

Approved Form 27	.. <i>[Insert scheme type]</i> ...Development Contract	Sheet of sheets
Registered:	Office Use Only	Office Use Only

Description of proposed development

This development contract identifies works that may be completed by the developer after registration of the *community/precinct/neighbourhood plan.

This development contract may contain:

- **warranted development**, which the developer may be compelled to carry out, and/or
- **authorised proposals**, which the developer is permitted to carry out but cannot be compelled to carry out.

Land to be developed

This development contract identifies works that are proposed to be developed on the following parcels -	<i>[indicate the lot number(s) of the land within the scheme where development is proposed]</i>
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Conclusion of the development contract

This development contract will conclude on -	<i>[The date specified must not be more than 10 years after registration of this contract unless approval has been granted by the Registrar General to a conclusion date between 10 and 20 years from the date of registration – see section 23 of the Community Land Development Regulation 2021].</i>
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* Land to be added to the scheme

This development contract allows additional land to be added to the scheme	<i>[indicate the title reference of land that may be added to the scheme]</i>
This is a *warranted/authorised proposal	For details of this proposal – see clause .. <i>[insert clause number]</i>

* Rights over association property

This development contract allows the developer to access and carry out work on association property	For details of the access rights – see clause .. <i>[insert clause number]</i>
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This Development Contract is binding on the:

- developer,
- association,
- lot owners, and
- registered mortgagees, chargees and lessees of the lot owners

as set out in section 49 of the *Community Land Development Act 2021*.

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

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Warranted Development – proposed development subject to a warranty

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

If there is no warranted development, indicate this in lieu of the sub-headings.

(a) Description of development

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

(b) Association property amenities

Describe the buildings, services, facilities or infrastructure propose to be built, installed or provided on association property.

(c) Working hours

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

(d) Access and construction zones and related rights over association property

Set out details of access and construction zones and any accompanying rights over association property.

(e) Contribution to association property expenses

- *Completion of this item is optional*
- *Indicate the manner in which the developer's liability for expenses relating to the use or maintenance of association property in the scheme is to be determined (see section 48(1) Community Land Development Act 2021)*

(f) Easements or covenants proposed to be created burdening or benefiting association property

Indicate any which will be registered in this stage.

(g) Land proposed to be added to the scheme

- *Completion of this item is optional*
- *Provide details of land to be added and indicate whether land is to be added as a development lot, neighbourhood lot or association property.*

	<i>[Insert scheme type]</i> .. Development Contract	Sheet of sheets
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Authorised Proposals – proposed development not subject to a warranty

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

If there are no authorised proposals, indicate this in lieu of the sub-headings.

(a) Description of development

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

(b) Association property amenities

Describe the buildings, services, facilities or infrastructure propose to be built, installed or provided on association property.

(c) Working hours

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

(d) Access and construction zones and related rights over association property

Set out details of access and construction zones and any accompanying rights over association property.

(e) Contribution to association property expenses

- *Completion of this item is optional*
- *Indicate the manner in which the developer's liability for expenses relating to the use or maintenance of association property in the scheme is to be determined (see section 48(1) Community Land Development Act 2021)*

(f) Easements or covenants proposed to be created burdening or benefiting association property

Indicate any which will be registered in this stage.

(g) Land proposed to be added to the scheme

- a. *Completion of this item is optional*
- b. *Provide details of land to be added and indicate whether land is to be added as a development lot, neighbourhood lot or association property.*

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Concept Plan

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

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

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

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Certificate of Planning Authority

The Planning Authority (*insert name*)

certifies that:

- i) planning approval has been granted to the development proposed by the instruments, plans and drawings that comprise the development contract, and
- ii) the instruments, plans and drawings are not inconsistent with that development as approved.

Date:

Certificate Reference:

Signed by

*Authorised Person/*General Manager

Signature:

This is the certificate referred to in Section 47(4) *Community Land Development Act 2021*

* Strike through inapplicable parts

Undertaking by developer

I, being the developer,
undertake:

- to not cause unreasonable inconvenience to owners of lots in the scheme, and
- to repair without delay any damage caused to association property or common property by development activities

Signatures, Consents, Approvals

Provided signatures/seals as required by section 235 Community Land Management Act 2021