



BRISBANE
MARKETS
LIMITED®

Service Provider Site Access and Standards Policy

Internal and External Use		
Amended by:	Property	February 2022
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SECTION 1 - Policy Overview

1.1. About the Brisbane Markets®

The Brisbane Markets® is a privately owned Site located at properties located at:

- 385 Sherwood Road, Rocklea, Qld
- 250 Sherwood Road Rocklea, Qld

The above properties are collectively referred to in this Service Provider Site Access and Standards Policy (Policy) as the Brisbane Markets® for the purposes of the Policy.

The Brisbane Markets® are comprised of the following precincts:

- Northern Industrial Precinct
- South Gate Precinct
- Flower Market Precinct
- Commercial Precinct

Brisbane Markets Limited (BML) is the owner and manager of the Brisbane Markets® and in this capacity undertakes:

- the management and maintenance of buildings, Site facilities, services and infrastructure and the Service Providers engaged by BML to carry out any of those requirements on its behalf;
- the management of Tenancy Agreements and Tenancy Areas of buildings and land within the Brisbane Markets®;
- the ongoing development, redevelopment and improvement of the Brisbane Markets®;
- an assessment of Tenant works to their Tenancy Area and, where these meet this Policy's requirements, conditional consent to those works;
- the management of Site rules, safety Site security, cleanliness, waste and pest management, and traffic management within the Common Area of the Brisbane Markets®; and
- the management of Risk which is defined as a probability or threat of damage, injury, liability, loss, or other negative occurrence that is caused by external or internal vulnerabilities and that may be avoided through pre-emptive action.

1.2. Definitions

Capitalised words which are referred to in this Policy but are not defined, have the same meaning as words defined in the Brisbane Markets® Regulations.

1.3. Objective

The objective of this Service Provider Site Access and Standards Policy (the Policy) is to provide a framework to facilitate conditional access to the Brisbane Markets® Site for all Service Providers engaged by BML and Tenants

so as to promote:

- compliance with WHS Laws, other relevant legislation, all relevant Australian Standards, codes and Brisbane City Council (BCC) town planning requirements;
- compliance with the Brisbane Markets® Regulations;
- compliance with obligations under Tenancy Agreements for Tenancy Areas at the Brisbane Markets®;
- the safe and effective operation of the Brisbane Markets® Site;
- protection and preservation of BML’s infrastructure;

Distribution of this Policy is to:

- all BML workers and Tenants who have any association with the coordination of Service Providers for works or services carried out at the Brisbane Markets®; and
- Service Providers who undertake works for and on behalf of BML and/or Tenants.

BML reserves all rights to amend, change or add to this Policy from time to time in its absolute discretion. Any such amendments, changes or additions to the Service Provider Site Access and Standards Policy will become effective upon being notified to Tenants and Service Providers in writing.

This Service Provider Site Access and Standards Policy does not constitute the provision of legal or other advice. Compliance with it does not ensure that either Tenants and/or Service Providers will comply with all of their obligations at law.

1.4. Relevant BML Contacts

Title	Email	Mobile
Facilities Manager	maintenance@brisbanemarkets.com.au	0412 014 182
Safety Team	safety@brisbanemarkets.com.au	0424 154 163
Facilities Officer	maintance@brisbanemarkets.com.au	(07) 3915 4200
Property Department	property@brisbanemarkets.com.au	(07) 3915 4323

1.5. Associated Documents/Legislation

Without limitation, the following Legislation, Regulations, Standards and Codes as amended, apply to this Policy:

- Queensland Work Health and Safety Act 2011, Queensland Work Health and Safety Regulation 2011 (WHS Laws)
- Queensland Building Act 1975
- Queensland Building Regulation 2021

- Queensland Building Fire Safety Regulation 2008
- National Construction Code
- Queensland Development Code
- Queensland Building and Construction Commission and other trade licensing bodies
- Brisbane City Plan 2014
- Queensland Plumbing and Drainage Act 2019
- Electrical Safety Act 2002
- All other relevant legislation
- All relevant Australian Standards
- Local Government infrastructure Plan (LGIP 2016-2026)

Service Providers must demonstrate to BML that the proposed works they have been engaged to carry out comply with the above listed as relevant. Supporting evidence and written confirmation is required where there is any question on the level of compliance required.

1.6. General Service Provider Requirements

All Service Providers requiring access to the Brisbane Markets® to carry out works at this Site, either on behalf of BML and/or on behalf of Tenants must comply with the following.

1.6.1 Application for Site Access and BML Service Provider registration

All Service Providers are required to apply for Site access to the Markets and registration as a Site Access approved Service Provider with BML. The online application is available at <http://training.brisbanemarkets.com.au/service-provider-induction/>. Registration is conditional upon the following.

- a. Insurances
 - i. All Service Providers without limitation must provide copies of Certificates of Currency for:
 - 1 Public Liability (\$20,000,000 per occurrence for businesses with 10 or more staff; or \$10,000,000 for businesses with less than 10 staff).
 - 2 Workers compensation (unlimited).
 - 3 Service Providers' Risk insurance for the value of the works that are to be undertaken, if the Service Provider is engaged by BML and this insurance is required by BML.
 - 4 Product liability insurance, where the Service Provider is engaged by BML and this insurance is required by BML.
 - 5 Professional indemnity insurance, where the Service Provider is engaged by BML and this insurance is relevant to the services provided to BML.

- 6 Comprehensive Vehicle and plant insurance (where applicable);
- 7 Any other insurances required by BML is its sole discretion as applicable to the nature of the goods and/or services to be provided.

b. Licences/Registration

Where Service Provider is required to be licensed or registered a Government Authority for goods or services supplied, Service Providers must provide evidence of the licence or registration, regardless of the value of the goods and/or services to be supplied.

Examples of goods and services which require a licence or registration by a Government Authority are provided below.

- i. Electrical works may only be conducted by qualified Service Providers working for a Service Provider who holds a current Queensland Electrical Contractor Licence as required by the Electrical Safety Office – Office of Industrial Relations.
- ii. Telecommunications works may only be conducted by qualified Service Providers who hold the relevant registration issued by an authorised Registrar under the *Telecommunications Act*.
- iii. Plumbing work, gas fitting and refrigeration works may only be conducted by Service Providers who:
 - 1 hold an appropriate Queensland Building and Construction Commission (QBCC) and/or other Government Authority licence; and
 - 2 are fully qualified and licensed as required by the Plumbing Industry Council.
- iv. Gas fitters must be fully qualified and hold licenses as required by the Department of Natural Resources, Mines and Energy.
- v. Construction works may only be conducted by Service Providers who hold a QBCC Licence and current construction White Card.
- vi. Demolition and asbestos removal firms must be fully qualified and licensed as required by Workplace Health and Safety Queensland (WHSQ).
- vii. Class B asbestos removal clearance inspections, air monitoring assessments and wri, together with preparing a certified report on same, must be performed by an independent, competent Person, who was not involved in the removal of the asbestos.

All other goods and services must be supplied by Service Providers in accordance with the legislation, codes and standards listed in paragraph 1.5.

Where a Service Provider intends to supply goods or services which require a licence or registration as a company or business, rather than as an individual, it is a QBCC requirement that the company or business is licensed or registered to provide the goods and services for all works valued in excess of \$3,300. A company or business must not rely on a licensed worker to supply these services.

1.6.2 Service Provider Inductions

BML may conditionally approve a Service Provider's application for registration and Site access subject to Service Providers' workers, any subcontractors engaged by the Service Provider and subcontractors' workers who require Site access successfully completing BML's Service Provider Induction. If ongoing access to this Site is required, the Induction must be completed on a 12-monthly basis.

Service Provider Inductions are available online at the Brisbane Markets® Training Hub which may be accessed in the Site Service Centre Online page at the Brisbane Markets® [website](#).

Service Providers who successfully complete the Service Provider Induction will be forwarded an email confirming they have been approved for conditional Site access, the permitted access times for entering this Site and advising if they will be provided with an Access Card for pedestrian entry and/or LPR registration for vehicle entry.

BML in its absolute discretion may withdraw its approval for conditional Site access if Service Providers do not comply with WHS Laws, this Policy or the Brisbane Markets® Regulations.

1.6.3 Brisbane Markets® Regulations

All Service Providers, their staff and sub-contractors entering the Brisbane Markets® are required to comply with the Brisbane Markets® Regulations. A copy of the Brisbane Markets® Regulations will be attached to the email forwarded to Service Providers who have successfully completed the induction. The Brisbane Markets® Regulations may also be downloaded from the Brisbane Markets® [website](#).

1.6.4 Site Access

- a. There are three categories of Service Provider Site Access to the Brisbane Markets®:
 - i. Site access for the duration of a specific project during business hours.
 - ii. 12-month access in accordance with access times and days agreed by BML to provide goods and services to either BML and/or Tenants under a service agreement with further Site access subject to the successful completion of a Service Provider Induction at the expiry of 12 months.
 - iii. 12-month access on a 24/7 basis to provide services to either BML and/or Tenants under a service agreement with further Site access subject to the successful completion of a Service Provider Induction at the expiry of 12 months.
- b. Service Providers applying for 24/7 access under 1.6 (a) (iii) are required to demonstrate they have a service agreement in place with BML and/or Tenants to provide breakdown and/or emergency servicing, repairs and maintenance for plant and equipment or other BML approved services.
- c. Access Cards.

BML may issue Service Providers with an Access Card that will either provide pedestrian and/or Vehicle access to the Site in accordance with the Site access category approved by BML.

Access Cards remain the property of BML at all times and must only be used by the Service Provider to

whom the Access Card is issued.

Access Cards must:

- i. not be loaned or given to any other Person;
- ii. not be used by any Person other than the card holder to whom the Access Card is issued;
- iii. be in the possession of Access Approved Service Providers, their workers and, where relevant, their subcontractors, at all times while on Site at the Brisbane Markets®;
- iv. be shown on demand to:
 - 1 a BML Authorised Officer; or
 - 2 a Tenant if the Service Provider is seeking entry to a Tenancy Area;
- v. be immediately returned to BML on:
 - 1 expiry or earlier termination of the Service Provider's Site access approval; or
 - 2 where Service Providers terminate the employment of any worker or subcontractor.
- vi. Service Providers must immediately advise BML of:
 - 1 any changes to their staff or subcontractors who currently hold Access Cards;
 - 2 lost or stolen Access Cards, noting that a card replacement fee will apply.

Service Providers will be held liable for any costs or claims associated with unauthorised activity or damage at this Site that occurs as a result of lost, stolen or terminated employee Access Cards not being immediately reported to BML.

1.6.5 LPR Vehicle Access

BML may approve conditional Licence Plate Recognition (LPR) Vehicle Access to Service Providers in accordance with the approved access category. LPR Vehicle access provides automated access through the boom gated entrances to this Site to Vehicles registered for LPR.

LPR Vehicle Access is subject to Vehicles being commercially registered and insured for third party property damage and Personal injury. All drivers must hold a current, valid Australian driver's licence for the class of Vehicle they are driving on this Site.

Service Provider Vehicles must be operated and parked within the Northern Industrial Precinct in accordance with the Brisbane Markets® Regulations. The map **attached** to Schedule 1 shows the location of the Northern Industrial Precinct shaded in red.

1.6.6 Daily Health Assessments

Site Access to the Northern Industrial Precinct is conditional on Service Providers, their workers and subcontractors completing BML's Daily Health Assessment prior to entering this Site. Access Cards and LPR Vehicle Access is automatically disabled at 11:30pm each night. Access will be enabled on:

- a. Service Providers completing the Daily Health Assessment;
- b. meeting the relevant health criteria; and
- c. if notified by BML, providing evidence that the Service Provider is up to date with COVID-19 vaccinations with such evidence being a COVID-19 Digital Certificate.

BML may in its sole discretion, prohibit unvaccinated Service Providers' entry to the Northern Industrial Precinct during Trading Hours (5am to 9am, Monday to Friday).

For the avoidance of doubt, BML reserves all rights to implement a prohibition on unvaccinated Service Providers entering the Northern Industrial Precinct of the Brisbane Markets® as a control measure in accordance with BML's Transmission Risk Management Plan for the Brisbane Markets®.

1.6.7 Public Health Emergencies

In the event of a Government Authority declaring a public health emergency in an area including the Brisbane Markets® and in accordance with WHS Laws, BML will take all reasonable actions and may enforce control measures designed to protect the health and safety of all Persons in or on the Brisbane Markets® to the extent that is reasonably practicable as described in the Brisbane Markets® Regulations and in accordance with Government Authority directives.

In particular, BML's actions and measures may include without limitation, a requirement for Service Providers, their workers and subcontractors who intend accessing, or are in or on the Brisbane Markets® to:

- provide evidence to BML of a COVID-19 digital certificate as a condition of Site access approval;
- disclose to BML if they have been exposed to, or may be at Risk of having or having been exposed to a notifiable disease or condition including without limitation, COVID-19; and
- truthfully and accurately complete BML's online Daily Health Assessment form that will seek information in line with Government Authority guidelines on Risk factors associated with a notifiable disease or condition including without limitation, COVID-19.

1.6.8 Issuing Keys for Site Access

The greater proportion of locking systems at the Brisbane Markets® for buildings and other infrastructure operate on a registered BML master key security system. Accordingly, the loss of any key will require significant re-keying at a substantial cost.

Service Providers will be held liable for the cost of re-keying locks at this Site as a result of the loss of any key issued by BML to Service Providers, their workers or subcontractors.

BML will issue keys to Service Providers subject to their binding acceptance of the following conditions:

- Service Providers must be currently Access Approved and must only use keys for purposes authorised by BML;
- Service Providers must sign out keys at the Site Maintenance Office during business hours (6:30am to 3pm, Monday to Friday), and sign the keys in prior to 3pm at the end of the same business day;

- Service Providers authorised by BML may request keys outside of the Site Maintenance Office business hours from the Main Entry gatehouse;
- Service Providers must not provide keys issued to them to any other Person who has not been authorised by BML;
- Service Providers acknowledge that they remain liable for all replacement costs associated with the loss of any key or any damages resulting from the loss of any key as a result of their negligence, actions or inactions.

1.7. Site Safety

1.7.1 Personal Protective Equipment

All Service Providers accessing this Site are required to wear appropriate Personal Protective Equipment (PPE) including without limitation, high visibility safety vests and enclosed footwear, at all times while within the Common Area of the Brisbane Markets®; that is: unless they are within the confines of a building or as otherwise pursuant to the Brisbane Markets® Regulations or a Tenant's Tenancy Area requirements.

1.7.2 Compliance with Legislation

- Service Providers must at all times observe and comply with WHS Laws while they are on Site.
- WHS Laws may be regularly updated by a Government Authority. Service Providers have a statutory obligation to continually update their work procedures in accordance with new or amended WHS Laws to ensure their workers and subcontractors observe and comply with their obligations at law.
- Where Service Providers fail to comply with WHS Laws or other requirements under this Policy or fail to either submit a completed safety plan or comply with the methodologies in the safety plan as provided to BML, BML reserves all rights to impose remedial actions in accordance with Section 4 of this Policy – Breaches and Remedial Actions and the Brisbane Markets® Regulations.

1.7.3 Safety Plans

All Service Providers must on request from BML provide a copy of their safety plan prior to undertaking any works which are deemed to have an associated Risk at this Site. The safety plan must as a minimum include:

- Job description;
- Work methodology (i.e.: Job Safety Analysis (JSA); Safe Work Method Statement (SWMS or Safe System of Work (SSW));
- Verification of Competency (VOC) where there is a requirement to use high Risk plant and equipment including without limitation forklifts, elevated work platforms and cranes.
- Risk assessment and risk management processes;
- Mitigation strategies;
- Compliance strategies with WHS Laws or other relevant legislation.

Safety plans are to be submitted to BML's Safety Team for reference and assessment.

BML reserves all rights to require changes to safety plans where, in the opinion of BML, the plan could better address the deemed Risk or is not compliant with BML's requirements or other legislation, Australian Standards and codes.

1.7.4 Permits and Procedures

BML has a range of permits and/or procedures which set out a minimum standard for undertaking any works that may have an associated Risk including:

- Working at Heights
- Crane Lifts
- ISP Works Permit
- Working in Confined Spaces
- Asbestos Removal Permit
- Fire Systems Isolations.
- Electrical Isolation Permit

Service Providers must:

- complete BML's permits and/or procedures prior to commencing any of the above listed works; and
- carry out those works in compliance with the permits and procedures.
- Permits and procedures are available at BML's:
 - i. Site Maintenance Office during business hours for this office; or
 - ii. The Main Entry gatehouse if works are required to be undertaken outside of business hours or when the Site Maintenance Office is unattended.

All Service Providers who are authorised to work on BML's Site infrastructure and/or services, including but not limited to; electrical, gas, water, sewer, refrigeration, dock levellers and roller doors, must have a documented isolation and tag out procedure that complies with relevant standards and codes of practice, prior to commencing works on Site.

BML may, at its sole discretion, require Service Providers to provide evidence of such procedures.

Service Providers are required to provide reasonable notice, but not less than three business days, of any services isolations required. All service isolations are subject to BML's Maintenance Department's prior approval.

1.7.5 Operating High Risk Plant

BML has an in-house registration and permit system for forklifts operated within the Brisbane Markets®. Service Providers must not operate forklifts at this Site unless they hold an Australian National High Risk Work Licence

endorsed for forklift operation or approved Queensland Operator's Licence or Learner's Permit and Logbook and have successfully applied for a Brisbane Markets® Forklift Operator Permit (FOP).

Forklifts operated at the Brisbane Markets® must be registered with BML.

All FOPs and forklift registrations must be renewed annually.

All high risk plant, including without limitation, scissor lifts, boom lifts, cranes, forklifts or other lifting equipment, must be currently registered as required under Queensland law. BML requires high risk plant to be maintained in accordance with the manufacturer's specification and the requirements of Workplace Health and Safety Queensland. All operators must hold the relevant Australian National High Risk Work Licence or operating permit as applicable.

Where installation of equipment on roofs or plant platforms requires the use of a crane or other working at heights access equipment, the Service Provider must:

- Ensure that the company undertaking the lift and any affiliated workers or subcontractors are currently registered as BML approved Service Providers prior to commencing Works on this Site; and
- Provide a copy of safety plans, SWMS and a traffic management plan to BML's Safety Team for review. A minimum of two business days prior to the intended works.

1.7.6 Tools, Equipment and PPE

All tools and equipment used by Service Providers' works must meet manufacturers' standards and be safe for the intended use.

BML requires all electrical tools to be tagged with a current electrical safety test tag. All portable tools are to be operated from a Residual Current Device (RCD).

Grinding wheels, saw blades, drive belts, drive chains and other moving parts of equipment are to be appropriately guarded to minimise the Risk to operators and others. Equipment operators must wear appropriate PPE to prevent cuts, burns, hearing and eye injuries and any other injuries.

The use of nine-inch grinders is prohibited at the Brisbane Markets®.

Where there is a requirement to use hazardous equipment, for example: explosive tools, laser levels or nail guns, Service Providers must ensure there is appropriate signage displayed at the works site setting out PPE requirements and warnings in relation to the type of hazardous equipment being used.

Tools are not to be left unsecured where there is potential for these to create a safety hazard or be inappropriately used by others.

Electrical extension cords must not be laid on walkways or roadways without adequate protection / security to prevent unnecessary exposure to Risk.

1.7.7 Asbestos

BML carries out regular asbestos audits of Tenancy Areas with the results recorded in BML's Asbestos Register and Management Plan (ARMP). The ARMP documents confirmed locations of Asbestos Containing Materials

(ACMs).

Service Providers who propose carrying out works on BML's buildings, Tenancy Areas and infrastructure must undertake their own due diligence in respect of Asbestos or ACMs at the work Site. Relevant Service Providers will be provided with a link to the ARMP on successful completion of BML's Service Provider Induction.

In addition, BML will, on a regular basis, email a link to the ARMP to all current registered Service Providers who supply trade services.

Any and all works related to the removal of asbestos or ACMs must be undertaken in accordance with BML's ARMP.

Copies of the ARMP may be obtained by contacting:

- The Maintenance Manager; or
- The Safety Team

If, during the course of conducting works, a Service Provider encounters any material that may be comprised of ACMs which may not be identified in the ARMP, the Service Provider must:

- treat the material as if ACMs are present;
- immediately stop work and notify BML of their concerns; and
- take all actions necessary to contain the work Site in which there is suspected ACMs until BML takes control of the area.
- BML requires air monitoring for all ACM removal works regardless of whether the suspected ACMs are considered friable or non-friable.

1.8. Work Requirements at the Brisbane Markets®

1.8.1 Site Disruptions

a. BML must be notified by Service Providers where their works at this Site will cause or involve:

- noise
- fumes
- trips or other hazards
- sparks from welding flashes
- electrical works
- excavations
- building work
- environmental release
- excessive dust

- moving machinery or equipment and materials that need to be moved by high Risk equipment including forklifts or cranes;
- sparks from grinding or any other abrasive work
- crane lifting
- traffic restrictions
- Any works involving isolation of BML's fire systems within Tenancy Areas.

In these instances, barriers (such as shoring, temporary fencing, welding screens and high visibility markers) must be utilised by Service Providers to protect Market Users before these works are undertaken.

Works are not to cause any damage or disturbance to neighbouring Tenants or any other occupier of the Brisbane Markets® or violate the Environmental Protection Act 1994 as amended.

1.8.2 Works Restrictions – Central Trading Area (CTA) and the Flower Market precinct

The following prohibitions apply in relation to the CTA and the Flower Market precinct:

- The use of power tools in CTA Buildings or the Flower Markets prior to 10am, Monday to Friday; and
- Parking service Vehicles in and around the CTA and/or the Tram Tracks, before or during Trading Hours.

1.8.3 Waste Management

BML requires all Service Providers to maintain a high standard of housekeeping while working in the Brisbane Markets®. The unauthorised use of any Common Area for any reason including without limitation the placement of skip bins or the storage of building materials, is not permitted.

In particular, Service Providers must not store building materials under awnings as these materials are highly flammable and present a fire Risk.

Service Providers must:

- clean and clear all waste materials attributable to their works on a regular basis and/or prior to removing safety barricading around the works site;
- organise suitable industrial bins for the disposal of their waste and the removal of the same on a regular basis. Bins must not be stored on BML's Common Areas or hardstands without the prior approval of BML.
- acknowledge that all fees and charges relating to the disposal of waste are the responsibility of the Service Provider or the Tenant who has engaged the Service Provider.

The disposal of waste materials, hazardous chemicals or other contaminants or pollutants onto roadways, into the sewer or storm water systems or other tenancies is strictly prohibited.

A hazardous chemical is any chemical that has the potential to harm the health and safety of a Person or to contaminate Goods within the Brisbane Markets®. Service Providers using hazardous chemicals must carry the relevant Safety Data Sheet (SDS) for those substances at all times while on Site at the Brisbane Markets® and

comply with their obligations at law under the Globally Harmonised System of Classification and Labelling of Chemicals.

1.8.4 BML's Plant, Equipment, Tools and Vehicles (BML's Equipment)

BML's Equipment is for the sole use of BML and BML's workers who are appropriately trained or licensed to use the BML's Equipment for works associated with this Site as authorised by the Maintenance Manager. For the avoidance of doubt, BML's Equipment must not be:

- loaned for use by Service Providers or other Persons;
- operated by BML's workers for personal use except where authorised by the CFO, COO or CEO or in accordance with BML's Policies.
- Despite the provisions of this paragraph, Service Providers may from time to time in BML's sole discretion have access to BML's Equipment, specifically, the Elevated Working Platform (EWP), subject to:
 - i. Service Providers providing evidence to BML that they are appropriately trained, hold the relevant VOC and are licensed to use the EWP;
 - ii. Service Providers wearing all associated PPE and complying with all safety procedures associated with the operation of the EWP including a requirement to wear a hard hat and a fall arrest harness when operating a boom lift. For the avoidance of doubt, a hard hat and a fall arrest harness is not required for the operation of a scissor lift;
 - iii. Service Providers completing and submitting to BML any required documentation required by BML;
 - iv. all damages caused by Service Providers or as a result of the Service Providers use of BML's EWP being repaired at the expense of Service Providers with all such repair work to be coordinated by BML;
 - v. all damages to other property cause by Service Providers use of BML's EWP being repaired at the expense of the Service Provider with all such repair work to be coordinated by BML;
 - vi. Service Providers carrying out checks on BML's EWP prior to and after their use of the same and reporting to BML any issue of significance during their use of BML's EWP; and
 - vii. Service Providers signing all logbooks for BML's EWP where applicable.

1.9. Specific requirements for the installation of Insulated Sandwich Panel (ISP).

ISP panels are single piece factory engineered sheets typically comprising two metal faces and a fully insulating core. The facings are bonded to the core so that the panel acts compositely when under load so as to provide free standing and load bearing panels.

There are a number of materials used in the manufacture of various types of ISP, including, without limitation:

- Expanded Polystyrene (EPS).
- Polyisocyanurate (PIR).

- Rigid Polyurethane (PUR).
- Mineral Fibre (MF).
- Extruded Polystyrene (XPS).
- Composite Wall System. This is an insulation system with a concrete layer on both sides.

Certain ISP products may be highly flammable. Under BML's insurance covenants for Industrial Special Risk insurance for this Site, BML:

- prohibits the use of flammable ISP products unless the products meet the requirement of this Policy; and
- undertakes annual compliance inspections of all existing flammable ISP structures in Tenancy Areas at the Brisbane Markets® in accordance with the Insurance Compliance Policy and ensures that all remedial works identified in these inspections are completed by or on behalf of Tenants.

The specific concern raised by BML's insurance providers is the use of ISP products which do not have a FM Global Class 1 rating to the FM standard FM4880, FM4881 and/or FM4882 depending on the application. Accordingly, there is a prohibition on the use of EPS as a building product at the Brisbane Markets® which has been in effect since 1 January 2012.

BML will not consent to any Tenant works at the Brisbane Markets® where the ISP product does not meet the above standard.

1.9.1 Policy Exceptions - ISP

The exception to this Policy requirement applies to:

- the replacement of a damaged EPS panel within an existing cold room structure with a new EPS panel; or
- the extension of an existing EPS panel wall other than where a new adjoining cold room is being constructed, where it can be demonstrated that it is not technically possible to utilise a product which has a FM Global Class 1 rating.

An example of when BML may consider an exemption is where different panel products have disparate dimensions in size or thickness or the joint between the two different products may impact on the structural integrity of the installation.

Tenants and/or their Service Providers should contact BML prior to the submission of an Application for Alterations and Additions to discuss if this exemption applies to the Tenant's proposed works.

For the avoidance of doubt, BML will not consent to the use of EPS or other similar flammable ISP where there is any intent by Tenants and/or their Service Providers to avoid the obligations under this Policy by, for example:

- demolishing all but one wall of an EPS structure so as to re-build using EPS or ISP product which does not meet the requirements of this Policy; or
- taking apart an existing EPS structure and re-building it in an alternative location.

BML will only consent to the use of ISP products where these have a FM Global Class 1 rating to the FM standard

FM4880, FM4881 and/or FM4882 depending on the application.

1.9.2 Policy enforcement

a. Tenants and Tenant engaged Service Providers

i. BML's ability to enforce this Policy position on Tenancy works is based on the contractual requirements under Tenancy Agreements including the obligations on Tenants in relation to:

- 1 Alterations and additions to their Tenancy Areas; and
- 2 Insurances obligations, in particular, the prohibition on doing anything that conflicts with any obligation under any insurance policy held by BML concerning the Tenancy Area.

b. BML's Service Providers

i. BML's contracts and service agreements with Service Providers for building works with ISP will include a provision in relation to these Policy requirements on ISP.

1.9.3 Additional Requirements – ISP

In addition, BML's consent to ISP constructions at the Brisbane Markets® is also subject to the following requirements:

- Provision of SDS demonstrating that the proposed ISP building materials meet the required standards described in this Policy;
- The submission of detailed designs and specifications;
- Electrical switchboard equipment must not be mounted directly on to ISP. A suitable fire-retardant panel must be installed between the switchboard and any ISP
- Switches, and any other electrical control equipment to be mounted directly onto ISP must meet or exceed the following requirements: covers are to be powder coated and /or galvanised metal or fire-retardant plastic enclosures which are rated to IP55 or greater;
- No part of the ISP core is to be exposed;
- Any penetrations through the ISP must be fully sealed on both sides to prevent the exposure of the ISP core;
- All cabling penetrating ISP must be run in suitably sized conduit and adequately sealed as described in this Policy;
- Fire retardant panels must completely cover any PVC cold transference strips that are installed on the inside of ISP doorways;
- Any battery charge area within Tenancies must be installed at least 1.5 metres from ISP. Where this is not possible, any ISP within 1.5 metres must be protected by a fire-retardant sheet which is at least 1.5 metres high;

- All circuits used to charge forklift batteries must be fitted with a compliant residual current circuit breaker with over current protection (RCBO);
- All battery chargers must be tested and tagged in accordance with the Electrical Safety Regulation 2013;
- Battery chargers must not be mounted directly on ISP. A suitable fire-retardant panel must be installed between the battery charger and any ISP and extend a minimum of 500mm around the perimeter of the battery charging unit.

1.9.4 ISP Work Permit

All ISP works that involve, without limitation, drilling, cutting or other penetrations, must be completed in accordance with an ISP Work Permit which must be completed and submitted to BML's Maintenance Department or Safety Team prior to works being carried out on ISP.

BML may also have additional requirements which may be noted as a part of our conditions of consent to Tenant works.

1.9.5 Completion of ISP works

On completion of the ISP works, the Service Provider shall supply a statement confirming that the works have been constructed in accordance with the manufacturer's requirements for installation and the installation requirements of the relevant FM Global Class 1 rating.

BML's representatives will conduct an inspection of the works to ensure that these comply with the approved detail provided under a Tenant's Alterations and Additions Application, this Policy and BML's conditions for consent to Tenant works.

Where the ISP works do not comply, BML will require defect works to be undertaken by the Tenant and the Tenant's Service Provider which must be completed within 30 days.

1.9.6 Noncompliance with Policy Requirements for ISP

BML may take formal action to serve notice to the Tenant of a breach of covenant under its Tenancy Agreement where the Tenant's Service Provider does not comply with these Policy requirements.

It is important to note that BML will not undertake a defects inspection for and on behalf of the Tenant for works carried out by their Service Providers. Tenants are responsible for pursuing their Service Providers over any workmanship defects.

Where Tenant works require a Building Approval (BA) or Development Approval (DA), the Tenant must:

- a. submit to BML a Form 11 (Certificate/Interim Certificate of Classification) from a registered Building Certifier upon completion of the works; and
- b. place a copy of the Form 11 at the entrance to the completed works area.

1.10. Certification

Where works undertaken by a Service Provider do not require a BA but nonetheless involve building works

regulated under the Queensland Building and Construction Commission (QBCC), Service Providers must provide the engaging party, a copy of the relevant certification.

Where works have been commissioned by Tenants, and in addition to the certification requested above and upon completion of the works, Service Providers and/or Tenants may be required to complete a checklist (provided by BML) to demonstrate and acknowledge compliance with the relevant consent conditions issued by BML for Tenant works.

SECTION 2 - Site Infrastructure at the Brisbane Markets®

2.1. Connection to BML's Site Infrastructure

2.1.1 Maintaining Integrity of BML's Site Infrastructure

To maintain the integrity, functionality and capacity of BML's Site infrastructure, final connections to the following services must only be undertaken by BML or a BML preferred Service Provider with the appropriate authorisation from BML, or a Service Provider authorised by BML:

- Electrical infrastructure including, without limitation, Tenancy Distribution Boards and Main Building Boards;
- Internal Distribution Frames (IDF), BML's telecommunications network or the Main Distribution Frame (MDF) for the Brisbane Markets®;
- Water system;
- Sewer system;
- Stormwater system;
- Fire detection systems and fire indicator panels;

2.1.2 Electrical works

Service Providers must ensure that electrical plant may be isolated independently of the circuit breakers in BML's distribution boards so as to allow Service Providers to safely maintain and service this equipment without accessing BML's circuit breakers unless specifically authorised to do so.

2.1.3 Data and Communications

BML owns and maintains the data and telecommunications networks across the Site.

These services may only be accessed by BML or BML's preferred Service Providers with the appropriate authorisation from BML. This ensures that privacy and security is maintained, records are kept up to date and the network is not damaged or used outside of BML's policy requirements.

2.1.4 Fire Detection Systems

Tenanted buildings on Site are equipped with fire alarm systems that are connected to the building's fire indicator panel and the main fire indicator panel for the Brisbane Markets®. This alarm system is connected to the Queensland Fire and Emergency Service (QFES) monitoring network. If a building fire alarm is activated,

QFES will automatically attend.

Service providers are not permitted to alter, modify or tamper with any fire detection device unless specifically authorised to do so by BML.

The use of fire prevention equipment is permitted only in the event of an emergency and only by personnel who have undertaken appropriate training for this equipment.

In the event of an emergency or fire alarm, all Service Providers are required to follow BML's emergency procedures if directed to do so by a BML Authorised Officer, a QFES officer or any other Government Authority.

Service Providers' works may activate a false fire alarm. Additionally, fire detection and prevention equipment may vary from building to building. Accordingly, prior to commencing works, Service Providers are required to contact BML's Maintenance Department to confirm what arrangements apply with respect to fire detection and prevention systems installed in buildings.

Prior to commencing any works, Service Providers must, in conjunction with BML, first assess if the proposed works will risk activating BML's fire alarm system.

The type of activities that may activate a false alarm include without limitation:

- grinding
- arc/mig welding
- spray painting
- washing out
- any works which generate dust
- fumes
- oxy fuel cutting/welding
- using a combustion engine forklift, generator, power tools etc.
- asphalt works.

Without exception, Service Providers must provide BML with two business days' notice if any of the above listed works are proposed so that fire systems in and around the works area may be isolated by an authorised BML representative.

Service Providers must advise BML when these works are completed so that the fire alarm system may be reactivated.

Where a Service Provider's works trigger a false fire alarm, the Service Provider will be required to meet the cost of any call out charge levied by QFES. BML will on charge the QFES levy for false fire alarms to the responsible Service Provider plus a 10% administration fee.

2.1.5 Emergency exits

Emergency exits for all buildings must remain unobstructed at all times by Service Providers for the duration of their works.

2.1.6 Compliance audits

Periodic spot checks and audits may be undertaken by BML from time to time to assess Service Providers' compliance with this Policy.

These spot checks and audits may take one of the following forms:

- Works are being conducted in accordance with the control measures outlined in Service Providers safety plans.
- Access Cards issued to Service Providers, where relevant, are current and validate the identity of the Service Provider.
- Service Providers' equipment is safe for the intended use and meets the requirements of 1.7.6 of this Policy.
- Service Providers undertaking work on BML's infrastructure and equipment are authorised to do so in compliance with 2.1.1 of this Policy.
- Service Providers have obtained the relevant permit or procedure for any work requiring a permit or procedure and works are in compliance with the relevant permit or procedure.

SECTION 3 - Tenant Alterations and Additions

3.1. Tenant Responsibilities for Appointment of Service Providers

Under the WHS Laws, the responsibility for works undertaken by Service Providers and their compliance with the relevant laws, Australian Standards and codes is vested in the Person Conducting a Business or Undertaking (PCBU) who engages the Service Provider.

Accordingly, where Tenants who engage Service Providers are responsible for their Service Provider's actions at this Site.

BML also has responsibilities under WHS Laws as the owner and manager of the Site, and other responsibilities and requirements which exist at law and in accordance with our insurance covenants as advised by our insurance providers from time to time.

Tenants remain responsible for ensuring any Service Provider engaged by them carries out works in compliance with this Policy, the Brisbane Markets® Regulations and their obligations at law.

3.2. Requirement for BML'S Consent

Under the standard Brisbane Markets® Tenancy Agreement, Tenants who intend progressing alterations and additions to their Tenancy Area (Tenant works) must seek consent from BML. Tenant works must not commence without BML's prior written consent and must conform to the requirements of the Tenancy Agreement, this

Policy and any conditions pertaining to BML's consent. Accordingly, this Section of the Service Provider Site Access and Standards Policy sets out:

- information on the application process;
- a framework for assessment; and
- guidance on the conditions for consent.

3.3. Administration and Consent Requirements

3.3.1 General.

All Tenant works require BML's consent and therefore, Tenant works must not commence until BML has issued its written conditional consent for the same. Applications must be completed with details on the Service Provider and any subcontractors engaged by the Service Provider.

BML will assess applications for Tenant works in accordance with:

- the requirements of this Policy; and
- the Tenancy Agreement.

BML will also require Service Providers to submit evidence their works comply with applicable legislation, BCC planning and development requirements, Queensland Development Code (QDC) and National Construction Code (NCC) requirements.

Service Providers will not be permitted to access the Brisbane Markets® or to carry out any Tenant works until all requirements of this Policy are met to BML's reasonable satisfaction. While BML will uphold the requirements of this Policy, the proper performance of the Tenant works is the responsibility of the Tenant and the Service Providers engaged by the Tenant.

3.3.2 Costs

All costs associated with Tenant works will be borne by the Tenant.

3.3.3 Conditional Consent

Consent to Tenant works will be subject to:

- Service Providers being registered with BML with all Service Provider Inductions completed and current;
- the submission of a completed Application Form for Alterations and Additions attaching all relevant information, specifications, drawings (where required by BML), BCC approvals or other approvals (as required) and safety plans (where required by BML). Application Forms are available from BML's Property Department: property@brisbanemarkets.com.au;
- payment of an Application Fee to BML; and
- compliance with this Policy and BML's conditions for consent.

3.3.4 Approval Process

BML is committed to assisting Tenants and their Service Providers to comply with their obligations under this Policy in respect of proposed Tenant works in order to:

- preserve the structural integrity of; and BML's access to BML's property, services and infrastructure;
- ensure that the proposed building materials meet the requirements of this Policy;
- review the electricity supply requirements for any new plant and equipment and assess if the existing electrical supply meets those requirements or if power monitoring is required in order to assess if additional power supply is needed;
- ensure that the proposed Tenant works will not create any areas into which waste and debris can collect but not be removed from a Tenancy Area;
- confirm that BML's insurance providers' covenants will be met and all Tenant works will be carried out in accordance with the relevant laws.

Accordingly, before any works commence, BML may require an on-Site meeting with Tenants and/or their Service Providers where Tenant works involve construction including without limitation:

- Offices;
- Coldrooms;
- Tenancy Area enclosures;
- Dock enclosures;
- Dock levellers;
- New plant and equipment;
- Changes to the Tenancy Distribution Board and Main Building Board;
- Changes to existing ingress/egress routes in Tenancy Areas.

Where Tenant works are:

- carried out without BML's prior written consent; or
- do not comply with this Policy,

Tenants will be in breach of their Tenancy Agreement. BML expressly reserves the right to consider action against Tenants and their Service Providers to exercise any or all of its legal remedies in the event of any noncompliant Tenant works including without limitation a requirement for the Tenancy Area to be reinstated to its original condition.

3.3.5 Application Fee.

BML's Master Schedule of Fees sets out the application fees for Tenant works.

The Application Fee:

- a. includes:
 - i. BML's administration costs; and
 - ii. costs associated with an assessment and review of any activities related to Tenant works by BML.
- b. excludes:
 - i. BML's 10% administration fee on works associated with the application where the Tenant has requested that BML provide a quote and arrange such works on the Tenant's behalf (e.g changes to fire detection equipment);
 - ii. commissioning costs for various equipment, where BML has negotiated a standard fee. Examples include commissioning of exit and emergency lighting and fire detection equipment;
 - iii. costs associated with power monitoring where it is necessary to confirm electrical capacity of existing switchboards;
 - iv. any other costs incurred by BML as a result of the Tenant works associated with the application.

3.4. Government Approvals and Permits

3.4.1 Building Approval

Building Approval (BA), also called 'certification', is required for construction under the Planning Act 2016 (PA), as well as under specific building legislation.

Typical examples of building work which may require BA include (without limitation):

- altering ingress (entry) to and egress (exit) from Tenancy Areas; and/or
- including installation of stairways; and/or
- a structure with a floor area of more than 40m² where there is no change of material use i.e.; the construction of a cold room within a warehouse.

BML makes no representations or warranties that the requirements for BA set out above are comprehensive or will not vary. Tenants are responsible for making their own enquiries and investigations to ensure that they comply with relevant legislation and BCC requirements.

Where there is any doubt in relation to the requirement for BA, Tenants shall provide BML with written advice from a Building Certifier confirming that a BA is not required.

Where a BA is required, Tenants' Service Providers are responsible for coordinating BA requirements and in this regard, will need to engage a Building Certifier to facilitate this. The Tenant's Service Provider:

- must prepare the relevant forms as identified in the current applicable legislation; and
- shall be responsible for ensuring the accuracy of the information contained in the form, particularly in relation to the location of the premises and the owner of the land.

The correct location details are as follows;

- Brisbane Markets® (northern side of Sherwood Road)

385 Sherwood Road, Rocklea Qld 4106

Lot 703 on RP198160.
- South Gate (southern side of Sherwood Road)

250 Sherwood Road Rocklea, Qld 4106

Lot 1 on SP323671

The correct landowner details (for all land parcels indicated above) are as follow;

Name:	Brisbane Markets Limited
Contact Name:	Property Manager
Postal Address	PO Box 80, Brisbane Markets® Rocklea Q 4106
Contact Number:	07 3915 4323
Email Address:	property@brisbanemarkets.com.au

Where the relevant form requires execution by the landowner, (BML). The form should be submitted to the Property Department to arrange for execution by BML and must be accompanied by a copy of relevant plans and specifications which will be lodged as part of the BA application

Where BA is required for Tenant works, an Application for Alterations and Additions must also include the following:

- A full set of plans that have been stamped “Approved” by a Building Certifier; and
- Copy of the BA application and approval.

BML may, in its sole discretion, agree to assess Tenants’ applications prior to or concurrent with the lodgement of the BA application, and provide a conditional approval subject to a copy of the BA being submitted to BML before Tenant works commence.

Tenant works must not commence until the above information has been received by BML, BML has issued its written conditional consent and the Tenant having confirmed its signed agreement to those consent conditions. Accordingly, Tenants and their Service Providers must allow for reasonable lead-times for Tenant works.

It is important to note that Tenant works such as cold rooms may not be used or occupied until a Building Certifier has issued a Certificate of Classification. A copy of the Certificate of Classification must:

- be promptly forwarded to BML once issued; and
- be displayed on the structure that is approved under the Certificate within the Tenancy.

3.4.2 Development Approval

Some aspects of building work may be controlled under the BCC Planning Scheme and may also require a Development Approval (DA). Typical examples of building work which may require DA include without limitation:

- A structure which increases the gross floor area (GFA) by more than 20% or 40m²; and
- where there is a change of material use e.g.: the installation of a demountable building on Common Area or the construction of an office in a warehouse storage area.

BML makes no representations or warranties that the requirements for DA set out above are comprehensive or will not vary. Where there is any doubt in relation to the requirement for DA, Tenants shall provide written advice from a Building Certifier confirming that a DA is not required.

It is important to note that DA applications may incur significant costs, all of which are to be borne by the Tenant making the application. Additionally, BA requirements will also need to be met. Where Tenants believe that DA may be a requirement for their proposed Tenant works, a meeting should be arranged with BML prior to the submission of an Application for Alterations and Additions.

The Tenant must comply with all DA conditions imposed by BCC in its decision notice. On completion of the Tenants works, the Tenant must provide to BML a copy of the final Certificate of Classification.

3.5. Administration

3.5.1 Timing on BML's Consent.

BML's consent will not be unreasonably withheld or delayed unless there is outstanding information that has not been provided by the Tenant or its Service Provider or where Tenant works require any substantial or structural variation to the base building, the base building services, Site infrastructure and/or services, or where monitoring is required on current electrical supply to Tenancy Areas.

3.5.2 Variations to the Base Building and Base Building Services.

Tenants' drawings must provide full details on the nature and scope of any proposed variations to the base building and base building services. Any Tenant works required to the base building or the base building services must be carried out by an approved BML Service Provider and then only in accordance with BML's conditional consent.

Where Tenants works involve the installation or removal of ISP panels, Tenant drawings must include details of the same.

3.5.3 Compliance Assessment

Where DA or BA is required as part of a Tenant works application, the Tenant shall, at the completion of the works, provide a copy of all associated compliance certificates to BML, as issued by the certifying authority.

Where no authority approvals are required, the Tenant shall obtain from their Service Providers, all relevant inspection certificates or aspect certificates or certificates of compliance relevant to the works being carried out and provide a copy of such certificates to BML at the completion of the Tenant works.

In addition to the certification requested above and upon completion of the works, Service Providers and/or Tenants may be required to complete a checklist (provided by BML) to demonstrate and acknowledge compliance with the relevant consent conditions.

BML may also inspect the Tenant works to assess compliance with the approved plans or drawings, any relevant conditions imposed as part of BML's consent and to ensure Tenant works have been completed to BML's reasonable satisfaction.

Where the Tenant works involve electrical installations, BML will conduct an audit on those works. Any works requiring rectification as a result of poor workmanship, use of substandard or noncompliant materials, or which do not comply with the consent conditions will be remediated at the cost of the Tenant.

Where Tenant works involve changes to the fire detection system or the exit and emergency lighting installation, or installation of additional components to those systems, final commissioning must be undertaken by BML's Service Provider, at the cost of Tenant. This requirement is to ensure the integrity of all Site wide systems and the maintenance and updating of critical records associated with BML's fire systems.

Where the Tenant works do not comply with the application detail and BML's conditions for consent, BML will require defect works to be undertaken and completed within 30 days. Noncompliance with this requirement may place the Tenant in breach of its Tenancy Agreement.

It is important to note that BML will not undertake a defects inspection on behalf of the Tenant. The Tenant remains responsible for pursuing its Service Provider over any workmanship issues.

3.6. Tenant Applications to build using ISP

All Tenant applications to build using ISP will be required to comply with the requirements under 1.9 of this Policy.

3.7. Refrigeration Plant and Equipment

Applications for the installation of refrigeration plant and equipment must provide detailed information on the expected increase in electrical load on the Tenancy distribution board reticulating power to the Premises together with any additional supply requirements (for example: single Phase; three Phase; size of circuit breaker etc.). Where additional load requirements may potentially exceed the circuit breaker or the existing power supply available, Tenants may be liable for all costs incurred in supplying additional power and any associated fittings including but not limited to: new submains, circuit breakers, take-off boxes and/or distribution boards.

Tenants and their Service Providers must ensure that refrigeration motors are started in a staged process.

Service Providers must ensure that where refrigeration motors draw a load of 10 Amps per Phase or more, the starting current of the motors is limited to three times the full load current by fitting an appropriate starter.

Installations must maintain a power factor better than 0.8 lagging but not leading.

BML will consider alternative solutions which can be demonstrated by the Tenant or Service Provider, to achieve the intent of this Policy.

All refrigeration discharge and drainage shall be connected to a discharge point in accordance with the relevant BCC requirements, at a location to be approved by BML. Under no circumstances is condensate to be discharged directly onto roof sheeting, metal downpipes or onto the ground. The Service Provider must certify that the discharge of condensate meets the requirements of the BCC together with any other Government Authority requirement.

3.7.1 External Plant

BML's consent to the installation of plant and equipment:

- a. on the Building C western elevation awning is subject to Tenants, at their cost, installing a trim deck screen or other similar screen approved by BML, around the refrigeration plant and a walkway to the plant. The design of the screen, including the colour, and the walkway are subject to BML's assessment and approval.
- b. on other building awnings and/or roofs is to be carried out in liaison with BML at the cost of the Tenant and must not be undertaken until BML provides its conditional written consent. The installation of elevated plant and equipment on awnings, rooftops or any other area that can be considered as a working environment must comply with the requirements of the Queensland Work Health and Safety Act 2011 and the Queensland Work Health and Safety Regulation 2011 for working at heights and in accordance with this Policy.
- c. The installation of plant and equipment on BML's Common Area is subject to a licence fee in accordance with BML's Leasing Consent Policy – Industrial Tenancies.

Tenants are required to execute an External Plant Licence for all external plant to document the requirement for maintenance, repairs, insurance and removal of the same should the external plant become redundant. For the avoidance of doubt, an external plant licence fee applies only to external plant on BML's Common Areas.

3.8. Air Conditioning Plant and Equipment

Plant and equipment ancillary to air conditioning systems must only be mounted in an area agreed to by BML.

Drawings and specifications for air conditioning must be forwarded for BML's consideration and approval prior to the ordering and installation of the same.

All penetrations through building roofs or awnings are to be fully sealed using a DEKS Top Hat Roof Kit (or similar product subject to BML's approval).

Any penetrations through external walls or windows required for the installation of the air conditioning units must be adequately weatherproofed, and air conditioning units must be mounted and supported in accordance with the manufacturer's specifications.

Roof top condenser plants are to be mounted on an appropriate galvanised platform to support the refrigeration plant, generally supported on the roof peaks. BML will provide information on preferred materials and construction details upon request. The platforms are to be fastened with due allowance for vibration dampening. Larger units are to be wind-braced with cables or similar.

All fixings used or mountings to the roof sheeting are to be compatible with the roof sheeting used on the building (e.g. no galvanised fixings are to be used on zincalume roof sheeting)

All insulation materials for pipe work are to be adequately protected from moisture and ultraviolet degradation.

All air conditioning discharge and drainage shall be piped directly into a suitable discharge location in accordance with the relevant Government Authority and legislation and as approved by BML. Under no circumstances is condensate to be discharged directly onto roof sheeting, metal downpipes or on the ground.

BML's consent to the installation of air conditioning plant and equipment being installed at heights is subject to the requirements of 1.7.5 and 3.9 of this Policy.

3.9. Installation of Plant and Equipment and Heights

Where it is proposed to situate refrigeration or air conditioning plant and equipment in an elevated location, it is the responsibility of the Tenant and their Service Provider to ensure that the design of these systems must include specifications for the installation of; a SWMS and any safety plan required by BML's Safety Team for the continued safe access:

- to the awning, platform, or roof as the case may be;
- across the awning, platform, or roof as the case may be to the location of the plant and equipment for ongoing servicing, maintenance, or repairs requirements;

in accordance with Policy, the relevant legislation and standards and at the Tenant's cost.

BML's consent to the installation of refrigeration plant and equipment on rooftops, awnings and cold room ceilings is subject to Tenants and their Service Providers safety installing equipment that will promote safe access including, but not limited to:

- ladder brackets;
- anchor points for safety harnesses;
- walkways and compliant handrail systems from the point of access to the awning / roof to the plant and equipment in order to protect BML's infrastructure (BML will provide details on preferred materials and construction details upon request);
- walkways and any associated handrails must comply with relevant legislation, Standards or Codes of Practice. The Service Provider shall provide to BML, copies of certification in relation to any height safety equipment installed;
- an appropriate galvanised platform to support the refrigeration plant generally supported on the roof peaks. BML will provide information on preferred materials and construction details upon request;
- the Service Provider's submission of a working at heights method statement for the future maintenance and servicing of the plant and equipment;
- an Engineering Certificate to certify that the awning or rooftop can safely support the proposed load of

the refrigeration plant and equipment;

- any penetrations through building roofs or awnings for refrigeration pipework or cabling shall be sealed using a DEKS Top Hat Roof Kit (or similar product subject to BML's approval);
- where the method used for sealing any penetrations through the roof sheeting has the potential to cause ponding or prevent efficient runoff of rainwater, a suitable pan flashing shall be installed from the ridge line to a point past the penetration, to BML's reasonable satisfaction;
- where plant and equipment is proposed to be mounted on cold room ceilings, inside an enclosed roof space, the Tenant shall give consideration to the positioning of such equipment to avoid heat build-up within the roof space and potential noise issues which may impact on adjoining Tenants.

3.9.1 Building Roofs and Awnings

BML has fully certified Safe Working at Heights equipment installed on the majority of building roofs and awnings on Site to provide safe access to the roof and gutters of the Building for maintenance purposes. Any modifications to BML's existing Safe Working at Heights equipment as a result of any Tenant works must be carried out by BML's Service Provider at the Tenant's cost. This requirement is to ensure the integrity of all Site wide systems and the maintenance and updating of critical records associated with BML's systems.

BML's consent to the installation of any plant and equipment on rooftops and awnings is contingent upon any such installation having regard for existing or proposed solar panel installations. Plant and equipment must be located so as to avoid casting shadows across existing solar panels, or impeding access to the same for regular maintenance and cleaning works.

Where plant and equipment is to be mounted on building awnings and/or roofs:

- BML reserves the right to conduct a dilapidation report prior to the works commencing subject to the nature and extent of the works
- the Tenant shall ensure that roof sheeting is cleaned of any swarf, metal filings, grinding or cutting residue on a regular basis during the course of the works and at completion of the works, to avoid damage to BML's roof sheeting;
- BML will inspect the awning and/or roof at the completion of the works to assess if the area has been cleaned to BML's reasonable satisfaction; and
- in the event that material remains on the awning/roof, the Tenant will be required to direct its Service Provider to clear and/or clean the area to BML's reasonable satisfaction.

3.9.2 Racking and Bollards

BML's consent to the installation of racking, bollards or other non-permanent fittings or fixtures onto the concrete slab inside Tenancy Areas, whether by coring or affixing with mechanical or chemical anchors, is conditional upon Tenants committing to making good any damage to the concrete slab caused by removal of such fittings or fixtures.

The make good works to the concrete slab include as a minimum standard a requirement that mechanical or chemical anchors are to be cored drilled and removed completely from the slab. The resulting core hole is to be filled with either an epoxy or cementitious grout, applied in accordance with the manufacturers' specifications, and ground smooth.

The following products for filling core holes are approved by BML:

- Nitomortar 903 Epoxy;
- Epirez Instant Grout;
- Epirez Highway Repair; or
- BluCem HE80AG

BML may consider an alternative product where the product can be shown to have similar properties. However, the use of any alternative products is at BML's sole discretion.

Under no circumstances are mechanical or chemical anchors to be cut off at slab level.

Bollards which have been core drilled into the existing concrete slab, and which are to be removed, must be sheared off at the surface. At a minimum, the surrounding concrete should be either core drilled or cut neatly and removed to a depth of 40mm with the bollards then cut off at least 40 mm below the finished level of the concrete slab. The resultant cavity in the slab shall be made good using the products as indicated in this paragraph.

Where racking is installed adjacent to or above emergency exit doors, the Tenant shall ensure that any such installation does not impact on the compliance of any designated exit paths, signage or emergency lighting. Where there is any doubt, the Tenant shall seek formal advice from a Building Certifier in relation to the ongoing compliance of the existing installation. The Tenant shall provide a copy of any such advice to BML on completion of the Works.

In any instance, it will be the Tenant's responsibility to ensure that any designated exit paths remains clear of obstructions at all times.

3.10. Services - Alterations/Additions

3.10.1 Electrical and Cabling

All connections to a Tenancy Distribution Board must be carried out under the supervision of BML's Maintenance electricians or a BML Preferred Service Provider with the appropriate authorisation from BML. Alternatively, the Tenant's Service Provider must contact BML's Maintenance department to arrange a pre-start meeting to ensure that proposed works meet BML's minimum requirements.

Contact details for BML's Preferred Electrical Service Provider can be obtained from BML's Maintenance Department on Tel: 1800 610 064.

Works conducted by BML's Service Provider in respect of connections to the distribution board on behalf of Tenants will be re-charged to Tenants.

Electrical Service Providers must not access Main Building Boards without BML's approval and all inspections and works must be in the presence of a BML Maintenance electrician or BML's Preferred Service Provider with the appropriate authorisation from BML.

Any new electrical metering required to be installed in Tenancy Distribution Boards must meet BML current specifications for such equipment, so that the data is compatible with BML's internal programmed maintenance software.

All electrical tools and appliances, extension cords, portable Residual Current Devices (RCDs) and the like must comply with the requirements of the Electrical Safety Regulation 2013 and must be tested and tagged.

Equipment requiring electrical isolation during installation and for future maintenance needs must, as a minimum, be tagged out in accordance with the requirements outlined in relevant legislation, standards and codes.

All electrical installations must comply with AS/NZS 3000-2018 Electrical Installations (or as amended or updated). All cabling is to be run in galvanised steel cable trays or ladder trunking/ducting or conduit.

All portable equipment must be protected by an RCD while in use.

Upon completion of the works, the Tenant's Service Provider shall provide BML with a copy of either a Certificate of Testing and Safety or a Certificate of Testing and Compliance issued under the Electrical Safety Regulation 2013. BML's consent conditions will outline any specific details required to be included in such certification.

All telecommunications cable patching is to be performed by BML with associated costs for this work to be recharged to Tenants. Call the Maintenance Hotline on 1800 610 064 to arrange connections.

Where Tenants require direct optical fibre connections to their premises via the National Broadband Network (NBN), a request must be submitted to BML as an Alterations and Additions application. The NBN service provider must then provide photographic evidence that adequate space exists within existing conduits and/or BML infrastructure cabinets to facilitate the installation. BML will assess the information provided as part of the Alterations and Additions process.

3.10.2 Power Factor Correction

BML has undertaken significant capital investment in electrical infrastructure, electrical monitoring systems, and power factor correction equipment (PFC) across the embedded electricity supply network on Site. This PFC equipment is installed between the Energex transformers and individual Main Building Boards. This, together with a significant investment in solar panels, allows BML to offer competitively priced electricity to all tenants.

The installation of PFC equipment is complex and requires a significant amount of space to facilitate the installation.

Therefore, where Tenants wish to install PFC equipment to their refrigeration systems at their cost, a request must be submitted to BML as an Alterations and Additions application.

BML's consent will be considered on a case-by-case basis but will not be unreasonably withheld where the installation can be appropriately and safely accommodated and connected to BML's electrical network.

3.10.3 Plumbing/Drainage

Any connections to water, stormwater or sanitary services require BML's prior written consent and are to be undertaken by a BML authorised Service Provider at the Tenants' cost. Works conducted by BML in respect of any such connections on behalf of Tenants will be re-charged to Tenants.

BML's assessment for consent to a Tenant's application for processing activities will take into consideration the current flow rate over time, peak periods and daily total discharge into the relevant pump station. BML's assessment may include a review of the effect the proposed change has on subsequent pump stations within BML's internal sewer network to ensure that BML's infrastructure is not overloaded and that there is sufficient contingency for future applications for processing activities from businesses at the Brisbane Markets®.

BML's assessment for consent to an application for processing activities will take into consideration the following:

- the current flow rate over time, peak periods and daily total discharge into the relevant pump station;
- current capacity of the relevant sewer pump station;
- remaining capacity of the relevant sewer pump station;
- future additional trade waste and sewer contingency for other Tenants using the sewer pump station;
- the overall impact on BML's downstream sewer network;
- any restrictions on total volumes or maximum flow rates imposed by QUU at the discharge point from the Brisbane Markets® Site.

Installation of urinals, sinks, pedestals, water supplies (including connections to machinery) and waste connection requires BML's approval and may require an application to and an inspection by the relevant Government Authority. Trade waste discharge will require a licence from Queensland Urban Utilities.

Installations may also require the preparation of plans and lodgement of an application for plumbing approval by Brisbane City Council. The Tenant shall be responsible for costs associated with any such approvals.

The use of water, stormwater and sewerage services are to comply with Government Authority legislation and the Brisbane Markets® Regulations.

Upon completion of the works, the Tenant shall provide BML with a copy of a Form 4 (Notifiable Work).

3.10.4 Fire systems

a. Fire Extinguishers.

Fire extinguishers or other fire prevention equipment required to be installed due to Tenant works or business activities must be installed and maintained by Tenants at Tenants' cost. BML is to be provided with evidence of a service contract for the maintenance of fire extinguishers in Tenants' Tenancy Areas. Alternatively, BML can arrange to have the extinguishers installed and maintained on behalf of Tenants at Tenants' cost. Call the Maintenance Hotline 1800 610 064 for enquiries regarding the installation and maintenance for fire equipment and systems.

b. Fire Detection

BML has installed fire detection/prevention systems in all Tenanted buildings at the Brisbane Markets®. Any structural Tenant works to those buildings which require alterations to the fire detection/prevention equipment or which prompt a requirement to install additional fire detection/prevention equipment and connection of the same to the fire monitoring system must be carried out by a BML approved Service Provider at the Tenants' cost.

The Tenant's Service Provider shall provide a layout and specification in relation to fittings and fixtures for review and approval by BML or BML's Service Provider, to ensure that the proposed installation is compliant and suitable to maintain the integrity of BML's Site wide systems.

BML can provide a specification of the equipment necessary to maintain the integrity of the system installed at the Brisbane Markets®. Alternatively BML can arrange for the installation and commissioning of the necessary equipment at the Tenant's cost.

All new equipment must be commissioned by BML's preferred Service Provider at the Tenant's cost. BML has negotiated a standard fee for commissioning which is set out in BML's Master Schedule of Fees. This requirement is to ensure the integrity of the Site wide system and to cover costs associated with maintaining and updating critical records associated with BML's system.

The responsibility for ongoing maintenance and testing of any Tenant installed equipment and costs associated with the same shall be as defined in the Tenant's Tenancy Agreement.

3.10.5 Exit and Emergency lighting

Tenants' internal fitout, inclusive of all partitioned cold rooms and offices, will require the installation of exit and emergency lighting which complies with these Policy requirements and the requirements of any relevant legislation, standards and codes.

It is the Tenants' responsibility to demonstrate compliance with the relevant legislation, standards and codes by providing BML with a copy of plans approved by a registered building certifier or a statement by a building certifier that compliance is not required.

BML is in the process of upgrading its Site wide exit and emergency lighting system, to a Nexus RF system, to facilitate remote testing and monitoring. As a consequence, any new or relocated exit and emergency light fittings required as a result of Tenant alterations or additions must be compatible with that system.

The Tenant's Service Provider shall provide a CAD layout and specification in relation to fittings and fixtures for review and approval by BML or BML's Service Provider, to ensure that the proposed installation is suitable to maintain the integrity of BML's Site wide systems.

BML will provide a specification for the equipment necessary to maintain the integrity of the system installed at the Brisbane Markets®. Alternatively, BML can arrange for the installation and commissioning of the necessary equipment at the Tenant's cost.

All new equipment must be commissioned by BML's preferred Service Provider at the Tenant's cost. BML has

negotiated a standard fee for commissioning which is published its Master Schedule of Fees. This requirement is to ensure the integrity of the Site wide system together with BML's costs associated with maintaining and updating critical electrical CAD drawings and records.

The responsibility for ongoing maintenance and testing of any Tenant installed equipment and costs associated with the same shall be as defined in the Tenant's Tenancy Agreement.

3.10.6 Signage

Building Signage must not be installed without BML's prior written consent. Tenants must provide the following information when applying to install signage:

- Dimensions;
- Signage materials to be used;
- Method of attachment;
- Location of sign;
- Montage of sign in situ; and
- Any other information reasonably required by BML.

Sign panels must be fire-retardant. The use of any sign panel which is not fire-retardant is prohibited at the Brisbane Markets®.

3.10.7 Application of Floor Finishes

Application of floor finishes, including epoxy treatments, must have the prior written consent of BML.

Epoxy materials used and the installation processes undertaken shall meet BML's reasonable expectations. If there is any doubt regarding suitability of products or installation techniques, the Tenant should contact BML's Projects Coordinator on 3915 4270.

3.10.8 Demountable Offices

Applications for demountable offices will be considered by BML on a case-by-case basis subject to, without limitation:

- the physical size and proposed location of the demountable office and any impact on pedestrian and traffic safety;
- the demountable office being secured to the ground in a manner acceptable to BML, and being protected against accidental damage;
- the walls and ceilings of the external demountable office must be comprised of PIR or other similar fire retardant material which meets the FM Global Class 1 rating to the FM standard FM4880, FM4881 and/or FM4882 depending on the application.
- the Tenant entering into a licence agreement with BML documenting the payment of a licence fee for the

use of the Common Area adjacent to its premises, covered by the demountable office.

3.10.9 Hazardous Chemicals

Applications for proposed alterations and additions which involve the use or storage of hazardous chemicals must be accompanied by details of the hazardous chemicals being used or stored including, but not limited to;

- Safety Data Sheets for the chemicals;
- Details and quantities of the hazardous chemicals to be used and/or stored and method and location of proposed storage. Where storage of hazardous chemicals exceed the relevant placard and/or manifest quantities, appropriate documentation must be provided to BML, to update the information provided in the Site HAZMAT register;
- Appropriate warning signs which comply with the requirements of the Globally Harmonised system of classification and labelling (GHS) must be prominently displayed.

In addition to the above requirements Tenants shall be responsible for ensuring that no hazardous chemicals are allowed to enter the stormwater system or be disposed of in any other manner on this Site. In the event of any spills or breaches of any containment systems, the Tenant shall be solely responsible for coordinating any clean-up operations and any costs associated with the same.

Where specific licences are required for the use of any hazardous chemical in a process, the Tenant must maintain a licence and/or approval to use the chemical and/or operate the facility from the relevant administering authority. A current copy of that licence and/or approval shall be provided to BML when it is issued.

Tenants are required to prepare and implement site-specific safety management plans for the following Tenant works which are installed with BML's conditional consent:

- fumigation facilities for which the fumigant is methyl bromide;
- refrigeration plant and equipment for which the refrigerant is ammonia.

Tenants' safety management plans must describe without limitation procedures which document exclusion zones, safety procedures, sign-in procedures and any other procedure which is relevant to the safe operation of their facilities.

3.10.10 Other works

Any other proposed alterations or additions that are not included in this Service Provider Site Access and Standards Policy will be considered by BML on a case-by-case basis.

3.11. Fair wear and tear of Concrete slabs

Fair Wear and Tear is defined as any damage or deterioration that occurs through:

- the normal use of the Tenancy Area for the Permitted Use in accordance with the terms of this document;
- or

- the ordinary operation of sunlight, rain, wind and ageing.

But does not include damage that is caused by any act, omission, negligence or default of the Tenant under a Tenancy Agreement.

Where Tenants apply to build cold rooms in their Tenancies, BML will inspect the concrete slab of the cold room area to assess any:

- cracks in the slab;
- spalling on the slab surface;
- deterioration of expansion joints and saw joints.

Where there is evidence of Fair Wear and Tear on the surface of the slab in the new cold room area, BML may, on a case-by-case basis, undertake repair works so as to provide a remediated surface for forklift use and/or to provide a preparatory surface for an epoxy coat. For the avoidance of doubt, Tenants will remain responsible for:

- the cost of any remedial slab works that are not due to Fair Wear and Tear; and/or
- the cost of any epoxy application to the concrete slab.
- any ongoing maintenance and repair of the epoxy coating.

3.12. Fire Compliance Policy

Where Tenants seek to invest in and carry out Tenant works to increase the functionality of their Tenancies, those Tenant works may trigger fire protection and safety requirements under the NCC, the Queensland Building Act 1975 and the Queensland Building Fire Safety Regulation 2008 including, without limitation, a requirement to:

- construct a firewall to compartmentalise tenancies / buildings with such firewall acting as a barrier to stop the spread of any fire throughout buildings; or
- Install a sprinkler system throughout the Tenant's improvements to the Tenancy Area and the balance of the Tenancy Area; and/or
- Install additional booster pumps, hydrants or add to BML's fire ring main; or
- Modify existing installations including pipework, fire hose reels and hydrants to achieve compliance with current codes, regulations and/or standards and amend any pipework no longer considered to be compliant due to the new Tenant works being undertaken.

Where Tenant works trigger such requirements, BML may, in its sole discretion, agree to contribute towards the costs of necessary building compliance capital upgrades. In such circumstances, Tenants are required to engage with BML in the preliminary planning stages of the works, to identify the extent to which BML may agree to contribute.

BML's agreement to progress the supply and installation of compliance services will be subject to:

- BML's assessment of the age of the building and whether any redevelopment is planned for the building;
- BML's assessment of the total value of the Tenant's works to their Tenancy Areas;
- BML confirming advice regarding the requirement for a fire wall, and/or sprinkler system, and/or hydrants and/or changes to the fire ring main from a Building Certifier;
- BML engaging appropriately qualified consultants to provide a scope of works for the compliance works in accordance with NCC requirements;
- BML securing best pricing for the compliance works through a competitive procurement process;
- BML coordinating and supervising the installation and connection of the compliance works;
- the Tenant's binding agreement to accept all costs associated with the installation and connection of compliance systems within the building improvements carried out to their Tenancy Areas together with maintenance and servicing of the same;
- any other reasonable requirement of BML.

This Policy position is limited to projects that will result in the consolidation and expansion of Tenants' warehouses (as opposed to Tenants decreasing the size of their Tenancies or subdividing the same).

3.13. Conditions for Application Consent

BML's consent to an Application for Tenant works is conditional and subject to, without limitation, the following conditions and, from time to time, additional and/or specific conditions set out in this Policy and BML's letter of conditional consent.

a. Handling and Storage of Materials.

The materials to be used for Tenant works must be new (unless BML has provided prior written authorisation for existing plant and equipment to be used), fit for the purpose for which they are intended and must be of such a standard as to type, quality, colour and size approved by BML. Tenants are responsible for the handling and storage of all fitout materials. Materials must be stored off Market or within the confines of Tenants' Tenancies. To remove doubt, materials may not be stored in Tenants' licensed areas or on Common Areas, including adjacent hardstand or under awnings, without BML's prior written consent which may be granted, granted conditionally or withheld in the absolute discretion of BML.

b. Cleaning and Rubbish Removal

Waste materials attributable to Tenant works, including Styrofoam "pebble", must be removed from the Brisbane Markets® Site either daily or as reasonably required by BML. Tenants are responsible for ensuring that action is taken to reduce the Risk of "pebble" being blown into other Tenancies or entering stormwater drains. To remove any doubt, the disposal of waste materials onto Brisbane Markets®' roadways, hardstand, parking area, other tenancies or into drains is strictly prohibited.

The disposal of waste material, paint, chemicals or cleaning of tools and equipment into sinks, toilets and

drains is strictly prohibited. All trade waste shall be removed by Tenants and disposed of in strict accordance with relevant Government Authority requirements and in accordance with legislation.

c. Protection of BML's Property

Tenants are responsible for protecting the base building and the base building services from damage during Tenant works.

Any damages to existing services or infrastructure as a result of the Tenant works must be rectified or replaced by Tenants at their cost to the reasonable satisfaction of BML.

d. Noise Restrictions.

Installation of Tenant fitout within their Tenancies must not cause any damage or disturbance to neighbouring Tenants or any other occupier of the Brisbane Markets® or violate the Environmental Protection Act. Any fitout activities which may breach the Environmental Protection Act or not allow neighbouring Tenants their rights to quiet enjoyment must cease forthwith on BML's notice. Works may only take place in the Central Trading Area and the Flower Market after 10am.

e. Compliance

Tenants must comply with all statutory, Tenancy Agreement and regulation requirements while undertaking Tenant works to which BML has provided its written consent together with any directions of BML's Authorised Officers in relation to safety matters. Tenants must ensure that:

- i. Any materials, which in BML's reasonable opinion constitute a health or safety Risk or which are defective or inadequate, are to be removed immediately at Tenants' cost.
- ii. First aid facilities must be provided by Service Providers and be available at all times.
- iii. Where Tenants, Tenants' workers, Service Providers or subcontractors are involved in an accident or incident, Tenants must notify the relevant authority of the accident and promptly forward a copy of such notice to BML. All accidents and incidents must be reported to BML immediately.

SECTION 4 - Breaches and Remedial Actions

4.1. Breach of Policy

4.1.1 A Service Provider will be deemed to be in breach of this Policy if they fail to:

- relevant insurances;
- maintain relevant licences / registrations;
- complete an induction prior to Site access or allow more than 12 months to lapse prior to undertaking a further induction while continuing to access the Markets;
- comply with all requirements of Brisbane Markets® Regulations;
- comply with specific requirements for the use of Site Access Cards;
- swipe their Access Cards prior to accessing or exiting the Brisbane Markets®, unless entering the Site in a

LPR registered Vehicle;

- seek BML's prior consent before accessing secured infrastructure at the Brisbane Markets®;
- observe the obligations of all relevant Government Authority, Australian Standards and BCC town planning requirements;
- obtain BML's prior written consent before commencing alterations and additions works at the Brisbane Markets®;
- follow relevant procedures for working at heights, working in confined spaces, or tag-out procedures;
- implement Hot works Permits or ISP work permits as required;
- advise BML of any works that may affect the fire detection system prior to commencing works and prior to detection systems in the works area being isolated;
- advise BML of the completion of works where the fire detection systems have been isolated so that BML may reactivate the fire detection system;
- pay the prescribed renewal fee as relevant under this Policy;
- comply with the relevant obligations as set out in this Policy document.
- comply with the Public Health Emergency measures implemented by BML.

4.2. Remedial Actions

Where a Service Provider has breached the requirements of this Policy, BML reserves all rights to apply one or more of the following remedial actions:

- Exclusion from the Brisbane Markets® Site for a period in BML's sole discretion.
- Impose a requirement to make good or reinstate Tenancy Areas that have been altered without BML's prior written consent.
- Action being taken to recover the cost of damage incurred.

Where a Service Provider's actions or omissions result in a QFES false alarm call-out, BML will on charge any levy applied by the QFES together with GST and an administration fee of \$100 (ex GST) to cover BML's costs. Access to the Brisbane Markets® Site may be barred until this payment has been made by the Service Provider in question.

The imposition of any other costs that BML incurs as a result of a Service Provider's breach of this Policy or the Brisbane Markets® Regulations.

Where other acts or omissions result in damages being incurred, BML reserves the right to take action against the Service Provider to recover the cost of damages.

Where a Service Provider is responsible for multiple breaches of this Policy and/or ongoing breaches of the Brisbane Markets® Regulations, BML reserves all rights to apply such remedial actions as listed under this Policy

and the Brisbane Markets® Regulations together with other actions including:

- an indefinite exclusion from the Brisbane Markets®;
- the payment of a bond of up to \$50,000 to be held and used to fund the cost of remediation works as a prerequisite for future access to the Brisbane Markets®.

BML may, at its own determination, terminate any access privileges being provided where a Service Provider has no active customer base in the Markets or where an Access Card and/or LPR access has not been used for a period of three (3) months or more.

SECTION 5 - No Contracting out

This Policy document applies without exception. No BML worker is authorised to make any agreement with Tenants or Service Providers outside of these Policy requirements and obligations other than BML’s CEO and then, such authorisation must be in writing.

Schedule 1: B Markets® Site Map

