



**SOUTH BURNETT**  
REGIONAL COUNCIL

South Burnett Regional Council

ABN 89 972 463 351

PO Box 336

Kingaroy QLD 4610

☎ 1300 789 279 or (07) 4189 9100

☎ (07) 41 62 4806

✉ info@southburnett.qld.gov.au

🌐 www.southburnett.qld.gov.au

Enquiries s47F r  
Telephone s4/r  
ST:LT IR1116191

19 December 2012

The Director  
Housing Affordability Fund  
Department of Families, Housing, Community Services and Indigenous Affairs  
PO Box 7576  
CANBERRA ACT 2610

Dear s47F

**Funding Agreement for Mixed Capital Works  
Link Road, Kingaroy Project**

I refer to the abovementioned matter and in particular an email sent on 17 December to s22 advising that Council will not be seeking an extension of time for the completion of Milestone No. 1. To date the developer has not provided satisfactory security to Council in the form of a Bank Guarantee or 1<sup>st</sup> Mortgage. As a result, the matter was referred to Councils' meeting on 19 December 2012.

Further to the above, I advise that Council at its meeting today resolved "that Council request the Chief Executive Officer to notify the Commonwealth Department of Families, Housing, Community Services and Indigenous Affairs (FAHCSIA) its intention to withdraw from the Funding Agreement as proposed, due to the developer being unable to provide to Council's satisfaction security to ensure the completion of the 250 lots covering Council's potential liability under the Agreement".

Please note and advise accordingly.

Yours faithfully

s47F

Ken McLoughlin  
CHIEF EXECUTIVE OFFICER

cc

s47F

Housing Affordability Fund  
Department of Families, Housing, Community Services and Indigenous Affairs  
PO Box 7576  
CANBERRA ACT 2610

Customer Service Centres

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Yours faithfully

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[Redacted Signature]

Ken McLoughlin  
**CHIEF EXECUTIVE OFFICER**

cc s 22  
Housing Affordability Fund  
Department of Families, Housing, Community Services and Indigenous Affairs  
PO Box 7576  
**CANBERRA ACT 2610**

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s 22

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**From:** s47F s47F > on behalf of s47F  
s47F  
**Sent:** Wednesday, 19 December 2012 4:27 PM  
**To:** s 22  
**Subject:** Funding Agreement for Mixed Capital Works - Link Road Kingaroy Project  
**Attachments:** SBRC-PT01\_KCustCon5035\_0241\_001.pdf

Letter advising Council resolution attached.

s47F  
Project Support Officer  
Planning & Environment  
South Burnett Regional Council  
PO Box 336  
KINGAROY QLD 4610

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-----Original Message-----

**From:** "s47F" [mailto:s47F]  
**Sent:** Wednesday, 19 December 2012 3:26 PM  
**To:** s47F  
**Subject:** Attached Scan

s 22

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**From:** s47F <s47F >  
**Sent:** Monday, 17 December 2012 5:46 PM  
**To:** s 22  
**Cc:** Ken McLoughlin  
**Subject:** Link Road - Sunnyvale Kingaroy

Hi s 22

I refer to the above mentioned matter and advise that Council will not be seeking an extension of time for the completion of milestone no.1.

The developer has not provided satisfactory security in the form of a bank guarantee or 1st mortgage and the matter is being referred to Council meeting of the 19/12/2012.

I will advise of Council's decision.

Regards

s47F

General Manager

Planning and Environment

South Burnett Regional Council

PO Box 336

KINGAROY QLD 4610

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s47F

<mailto:s47F >

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Enquiries: Ken McLoughlin

Phone: s47F

IR 1195115 KM:AL

1 February 2012

s 22

Contract Manager  
Housing Affordability Fund  
Department of Sustainability, Environment,  
Water, Population & Communities  
PO Box 7576  
**CANBERRA ACT 2610**

Dear s 22

### **Link Road Infrastructure Project**

I would like to confirm Council's commitment to the Link Road Infrastructure Project that was successful under the Housing Affordability Fund program.

Council has been in discussions with you regarding this project and a review of the project has taken place since the original submission was lodged and a subsequent submission is with your office.

Please be advised that Council supports this project subject to approval being given by the State government, Department of Local Government and Planning and Queensland Treasury Corporation. I have included the resolution passed by Council at its meeting on 23 November 2011:-

*That Council:*

- 1. Endorse the actions of officers in resurrecting this project under more favourable terms and conditions to Council, based on \$3.7M of federal funding and providing 250 allotments (Residential A & B) at a discounted price; and*
- 2. Give delegated authority to the Chief Executive Officer to negotiate proposed terms and conditions with the Developer, Federal government, Queensland Treasury Corporation and the State Government's Local Government and Planning Department and report back to Council for a decision.*

Should you require any further information or clarification please contact Council's General Manager Planning and Environment, s47F on ☎ s47F.

Yours faithfully

s47F

**Ken McLoughlin**  
**CHIEF EXECUTIVE OFFICER**

CC: s47F GM Planning & Environment, SBRC

#### Customer Service Centres

**Kingaroy** 45 Glendon Street

ph (07) 4162 6200  
fax (07) 4162 4806

**Murgon** 42 Stephens Street West

ph (07) 4169 9000  
fax (07) 4168 2627

**Nanango** 48 Drayton Street

ph (07) 4171 6800  
fax (07) 4163 1729

**Wondai** Cnr McKenzie & Scott Streets

ph (07) 4169 2555  
fax (07) 4168 5808

s 22

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**From:** s 22  
**Sent:** Friday, 4 November 2011 3:59 PM  
**To:** s47F s 47F  
**Cc:** s47F  
**Subject:** South Burnett Regional Council - negotiations. [SEC=UNCLASSIFIED]  
**Categories:** UNCLASSIFIED

Dear s47F and s47F

Just updating you on, and creating a record of, progress in negotiations with South Burnett Regional Council (SBRC) over the Link Road project.

SBRC contact me late morning to request a teleconference so that they could advise us of the outcomes of their conversations with the developer for the project s 22 Pty Ltd). Despite s47F being away, I agreed to the teleconference in the knowledge that this project will likely be given 30 days notice to show cause in the near future as a result of the brief to the MO. s 22 acted as a witness to the discussions, so I had an EL1 present.

SBRC were represented by s47F (former acting CEO) and Ken McLoughlin (CEO).

SBRC advised that, as a result of discussions with the developer, that they wanted some informal feedback on our level of comfort with a revised proposal which will:

- change the scope of the capital works to extend Link Road further;
- deliver savings of between \$15,000 and \$20,000 on a total of approx 240-250 lots ( a significant improvement on the original offer of 120 lots x \$5,000 savings);
- total saving generated to be in the order of \$4m (instead of \$600,000 in the original offer and greater than the \$3.7 on offer [gst excl]);
- maintain or increase the overall project yield at 430 lots or higher;
- deliver lots with savings as Stage 1, with 'brought forward' lots to follow in later Stages.
- allow them to cover administrative costs, such as the financial security;
- We will allow a scaling up and down of the financial security if they require.

I have advised them that we would be keen to see the detail of such a proposal, which they have undertaken to commence detailed work on immediately.

I have informed them that as their revised proposal represents a major change of scope, it would need to go to the Minister for approval as delegate.

They have indicated that they will have a proposal to us within approx two weeks.

A pretty good outcome in my opinion but time will be the critical factor, hence my willingness to engage with them today at short notice.

Cheers

s 22

**Housing Affordability Fund**  
**Department of Sustainability, Environment, Water, Population and Communities.**  
**Ph: s 22**



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Enquiries s47F  
Telephone s47F  
ST:LT IR1360289

15 November 2012

The Director  
Housing Affordability Fund  
Department of Families, Housing, Community Services and Indigenous Affairs  
PO Box 7576  
**CANBERRA ACT 2610**

Dear s47F

***Funding Agreement for Mixed Capital Works  
Link Road, Kingaroy Project***

I refer to the abovementioned matter and in particular the requirement for Council to provide financial security as required by Clause 15.7 of item H of this agreement.

Attached please find a Guarantee duly executed by Queensland Treasury Corporation.

Please do not hesitate to contact me on s47F should you wish to discuss this matter further.

Yours faithfully

s47F

s47F

**GENERAL MANAGER  
PLANNING AND ENVIRONMENT**

b/c

s47F

Housing Affordability Fund  
Department of Families, Housing, Community Services and Indigenous Affairs  
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