



DIRECTOR AND EMPLOYEE RESIDENTIAL PROPERTY PURCHASE POLICY - ASCOT GREEN

What this policy is about

This policy sets out the Brisbane Racing Club's ("BRC's") rules and regulation in respect the purchase of an Ascot Green apartment by a Director or Employee.

Who this policy applies to

All BRC Directors and all Employees.

Review

Implemented	22 April 2016
Next review	22 April 2018

Who do I see if I have a question?

If an employee has a question, you are requested to speak to your immediate supervisor/manager.

If a director (Chairperson) has a question, they can seek advice from the Chairperson (in the case of the Chairperson, the Vice Chairperson).

Policy Statement

Definitions

Director – any person elected or appointed as a Director to the Board of the BRC.

Employee – any person who is employed by BRC in any capacity, including but not limited to contract, casual, part-time employees.

Requirements

Directors or Employees who are considering the purchase of an Ascot Green apartment and those who will be involved in the approval process should familiarise themselves with this policy before taking action in respect of a property purchase.

The authority to approve the purchase of an Ascot Green apartment:

- by a Director is the Chairperson (or in the case of the Chairperson wishing to purchase, the Vice Chairperson), and
in the case of an Employee, the BRC CEO.

Purchasing an Ascot Green apartment

BRC is in a joint venture with Mirvac with respect to the residential property development called Ascot Green. The developer of the Ascot Green apartments is Mirvac. Mirvac has developed an impressive range of apartment and housing projects. During that time, the quality of design and finishes that Mirvac has implemented within all its developments, together with their location, has assisted in creating Mirvac as a name synonymous with quality.

However, the residential property market in Australia is not only cyclical in its nature it is directly affected by a number of economic factors, and is thus almost impossible to predict in terms of both rental yield and capital growth.

Due to these and other 'pit-falls' inherent in property investment, BRC strongly recommends that all Directors and Employees follow five basic guidelines when purchasing a property.

1. Do not make a property purchase for speculative or short-term capital gains.
2. Consult a financial planner, accountant and lender prior to committing to the purchase.
3. Seek independent legal advice regarding the transaction.
4. Ensure you fully understand your obligations under the contract, and recognise that under a contract of sale with Mirvac, you will be treated on the same basis as any other purchaser.
5. When investing, ensure you fully understand the prevailing market conditions and the risks associated with vacancy, the level of rent and your obligations to tenants.

The following conditions will apply to BRC Director and Employee purchasers:

- there may be an opportunity for Directors and Employees to attend a pre-launch before members of the public;
- the opportunity for Directors and Employees to enter into contracts of sale in a period prior to the public launch of the Ascot Green apartments is at the discretion of Mirvac;
- the Director and Employee needs to hold a minimum 50% interest in the property when signing the contract of sale;
- Directors and Employees will pay the prevailing list price on the day the employee signs the sales advice;
- if the opportunity for Directors and Employees to enter into contracts of sale prior to the public launch is approved, the list price of a property sold to Directors and Employees will be the same list price available to a member of the public on the first day sales are opened to members of the public;
- once sales are open to members of the public, the list price may subsequently vary depending on demand;
- if a Director or an Employee attended the pre-launch but decides to buy on day 3, for example, and the list price has increased or decreased, they will need to purchase the property at the day 3 list price;
- the only variations accepted to the design or specification of the property are those that are also available to the general public;

- 10% of the purchase price is required as a deposit;
- an employee is allowed to purchase only 1 unit;
- the normal contract “cooling off” periods and rights apply in accordance with applicable legislation;
- Directors and Employees will not assign or otherwise dispose of his or her rights or interest in the contract of sale prior to the settlement date;
- a two (2) week settlement extension period may be provided;
- in the event that a Director or an Employee defaults on their proposed purchase, Mirvac will follow the same process as a defaulting member of the public;
- in the event that the Director or Employee resigns from BRC, or their employment is terminated, the original terms and conditions of the contract of sale will continue to apply;
- the Director or Employee (as the case may be) must complete the registration for purchase form attached.

Mirvac will:

- keep copies of the price list pertaining to the date of the Director’s and Employee’s purchase; and
- keep a copy of the signed “Registration of Director’s and Employee’s Residential Real Estate Purchase” form with the sales advice.

Variations

BRC reserves the right to vary, replace or terminate the terms of this Policy from time to time.



BASIL JONG
CHIEF FINANCIAL OFFICER



DAVE WHIMPEY
CHIEF EXECUTIVE OFFICER

Registration of Directors and Employee Residential Real Estate Purchase



BRISBANE
RACING CLUB

Director / Employee Name

Department

Title

Property to be purchased

**Applicant's role to date in
development of the above
property**

**Applicant's future role in
development of the above property**

Property purchase price

I have read, understood and accept the BRC Director and Employee Residential Property Purchase Policy-Ascot Green.

Director/Employee Name: _____

Director/Employee Signature: _____

Date: _____

Approver's Signature

Date