



## Frequently Asked Questions

26 April 2023

### Where is Strathnairn?

Strathnairn is the first suburb of Ginninderry, a new master planned community located in West Belconnen.

The first stage of the development, forming part of new suburb of Strathnairn, is located adjacent to Stockdill Drive, The Strathnairn Arts Centre and the Ginninderra Estate, a development by others, which adjoining the Magpies Sports Club.

- It is only 2km from the Kippax Group Centre providing access for everyday needs including a library, supermarkets, a post office, pharmacy, newsagency, food outlets, fashion and variety stores as well as church and community facilities.
- It is 10 minutes by car from the Belconnen Town Centre, which houses government departments, a community centre, the Westfield Shopping Centre and an arts centre.
- Close to schools in Holt, Charnwood and Latham (in particular Kingsford Smith School in Holt), the University of Canberra and Canberra Institute of Technology in Bruce.
- Close to emergency services, including the West Belconnen Ambulance and Fire & Rescue Station at Charnwood, Belconnen Police Station and the Calvary Hospital at Bruce.
- Just 15kms from the city centre – less than 20 minutes by car.

### Where is Macnamara?

Macnamara is Ginninderry's second suburb. Adjoining Macnamara is Ginninderry's first suburb, Strathnairn, featuring the GX Display Village, Paddys Park, The Link and Strathnairn Arts Association. The first stage of Macnamara will be:

- Approximately 5km from the Kippax Group Centre providing access for everyday needs including a library, supermarkets, a post office, pharmacy, newsagency, food outlets, fashion and variety stores as well as church and community facilities.
- Approximately 12 minutes by car from the Belconnen Town Centre, which houses government departments, a community centre, the Westfield Shopping Centre and Belconnen Arts Centre.
- Close to schools in Holt, Charnwood and Latham (in particular Kingsford Smith School in Holt), the University of Canberra and Canberra Institute of Technology in Bruce.
- Close to emergency services, including the West Belconnen Ambulance and Fire & Rescue Station at Charnwood, Belconnen Police Station and the Calvary Hospital at Bruce.
- Approximately 18kms or 20 minutes by car from the city centre.

### How will land be released?

A limited land release of 17 blocks across Strathnairn and Macnamara is currently available by ballot. Block Selection Sessions for the Ballot will take place on 20 May 2023.

### What size will the blocks be?

There are a variety of blocks available to cater for different budget and lifestyle needs, ranging in size from 378m<sup>2</sup> to 632m<sup>2</sup> (average size 468m<sup>2</sup>). Refer to Resources at <https://ginninderry.com/limited-land-release/> for more information on Block Typologies.

### How much will the land be sold for?

Land prices are based on market values. Block prices are determined based on the block particulars, primarily the block size. Prices for residential blocks in this release are available by ballot range from \$483,250 to \$665,750 (average price \$571,926). Refer to Resources at <https://ginninderry.com/limited-land-release/> for detailed pricing.

### When will the land be ready to build on?

The blocks in this release of Strathnairn are ready to settle by 30 June 2023.

One block in this release of Macnamara will be ready to settle in September 2023, with the balance settling from May 2024.

### Will Land Rent Scheme be available?

The Land Rent Scheme is not currently available for land within Macnamara. This has also been the case for other developments in the ACT where the Territory has entered into a Joint Venture arrangement with another private developer (such as the case for Ginninderry).

### Can I purchase a land if I am a foreign buyer?

You must not be prohibited by the Commonwealth Treasurer from purchasing a Block under the *Foreign Acquisitions and Takeovers Act 1975* (Cth). If you are unsure if this applies to you, you must seek legal advice prior to entering into a First Grant Contract.

### Do I have to find a builder?

If you buy a block of land at Ginninderry you are free to choose your own builder. Alternatively, you could choose one of our 12 Display Village builders in Strathnairn. A list of our display village builders can be found at <https://ginninderry.com/display-village/meet-the-builders/>


### How does the free front landscaping work?

At Ginninderry we recognise that it is often hard for purchasers to organise their landscaping on top of everything involved in building their new home. When you buy a block of land (excluding multi-unit sites and terrace blocks) in Ginninderry your front landscaping will be completed for you by our professional contractors at no additional charge provided you comply with the Ginninderry Housing Design Requirements (Macnamara).

Note: you are free to complete your rear garden area.

### How does the free construction waste management service work?

At Ginninderry we know that housing construction can often be a messy business. A tidy site not only is a safer site but also if managed properly enables for a high percentage of construction waste material to be diverted from landfill and re-used. Ginninderry are interested in helping promote both better WHS and sustainability practices for the housing industry. When you buy a block of land (excluding multi-unit sites and terrace blocks) in Ginninderry via ballot you have the option of choosing to engage the services of Ginninderry's 'Nominated Waste Management' provider at no additional charge. Engaging



Ginninderry's 'Nominated Waste Management' provider to provide construction waste management services when building your home not only helps ensure your builder will comply with the waste management component of the Housing Design Requirements (Macnamara) for the duration of the build but also saves you money. Should you successfully purchase a block via Ballot at Ginninderry further details will be provided to you advising how you (and your builder) can elect to participate in this initiative.

#### **How much do I need to pay to secure a block?**

The deposit payable on exchange is 5% of the purchase price. If paying by Deposit Bond or Bank Guarantee 10% of the purchase price is required, and additional charges for legal checks may apply. For further details on payment or other contract terms please contact us on 1800 316 900 or email to [sales@ginninderry.com](mailto:sales@ginninderry.com)

#### **How do I find out what I can build on my block?**

The Housing Development Requirements Strathnairn and The Housing Development Requirements Macnamara list all building requirements and are available on our website under [Building Resources](#).

#### **What approvals do I need before building on my block?**

Your home must comply with the Housing Design Requirements. Prior to submitting an application for either a Building Approval (BA) or Development Approval (DA) you must first seek the approval of the Ginninderry Design Coordinator who will assist you in ensuring your design meets the necessary requirements.

Note: unless you are seeking to depart from the normal planning code requirements it is likely that your builder will appoint a Private Certifier to assess your home compliance and issue a Building Approval (BA), rather than first applying for a Development Approval (DA) to seek a merit track assessment. If you are unsure about what level of approvals your home will need, the Ginninderry Design Coordinator, your builder or designer will be able to assist you.

#### **Is there a bond payable?**

At Ginninderry we require all purchasers to pay a compliance bond at settlement to help ensure compliance with the Housing Design Requirements.


In Strathnairn, \$5,000 bond is payable at settlement.

In Macnamara, the bond amount payable is dependent on your block size. For blocks sized less than or equal to 600sqm the bond amount payable is \$7,500. For blocks greater than 600sqm the bond amount payable is \$10,000. Only 50% of the stated bond amount is payable if you use a Ginninderry Display Village builder. The bond amount is refunded on completion of your home provided it has been built in accordance with the requirements. For further details refer to Housing Design Requirements on our website under [Building Resources](#)

#### **Is there any eligibility criteria or restrictions that apply for the purchase of a block of land?**

Please refer to our [Ballot Conditions](#) for more information.

#### **Homes have sustainable design guidelines and Home Energy Systems, why do I need this and what are the benefits?**



At Ginninderry, sustainable housing is a key focus. Guidelines are provided to assist you in considering ways to design your home, so it performs better. Refer to our Smart Living Brochure via [Building Resources](#).

In addition to promoting sustainable housing choices, there are certain mandatory requirements with respect to homes at Ginninderry including Home Energy Systems. The Home Energy System includes solar panels, electrical household appliances and a Home Energy Management System.

By using solar energy and electrical household appliances you will significantly reduce your ongoing energy bills and create comfortable houses. For further information on the Home Energy Management Systems refer to [Building FAQs](#).

### **Can I have a gas connection to my block?**

Homes at Ginninderry are required to include electrical hot water systems (solar or heat pump) and electrical air conditioning systems if required. Whilst a gas connection has not been provided to your block, a bottled gas supply may be an alternative if you still wish to install gas cooking or other gas appliances (e.g. BBQ) within your home. However, before considering gas cooking you are also encouraged to consider induction cooktops as an alternative that can provide for an equal, if not better, substitute over conventional gas cooktops. Compared with gas cooktops, induction cooktops are far more energy efficient, cook more quickly and are easier to keep clean whilst they also allow for finely tuned temperature settings and cooking control. For this reason, induction cooktops are often the preferred means of cooking of many professional chefs. We would encourage you to watch an induction cooking demonstration on our website [here](#).

By committing to purchase a block at Ginninderry you are committing to purchase into a new community with a vision to be a sustainable community of international significance. Ginninderry believes that today the most sustainable method of meeting your household energy needs is through the application of the Household Energy Systems. A cost benefit analysis shows that if you are prepared to buy a block at Ginninderry and invest in a solar panel system for your new home then the most economical, environmental, and socially responsible way to supply your household energy needs at this point in time is not through the supply of gas to your home.

For more information visit [Ginninderry.com](#)