

Ginninderry 



FAQs

Stage 1E, Macnamara



ACT
Government

Suburban Land
Agency



RIVERVIEW
GROUP

Version 1
September 2024



Background

Who is delivering Ginninderry?

Ginninderry is being delivered by a joint venture comprising the Suburban Land Agency (SLA), acting as agent for the Australian Capital Territory, and Riverview Developments (ACT) Pty Ltd. Riverview Projects (ACT) Pty Ltd is the development manager for the Ginninderry Joint Venture (GJV). Riverview Sales and Marketing Pty Ltd is the sales agent for the GJV.

For more information about the GJV, please visit:

<https://ginninderry.com/our-vision/the-team/>

<https://suburbanland.act.gov.au/our-places/ginninderry>

What is the Suburban Land Agency?

The Suburban Land Agency (SLA) is a territory authority established by section 37 of the City Renewal Authority and Suburban Land Agency Act 2017 (ACT). The SLA is passionate about building connected and vibrant neighbourhoods across ACT. Its diverse backgrounds, careers and perspectives help it engage closely with communities and stakeholders to create 'Great places where communities thrive'.

What is Riverview?

Riverview Developments is a family business born in Canberra. Specialising in property development, the company aims to create communities of modern commerce and living that are at the forefront of international design and sustainability. Riverview provides various equity investment, development management and project management services. Riverview Projects (ACT) Pty Ltd and Riverview Sales and Marketing Pty Ltd provide development management and realty services for the GJV. Visit the Riverview website for more information: <https://riverviewgroup.com.au/>

What are some project Fast Facts?

- Ginninderry's vision is to be a sustainable community of international significance in the Capital Region.
- Ginninderry will be developed over the coming 30 years (approx.), eventually including 11,500 new homes and approximately 30,000 people.
- Ginninderry commences in West Belconnen, just beyond the suburbs of Holt and Macgregor, extending across the ACT/NSW border. It is as little as 13 kilometres from Civic and 6 kilometres from Belconnen Town Centre. Ginninderry will be the first cross-border development for the ACT and NSW.
- Ginninderry is intended to encompass 1600 hectares, of which 596 are dedicated as a Conservation Corridor alongside Murrumbidgee River and Ginninderra Creek. This area will be managed by the independent Ginninderry Conservation Trust.
- Ginninderry will provide a diverse range of housing and block sizes to suit a wide range of budgets, buyers and lifestyles.
- The approach to housing affordability and diversity of choice will help to deliver ACT's affordable and social housing goals, and ensure a diverse and socially sustainable community.
- Ginninderry borders the iconic Murrumbidgee River, and the Conservation Corridor provides for conservation and recreation use – the community will have mother nature right on their doorstep.
- Ginninderry has been certified by the Green Building Council of Australia as a 6-Star Green Star Community. It is the first community in the Capital Region to achieve this rating of world leadership in sustainability.



Stage 1E, Macnamara

How will land be released?

28 new blocks in Macnamara are currently available by Ballot. Block Selection Sessions will take place on 16 November 2024.

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 291m² to 504m² (average size 390m²). Refer to Resources at <https://ginninderry.com/buying/land/macnamara-ballot-release/> for more information.

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 range from \$352,200 to \$559,000 (average price \$461,061). Refer to Resources at <https://ginninderry.com/buying/land/macnamara-ballot-release/> for detailed pricing.

When will the land be ready to build on?

The estimated date range for settlement of these 28 blocks is between July 2025 and December 2025.

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.

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

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

The Housing Design Requirements Macnamara lists 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 Macnamara. 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 ask you to 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 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. 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 Ginninderry 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



Land Sales Contract

Special Condition

Will there be any special considerations in the land sales contract?

Yes. These relate to ventilation requirements as they relate to the former West Belconnen Resource Management Centre - also referred to as the Ginninderry Regeneration Precinct (GRP).

Special Condition: Ventilation

49 ENVIRONMENTAL CLEARANCE ZONE & VENTILATION

49.1 The Seller discloses that the Land is located within a former Environmental Clearance Zone associated with the closed landfill located in the West Belconnen Resource Management Centre as identified in the West Belconnen Concept Plan.

49.2 The Seller discloses that as a consequence of the Land formerly being included within the Environmental Clearance Zone, all lower floor enclosed rooms, including basements and non-habitable rooms such as garages and storerooms, must meet the ventilation requirements set out in Australian Standards 1668.2 or 1668.4 (as updated from time to time), until an accredited Site Auditor and the Environment Protection Authority advise in writing ('the Advice') that these requirements are no longer applicable.

49.3 The Seller discloses and the Buyer acknowledges that the Advice may not be available before the Date for Completion.

49.4 If the Advice is not available before the Date for Completion, then a restriction may be imposed on the Land, the form of which may include one or more of the following:

- (a) a planning control inserted into the Territory Plan 2023;
- (b) a provision in the Lease for the Land; or
- (c) an encumbrance registered on the title of the Land. If required, the Buyer acknowledges and agrees to execute all documents necessary in order for the encumbrance to be executed and registered on the title of the Land.

49.5 The Buyer must not make any objection, requisition or claim for compensation in relation to any matter referred to in this clause 49.

49.6 The provisions of this clause 49 take precedence over any other clause to the contrary in this Contract.

What informs the Special Condition?

The Special Condition is based on the Site Audit Statement, which stipulates the following:

Until otherwise advised by the independent Site Auditor and ACT Office of the Environment Protection Authority, all dwelling lower floor enclosed rooms, including basements and non-habitable rooms and spaces such as garages and storerooms, are to have adequate ventilation.

What is a 'lower floor enclosed room'?

This is a room with a finished floor level that is 1.5 metres or less above the datum ground level at any point. This includes rooms that are below the datum ground level, including basements.



What is a basement?

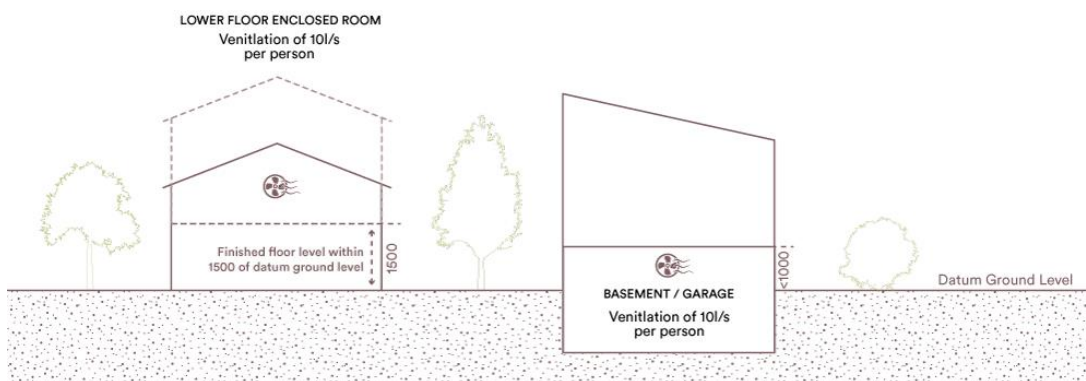
This is a space within a building where the floor level of the space is predominantly below the datum ground level and where the finished floor level of the level immediately above the space is less than 1 metre above the datum ground level.

What is the datum ground level?

According to the Territory Plan, datum ground level means the surface ground level as determined in a field survey authorised by a registered surveyor:

- a) at the time of Operational Acceptance for subdivision; or
 - if a) is not available and provided no new earthworks have occurred, at the date of grant of the lease of the block.
- Whichever is the earliest.

Where a) or b) is not available, datum ground level is the best estimate of the surface ground level determined in a field survey considering the levels of the immediate surrounding area and authorised by a registered surveyor. This definition includes natural ground level.



What are AS1668.2 and AS1668.4?

These sections are within the Australian Standards (AS) for Ventilation in Buildings, designed to adequately ventilate enclosed spaces by reducing stagnant air or exhaust fumes. AS1668.2 addresses mechanical ventilation in buildings (e.g., exhaust fan in a toilet), and AS1668.4 addresses natural ventilation in buildings (e.g., windows or ventilated bricks).

How do I meet the ventilation requirements?

The first thing to note is that homes should already be designed and built to meet these ventilation requirements in line with the National Construction Code (NCC), regardless of the Special Condition. The inclusion of the Special Condition, however, helps reinforce the importance of the ventilation requirements to the respective designer and/or building certifier.

Achieving adequate ventilation for lower floor enclosed rooms is no different from those commonly used to provide adequate ventilation to the upper floor areas, albeit lower floor areas often contain more enclosed spaces. It should also be noted that a minimum effective airflow requirement (i.e. ventilation) was recommended by the World Health Organisation to achieve a healthy indoor environment throughout the COVID-19 pandemic.

Adequate ventilation for lower floor enclosed rooms can, in most cases, easily be satisfied by natural ventilation. Natural ventilation is typically provided by ensuring adequately sized openable windows or doors are provided directly to the outside air.

In some cases, for spaces where access to natural ventilation or 'borrowed' ventilation (ventilation from an adjoining space with access to natural ventilation) may not be practical, mechanical ventilation may be required. Mechanical ventilation typically includes an exhaust system or can, in some cases, be provided by the air conditioning systems.

Is there a possibility that this condition will not be required?

While Ginninderry will undertake further investigation works throughout the civil construction period to ascertain if any special provision regarding the specification of ventilation requirements to lower floor enclosed rooms will apply, ventilation is still required regardless as outlined in the National Construction Code.