Use of System Charges. This document is available from our website, see link below.

<http://www.ausgrid.com.au/Common/Our-network/Network-prices/Price-lists-and-policy.aspx>

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## Schedule 4

### Service Standards

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All applicable Regulatory Requirements.

Regulatory Requirements means all legislation, rules, regulations, codes, and orders in council, licences, proclamations, directions or standards that are applicable to the supply of the Customer Utility Connection Services to the Customer by LLEN.



## Schedule 5

### Varying charges and government taxes

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Refer clauses 7.4 and 7.5 of this agreement.

#### 1 Varying charges

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- (a) LLEN may vary any tariff or charge under this agreement. However any such variation will have no effect unless a notice setting out particulars of the variation is first served on the Customer or group of customers (where the variation applies only to that particular customer or group of customers).
- (b) The particulars to be set out in any such notice must:
  - (1) specify the date on or after which the variation is to take effect, being a date that is later than the date the notice is published or served; and
  - (2) include a statement of the new rates or the amount of the variation.
- (c) The notice may have general application or may be limited in its application by reference to specified exceptions or factors.
- (d) A variation in a rate or charge for which notice must be given under this clause operates from the date specified in the notice and must not operate retrospectively.

#### 2 GST, taxes and other government charges

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- (a) Any consideration to be paid or provided to LLEN under or in connection with this agreement (whether the amount of such consideration is listed in this agreement or elsewhere) does not include an amount on account of any GST or tax (unless specifically stated to be inclusive of GST).
- (b) Despite any other provision of this agreement:
  - (1) if LLEN makes a Taxable Supply under or in connection with this agreement (not being a Taxable Supply the consideration for which is specifically described as being GST inclusive), the consideration payable or to be provided for that Taxable Supply but for the application of this clause will be increased by, and the Customer must pay to LLEN, an amount equal to the GST payable on that Taxable Supply; and
  - (2) LLEN can pass on to the Customer any tax in relation to the sale, Supply or purchase of electricity or any other thing that is imposed on LLEN, or that LLEN has to pay.
- (c) LLEN can do this by:
  - (1) changing the tariffs;
  - (2) including the amount as a separate item in the Customer's bill; or

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## Schedule 5 Varying charges and government taxes

- (3) issuing a separate Tax Invoice for the Taxable Supply.
- (d) If a payment to a party under this agreement is a reimbursement or indemnification, calculated by reference to a Loss incurred by that party, then the payment will be reduced by the amount of any Input Tax Credit to which that party is entitled for that Loss.



## Schedule 6

### Notice and other requirements for Disconnection

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#### 1 Notice of intention to disconnect

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##### 1.1 Notice and warning of disconnection

If the Customer is a Small Customer, LLEN may disconnect the Premises under clauses 14.1(c), 14.1(d), 14.1(e), or 14.1(f) only if:

- (a) LLEN first sends the Customer a disconnection warning notice that:
  - (1) requires the Customer to rectify, within 6 Business Days after the date of issue on the notice, the issue that could lead to disconnection; and
  - (2) carries a warning of the consequences of failing to comply with the notice; and
- (b) in relation to safe and unhindered access only, LLEN has used its best endeavours to contact the Customer to arrange an appointment with the Customer for access to the Premises in addition to providing a disconnection warning notice; and
- (c) the Customer fails to comply with the disconnection warning notice within 6 business days after the date of issue.

##### 1.2 Life support equipment

- (a) If the Customer is a Small Customer, LLEN must not disconnect the Premises if they are registered as having life support equipment, except in an emergency.

##### 1.3 When LLEN must not disconnect

- (a) Subject to paragraph (b), and otherwise in accordance with the Rules, if the Customer is a Small Customer LLEN must not disconnect the Premises during the following times (the **Protected Period**):
  - (1) on a business day before 8.00am or after 3.00pm; or
  - (2) on a Friday or the day before a public holiday; or
  - (3) on a weekend or a public holiday; or
  - (4) on the days between 20 December and 31 December (both inclusive) in any year; or
  - (5) if the Customer is being disconnected for a failure to pay, during an extreme weather event.
- (b) The Premises may be disconnected within the Protected Period:
  - (1) for reasons of health and safety; or
  - (2) in an emergency; or

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Schedule 6 Notice and other requirements for Disconnection

- (3) as directed by a relevant authority; or
- (4) if the Customer is in breach of clause 8 which deals with wrongful and illegal use of energy; or
- (5) if the Customer's Retail Provider makes such a request on the Customer's behalf; or
- (6) if the Premises contain a commercial business that only operates within the protected period and where access to the Premises is necessary to effect disconnection; or
- (7) where the Premises are not occupied.

## 1.4 LLENs rights after disconnection

- (a) The disconnection of the Premises does not limit or waive any of the parties' rights and obligations under this agreement arising before disconnection, including any of the Customer's obligations to pay amounts to LLEN or its Retail Provider.

## 2 Notice given after Disconnection

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As soon as reasonably practicable after the Premises have been disconnected, LLEN or the Retail Provider must give the Customer a notice setting out:

- (a) why the Premises were disconnected;
- (b) a telephone number to contact LLEN regarding the Disconnection;
- (c) the arrangements that the Customer will need to make for reconnection of the Premises to the Barangaroo Network, including any costs the Customer will need to pay; and
- (d) the dispute resolution procedures available to the Customer.



## Schedule 7

### Internal review and EWON

---

*[see clause 16 of this agreement]*

#### 1 Internal review of LLEN decisions

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##### 1.1 Internal review

- (a) The Customer may apply under clause 1.2 below to LLEN for a review of any of its decisions relating to any matter arising under this agreement.
- (b) The Customer will not be charged for any application that the Customer makes to LLEN to review one of its decisions.

##### 1.2 Applying to have a decision reviewed

- (a) An application by the Customer to review a decision allowed by clause 1.1 above must be in writing.
- (b) If the Customer makes an application referred to in clause 1.2(a) above, the application must:
  - (1) be served on LLEN no later than 28 days after the Customer receives written notice of the decision; and
  - (2) states the reason why the Customer is seeking a review of the decision.

##### 1.3 Considering application to review decision

- (a) When LLEN receives an application from the Customer to review a decision referred to in clause 1.1 above, LLEN will review the decision.
- (b) After reviewing the decision, LLEN may:
  - (1) determine that the decision is to stand; or
  - (2) vary or revoke the decision.
- (c) As soon as practicable after LLEN makes a determination, LLEN will give the Customer written notice:
  - (1) of the determination together with reasons for the determination;
  - (2) (if the determination is to vary the decision) of how LLEN will vary it; and
  - (3) (if applicable) the Customer's rights available under the Act and the Regulation.
- (d) If LLEN fails to give the Customer such a notice within 14 days of when the Customer applied to have the decision reviewed, LLEN are taken to have determined:



- (1) that the decision stands (in the case of a complaint against a decision); or
- (2) that no action is to be taken (in the case of any other complaint).

## 1.4 Manner of handling application

In addressing an application by the Customer to review a decision, LLEN will comply with Australian Standards AS 4269-1995 entitled "Complaints Handling", as amended or replaced from time to time.

## 2 Dispute and complaint resolution by EWON

---

- (a) Subject to clause 2(b) below, if a dispute arises between LLEN and the Customer (or if the Customer has a complaint) about any matter arising under this agreement and it is a dispute or complaint to which EWON relates, the Customer may refer the dispute (or complaint) to EWON.
- (b) The Customer does not have a right of review by EWON in respect of a decision by LLEN on any matter referred to under clause 1.1 above, unless that decision has first been the subject of an internal review by LLEN under clause 1 above.
- (c) The Customer will not be charged for any application that the Customer makes to EWON.
- (d) EWON may decline to deal with the Customer's application if it has been, is being or should be dealt with by another person or tribunal or there are not, in EWON's opinion, sufficient grounds for further investigation.
- (e) EWON may also refer the Customer's application to another person or tribunal.
- (f) EWON's decision on any dispute or complaint referred to EWON will be final and binding on LLEN and accordingly LLEN must comply with any decision of EWON.

## 3 Contacting EWON

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Call EWON on 1800 246 545 or fax EWON on 1800 812 291.

Alternatively, write to EWON at:  
Reply Paid 86550  
Sydney South NSW 1234 or  
email at omb@ewon.com.au

## 4 Customer dispute and complaint resolution procedures

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- (a) If a dispute arises between LLEN and a Customer (or if the Customer has a complaint) about any matter arising under this agreement and if clause 2.1(a) above applies and the Customer elects to not exercise its rights under that provision, then:

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Schedule 7 Internal review and EWON

- (1) either of them may notify the other in writing about the dispute or complaint; and
  - (2) they must then make reasonable efforts to try to resolve the complaint or dispute.
- (b) If LLEN and the Customer are unable to resolve a dispute or complaint within 3 months of it being notified under this clause, either party may refer the matter to mediation under the guidelines for commercial mediation published from time to time by the Australian Commercial Dispute Centre. The parties will share equally in all reasonable costs of the mediator appointed to conduct any mediation under this clause but will otherwise bear their own costs of the mediation.
- (c) The requirements of this clause 4 are without prejudice to (and are not intended to prevent the parties from also pursuing) any legal or other remedies which either of them may be entitled to pursue by other means (such as by legal proceedings in a court or by arbitration).

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## Signing page

Executed as an contract

---

**LLEN**

Signed for  
**Lend Lease Embedded Network (Barangaroo South) Pty Ltd**  
by its attorney

*sign here* ▶ \_\_\_\_\_  
Attorney

*print name* \_\_\_\_\_

in the presence of

*sign here* ▶ \_\_\_\_\_  
Witness

*print name* \_\_\_\_\_

---

**Customer**

Signed for  
**[Building]**  
by their attorney

*sign here* ▶ \_\_\_\_\_  
Representative

*print name* \_\_\_\_\_

in the presence of

*sign here* ▶ \_\_\_\_\_  
Witness

*print name* \_\_\_\_\_

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## Barangaroo South – Building Management Statement Schedule 12 – Example Residential Supply Rates

<b>Introduction</b>
This Schedule 12 sets out the example Supply Rates payable by an Occupier of a notional residential apartment at Barangaroo South. This information is provided for illustrative purposes only and in order to assist users of this management statement in understanding the process for calculating usage costs and charges for Green Utilities.
<b>Residential Design Basis Assumptions (Cooling)</b>
<ul style="list-style-type: none"><li>• Based on a mix of 1, 2 and 3 bed apartments (1.8 average) with an average NUA per apartment of 100-110 m<sup>2</sup></li><li>• Developed from off of a weather sensitive analysis of real measured electricity data at Stonecutters</li><li>• Coefficient of Performance (COP) assumed to estimate cooling loads from the weather sensitive electricity use. Note: use of real measured electricity data will include some non-cooling loads that are weather sensitive like fridges, lights (more daylight in summer) small appliances etc.</li><li>• Method captures true diversity in a real apartment building (different occupant behaviours and preferences) and is appropriate in modelling terms. Note: occupancy and usage patterns may vary from project to project.</li><li>• The modelled cooling profiles have a single day type for each month repeated over the month. Note: the seasonal volumes are representative whilst true operational cooling peaks may vary due to methodology.</li><li>• The annual cooling volume in the design profile is 19 kWhr/m<sup>2</sup> NUA pa with a diversified peak load of 16.5 Wt/m<sup>2</sup> NUA. Note: true operational cooling peaks may vary due to methodology.</li> <li>• <i>General Note: Key factors that influence cooling demand</i><ul style="list-style-type: none"><li>- Diversity in residential apartment behaviours and occupancy can impact upon on operation conditions and cooling profiles.</li><li>- Occupant behaviour with regards to energy management - windows closed when A/C is in operation</li><li>- Occupant temperature range tolerances 18-25.5°C - how cold an individual wished to set the cooling temperature.</li><li>- Occupant tolerance to humidity – using A/C to mitigate humidity driving operating internal temperatures to be 24°C or lower in summer</li><li>- Diversity in apartment design, specifically thermal mass, orientation, passive solar design etc.</li></ul></li></ul>
<b>Residential Design Basis Assumptions</b>
<b>What are the expected costs per annum for a 100sqm 2 bed room apartment typical user?</b> <ul style="list-style-type: none"><li>- The Charges for chilled water services fall into the categories and rates illustrated below (see issued charges schedule for complete detail).</li><li>- The model design developed for Barangaroo contemplates the following usage as related to defined criteria above.</li><li>- The Charge Estimates below relate to the anticipated changes for a 100sqm apartment based on this model and its assumptions.</li></ul>

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**Example costs per annum for a 100sqm, 2 bed room apartment typical user**

**CCWP - Charges 2010-11 Base Year**

- Chilled Water Usage Charge (volume charge – charge dependent on use)*

Charge =	\$0.056 per kwh(r) X the actual metered usage (P & S)
Charge =	\$0.023 per kwh(r) X the actual metered usage (OP)
- Chilled Water Maintenance Charge (volume charge – charge dependent on use)*

Charge =	\$0.11 per kWh(r) X actual metered usage
----------	--
- Chilled Water Capacity Charge (volume charge – charge dependent on use)*

Charge =	Peak Cooling Demand in kW(r) + 3.0 COP X Capacity Charge (Ausgrid E310 daily capacity rate in cents/KVA)
----------	--
- Chilled Water Capital Replacement Charge (volume charge – charge dependent on use)*

Charge =	\$0.068 per kWh(r) X actual metered usage
----------	---

**CCWP - Illustrated rates 2010-11 Base Year**

*Estimation for 100m<sup>2</sup> Apartment (see Residential Design Basis Assumptions (Cooling))*

Charge	Volume	Price	A\$/annum
Chilled Water Usage	1,898 kWhR	0.038 \$/kWhR	73
Chilled Water Capacity	2 kW	0.110 \$/kW/day	79
Chilled Water Maintenance	1,898 kWhR	0.110 \$/kWhR	209
Chilled Water Capital Replacement	1,898 kWhR	0.068 \$/kWhR	129
<b>Total</b>			<b>\$490</b>

**RWP - Illustrated rates SWC published Service Charges 2012-13**

- Recycled Water Service Charge (fixed charge)*

Charge =	Jul-Sep Qtr	Oct-Jun Qtr
	\$8.78	\$8.76
- Recycled Water Use Charge (volume charge – charge dependent on use)*

Charge =	\$1.98/kl X actual metered usage
----------	----------------------------------
- Wastewater Service Charge (fixed charge)*

Charge =	\$138.77 Each QTR
----------	-------------------
- Water Service Charge (fixed charge)*

Charge =	\$33.78 Each QTR
----------	------------------
- Water Use Charge (volume charge – charge dependent on use)*

Charge =	\$2.13/kl X actual metered usage
----------	----------------------------------

EN – rates as per Ausgrid published tariffs regulated by AER and are included in retail billings from licences electricity retailers – these are direct contacts between Owners Corporations or individual residents with their retailer of choice

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*SA*

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## Barangaroo South – Building Management Statement

### Signing page

Executed as a deed

DATED: 27 May 2015

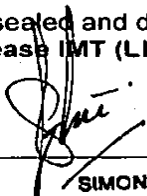
**T2 Owner**

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Lend Lease IMT (LLITST ST) Pty Limited**  
by

sign here ▶

Director



SIMON LECKIE

print name

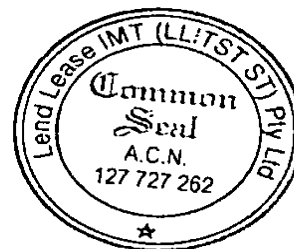
sign here

Director/Secretary



JAMES SAYER

print name



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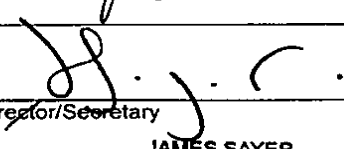
### CCW Lot Owner

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

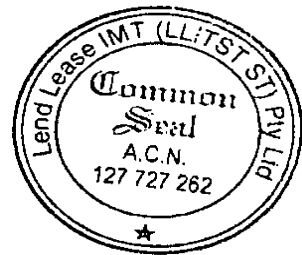
Signed sealed and delivered for  
**Lend Lease IMT (LLITST ST) Pty Limited**  
by

sign here ►   
Director

print name SIMON LECKIE

sign here ►   
Director/Secretary

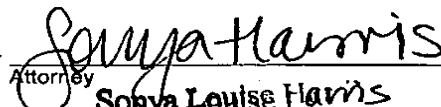
print name JAMES SAYER



---

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Lend Lease (Barangaroo South Co-owner) Pty Limited**  
by its attorney under power of attorney registered book no. BK4686 No. 713

sign here ►   
Attorney

print name Sonya Louise Harris

in the presence of

sign here ►   
Witness

print name KIM E. SIDES

print address 30 HICKSON RD, MILLERS POINT 2000

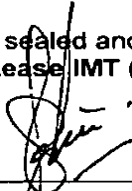
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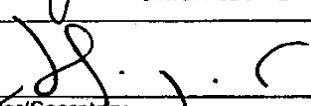
**RW Lot Owner**

Certified correct for the purposes of the *Real Property Act 1900 (NSW)*.

Signed sealed and delivered for  
**Lend Lease IMT (LLITST ST) Pty Limited**  
by

sign here ►   
Director

print name SIMON LECKIE

sign here ►   
Director/Secretary

print name JAMES SAYER



Certified correct for the purposes of the *Real Property Act 1900 (NSW)*.

Signed sealed and delivered for  
**Lend Lease (Barangaroo South Co-owner) Pty Limited**  
by its attorney under power of attorney registered book no. BK4686 No. 713

sign here ►   
Attorney

print name Sonya Louise Harris

in the presence of

sign here ►   
Witness

print name KIM E. SIDES

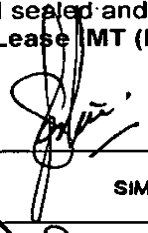
print address 30 HICKSON RD, MILLERS POINT 2000

# DP1204948

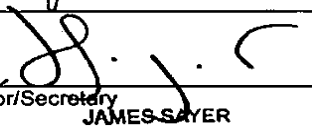
### EN Lot Owner

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

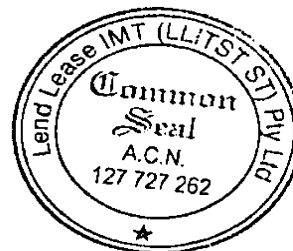
Signed sealed and delivered for  
**Lend Lease IMT (LLITST ST) Pty Limited**  
by

sign here ▶   
Director

print name SIMON LECKIE

sign here ▶   
Director/Secretary

print name JAMES SAYER



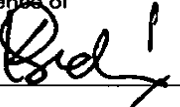
Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Lend Lease (Barangaroo South Co-owner) Pty Limited**  
by its attorney under power of attorney registered book no. BK4686 No. 713

sign here ▶   
Attorney

print name Sonya Louise Harris

in the presence of

sign here ▶   
Witness

print name KIM E. SIOE

print address 30 HICKSON RD, MILLERS POINT 2000

# DP1204948

### Bike Lot Owner

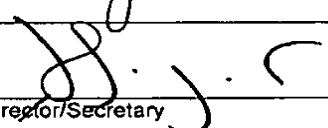
Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Lend Lease IMT (LLITST ST) Pty Limited**  
by

sign here ►   
Director

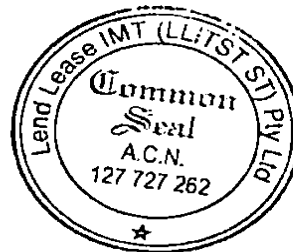
**SIMON LECKIE**

print name \_\_\_\_\_

sign here ►   
Director/Secretary

**JAMES SAYER**

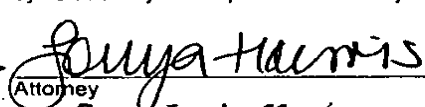
print name \_\_\_\_\_



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Certified correct for the purposes of the *Real Property Act 1900* (NSW).

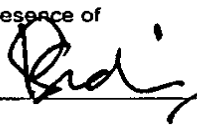
Signed sealed and delivered for  
**Lend Lease (Barangaroo South Co-owner) Pty Limited**  
by its attorney under power of attorney registered book no. BK4686 No. 713

sign here ►   
Attorney

**Sonya Louise Harris**

print name \_\_\_\_\_

in the presence of

sign here ►   
Witness

print name **KIM E. SIDER**

print address **30 HICKSON RD, MILLERS POINT 2000**

# DP1204948

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

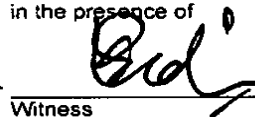
Signed sealed and delivered for  
**Lend Lease (Millers Point) Pty Limited**

by its attorney under power of attorney registered book no. BK4686 No. 712

sign here ▶   
Attorney **Sonya Louise Harris**

print name \_\_\_\_\_

in the presence of

sign here ▶   
Witness

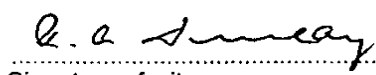
print name KIM E. SIDES

print address 30 HICKSON RD, MILLERS POINT 2000

### Barangaroo Delivery Authority

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

SIGNED by CRALIE VAN DOZ )  
DOZ LAAN )  
as delegate of BARANGAROO )  
DELIVERY AUTHORITY in the )  
presence of: )

  
Signature of witness )

RONALD A FINLAY )  
Name of witness (block letters) )



Signature of CRALIE VAN  
DOZ LAAN  
By executing this instrument the  
delegate states that the delegate has  
received no notice of revocation of the  
delegation.

# DP1204948

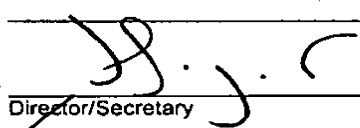
### Stakeholder

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

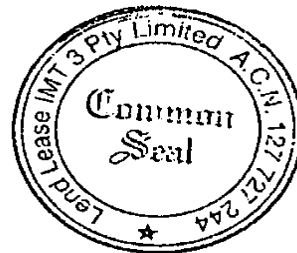
Signed sealed and delivered for  
**Lend Lease IMT 3 Pty Limited**  
by

sign here ▶   
Director

print name KYLIE RAMPA

sign here ▶   
Director/Secretary

print name JAMES SAYER



### Thermal Energies Supplier

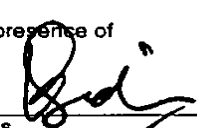
Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Lend Lease Chilled Water (Barangaroo South) Pty Limited**  
by its attorney under power of attorney registered book no. BK4685 No. 975

sign here ▶   
Attorney

print name Sonya Louise Harris

in the presence of

sign here ▶   
Witness

print name KIM E. SIDES

print address 30 HICKSON RD, MILLERS POINT 2000

# DP1204948

### Water Services Supplier

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Lend Lease Recycled Water (Barangaroo South) Pty Limited**  
by its attorney under power of attorney registered book no. BK4685 No. 973

sign here ▶   
Attorney **Sonya Louise Harris**

print name \_\_\_\_\_

in the presence of

sign here ▶   
Witness

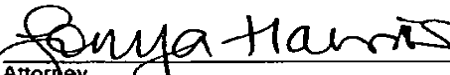
print name KIM E. SIDE

print address 30 MICKLESON RD, MILLERS POINT 2000

### Embedded Network Operator

Certified correct for the purposes of the *Real Property Act 1900* (NSW).

Signed sealed and delivered for  
**Lend Lease Embedded Network (Barangaroo South) Pty Limited**  
by its attorney under power of attorney registered book no. BK4685 No. 974

sign here ▶   
Attorney **Sonya Louise Harris**

print name \_\_\_\_\_

in the presence of

sign here ▶   
Witness

print name KIM E. SIDE


print address 30 MICKLESON RD, MILLERS POINT 2000

# DP1204948

Plan

## Barangaroo South – Building Management Statement

### Annexure A – Waiver Application

*authorised by the parties*  28/5/15

# DP1204948

ePlan



HERBERT  
SMITH  
FREEHILLS

The Registrar-General  
Land and Property Information  
1 Prince Alfred Road  
Queens Square  
Sydney NSW 2000

4 December 2012  
Matter 81968828

Attention: Gavin Bartier

Dear Sir

## **Barangaroo Stage 1 - Request for waiver under section 57A Strata Schemes (Leasehold Development) Act 1986 (SSLD Act)**

We refer to the letter to you from the writer's partner, Mr Greg Hing, dated 6 June 2012 (**Letter**) in relation to the request by the Developer (as defined in the Letter) for the waiver under section 57A of the SSLD Act (**Developer's Request**).

Mr Hing is currently on sabbatical leave.

Would you please proceed to process the Developer's Request and, assuming that you consider it appropriate, provide the Letter, along with your accompanying documents in relation to the Developer's Request, to the Minister for consideration at your earliest convenience.

As you know, the Developer had anticipated that letters in support of the Developer's Request from each of the Barangaroo Delivery Authority (**BDA**) and their lawyers, Clayton Utz (together, **Letters of Support**), would be available to be submitted to the Minister for consideration with the Letter and your accompanying documents. At this stage, whilst we understand that the BDA has indicated its in-principle support of the Developer's Request, the BDA and Clayton Utz have not provided their final Letters of Support.

Under arrangements with investors in Barangaroo Stage 1, the Developer needs to have any waiver approval from the Registrar-General in respect of the Developer's Request by 7 January 2013. In the interests of satisfying these arrangements, the Developer would like to commence the progressing of the Developer's Request without the final Letters of Support.

The final Letters of Support will be provided when received from the BDA and Clayton Utz.

If you have any questions in relation to this letter, please contact the writer.

Doc 19686411.3

MLC Centre Martin Place Sydney NSW 2000 Australia  
GPO Box 4227 Sydney NSW 2001 Australia

*authorised by the partners*  
*28/12/15*  
T +61 2 9225 5000 F +61 2 9322 4000  
herbertsmithfreehills.com DX 361 Sydney

# DP1204948

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HERBERT  
SMITH  
FREEHILLS

Yours sincerely

**Murray Dearberg**  
Partner  
Herbert Smith Freehills  
+61 2 9225 5255  
+61 414 225 255  
murray.dearberg@hsf.com

Herbert Smith Freehills LLP and its subsidiaries and Herbert Smith Freehills, an Australian Partnership, are separate member firms of the international legal practice known as Herbert Smith Freehills.

DP1204948

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## Freehills

The Registrar-General  
Land and Property Information  
1 Prince Alfred Road  
Queens Square  
Sydney NSW 2000

6 June 2012  
Matter 81694650

Attention: Gavin Bartier

Dear Sir

### **Barangaroo Stage 1 - Request for waiver under Section 57A Strata Schemes (Leasehold Development) Act 1973**

We act for Lend Lease Millers Point Pty Limited (**Developer**), a wholly owned subsidiary of Lend Lease Corporation Limited, appointed to undertake the development of Barangaroo.

#### **Overview of development**

The Developer is currently in the process of undertaking the initial works for Barangaroo Stage 1.

Barangaroo Stage 1 is intended to comprise a number of commercial towers and residential apartment buildings, with certain of those components also intended to contain retail premises. Part of the efficiency of the Developer's design for Stage 1 is the proposal for all of those buildings to share a common basement area or podium. The basement area will contain carparking spaces relevant for each of the components of the development, and will also house plant and other items of central infrastructure that will service each of the commercial, retail and residential components of the development.

The Developer proposes to effect a number of stratum subdivisions, in order to create separate stratum lots that can each be the subject of a separate 99 year lease to the Barangaroo Delivery Authority (BDA). For example, it is intended that the stratum lot created for a commercial office building will include that part of the basement containing the car spaces allocated to that building, together with an envelope for the building as it will exist above ground. In this way it is intended that, when the entirety of Barangaroo Stage 1 has been completed, the totality of the space in the common basement will comprise a number of contiguous stratum lots, each of which will be the subject of a separate 99 year lease from the BDA.

#### **Building Management Statement (BMS)**

The initial stratum subdivision for Barangaroo Stage 1 will be created from the land currently contained in certificates of title folio identifiers 3/876514, 5/876514 and 6/876514.

Because of the physical and conceptual inter-relationship between the various stratum lots, and having regard to the intended shared aspect of components of the common basement, the Developer intends to lodge for registration a BMS with or shortly after registration of that first plan of stratum subdivision, being a BMS that complies with Part 23, Division 3B of the *Conveyancing Act 1919 (NSW)* as well as schedule 8A of that Act.

Doc 1509494B.10

MLC Centre Martin Place Sydney NSW 2000 Australia  
GPO Box 4227 Sydney NSW 2001 Australia  
Sydney Adelaide Perth Brisbane Singapore

Telephone +61 2 9225 5000 Facsimile +61 2 9327 4000  
www.freehills.com.au DX 351 Sydney

Authorised officer to sign: Deputy Registrar Matt Hooper

authorised by the parties  
28/5/12

DP1204948

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Freehills

Impact of residential development

The BMS will contain provisions that permit the Developer's ongoing development of Barangaroo Stage 1, and will contemplate the creation of new stratum lots including strata schemes. The BMS will be drafted to be sufficiently flexible to allow for an additional number of members of the relevant building management committee over the staged development of Barangaroo Stage 1.

The building management committee created in connection with the registration of the initial BMS will perform an important role in the ongoing management of the shared facilities that will be relevant to Barangaroo Stage 1, including the different types of central infrastructure mentioned earlier in this letter.

**Impact of residential development**

The Developer intends that a separate strata scheme is likely to be registered in respect of each residential tower. As you know, Section 57A(1) of the *Strata Schemes (Leasehold Development) Act 1986 (NSW) (SSLD Act)* provides that the Registrar-General must not register a strata plan creating a 'stratum parcel' unless a strata management statement for the relevant building and site concerned is also registered, unless waived under Section 57A(2).

As stated above, Barangaroo Stage 1 will be affected and governed by a registered BMS that complies with all requirements of the *Conveyancing Act*. In order to allow for the staged development of Barangaroo Stage 1 to proceed with maximum flexibility and minimal delay, it is the Developer's strong preference that Barangaroo Stage 1 be exempted from the requirement to register a strata management statement upon registration of any residential strata scheme.

The BMS proposed by the Developer would, upon registration of a strata scheme in respect of any one of the stratum lots affected by the BMS, expressly provide for the owners corporation of that particular strata scheme to become a member under the BMS. This will naturally preserve the ability for each owners corporation to participate in the building management committee created by registration of the BMS, and still permit both the BDA and the Developer to oversee and undertake the development of Barangaroo Stage 1 in accordance with a flexible development program.

**Summary of request**

The Developer requests that:

- (a) subject to paragraph (b), the Registrar-General on the direction of the Minister waives the requirement for registration of any strata management statement under section 57A(2)(b) of the SSLD Act; and
- (b) further, the waiver of the requirement for registration of any strata management statement applies to the entirety of Barangaroo Stage 1, as the development program for Barangaroo Stage 1 is intended to remain flexible to permit the staging of the development in the most efficient manner possible.

In other words, the Developer's request is that the Registrar-General's waiver applies to each and every plan of strata subdivision that may be lodged for registration by or on behalf of the Developer in respect of any stratum lot relevant to Barangaroo Stage 1, so that the Developer is not required to lodge an individual request for such a waiver in respect of each plan of strata subdivision lodged for registration.

If the waiver is granted by the Registrar-General, it is likely that we would provide a copy of the waiver at the same time that the Developer lodges any plan of strata subdivision in connection with Barangaroo Stage 1.

Plan

## Freehills

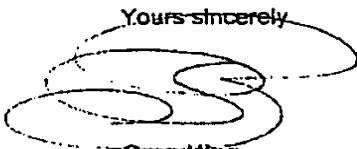
Concluding comments

### Concluding comments

Please contact the writer if you have any queries in relation to this letter or the Developer's request for the waiver under section 57A of the SSLD Act.

We look forward to hearing from you.

Yours sincerely



**Greg Hing**  
Partner  
Freehills

+61 2 9225 5342  
+61 416 011 532  
greg.hing@freehills.com

15094948

Barangaroo Stage 1 - Request for waiver under Section 57A Strata  
Schemes (Leasehold Development) Act 1973  
*authorised by Greg Hing*  
28/1/15  
page 3

ePlan

# Barangaroo South – Building Management Statement

## Annexure B – Waiver Letters

*authorised by the parties*  
*28/5/15*



**The Hon Greg Pearce MLC**  
Minister for Finance and Services  
Minister for the Illawarra

Ref: MC12/1031

Mr Murray Dearberg  
Herbert Smith Freehills  
GPO Box 4227  
SYDNEY NSW 2001

Dear Mr Dearberg

I refer to your recent representations to the Registrar General on behalf of Lend Lease Millers Point Pty Limited, requesting that, in respect of the whole of the Barangaroo Stage 1 project, I exercise my discretion under section 57A(2)(b) of the *Strata Schemes (Leasehold Development) Act 1986* to waive the requirement for a strata management statement.

I am advised by the Registrar General that there is to be lodged with the first stratum subdivision or shortly thereafter a Building Management Statement pursuant to section 196D of the *Conveyancing Act 1919* (BMS). The BMS will provide for the ongoing development of the site and will include provisions to provide for the management of the site and the shared facilities and infrastructure; and that if the developer were required to lodge a strata management statement pursuant to section 57A this would be providing for the same matters which are already contained in the BMS.

I am pleased to advise that I will exercise my Ministerial discretion under section 57A (2)(b) of the *Strata Schemes (Leasehold Development) Act 1986* in regards to requiring a strata management statement to be lodged. Furthermore, this discretion will apply to the whole of the Barangaroo Stage 1 project.

As a condition of exercising my discretion, I require that you provide to the Registrar General, the original consents of Lend Lease Millers Point Pty Limited, Barangaroo Development Authority and their lawyers to the waiver under section 57A.

Yours sincerely

**Greg Pearce MLC**  
Minister for Finance and Services  
Minister for the Illawarra

18 December 2012

authorised by the parties  
28/5/15



## Land & Property Information

A division of the Department of Finance & Services

**Mr Greg Hing**  
**Herbert Smith Freehills**  
**GPO BOX 4227**  
**SYDNEY NSW 2001**

### Legal Services

Level 3, 1 Prince Albert Road

Queens Square

Sydney NSW 2000

GPO Box 15, Sydney 2001

DX 17 Sydney

Tel: (02) 9228 6726 | (02) 9228 6656

Fax: (02) 9221 4309

ABN: 84 104 377 806

www.lpi.nsw.gov.au

Your Ref: 82140624  
Our Ref: FSMIN13-134: GB: Leg 2

# DP1204948

27 February 2013

Dear Mr Hing

### Barangaroo Stage 1

#### Waiver under Section 57A Strata Schemes (Leasehold Development) Act 1986

#### Folio of the Register 54/SP80412

I confirm that the Registrar General has received the original consent letters of: Lend lease (Millers Point) Pty Limited, Barangaroo Delivery Authority, Clayton Utz as lawyers for Barangaroo Delivery Authority and Herbert Smith Freehills as lawyers for Lend lease (Millers Point) Pty Limited.

The letters satisfy the requirement of the Minister's consent as set out in his letter of 18 December 2012.

On lodgment of the relevant plan(s) with LPI, a copy of this letter must accompany the plan(s) on lodgment

Should you require any further assistance, or require this advice in a letter, please contact me, Gavin Bartier on 9228 6726.

Yours faithfully

**Registrar General of NSW**

Per:

**Gavin Bartier**

REGISTERED



17.6.2015

authorised by the parties  
28/5/15