

Seller disclosure statement



Queensland
Government

Property Law Act 2023 section 99

Form 2, Version 1 | Effective from: 1 August 2025

WARNING TO BUYER – This statement contains important legal and other information about the property offered for sale. You should read and satisfy yourself of the information in this statement before signing a contract. You are advised to seek legal advice before signing this form. You should not assume you can terminate the contract after signing if you are not satisfied with the information in this statement.

WARNING – You must be given this statement before you sign the contract for the sale of the property.

This statement does not include information about:

- » flooding or other natural hazard history
- » structural soundness of the building or pest infestation
- » current or historical use of the property
- » current or past building or development approvals for the property
- » limits imposed by planning laws on the use of the land
- » services that are or may be connected to the property
- » the presence of asbestos within buildings or improvements on the property.

You are encouraged to make your own inquiries about these matters before signing a contract. You may not be able to terminate the contract if these matters are discovered after you sign.

Part 1 – Seller and property details

Seller R & J CAMPBELL BARE PTY LTD A.C.N 611 711 632

Property address 4/282 BRISBANE STREET, WEST IPSWICH QLD 4305

(referred to as the
“property” in this
statement)

Lot on plan description LOT 4 ON SP280715

Community titles scheme
or BUGTA scheme:

Is the property part of a community titles scheme or a BUGTA scheme:

☒ **Yes**

☐ **No**

*If **Yes**, refer to Part 6 of this statement
for additional information*

*If **No**, please disregard Part 6 of this statement
as it does not need to be completed*

Part 2 – Title details, encumbrances and residential tenancy or rooming accommodation agreement

Title details

The seller gives or has given the buyer the following—

A title search for the property issued under the *Land Title Act 1994*
showing interests registered under that Act for the property.

☒ **Yes**

A copy of the plan of survey registered for the property.

☒ **Yes**

| | |
|---|--|
| Registered encumbrances | <p>Registered encumbrances, if any, are recorded on the title search, and may affect your use of the property. Examples include easements, statutory covenants, leases and mortgages.</p> <p>You should seek legal advice about your rights and obligations before signing the contract.</p> |
| Unregistered encumbrances (excluding statutory encumbrances) | <p>There are encumbrances not registered on the title that will continue <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No to affect the property after settlement.</p> <p>Note—If the property is part of a community titles scheme or a BUGTA scheme it may be subject to and have the benefit of statutory easements that are NOT required to be disclosed.</p> <p>Unregistered lease (if applicable)</p> <p>If the unregistered encumbrance is an unregistered lease, the details of the agreement are as follows:</p> <p>» the start and end day of the term of the lease: <input type="text" value="Insert date range"/></p> <p>» the amount of rent and bond payable: <input type="text" value="Insert amount of rent and bond"/></p> <p>» whether the lease has an option to renew: <input type="text" value="Insert option to renew information"/></p> <p>Other unregistered agreement in writing (if applicable)</p> <p>If the unregistered encumbrance is created by an agreement in writing, and is not an unregistered lease, a copy of the agreement is given, together with relevant plans, if any. <input type="checkbox"/> Yes</p> <p>Unregistered oral agreement (if applicable)</p> <p>If the unregistered encumbrance is created by an oral agreement, and is not an unregistered lease, the details of the agreement are as follows:</p> <div style="border: 1px solid black; padding: 5px; min-height: 100px;"> Insert names of parties to the agreement, term of the agreement and any amounts payable by the owner of the property </div> |
| Statutory encumbrances | <p>There are statutory encumbrances that affect the property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If Yes, the details of any statutory encumbrances are as follows:</i></p> <div style="border: 1px solid black; padding: 5px;"> 1. Gas pipeline/infrastructure – see attached APA search results including map. 2 Energex on the property – see attached Energex Map. 3. ICC infrastructure assets in or around the property- attached ICC Map. 4 Property is located within Fire Ant Area – see attached search results. 5. NBN assets located on the property - see attached NBN Search. 6 Optus underground assets on property - see search result. 7. Queensland Urban Utilities sewer pipeline-see attached QUU Map. 8. Telstra assets located on property - see attached search </div> |
| Residential tenancy or rooming accommodation agreement | <p>The property has been subject to a residential tenancy agreement or a rooming accommodation agreement under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> during the last 12 months. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, when was the rent for the premises or each of the residents' rooms last increased? (<i>Insert date of the most recent rent increase for the premises or rooms</i>) <input type="text" value="12/02/2025"/></p> <p>Note—Under the <i>Residential Tenancies and Rooming Accommodation Act 2008</i> the rent for a residential premises may not be increased earlier than 12 months after the last rent increase for the premises.</p> <p>As the owner of the property, you may need to provide evidence of the day of the last rent increase. You should ask the seller to provide this evidence to you prior to settlement.</p> |

Part 3 – Land use, planning and environment

WARNING TO BUYER – You may not have any rights if the current or proposed use of the property is not lawful under the local planning scheme. You can obtain further information about any planning and development restrictions applicable to the lot, including in relation to short-term letting, from the relevant local government.

| | | | |
|---|--|--|--|
| Zoning | <p>The zoning of the property is <i>(Insert zoning under the planning scheme, the Economic Development Act 2012; the Integrated Resort Development Act 1987; the Mixed Use Development Act 1993; the State Development and Public Works Organisation Act 1971 or the Sanctuary Cove Resort Act 1985, as applicable)</i>:</p> <div style="border: 1px solid black; padding: 5px;">RHD01 - CBD RESIDENTIAL HIGH DENSITY</div> | | |
| Transport proposals and resumptions | <p>The lot is affected by a notice issued by a Commonwealth, State or local government entity and given to the seller about a transport infrastructure proposal* to: locate transport infrastructure on the property; or alter the dimensions of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The lot is affected by a notice of intention to resume the property or any part of the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the notice, order, proposal or correspondence must be given by the seller.</i></p> | | |
| Contamination and environmental protection | <p>The property is recorded on the Environmental Management Register or the Contaminated Land Register under the <i>Environmental Protection Act 1994</i>. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>The following notices are, or have been, given:</p> <p>A notice under section 408(2) of the <i>Environmental Protection Act 1994</i> (for example, land is contaminated, show cause notice, requirement for site investigation, clean up notice or site management plan). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 369C(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which an environmental enforcement order applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A notice under section 347(2) of the <i>Environmental Protection Act 1994</i> (the property is a place or business to which a prescribed transitional environmental program applies). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | | |
| Trees | <p>There is a tree order or application under the <i>Neighbourhood Disputes (Dividing Fences and Trees) Act 2011</i> affecting the property. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>If Yes, a copy of the order or application must be given by the seller.</i></p> | | |
| Heritage | <p>The property is affected by the <i>Queensland Heritage Act 1992</i> or is included in the World Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cwlth). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | | |
| Flooding | <p>Information about whether the property is affected by flooding or another natural hazard or within a natural hazard overlay can be obtained from the relevant local government and you should make your own enquires. Flood information for the property may also be available at the FloodCheck Queensland portal or the Australian Flood Risk Information portal.</p> | | |
| Vegetation, habitats and protected plants | <p>Information about vegetation clearing, koala habitats and other restrictions on development of the land that may apply can be obtained from the relevant State government agency.</p> | | |

Part 4 – Buildings and structures

WARNING TO BUYER – The seller does not warrant the structural soundness of the buildings or improvements on the property, or that the buildings on the property have the required approval, or that there is no pest infestation affecting the property. You should engage a licensed building inspector or an appropriately qualified engineer, builder or pest inspector to inspect the property and provide a report and also undertake searches to determine whether buildings and improvements on the property have the required approvals.

| | | | |
|--|--|-------------------------------------|---|
| Swimming pool | There is a relevant pool for the property. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | If a community titles scheme or a BUGTA scheme – a shared pool is located in the scheme. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | Pool compliance certificate is given. OR | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| | Notice of no pool safety certificate is given. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Unlicensed building work under owner builder permit | Building work was carried out on the property under an owner builder permit in the last 6 years. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | <i>A notice under section 47 of the Queensland Building and Construction Commission Act 1991 must be given by the seller and you may be required to sign the notice and return it to the seller prior to signing the contract.</i> | | |
| Notices and orders | There is an unsatisfied show cause notice or enforcement notice under the <i>Building Act 1975</i> , section 246AG, 247 or 248 or under the <i>Planning Act 2016</i> , section 167 or 168. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | The seller has been given a notice or order, that remains in effect, from a local, State or Commonwealth government, a court or tribunal, or other competent authority, requiring work to be done or money to be spent in relation to the property. | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| | <i>If Yes, a copy of the notice or order must be given by the seller.</i> | | |
| Building Energy Efficiency Certificate | If the property is a commercial office building of more than 1,000m ² , a Building Energy Efficiency Certificate is available on the Building Energy Efficiency Register. | | |
| Asbestos | The seller does not warrant whether asbestos is present within buildings or improvements on the property. Buildings or improvements built before 1990 may contain asbestos. Asbestos containing materials (ACM) may have been used up until the early 2000s. Asbestos or ACM may become dangerous when damaged, disturbed, or deteriorating. Information about asbestos is available at the Queensland Government Asbestos Website (asbestos.qld.gov.au) including common locations of asbestos and other practical guidance for homeowners. | | |

Part 5 – Rates and services

WARNING TO BUYER – The amount of charges imposed on you may be different to the amount imposed on the seller.

| | |
|--------------|---|
| Rates | Whichever of the following applies— |
| | The total amount payable* for all rates and charges (without any discount) for the property as stated in the most recent rate notice is: |
| | Amount: <input type="text" value="\$638.65"/> Date Range: <input type="text" value="01/07/25-30/09/25"/> |
| | OR |
| | The property is currently a rates exempt lot.** <input type="checkbox"/> |
| | OR |
| | The property is not rates exempt but no separate assessment of rates is issued by a local government for the property. <input type="checkbox"/> |

*Concessions: A local government may grant a concession for rates. The concession will not pass to you as buyer unless you meet the criteria in section 120 of the *Local Government Regulation 2012* or section 112 of the *City of Brisbane Regulation 2012*.

** An exemption for rates applies to particular entities. The exemption will not pass to you as buyer unless you meet the criteria in section 93 of the *Local Government Act 2009* or section 95 of the *City of Brisbane Act 2010*.

| | |
|--------------|--|
| Water | Whichever of the following applies— |
| | The total amount payable as charges for water services for the property as indicated in the most recent water services notice* is: |
| | Amount: <input type="text" value="\$369.28"/> Date Range: <input type="text" value="15/04/25-15/07/25"/> |
| | OR |
| | There is no separate water services notice issued for the lot; however, an estimate of the total amount payable for water services is: |
| | Amount: <input type="text" value="Insert estimated amount"/> Date Range: <input type="text" value="Insert date range"/> |

* A water services notices means a notice of water charges issued by a water service provider under the *Water Supply (Safety and Reliability) Act 2008*.

Part 6 – Community titles schemes and BUGTA schemes

(If the property is part of a community titles scheme or a BUGTA scheme this Part must be completed)

WARNING TO BUYER – If the property is part of a community titles scheme or a BUGTA scheme and you purchase the property, you will become a member of the body corporate for the scheme with the right to participate in significant decisions about the scheme and you will be required to pay contributions towards the body corporate's expenses in managing the scheme. You will also be required to comply with the by-laws. By-laws will regulate your use of common property and the lot.

For more information about living in a body corporate and your rights and obligations, contact the Office of the Commissioner for Body Corporate and Community Management.

| | |
|---|--|
| Body Corporate and Community Management Act 1997 | <p>The property is included in a community titles scheme. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p> |
| Community Management Statement | <p>A copy of the most recent community management statement for the scheme as recorded under the <i>Land Title Act 1994</i> or another Act is given to the buyer. <input checked="" type="checkbox"/> Yes</p> <p>Note—If the property is part of a community titles scheme, the community management statement for the scheme contains important information about the rights and obligations of owners of lots in the scheme including matters such as lot entitlements, by-laws and exclusive use areas.</p> |
| Body Corporate Certificate | <p>A copy of a body corporate certificate for the lot under the <i>Body Corporate and Community Management Act 1997</i>, section 205(4) is given to the buyer. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 6 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. |
| Statutory Warranties | <p>Statutory Warranties—If you enter into a contract, you will have implied warranties under the <i>Body Corporate and Community Management Act 1997</i> relating to matters such as latent or patent defects in common property or body corporate assets; any actual, expected or contingent financial liabilities that are not part of the normal operating costs; and any circumstances in relation to the affairs of the body corporate that will materially prejudice you as owner of the property. There will be further disclosure about warranties in the contract.</p> |

| | |
|---|--|
| Building Units and Group Titles Act 1980 | <p>The property is included in a BUGTA scheme <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p><i>(If Yes, complete the information below)</i></p> |
| Body Corporate Certificate | <p>A copy of a body corporate certificate for the lot under the <i>Building Units and Group Titles Act 1980</i>, section 40AA(1) is given to the buyer. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>If No</i>— An explanatory statement is given to the buyer that states: <input type="checkbox"/> Yes</p> <ul style="list-style-type: none"> » a copy of a body corporate certificate for the lot is not attached; and » the reasons under section 7 of the <i>Property Law Regulation 2024</i> why the seller has not been able to obtain a copy of the body corporate certificate for the lot. <p>Note—If the property is part of a BUGTA scheme, you will be subject to by-laws approved by the body corporate and other by-laws that regulate your use of the property and common property.</p> |

Signatures – SELLER



Signature of seller

R & J CAMPBELL BARE PTY LTD A.C.N. 611 711 632

Name of seller

22-08-2025

Date



Signature of seller

R & J CAMPBELL BARE PTY LTD A.C.N. 611 711 632

Name of seller

22-08-2025

Date

Signatures – BUYER

By signing this disclosure statement the buyer acknowledges receipt of this disclosure statement before entering into a contract with the seller for the sale of the lot.

Signature of buyer

Name of buyer

Date

Signature of buyer

Name of buyer

Date

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 53020368

Search Date: 18/08/2025 14:14

Title Reference: 51005219

Date Created: 17/09/2015

Previous Title: 16363205

REGISTERED OWNER

Dealing No: 717441445 11/08/2016

R & J CAMPBELL BARE PTY LTD A.C.N. 611 711 632

ESTATE AND LAND

Estate in Fee Simple

LOT 4 SURVEY PLAN 280715
Local Government: IPSWICH
COMMUNITY MANAGEMENT STATEMENT 47737

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 19549013 (GA 11)
2. MORTGAGE No 717441446 11/08/2016 at 15:42
SECURE FUNDING PTY LTD A.B.N. 25 081 982 872

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2025]
Requested By: D-ENQ DYE & DURHAM

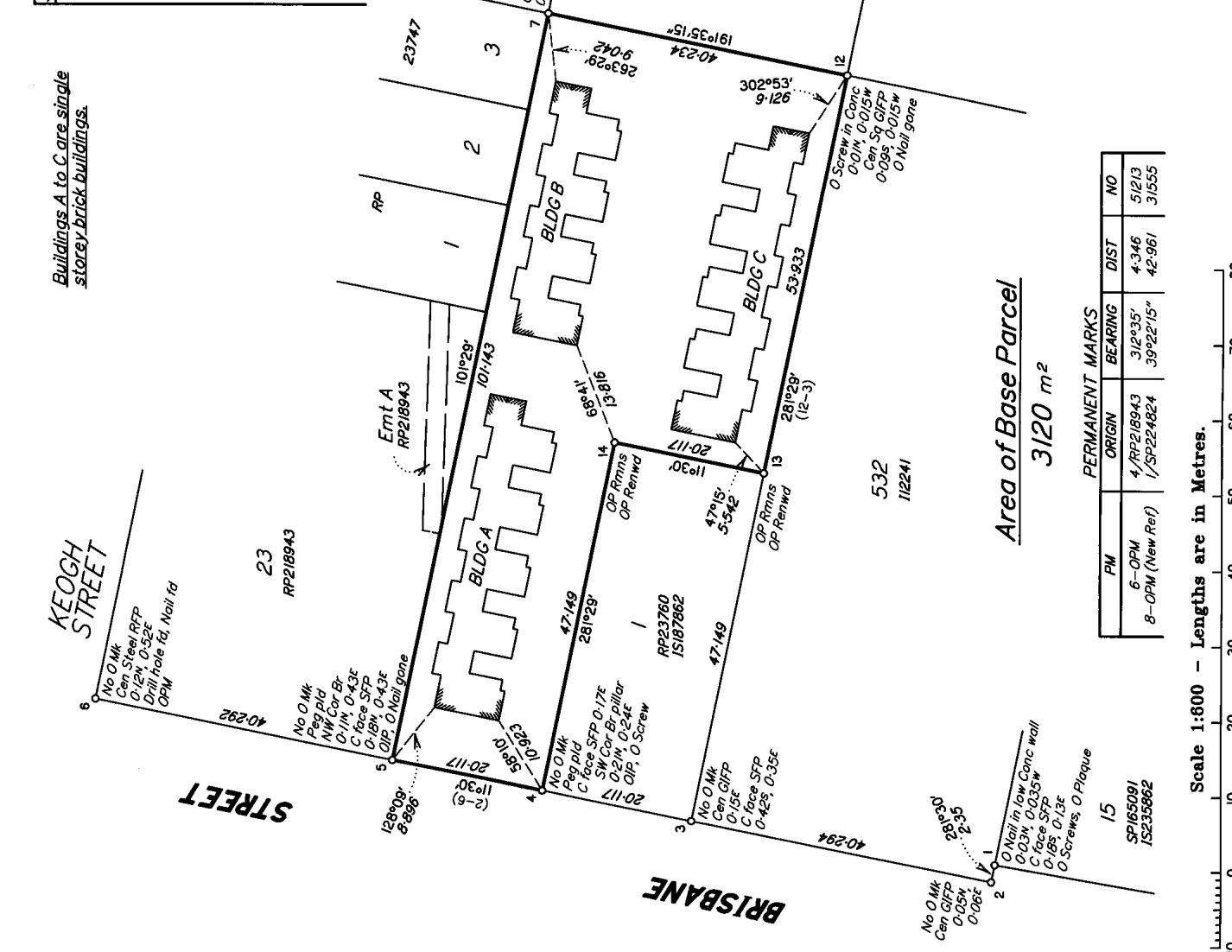
Land Title Act 1994; Land Act 1994
Form 21 Version 3

SURVEY PLAN

Sheet 1 of 2

| STN | TO | ORIGIN | BEARING | DIST |
|-----|---------------------|------------|------------|--------|
| 1 | O Screw in Conc | 2/15235862 | 261°20'40" | 3.475 |
| 1 | O Plaque in kerb | 2/15235862 | 2°21' | 40.048 |
| 1 | O Screw in kerb | 2/15235862 | 2°42'40" | 41.82 |
| 3 | Screw in Conc path | 2/15235862 | 284°50' | 1.155 |
| 4 | OIP | 2/15187862 | 280°00' | 1.009 |
| 4 | O Screw in Conc | 2/15187862 | 305°36' | 3.683 |
| 5 | OIP | 4/RP187330 | 281°30' | 1.0 |
| 5 | Screw in Conc path | 3/15187862 | 285°13' | 1.2 |
| 5 | O Nail in kerb gane | 3/15187862 | 285°34'40" | 4.137 |
| 6 | Drill hole fd | | 341°40'30" | 4.537 |
| 6 | in Conc path | | | |
| 6 | Nail fd in kerb | 4/RP187341 | 225°29' | 7.51 |
| 8 | OIP | 3/RP187341 | 138°26'40" | 0.805 |
| 9 | OIP | | 101°35'15" | 1.0 |
| 10 | Nail in Conc path | 4/15210760 | 105°09' | 2.81 |
| 11 | OIP (Not searched) | 4/15224824 | 106°55' | 0.866 |
| 11 | O Nail in kerb | 85°22'10" | | 4.355 |
| 12 | O Nail in Conc gane | 3/15136409 | 173°23' | 18.816 |
| 14 | Screw in Conc | | 41°27' | 7.758 |

Buildings A to C are single storey brick buildings.



| PM | ORIGIN | BEARING | DIST | NO |
|-----------------|------------|-----------|--------|-------|
| 6-OPM | 4/RP218943 | 312°35' | 4.346 | 51213 |
| 8-OPM (New Ref) | 1/SP224824 | 39°22'15" | 42.961 | 31555 |

PERMANENT MARKS

Scale 1:600 - Lengths are in Metres.

NORRIS CLARKE & O'BRIEN PTY LTD ACN 056 870 770 hereby certify that the land comprised in this plan was surveyed by the corporation, by Christopher Aaron KLIBBE, Registered Surveyor, for whose work the corporation accepts responsibility, under the supervision of Laurence Anthony O'BRIEN, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Survey Regulations 2003 and associated Regulations and Standards, and that the said survey was completed on 22/07/2015.

NORRIS CLARKE & O'BRIEN PTY LTD
ACN 056 870 770
Director
20-8-15
Date

Plan of LOTS 1 to 14 and Common Property

Cancelling LOT 1 on RP187330

LOCAL GOVERNMENT: **IPSWICH CITY COUNCIL**

LOCALITY: **WEST IPSWICH**

Meridian: **15187862**

Survey Records: **No**

Scale: **1:600**

Format: **BUILDING**



SP280715

98955/p

716755879

BE 400 NT

\$1584.20
16/09/2015 10:31

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

5. Lodged by

Holland & Holland Solicitors
 PO Box 15636
 CITY EAST QLD 4002
 Ph: 07 3210 0477

123A

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We LIB (177) PTY LTD A.C.N. 010 371 909

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use
 Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan.~~

Lib (177) Pty Ltd ACN 010 371 909

P Carbone

Signature of *Registered Owners *~~Lessees~~
 Director

* Rule out whichever is inapplicable

2. Planning Body Approval.

* IPSWICH CITY COUNCIL

hereby approves this plan in accordance with the:

% SUSTAINABLE PLANNING ACT 2009

Dated this 14 day of SEPTEMBER 2015

J. Hodge #
 #
 Authorised Local
 Government Officer

* Insert the name of the Planning Body.

Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement:

CMS Number: 47737

Name: WEST VILLAS C.T.S.

4. References:

Dept File:
 Local Govt: 505615
 Surveyor: 9895sp-bldg

6. Existing

Created

| Title Reference | Description | New Lots | Road | Secondary Interests |
|-----------------|-------------------|--------------------|------|---------------------|
| 16363205 | Lot 1 on RPI87330 | 1-14 & Comm. Prop. | | |

MORTGAGE ALLOCATIONS

| Mortgage | Lots Fully Encumbered | Lots Partially Encumbered |
|-----------|-----------------------|---------------------------|
| 716477450 | 1-14 | |

1-14 &
Comm. Prop.

GA II

Lots

Orig

7. Orig Grant Allocation:

8. Map Reference:

9442-41222

9. Parish:

IPSWICH

10. County:

Stanley

11. Passed & Endorsed:

By: NORRIS CLARKE & O'BRIEN PTY LTD

Date: 20-8-15Signed: *Norris*

Designation: Cadastral Surveyor/Director

NO DEVELOPMENT
 Development Approval: APPROVAL NECESSARY

12. Building Format Plans only.

I certify that:

* As far as it is practical to determine, no part
 of the building shown on this plan encroaches
 onto adjoining lots or road;

~~* Part of the building shown on this plan
 encroaches onto adjoining lots and road~~

Norris 20-8-15
 Cadastral Surveyor/Director * Date
 *delete words not required

13. Lodgement Fees:

Survey Deposit \$
 Lodgement \$
 New Titles \$
 Photocopy \$
 Postage \$
 TOTAL \$

14. Insert
 Plan
 Number

SP280715

REINSTATEMENT REPORT

The boundaries have been reinstated based on original marks from original plans RP187330, RP187341, RP218943, IS187862, IS235862 & SP224824.

The Brisbane Street alignment is fixed by original marks at stations 1, 4, 5 & 6. The OIP from RP187330 and confirmed by RP218943 has been used to fix Station 5. This agrees with the original occupation at that corner. This leaves excess of 16 mm to the fixation of Station 6 from the OPM on RP218943. Station 4 and 3 have been fixed deed distances from Station 5 leaving excess in the line 2-3. The reference mark at Station 4 agrees with IS187862.

The Pound Street alignment is fixed by original marks at stations 8, 9 & 11 from RP187341 & SP224824. The relationship in bearing between Pound & Brisbane Street is the same as shown on RP187330, RP187341 & RP218943.

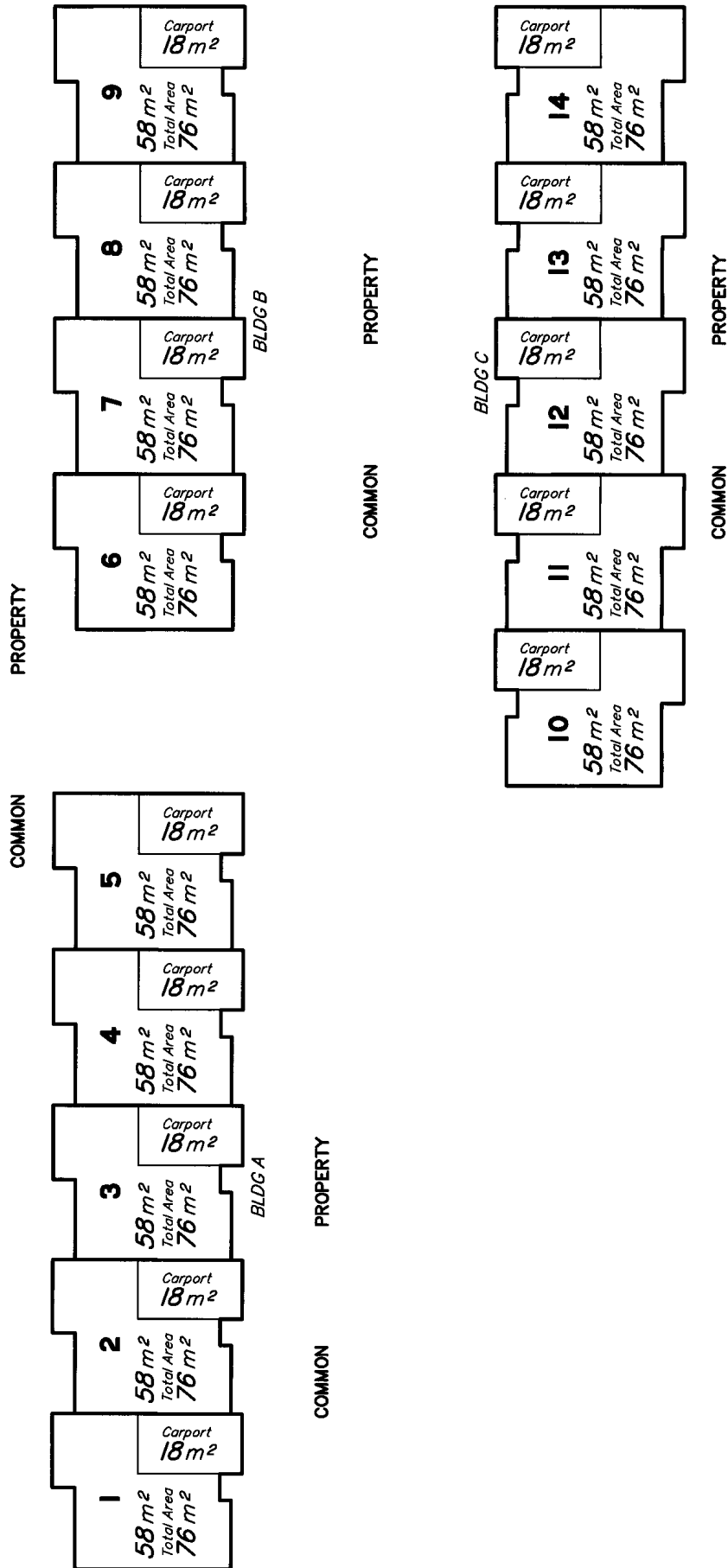
Station 9 is fixed by an OIP from RP187341 and station 11 is fixed by an O Nail from RP224824.

The boundaries 5-7 & 7-9, are fixed by adopting the O GI Nail in fence post at Station 7 in a north-south direction. The line 5-7 is 1 minute down on the original and deed distance. The line 9-7 is also 1 minute down on original and also deed distance. Using deed angle from either Pound St or Brisbane St would result in a greater difference in the angle from the other alignment.

Station 12 has been reinstated parallel to Pound Street and deed distance from Station 7.

The boundaries 5-7, 4-14 & 3-12 are parallel as originally intended. Stations 13 and 14 are deed distance from Stations 4 and 3. The remains of OPs from IS187862 were found at 13 and 14.

LEVEL A
Scale 1:250



Scale 1:250 - Lengths are in Metres.



State copyright reserved.

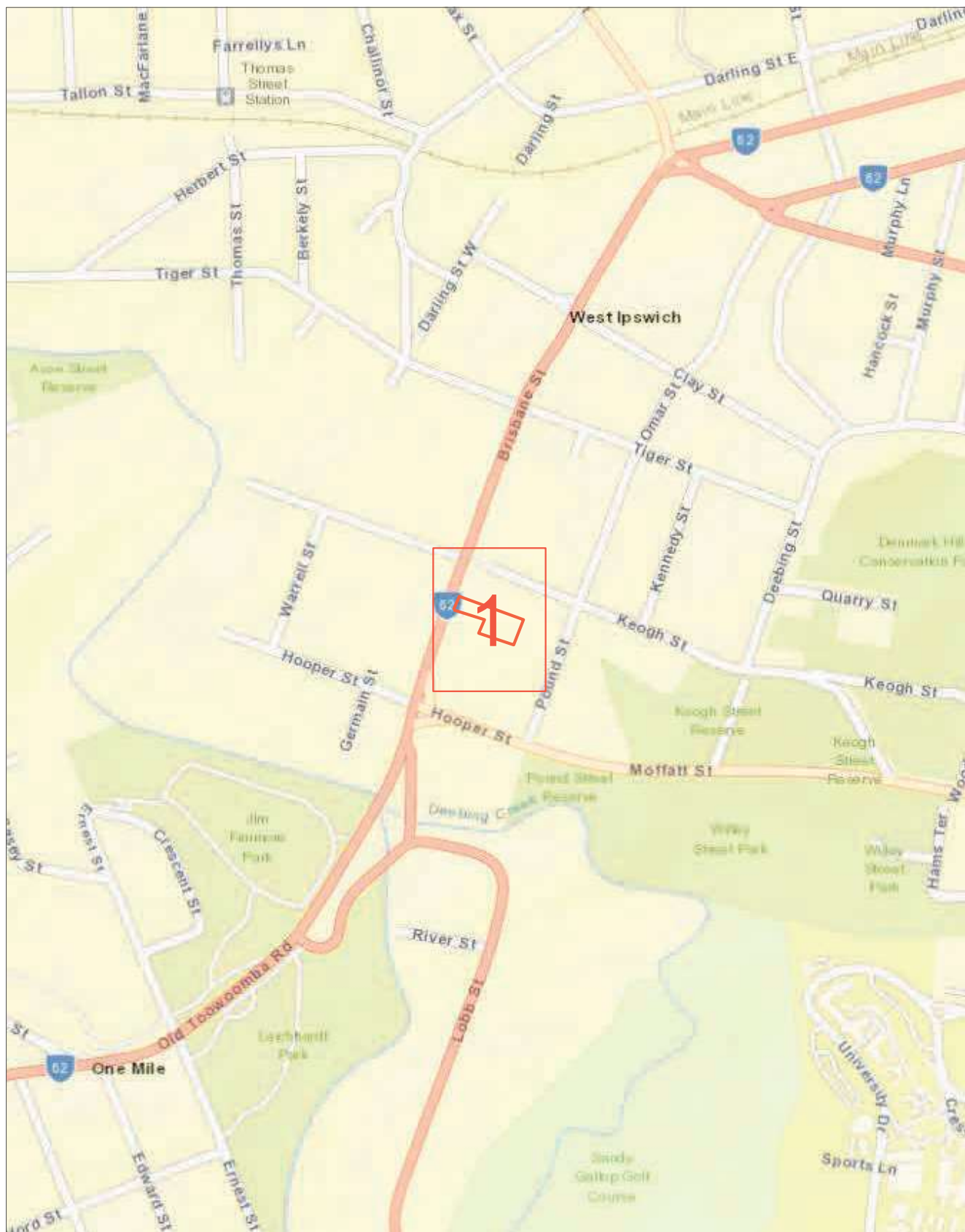
Insert
Plan
Number

SP280715

9895b/p

Site Unit 4 282 Brisbane St
Address: West Ipswich
QLD 4305

Sequence 259924434
Number:



Scale 1: 6000

Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community

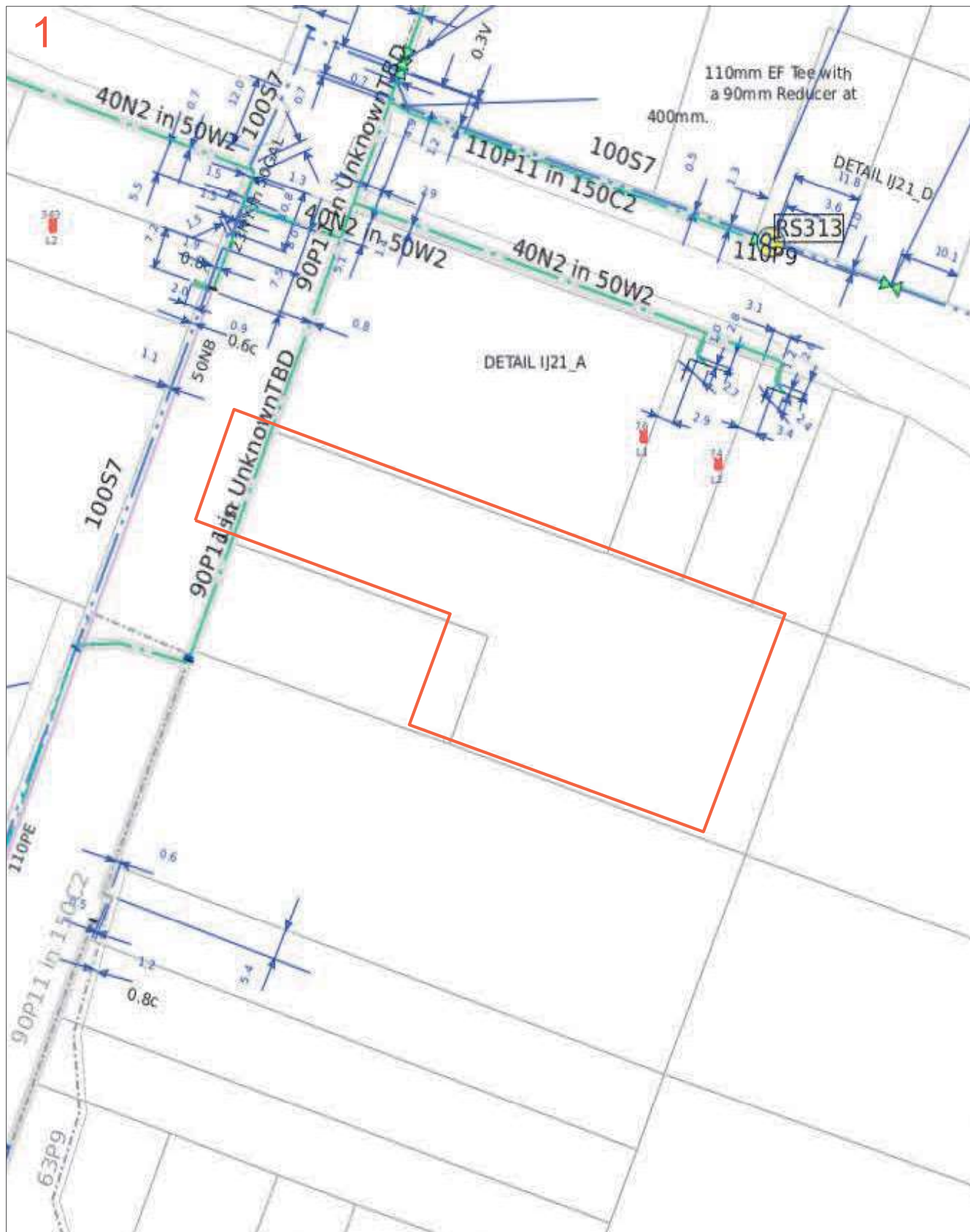


Enquiry Area



Map Key Area





Map Sources: Esri, Garmin, HERE, FAO, NOAA, USGS,
© OpenStreetMap contributors, and the GIS User Community



Map Key Area



Legend

| Pipe | Pipe code and material | Object |
|--|--|--|
| Low pressure | C* (for example, C2) Cast iron | Valve |
| Medium pressure | CU Copper | Buried valve |
| High pressure | N2 Nylon | Regulator |
| Transmission pressure | P* Polyethylene (PE) | Gas supplied = yes |
| Critical main (behind pipe) | P3 Polyvinyl chloride (PVC) | CP rectifier terminal |
| Proposed (pressure by colour) | P6, P7, P9–P12 Medium density PE | CP test station |
| LPG (pressure by colour) | P2, P4, P8 High density PE | CP anode |
| Hydrogen blended (pressure by colour) | S* Steel | CP bond wire |
| Abandoned | W2 Wrought galv iron | Syphon |
| Idle/inactive | W3 PE coat wrought galv iron | Trace wire point |
| Sleeve | | |
| Casing (behind pipe) | | |
| Area | Abbreviation | |
| BYDA area of interest | BoK Back of kerb | FoK Front of kerb |
| | C Depth of cover | Galv Galvanized |
| | CP Cathodic protection | NTI Not tied in |
| Example | | |
| Pipe 40P6 in 80C2 40 mm high pressure medium density poly in an 80 mm cast iron casing 63S8 63 mm medium pressure steel | Pipe code Pipe diameter in millimetres is shown before pipe code. 40P6 = 40 mm nominal diameter | This map was created in colour and should be printed in colour |



BYDA

Sequence: 259924431
Date: 21/08/2025
Scale: 1:1025
Title No: **OVERVIEW**

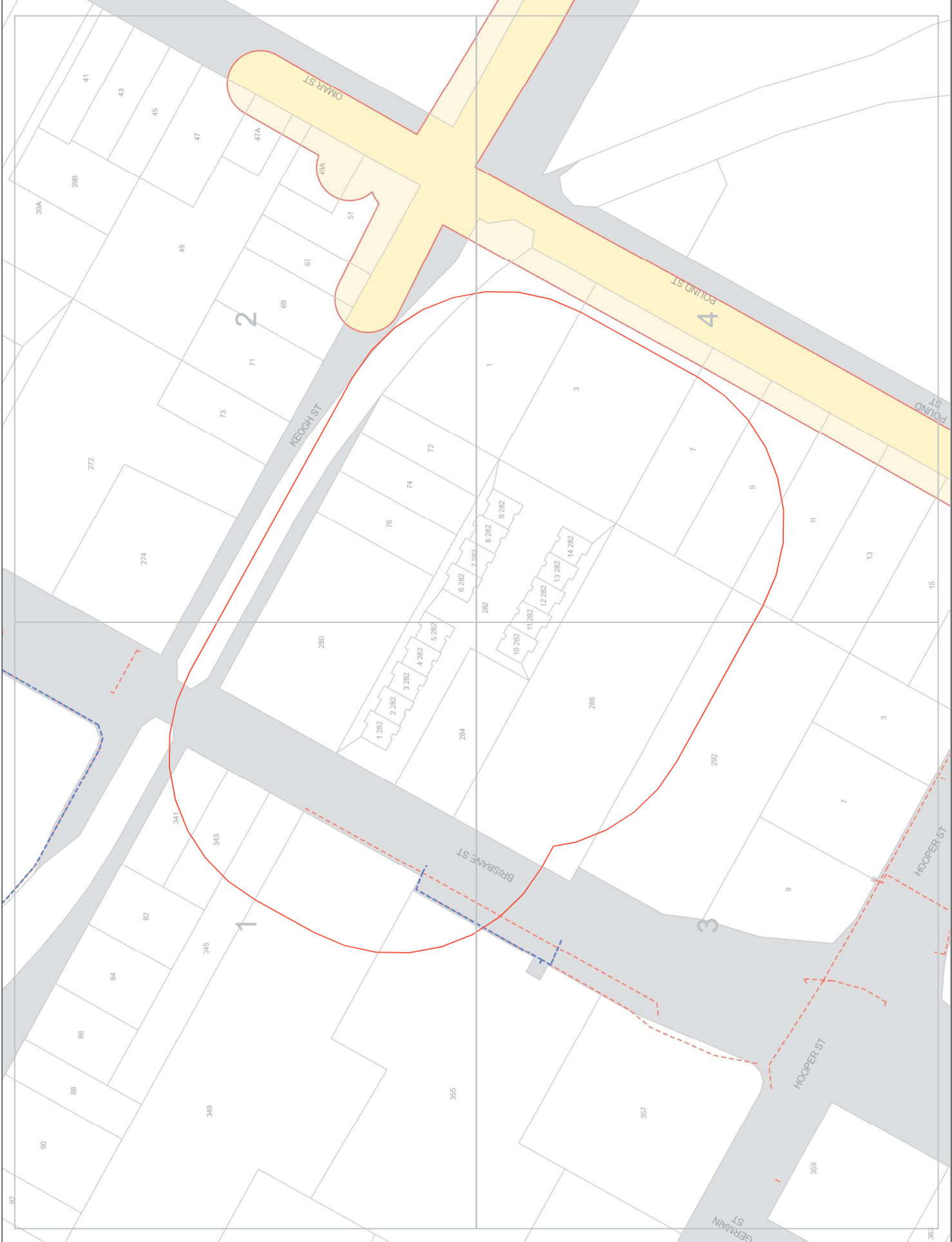
**CAUTION - HIGH
VOLTAGE**

- LEGEND
- Substation
 - Cable Marker
 - Pt
 - Pole
 - Pillar
 - LV Cable (up to 1kV)
 - HV Cable (1kV - <33kV)
 - HV Cable (33kV and over)
 - Pt Boundary
 - Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Palcan Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this information. The user acknowledges and agrees that the user shall be responsible for obtaining and confirming the accuracy of the information. Use of such information is subject to the terms and conditions of the Energex Access Agreement and constitutes acceptance of these terms.





BYDA

Sequence: 259924431
Date: 21/08/2025
Scale: 1:500
Title No: 1

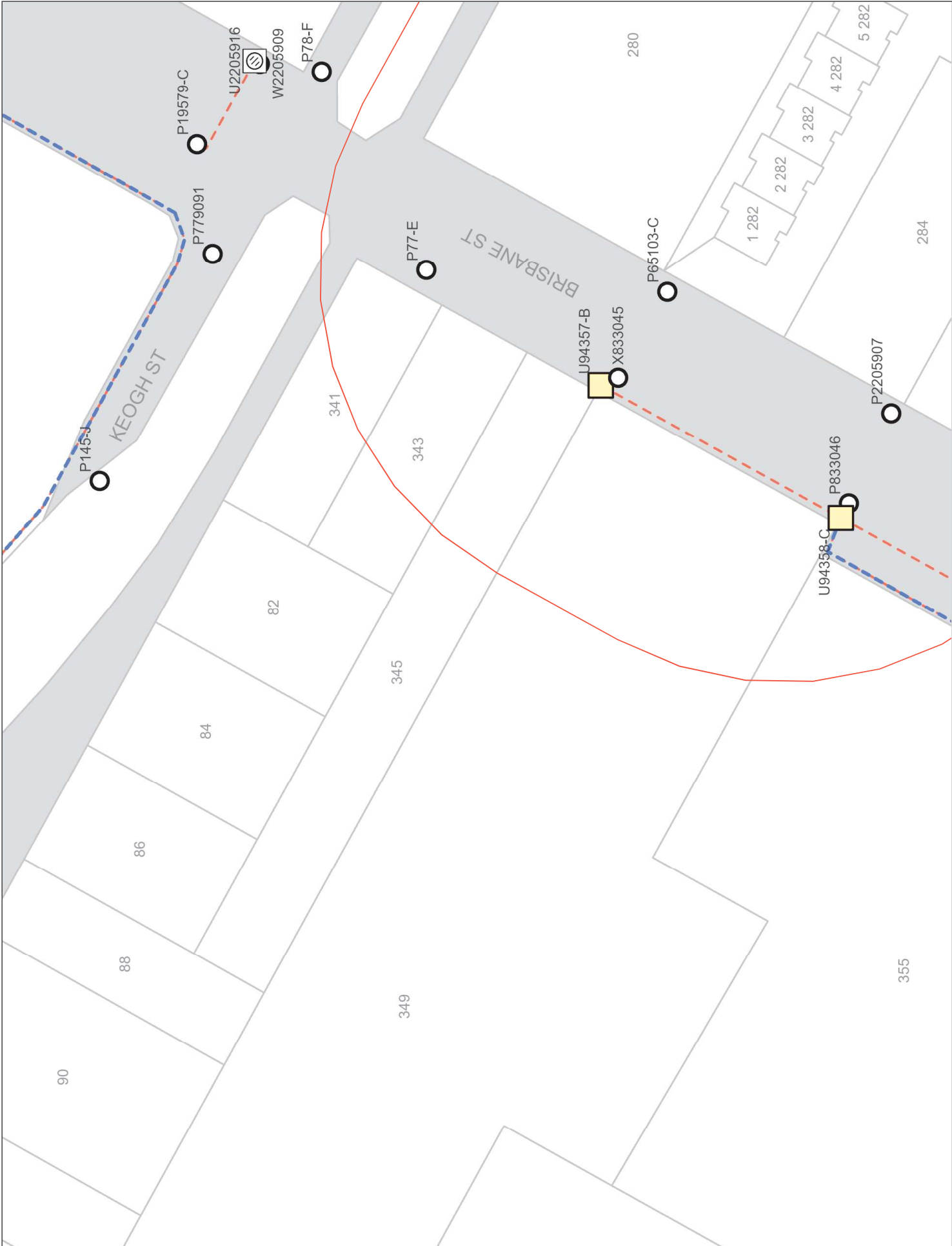
CAUTION - HIGH
VOLTAGE

- LEGEND
- Substation
 - Cable Marker
 - Pt
 - Pole
 - Pillar
 - LV Cable (up to 1kV)
 - HV Cable (1kV - <33kV)
 - HV Cable (33kV and over)
 - Pit Boundary
 - Planned Work Area

AS5488 Category 'D' Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Palcan Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this information. The user acknowledges and agrees that the user shall be responsible for obtaining and verifying the accuracy and completeness of the information. Use of such information is subject to the terms and conditions of the Palcan Corp Terms and Conditions and constitutes acceptance of these terms.





BYDA

Sequence: 259924431
Date: 21/08/2025
Scale: 1:500
Title No: 2

**CAUTION - HIGH
VOLTAGE**

- LEGEND
- Substation
 - Cable Marker
 - Pt
 - Pole
 - Pillar
 - LV Cable (up to 1kV)
 - HV Cable (1kV - <33kV)
 - HV Cable (33kV and over)
 - Pt Boundary
 - Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Palcan Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this information. The user acknowledges and agrees that the user shall be responsible for obtaining and verifying the accuracy and completeness of the information. Use of such information is subject to the terms and conditions of the Palcan Corp Terms and Conditions and constitutes acceptance of these terms.



BYDA

Sequence: 259924431
Date: 21/08/2025
Scale: 1:500
Title No: 3

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pt
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pt Boundary
- Planned Work Area

AS5488 Category "D" Plan



DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Palican Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this information. The user acknowledges and agrees that the user shall be responsible for obtaining in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.





BYDA

Sequence: 259924431
Date: 21/08/2025
Scale: 1:500
Title No: 4

**CAUTION - HIGH
VOLTAGE**

LEGEND

- Substation
- Cable Marker
- Pt
- Pole
- Pillar
- LV Cable (up to 1kV)
- HV Cable (1kV - <33kV)
- HV Cable (33kV and over)
- Pt Boundary
- Planned Work Area

AS5488 Category "D" Plan



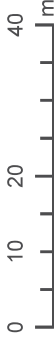
DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Energex nor Palcan Corp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this information. The user acknowledges and agrees to hold Energex and Palcan Corp harmless in it or the completeness or accuracy of such information. Use of such information is subject to the terms and conditions of the Palcan Corp Terms and Conditions of Sale and constitutes acceptance of these terms.



In an emergency contact City of Ipswich on (07) 3810 6666

21/08/25 (valid for 30 days)

Plans generated by SmarterWX™ Automate



Scale 1:1,000

Disclaimer: The Plan is provided in response to a Before You Dig request. While all reasonable care has been taken to ensure the accuracy of the information on this plan, its purpose is to provide a general indication of the location of City of Ipswich infrastructure. The information provided may contain errors or omissions and the accuracy may not suit all users. A site inspection and investigation is recommended before commencement of any project based on this data.

BYDA members

Your property and/or business is located in the [fire ant suppression treatment area](#). You're legally required to follow your biosecurity requirements and understand how you can help prevent the spread of fire ants.

Fire ants are a super pest, threatening Australia's health, environment, economy, and outdoor way of life. Eradicating them is a national priority, with all states, territories, and the Australian Government committed to the National Fire Ant Eradication Program (NFAEP) – the world's largest ant eradication effort.

[Fire ant biosecurity zones](#) are essential for containing and controlling fire ants in the suppression treatment area until the NFAEP eradication treatment reaches the area. Suppression efforts focus on reducing nest numbers, limiting spread, and preparing for eradication treatment. This includes self-treatment, containment, and prevention to minimise the impact of these pests.

Strict rules for managing soil, including fill, clay, and scrapings within the zones, are outlined in the [Biosecurity Regulation 2016](#) and [Soil movement guidelines](#) under the [Biosecurity Act 2014 \(Qld\)](#).

Materials that can carry fire ants

Here's what you need to know, whether you're a resident or a business, and how to manage [materials that can carry fire ants](#) like soil, baled materials, mulch, manure, quarry products, turf, and potted plants.

For residents:

- [look for](#) and [report](#) any suspect fire ants or nests within 24 hours
- ensure any materials you buy within the fire ant biosecurity zones are handled using fire ant-safe practices
- use the NFAEP's [Material movement advice tool](#)
- apply Australian Pesticides and Veterinary Medicines Authority approved fire ant treatment products to areas before starting any excavation work
- keep records for up to 2 years of your fire ant management actions.

For businesses:

If your business handles materials, you must follow these requirements:

- **[Look for and report](#):** inspect your site regularly, especially high-risk areas. Sightings of suspect fire ants and nests must be reported within 24 hours to the NFAEP, either [online](#) or by calling **132 ANT** (13 22 68). [Fire ant training](#) is recommended.
- **Fire ant-safe practices:** ensure materials are processed, stored, treated, and transported in compliance with the [Biosecurity Regulation 2016](#). Use the NFAEP's [Fire ant compliance tool](#).
 - **Handling soil:** [fire ant nests](#) are often found within the top metre of soil. After excavation, replace or keep this top layer separate from other soil being moved. It should stay on-site or be taken to a waste facility within the [fire ant biosecurity zones](#) (restrictions apply). Avoid this method in areas with loamy or sandy soil, as nests may extend deeper.
 - **Disturbance and storing:** before moving untreated soil off-site, disturb it using machinery – turning, crushing, washing, or screening. Disturb stockpiles every 21 days and 24 hours before movement.
 - **Treatment:** look for and report any suspect nests immediately. Mark them so workers on-site know their locations. Treat or engage a licensed pest manager to carry out broadscale fire ant treatment and/or nest treatment before excavation continues. No live fire ants must leave the site.
 - **Recordkeeping:** keep a written record of all activities, including chemical treatments and disturbance actions, for at least 2 years.

Soil movement

Soil can be transported between or outside fire ant biosecurity zones if you follow these measures:

- Movements within the same zone or between zone 1 to zone 2 must follow the [Soil movement guidelines](#).
- A biosecurity instrument permit (BIP) is required to:
 - move soil from any zone to outside the zone
 - move soil from zone 2 to zone 1
 - move soil when none of the approved options allow to your situation.

Other biosecurity measures


In addition to managing soil movement, there are further biosecurity measures you, your business, and employees can take to support the eradication of fire ants:

- Fire ant training – the NFAEP offers free online [training and tools](#) for residents, primary producers, worksites, and pest managers. These resources help you identify, treat, and prevent fire ant spread. Proactive training is a cost-effective risk mitigation strategy and can help you avoid penalties for breaching your [general biosecurity obligation](#).
- Health and safety – fire ants can have devastating impacts, including inflicting [painful, fiery stings](#), which can trigger a severe allergic reaction in humans. If you're digging or starting work, please wear personal protective equipment, including a long-sleeve shirt, long pants, boots, and gloves.

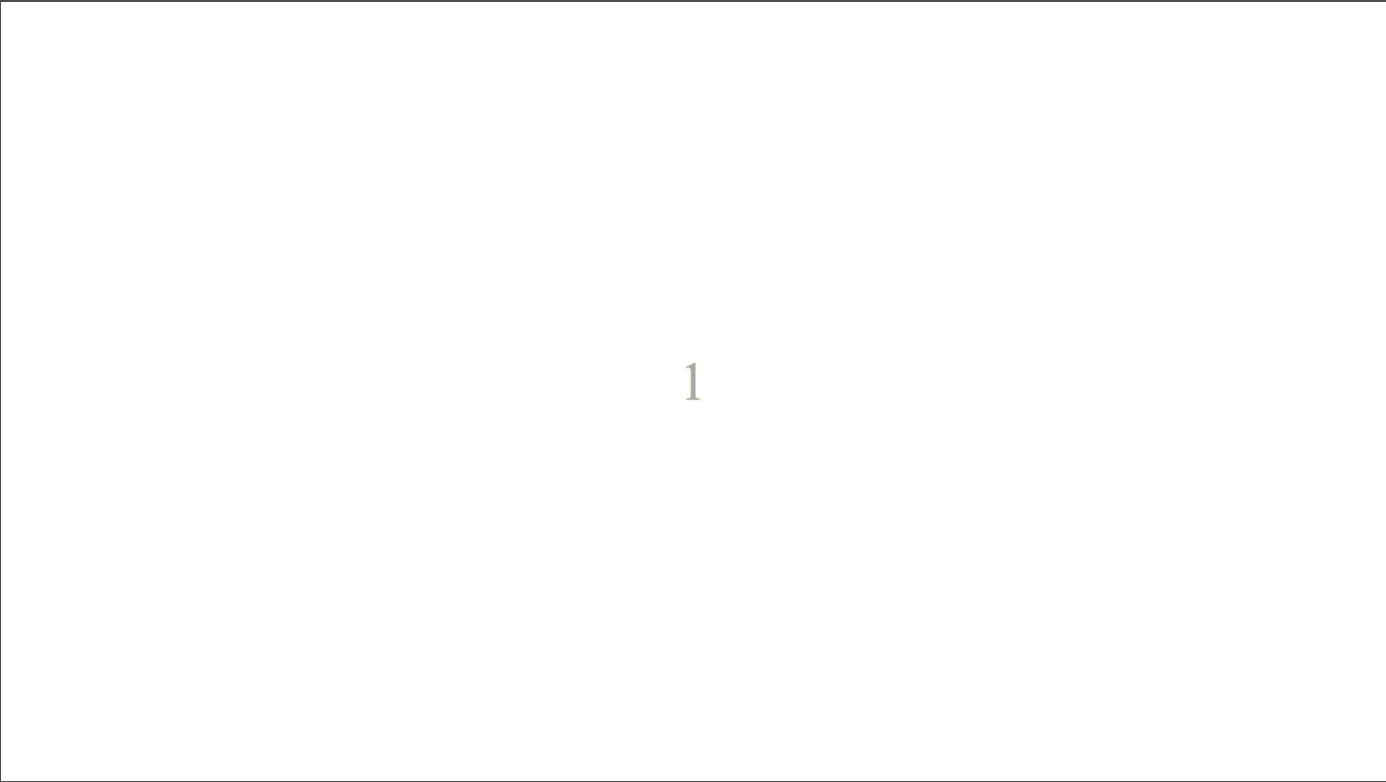
Eradicating fire ants is a shared responsibility. We all play a role in eradicating fire ants from Queensland, and ultimately Australia, by 2032.

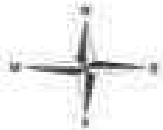
Visit fireants.org.au or call 13 22 68 for more information.

To: Jessica Winstone
Phone: Not Supplied
Fax: Not Supplied
Email: brettsmith@brettsmithandco.com.au

| | | |
|-----------------------------------|--|---|
| Dial before you dig Job #: | 50976994 |  |
| Sequence # | 259924428 | |
| Issue Date: | 21/08/2025 | |
| Location: | Unit 4 282 Brisbane St , West Ipswich , QLD , 4305 | |

Indicative Plans are tiled below to demonstrate how to layout and read nbn asset plans





LEGEND



| | |
|-----------|--|
| | Parcel and the location |
| | Pit with size "5" |
| | Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null. |
| | Manhole |
| | Pillar |
| | Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart. |
| | 2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart. |
| | Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables. |
| | Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables. |
| | Trench containing any INSERVICE/CONSTRUCTED (Power) cables. |
| | Road and the street name "Broadway ST" |
| Scale | 0 20 40 60 Meters 1:2000 1 cm equals 20 m |



You must immediately report any damage to the **nbn**™ network that you are/become aware of. Notification may be by telephone - 1800 626 329.

Optus - Before You Dig Australia - REFERRAL NOTIFICATION

This referral has been successfully processed by Optus and the results are contained in the attached files.

Notice: Please DO NOT REPLY TO THIS EMAIL as it has been automatically generated and replies are not monitored.

If you have any queries or attachments missing please contact:

Network Operations Centre
1 Lyonpark Road,
Macquarie Park, NSW 2113
Ph: 1800 505 777
Fax: 1300 307 035

You will require Adobe Reader to view attachments.

<http://www.adobe.com/downloads/>

We thank you for your enquiry and appreciate your continued use of the “Before You Dig Australia Service” Asset Analysis Service. If you require further information in relation to Optus and/or Uemcomm cables please contact Optus on above.

This reply relates only to the location indicated above and is valid for 30 days from the sent date. Where additional works are planned that have not been specified within this reply, Optus require that an additional enquiry be submitted to Before You Dig Australia enquiry Service: <http://www.byda.com.au>

In the case of no additional location request being submitted, Optus will hold the relevant party responsible for any damage to Optus and/or Uecommm plant and all expenses incurred by Optus as a result of asset damage.

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File No: 1

WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed, please raise a new enquiry.

Sequence Number: 259924430

Date Generated: 21 Aug 2025



For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208



Urban Utilities - Water, Recycled Water and Sewer Infrastructure



UrbanUtilities
N
Map Scale
1:1000

**Before You Dig Australia- Urban Utilities Water,
Recycled Water and Sewer Infrastructure**

BYDA Reference No: 259924432




Date BYDA Ref Received: 21/08/2025

Date BYDA Job to Commence: 21/08/2025

Date BYDA Map Produced: 21/08/2025

This Map is valid for 30 days

Produced By: Urban Utilities

| | Sewer | Water | Recycled Water |
|----------------------|---|---|---|
| Infrastructure | ● | ● | ● |
| Major Infrastructure | ◆ | ◆ | ◆ |
| Network Pipelines | — | — | — |
| Network Structures |  |  |  |
| | | --- Water Service (indicative only) | |

All reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither Urban Utilities nor Pellican Corp will accept responsibility or liability for any errors or omissions in the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.

The plans are indicative and approximate only and provided without warranties of any kind, express or implied including in relation to accuracy, completeness, correctness, currency or fitness for purpose.

Urban Utilities takes no responsibility and accepts no liability for any loss, damages, costs or liability that may be incurred by any person acting in reliance on the information provided on the plans.

This plan should be used as a guide only. Any dimensions should be confirmed on site by the relevant authority.

Based on our plans data as provided by the State of Queensland (Department of Natural Resources and Mines) [2009]. In consideration of the State permitting the use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws. © State of Queensland Department of Natural Resources and Mines [2020]

For further information, please call Urban Utilities on 13 26 57 (8am-6pm weekdays). Faults and emergencies 13 23 64 (24/7).

www.urbanutilities.com.au

ASN 86 673 835 011

BODY CORPORATE CERTIFICATE

The information in this certificate is issued on **20/08/2025**.

| | | | |
|----------------|-----------------------|-----|---|
| Name of Scheme | West Villas CTS 47737 | Lot | 4 |
|----------------|-----------------------|-----|---|

WARNING - Do not sign a contract to buy a property in a community titles scheme until you have read and understood the information in this certificate. Obtain independent legal advice if needed.

For the sale of a lot included in a community titles scheme under the *Body Corporate and Community Management Act 1997*. You may rely on this certificate against the body corporate as conclusive evidence of matters stated in the certificate, except any parts where the certificate contains an error that is reasonably apparent.

This certificate contains important information about the lot and community titles scheme named in the certificate, including:

- becoming an owner and contacting the body corporate
- details of the property and community titles scheme
- by-laws and exclusive use areas
- lot entitlements and financial information
- owner contributions and amounts owing
- common property and assets
- insurance
- contracts and authorisations.

This certificate does not include information about:

- physical defects in the common property or buildings in the scheme;
- body corporate expenses and liabilities for which the body corporate has not fixed contributions;
- current, past or planned body corporate disputes or court actions;
- orders made against the body corporate by an adjudicator, a tribunal or a court;
- matters raised at recent committee meetings or body corporate meetings;
- the lawful use of lots, including whether a lot can be used for short-term letting; or
- *for schemes under specified two-lot schemes module*, body corporate decisions made by lot owner agreements (other than lot owner agreements about agreed body corporate expenses).

Search applicable planning laws, instruments and documents to find out what your lot can be used for. If you are considering short-term letting your lot, contact your solicitor, the relevant local government or other planning authority to find out about any approvals you will need or if there are any restrictions on short-term letting. It is possible that lots in the community titles scheme are being used now or could in future be used lawfully or unlawfully for short-term or transient accommodation.

The community management statement

Each community titles scheme has a community management statement (CMS) recorded with Titles Queensland, which contains important information about the rights and obligations of the owners of lots in the scheme. The seller must provide you with a copy of the CMS for the scheme before you sign a contract.

The Office of the Commissioner for Body Corporate and Community Management

The Office of the Commissioner for Body Corporate and Community Management provides an information and education service and a dispute resolution service for those who live, invest or work in community titles schemes. Visit www.qld.gov.au/bodycorporate. You can ask for a search of adjudicators orders to find out if there are any past or current dispute applications lodged for the community titles scheme for the lot you are considering buying www.qld.gov.au/searchofadjudicatorsorders.

Becoming an owner

When you become an owner of a lot in a community titles scheme, you:

- automatically become a member of the body corporate and have the right to participate in decisions about the scheme;
- must pay contributions towards the body corporate's expenses in managing the scheme; and
- must comply with the body corporate by-laws.

You must tell the body corporate that you have become the owner of a lot in the scheme within 1 month of settlement. You can do this by using the "BCCM Form 8 – Information for body corporate roll". Fines may apply if you do not comply.

For schemes under specified two-lot schemes module, a body corporate under the Body Corporate and Community Management (Specified Two-lot Schemes Module) Regulation 2011 consists of the owners of the two lots in the scheme. The two lot owners make body corporate decisions by agreement (called 'lot owner agreements').

How to get more information

You can inspect the body corporate records which will provide important information about matters not included in this certificate. To inspect the body corporate records, you can contact the person responsible for keeping body corporate records (see below), or you can engage the services of a search agent. Fees will apply. Planning and development documents can be obtained from the relevant local government or other planning authority. Some relevant documents, such as the development approval, may be available from the body corporate, depending on when and how the body corporate was established.

Contacting the body corporate

The body corporate is an entity made up of each person who owns a lot within a community titles scheme.

| | |
|---|--|
| Name and number of community titles scheme | West Villas CTS 47737 |
| Address of community titles scheme | 282 Brisbane Street, West Ipswich QLD 4305 |
| Body corporate manager | <p>Bodies corporate often engage a body corporate manager to handle administrative functions.</p> <p>The body corporate manager for the scheme: Strata Services Queensland ABN: 42 164 987 510 PO Box 8638 BARGARA QLD 4670 Ph: 07 4130 5757 admin@ssqld.com</p> |
| Accessing records | <p>Who is responsible for keeping the body corporate's records?</p> <p>- The body corporate manager named above.</p> |

Property and community titles scheme details

| | |
|---|---|
| Lot number | 4 |
| Plan number | SP 280715 |
| Plan of subdivision | <p>Building Format Plan</p> <p>The plan of subdivision applying to a lot determines maintenance and insurance responsibilities.</p> |
| Regulation module | <p>Standard</p> <p>There are 5 regulation modules for community titles schemes in Queensland. The regulation module that applies to the scheme determines matters such as the length of service contracts and how decisions are made. More information is available from www.qld.gov.au/buyingbodycorporate.</p> |
| Layered arrangements of community titles schemes | <p>A layered arrangement is a grouping of community titles schemes, made up of a principal scheme and one or more subsidiary schemes. Find more information at www.qld.gov.au/buyingbodycorporate.</p> <p>Is the scheme part of a layered arrangement of community titles schemes?</p> <p>- No</p> <p>If yes, you should investigate the layered arrangement to obtain further details about your rights and obligations. The name and number of each community titles scheme part of the layered arrangement should be listed in the community management statement for the scheme given to you by the seller.</p> |
| Building management statement | <p>A building management statement is a document, which can be put in place in certain buildings, that sets out how property and shared facilities are accessed, maintained and paid for by lots in the building. It is an agreement between lot owners in the building that usually provides for supply of utility services, access, support and shelter, and insurance arrangements. A lot can be constituted by a community titles scheme's land.</p> <p>Does a building management statement apply to the community titles scheme?</p> <p>- No</p> <p>If yes, you can obtain a copy of the statement from Titles Queensland at www.titlesqld.com.au. You should seek legal advice about the rights and obligations under the building management statement before signing the contract – for example, this can include costs the body corporate must pay in relation to shared areas and services.</p> |

By-laws and exclusive use areas

The body corporate may make by-laws (rules) about the use of common property and lots included in the community titles scheme. You must comply with the by-laws for the scheme. By-laws can regulate a wide range of matters, including noise, the appearance of lots, carrying out work on lots (including renovations), parking, requirements for body corporate approval to keep pets, and whether smoking is permitted on outdoor areas of lots and the common property. However, by-laws cannot regulate the type of residential use of lots that may lawfully be used for residential purposes. You should read the by-laws before signing a contract.

What by-laws apply?

The by-laws that apply to the scheme are specified in the community management statement for the scheme provided to you by the seller. The community management statement will usually list the by-laws for the scheme. If the statement does not list any by-laws, Schedule 4 of the *Body Corporate and Community Management Act 1997* will apply to the scheme. In some older schemes, the community management statement may state that the by-laws as at 13 July 2000 apply. In these cases, a document listing the by-laws in consolidated form must be given with this certificate.

| | |
|----------------------------|--|
| General by-laws | The by-laws are listed in the community management statement, or a consolidated set of by-laws is given with this certificate. |
| Exclusive use areas | <p>Individual lots may be granted exclusive use of common property or a body corporate asset, for example, a courtyard, car park or storage area. The owner of a lot to whom exclusive use rights are given will usually be required to maintain the exclusive use area unless the exclusive use by-law or other allocation of common property provides otherwise.</p> <p>Are there any exclusive use by-laws or other allocations of common property in effect for the community titles scheme?</p> <p>- Yes</p> <p>If yes, the exclusive use by-laws or other allocations of common property for the schemes are listed in the community management statement and/or given with this certificate.</p> |

Lot entitlements and financial information

Lot entitlements are used to determine the proportion of body corporate expenses each lot owner is responsible for. The community management statement contains two schedules of lot entitlements – a contribution schedule of lot entitlements and an interest schedule of lot entitlements, outlining the entitlements for each lot in the scheme. The contribution schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to most body corporate expenses, and the interest schedule lot entitlement for a lot (as a proportion of the total for all lots) is used to calculate the lot owner's contribution to insurance expenses in some cases. Lots may have different lot entitlements and therefore may pay different contributions to the body corporate's expenses.

You should consider the lot entitlements for the lot compared to the lot entitlements for other lots in the scheme before you sign a contract of sale.

| | |
|-------------------------------------|--|
| Contribution schedule | Contribution schedule lot entitlement for the lot: 1 Total contribution schedule lot entitlements for all lots: 14 |
| Interest schedule | Interest schedule lot entitlement for the lot: 1 Total interest schedule lot entitlements for all lots: 14 |
| Statement of accounts | The most recent statement of accounts prepared by the body corporate for the notice of the annual general meeting for the scheme is given with this certificate. |
| Owner contributions (levies) | <ul style="list-style-type: none">- The contributions (levies) paid by each lot owner towards body corporate expenses is determined by the budgets approved at the annual general meeting of the body corporate.- You need to pay contributions to the body corporate's administrative fund for recurrent spending and the sinking fund for capital and non-recurrent spending.- If the Commercial Module applies to the community titles scheme, there may also be a promotion fund that owners of lots have agreed to make payments to.- WARNING: You may have to pay a special contribution if a liability arises for which no or inadequate provision has been made in the body corporate budgets.- The contributions payable by the owner of the lot that this certificate relates to are listed over the page. |
| Body corporate debts | <p>If any contributions or other body corporate debt (including penalties or reasonably incurred recovery costs) owing in relation to the lot are not paid before you become the owner of the property, YOU WILL BE LIABLE TO PAY THEM TO THE BODY CORPORATE.</p> <p>Before signing the contract, you should make sure that the contract addresses this or provides for an appropriate adjustment at settlement.</p> |

Owner contributions and amounts owing

Administrative fund contributions

| | |
|--|------------|
| Total amount of contributions (before any discount) for Lot 4 for the current financial year | \$1,220.00 |
| Number of instalments | 4 |
| Monthly penalty for overdue contributions (if applicable) | 2.5% |
| Discount for on-time payments (if applicable) | N/A |

| Due Date | Details | Amount | Discount | Paid |
|------------|---|----------|------------------------------|------------|
| 01/01/2025 | Standard Levy Contribution Schedule (01/01/2025 - 31/03/2025) | \$340.00 | \$0.00 if paid by 01/01/2025 | Fully Paid |
| 01/04/2025 | Standard Levy Contribution Schedule (01/04/2025 - 30/06/2025) | \$340.00 | \$0.00 if paid by 01/04/2025 | Fully Paid |
| 01/07/2025 | Standard Levy Contribution Schedule (01/07/2025 - 30/09/2025) | \$340.00 | \$0.00 if paid by 01/07/2025 | Fully Paid |
| | | | if paid by | |
| | | | if paid by | |
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Sinking fund contributions

| | |
|--|----------|
| Total amount of contributions (before any discount) for Lot 4 for the current financial year | \$550.00 |
| Number of instalments | 4 |
| Monthly penalty for overdue contributions (if applicable) | 2.5% |
| Discount for on-time payments (if applicable) | N/A |

| Due Date | Details | Amount | Discount | Paid |
|------------|---|----------|------------------------------|------------|
| 01/01/2025 | Standard Levy Contribution Schedule (01/01/2025 - 31/03/2025) | \$150.00 | \$0.00 if paid by 01/01/2025 | Fully Paid |
| 01/04/2025 | Standard Levy Contribution Schedule (01/04/2025 - 30/06/2025) | \$150.00 | \$0.00 if paid by 01/04/2025 | Fully Paid |
| 01/07/2025 | Standard Levy Contribution Schedule (01/07/2025 - 30/09/2025) | \$150.00 | \$0.00 if paid by 01/07/2025 | Fully Paid |
| | | | if paid by | |
| | | | if paid by | |
| | | | if paid by | |

Special contributions (if any)

You can access the body corporate records for more information.

| | |
|---|--------|
| Total amount of contributions (before any discount) for Lot 4 | \$0.00 |
| Monthly penalty for overdue contributions (if applicable) | 2.5% |
| Discount for on-time payments (if applicable) | N/A |

| Due Date | Details | Amount | Discount | Paid |
|----------|---------|--------|------------|------|
| | | | if paid by | |
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| | | | if paid by | |
| | | | if paid by | |
| | | | if paid by | |

Other amounts payable by the lot owner (if any)

For the current financial year there are:

| | |
|--|--|
| Amounts payable under exclusive use by-laws | |
| Amounts payable under service agreements (that are not included in body corporate contributions for the lot) | |
| Other amounts payable (see explanation given with this certificate) | |

Summary of amounts due but not paid by the current owner

At the date of this certificate 20/08/2025, the following amounts are due but not yet paid for the lot.
A \$0.00 or Nil balance indicates that all payments for the lot are up to date.

| | |
|--|---------------|
| Overdue annual contributions | \$0.00 |
| Overdue special contributions | \$0.00 |
| Penalties on overdue contributions | \$0.00 |
| Other amounts due but not paid | |
| Total amounts due but not paid | \$0.00 |
| Total amount in credit (if applicable) Credit balance on the lot and payments made before due date. | \$0.00 |

Common property and assets

When you buy a lot in a community titles scheme, you also own a share in the common property and assets for the scheme. Common property can include driveways, lifts and stairwells, and shared facilities. Assets can include gym equipment and pool furniture.

The body corporate is usually responsible for maintaining common property in a good and structurally sound condition. An owner is usually responsible for maintaining common property or assets that their lot has been allocated exclusive use of, or for maintaining improvements to common property or utility infrastructure that is only for the benefit of their lot. The body corporate may have additional maintenance responsibilities, depending on the plan of subdivision the scheme is registered under. For more information, visit www.qld.gov.au/buyingbodycorporate.

| | |
|--|---|
| Sinking fund forecast and balance (maintenance and replacement of common property / assets) | <p>The body corporate must have a sinking fund to pay for future capital expenses, such as repairs or replacement of common property and assets. The body corporate must raise enough money in its sinking fund budget each year to provide for spending for the current year and to reserve an amount to meet likely spending for 9 years after the current year. If there is not enough money in the sinking fund at the time maintenance is needed, lot owners will usually have to pay additional contributions. Prior to signing a contract, you should consider whether the current sinking fund balance is appropriate to meet likely future capital expenditure.</p> <p>Does the body corporate have a current sinking fund forecast that estimates future capital expenses and how much money needs to be accumulated in the sinking fund?</p> <p>- No If yes, you can obtain a copy from the body corporate records.</p> <p>Current sinking fund balance (as at date of certificate): \$23,601.11</p> |
| Improvements to common property the lot owner is responsible for | <p>A lot owner may make improvements to the common property for the benefit of their lot if authorised by the body corporate or under an exclusive use by-law. The owner of the lot is usually responsible for maintenance of these improvements, unless the body corporate authorises an alternative maintenance arrangement or it is specified in the relevant by-law.</p> <p>Are there any authorised improvements to the common property that the owner of the lot is responsible for maintaining in good condition?</p> <p>- No If yes, details given with this certificate.</p> |
| Body corporate assets | <p>The body corporate must keep a register of all body corporate assets worth more than \$1,000.</p> <p>- A copy of the body corporate register of assets is given with this certificate (if any).</p> |

Insurance

The body corporate must insure the common property and assets for full replacement value and public risk.

The body corporate must insure, for full replacement value, the following buildings where the lots in the scheme are created:

- under a building format plan of subdivision or volumetric format plan of subdivision - each building that contains an owner's lot (e.g. a unit or apartment); or
- under a standard format plan of subdivision - each building on a lot that has a common wall with a building on an adjoining lot.


| | |
|--|---|
| Body corporate insurance policies | <p>Details of each current insurance policy held by the body corporate are given with this certificate. This includes, for each policy, the:</p> <ul style="list-style-type: none">- type of policy;- name of the insurer;- sum insured;- amount of premium; and- excess payable on a claim. |
| Alternative insurance | <p>Where the body corporate is unable to obtain the required building insurance, an adjudicator may order that the body corporate take out alternative insurance. Information about alternative insurance is available from www.qld.gov.au/buyingbodycorporate.</p> <p>Does the body corporate currently hold alternative insurance approved under an alternative insurance order?</p> <p>- No</p> |
| Lot owner and occupier insurance | <p>The occupier is responsible for insuring the contents of the lot and any public liability risks which might occur within the lot.</p> <p>The owner is responsible for insuring buildings that do not share a common wall if the scheme is registered under a standard format plan of subdivision, unless the body corporate has set up a voluntary insurance scheme and the owner has opted-in. More information about insurance in community titles schemes is available from your solicitor or www.qld.gov.au/buyingbodycorporate.</p> |

Contracts and authorisations

| | |
|--|--|
| Caretaking service contractors and letting agents | <p>A body corporate may engage service contractors to provide services to the body corporate to assist in the management of the scheme.</p> <p>If the Standard Module, Accommodation Module, or Commercial Module apply to a community titles scheme, the body corporate may also authorise a person to conduct a letting agent business for the scheme, that is, to act as the agent of owners of lots in the scheme who choose to use the person's services for the letting of their lot.</p> <p>A service contractor who is also authorised to be a letting agent for the scheme is called a caretaking service contractor. Together, an agreement to engage a person as a caretaking service contractor and authorise a person as a letting agent is typically referred to as 'management rights'.</p> <p>The maximum term of a service contract or authorisation entered into by a body corporate is:</p> <ul style="list-style-type: none">- 1 year if the Specified Two-lot Schemes Module applies to the scheme;- 10 years if the Standard Module applies to the scheme; and- 25 years if the Accommodation Module or Commercial Module applies to the scheme. <p>You may inspect the body corporate records to find information about any engagements or authorisations entered into by the body corporate, including the term of an engagement or authorisation and, for an engagement, duties required to be performed and remuneration payable by the body corporate.</p> <p>Has the body corporate engaged a caretaking services contractor for the scheme?</p> <p>- No</p> <p>If yes, name of caretaking service contractor engaged:</p> <p>Has the body corporate authorised a letting agent for the scheme?</p> <p>- No</p> <p>If yes, name of authorised letting agent:</p> |
| Embedded network supply | <p>Are there arrangement/s to supply any of the below services to occupiers in the community titles scheme through an embedded network?</p> <p>Electricity: No Hot Water / Gas: No Internet / Data: No</p> <p>More information about embedded networks in community titles schemes is available from www.qld.gov.au/buyingbodycorporate.</p> |

Body corporate authority

This certificate is signed and given under the authority of the body corporate.

| | |
|-----------------|---|
| Name/s | Dean Leslie |
| Position/s held | Body Corporate Manager |
| Signature/s |  |
| Date | 20/08/2025 |

Copies of documents given with this certificate:

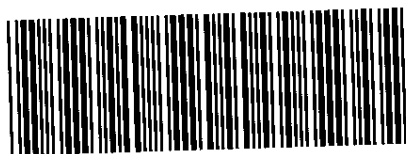
- by-laws for the scheme in consolidated form (if applicable)
- details of exclusive use by-laws or other allocations of common property (if applicable)
- the most recent statement of accounts
- details of amounts payable to the body corporate for another reason (if applicable)
- details of improvements the owner is responsible for (if applicable)
- the register of assets (if applicable)
- insurance policy details

QUEENSLAND LAND REGISTRY
Land Title Act 1994, Land Act 1994 and Water Act 2000

GENERAL REQUEST

Duty Imprint

⑦
FORM 14 Version 4
Page 1 of 1



716755871

\$168.60
16/09/2015 10:29

BE 460

| | | | |
|---|---|------------------------------|--|
| 1. Nature of request REQUEST TO REGISTER FIRST COMMUNITY MANAGEMENT STATEMENT FOR WEST VILLAS COMMUNITY TITLES SCHEME | Lodger (Name, address, E-mail & phone number) Holland & Holland Solicitors 3rd Floor "Charlotte House" 143 Charlotte Street, Brisbane Qld 4000 - Ph: 3210 0477 ian@hollandandholland.com.au | | Lodger Code 123A |
| 2. Lot on Plan Description LOT 1 on RP187330 | County STANLEY | Parish IPSWICH | Title Reference 16363205 |

3. Registered Proprietor/State Lessee
LIB (177) PTY LTD ACN 010 371 909

4. Interest
NOT APPLICABLE

5. Applicant
LIB (177) PTY LTD ACN 010 371 909

6. Request

I hereby request that: the First CMS deposited herewith be recorded as the CMS for WEST VILLAS COMMUNITY TITLES SCHEME and Bargarra Body Corporate of Po Box 8638 Bargarra QLD 4670 be recorded as the address for service of the Body Corporate for the scheme

7. Execution by applicant


IAN FREDERICK HOLLAND
SOLICITOR

09/09/2015

Execution Date

Applicant's or Solicitor's Signature

Note: A Solicitor is required to print full name if signing on behalf of the Applicant

47737

CMS LABEL NUMBER

This statement incorporates and must
include the following:

Schedule A - Schedule of lot entitlements
Schedule B - Explanation of development of scheme land
Schedule C - By-laws
Schedule D - Any other details
Schedule E - Allocation of exclusive use areas

1. Name of community titles scheme

'WEST VILLAS' COMMUNITY TITLES SCHEME

2. Regulation module

STANDARD MODULE

3. Name of body corporate

BODY CORPORATE FOR 'WEST VILLAS' COMMUNITY TITLES SCHEME

4. Scheme land

| Lot on Plan Description | County | Parish | Title Reference |
|---|---------|---------|-----------------|
| COMMON PROPERTY OF 'WEST VILLAS' COMMUNITY TITLES SCHEME LOTS 1 TO 14 on SP 280715 | STANLEY | IPSWICH | 16363205 |

5. *Name and address of original owner

LIB (177) PTY LTD ACN 010 371 909 of
212 ROGHAN ROAD, TAIGUM QLD 4018

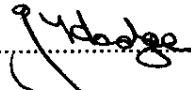
6. Reference to plan lodged with this statement

SP 280715

first community management statement only

7. Local Government community management statement notation

Jodie Hodge-TEAM COORDINATOR (TECHNICAL SUPPORT)

 signed

name and designation

IPSWICH CITY COUNCIL

name of Local Government

8. Execution by original owner/Consent of body corporate

21/8/15
Execution Date


*Execution

*Original owner to execute for a first community management statement
*Body corporate to execute for a new community management statement

Privacy Statement

Collection of this information is authorised by the Body Corporate and Community Management Act 1997 and is used to maintain the publicly searchable registers in the land registry. For more information about privacy in NR&W see <http://www.nrw.qld.gov.au/about/privacy/index.html>.

SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS

| Lot on Plan | Contribution | Interest |
|---------------------|--------------|-----------|
| LOT 1 ON SP 280715 | 1 | 1 |
| LOT 2 ON SP 280715 | 1 | 1 |
| LOT 3 ON SP 280715 | 1 | 1 |
| LOT 4 ON SP 280715 | 1 | 1 |
| LOT 5 ON SP 280715 | 1 | 1 |
| LOT 6 ON SP 280715 | 1 | 1 |
| LOT 7 ON SP 280715 | 1 | 1 |
| LOT 8 ON SP 280715 | 1 | 1 |
| LOT 9 ON SP 280715 | 1 | 1 |
| LOT 10 ON SP 280715 | 1 | 1 |
| LOT 11 ON SP 280715 | 1 | 1 |
| LOT 12 ON SP 280715 | 1 | 1 |
| LOT 13 ON SP 280715 | 1 | 1 |
| LOT 14 ON SP 280715 | 1 | 1 |
| TOTALS | 14 | 14 |

The equality principle has been used in determining the proportions of the Contribution Schedule Lot Entitlements of the Lots. The market value principle has been used in determining the proportions of the Interest Schedule Lot Entitlements of the Lots.

SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND

Sections 66(1)(f) and (g) of the Body Corporate and Community Management Act 1997 do not apply.

SCHEDULE C BY-LAWS

1. **Noise.** A proprietor or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property.
2. **Vehicles.**
 - (1) The occupier of a lot must not without the body corporate's written approval:
 - (a) park a vehicle, or allow a vehicle to stand, on the common property; or
 - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on the common property except for the designated visitor parking (if any) which must remain available at all times for the sole use of visitors' vehicles.

- (2) An approval under subsection (1) must state the period for which it is given, with the exception of designated visitor parking.
- (3) However, the body corporate may cancel the approval by giving seven days written notice to the occupier, with the exception of designated visitor parking.
3. **Obstruction.** A proprietor or occupier of a lot shall not obstruct lawful use of common property by any person.
4. **Damage to lawns, etc., on common property.** A proprietor or occupier of a lot shall not:-
- (a) Damage any lawn, garden tree, shrub, plant or flower being part of or situated upon common property; or
 - (b) Except with the consent in writing of the body corporate, use for his own purposes as a garden any portion of the common property.
5. **Damage to common property.** A proprietor or occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the consent in writing of the body corporate, but this By-Law does not prevent a proprietor or person authorised by him from installing:-
- (a) Any locking or other safety device for protection of his lot against intruders providing the installation is compliant with applicable Fire Regulations at the time; or
 - (b) Any screen or other device to prevent entry of animals or insects upon his lot providing the installation is of an approved style and colour as determined by the Body Corporate;
- provided that the locking or other safety device, or as the case may be, screen or other device is constructed in a workmanlike manner, is maintained in a state of good and serviceable repair by the proprietor and does not detract from the appearance or amenity of the building.
6. **Behaviour of invitees.** A proprietor or occupier of a lot shall take all reasonable steps to ensure that his invitees do not create excessive noise or behave in a manner likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using common property. Any damage caused to the common property by an owner or his invitees shall be repaired by the Body Corporate at the cost of the applicable Lot owner.
7. **Depositing rubbish etc., on common property.** A proprietor or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the proprietor or occupier of another lot or of any person lawfully using the common property.
8. **Appearance of building.** A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate:
- (a) hang any washing, towel, bedding, clothing, signage or other article or pamphlet or like matter on the patios or exclusive use areas of his lot in such a way as to be visible from outside the Lot;
 - (b) make any changes to or install anything (including without limitation water tanks, bars, screens, shutters, grilles, security locks, pergolas) on the outside of the building on the Lot (including the patios), or on the exclusive use areas of the Lot. The Body Corporate may set standards for such things.
 - (c) Make any changes to the internal of the Lot of a structural nature or of which shall be visible from the common property or outside of the scheme.
 - (d) keep plants or unsuitable items on a patio or exclusive use area. Any approved items must be maintained to an acceptable standard of the Body Corporate Committee.
 - (e) install blinds or curtains unless of the style and standard as set by the Body Corporate and maintained at all times.
9. **Storage of flammable liquids, etc.** A proprietor or occupier of a lot shall not, except with the consent in writing of the body corporate, use or store upon his lot or upon the common property any flammable chemical, liquid or gas or other flammable chemical, liquid or gas or other flammable material, other than chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any such chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

10. **Garbage disposal.** A proprietor or occupier of a lot shall:-
- (a) Save where the body corporate provides some other means of disposal of garbage, maintain within his lot, or on such part of the common property as may be authorised by the body corporate, in clean and dry condition, a receptacle for garbage.
 - (b) Comply with all local authority By-Laws and ordinances relating to the disposal of garbage;
 - (c) Ensure that the health, hygiene and comfort of the proprietor or occupier of any other lot is not adversely affected by his disposal of garbage;
 - (d) In conjunction with other proprietors and occupants, arrange the weekly/fortnightly (as required) placing of refuse and recycling bins on the footpath for collection no earlier than the night before collection, and their return to the bin compound or Lot upon the same day following collection.
11. **Keeping of animals.** An owner or occupier of a lot shall be permitted with the prior approval in writing of the committee of the body corporate, to keep one Cat or one Dog up to 10kg upon his lot or the common property. Any approved pet must be kept off the common property (unless an exclusive use area of the lot) and must not unreasonably annoy or disturb adjoining owners or occupiers. The owner or occupier of the lot shall be responsible for the pet and any damage or disturbance caused by the pet at all times. The Body Corporate may revoke any approval if it receives justifiable complaints regarding the pet which shall result in the pet being required to be removed from the complex within 7 days.
12. **Auction Sales.** Except for the original owners, an owner or occupier of a lot shall not be permitted to conduct an auction sale within their lot or upon the common property without the prior written approval of the Body Corporate Committee.
13. **Use of Lots/Display Unit.** An owner or occupier of a Lot shall only use the Lot for residential purposes. The original owner may use a Lot for display purposes including appropriate signage and marketing and shall be entitled to conduct open days for prospective purchasers to attend the scheme and inspect the common areas.
14. **Air Conditioners.** Each Lot owner is responsible for the servicing and maintenance of their individual air conditioning systems to ensure that the operation of the system does not create disturbance to the occupier of another Lot. Any additional air conditioning systems must be approved for installation by the Body Corporate Committee and installed by a suitable tradesman.
15. **Aerials and Receivers.** An owners or occupier of a Lot must not install a satellite dish, receiver, aerial, antenna or any similar item without prior approval of the Body Corporate.
16. **Exclusive Use – Common Property**
- (a) The owners for the time being of each of the Lots in the Community Title Scheme shall be entitled to exclusive use (for the benefit of the owner and the owner's tenants, licensees, invitees, agents and contractors) of a courtyard area as identified in Schedule E to the Community Management Statement.
 - (b) The Body Corporate and each of its respective employees, agents and contractors may, with prior reasonable notice to an owner (except in an emergency and then without notice), enter upon such exclusive use area or part thereof for the purpose of inspecting the same or for carrying out works or effecting repairs and maintenance to the building, the common area, the lot or an adjoining lot (including but limited to carrying out works or effecting repairs and maintenance on mains, pipes, wires and connections of any water, sewerage, drainage, gas, electricity, telephone or other system or service).
 - (c) An owner or occupier shall not carry out work (except for gardening or landscaping, but not structural work) to or alter the exclusive use area or any fixtures or fittings contained therein without first obtaining the consent of the Body Corporate. Any work, alteration, improvement or structure carried out or erected in breach of this By-law may be forthwith removed with or without notice by the Body Corporate.
 - (d) The owner for the time being of each Lot entitled to an exclusive use area shall be responsible for maintenance and operating costs including the carrying out of the duties of maintenance in respect of that area.

- (e) The exclusive use areas shall be kept clean and free of rubbish and oil stains etc. and not used to house any unsuitable or dangerous items which may affect the building and insurance cover.

SCHEDULE D OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED

| Statutory Easement Part 6A Div 5 Land Title Act | Type of Statutory Easement | Lots Affected | Service Location Diagram |
|--|-----------------------------------|--------------------------|---------------------------------|
| Section 115N (Support) | Support | 1-14 and Common Property | N/A |
| Section 115O (Utility Services and Utility Infrastructure) | Drainage | 1-14 and Common Property | N/A |
| " | Water | Common Property | N/A |
| " | Electricity | Common Property | N/A |
| " | Telephone | Common Property | N/A |
| " | Sewerage | Common Property | N/A |

SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY

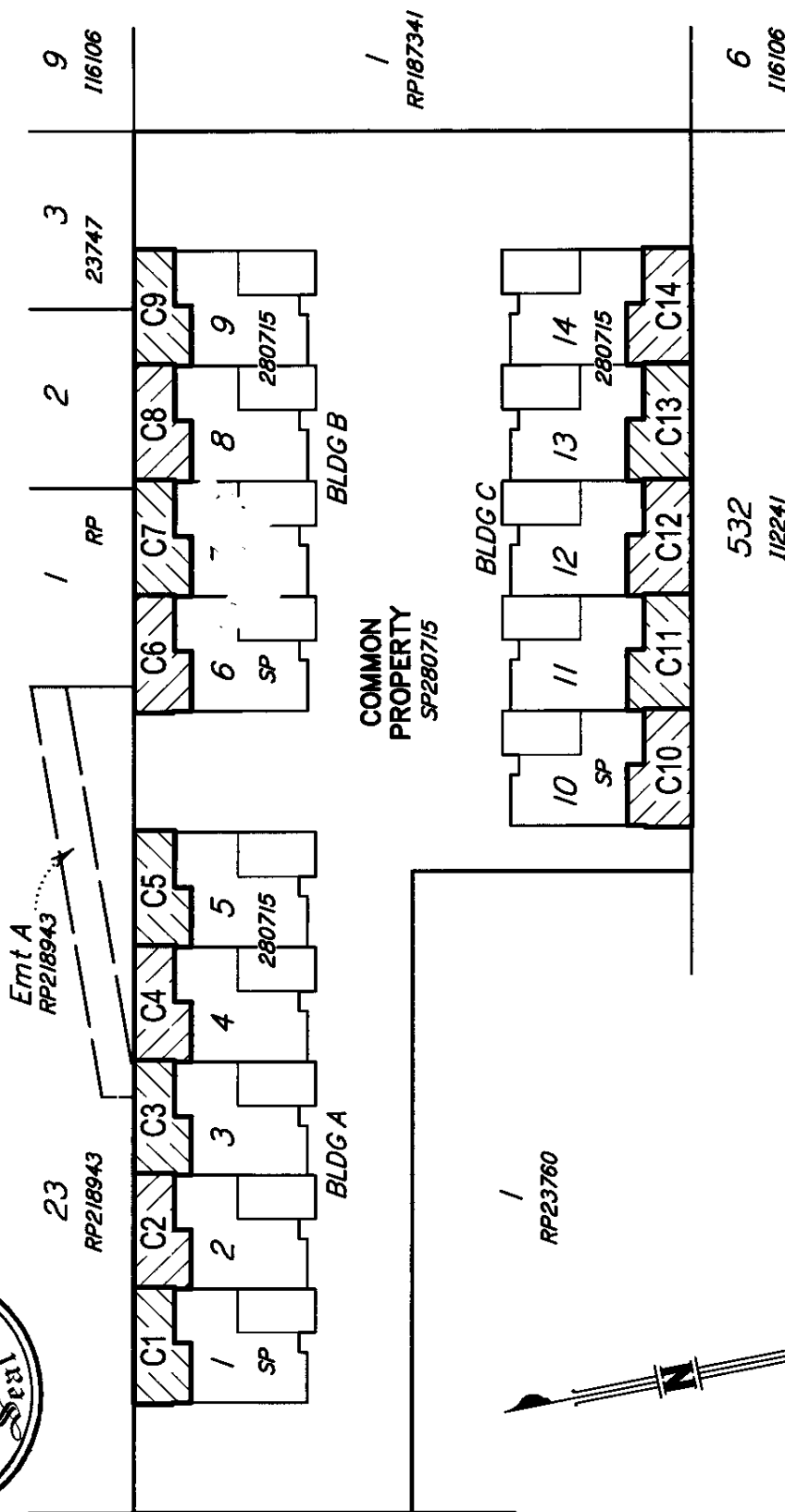
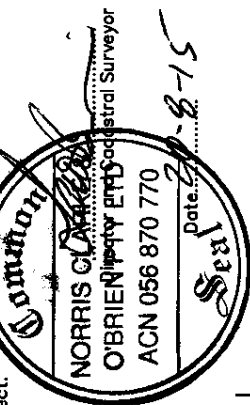
All the lots on SP 280715 have been allocated exclusive use areas in accordance with the Plan for Exclusive Use Purposes annexed and marked "9895-EUA" (refer By-law 16) in annexure A:

| <u>LOT</u> | <u>EXCLUSIVE USE AREA</u> | <u>PURPOSE</u> |
|---------------------|----------------------------------|-----------------------|
| Lot 1 on SP 280715 | Area C1 on Sketch "9895-EUA" | Courtyard |
| Lot 2 on SP 280715 | Area C2 on Sketch "9895-EUA" | Courtyard |
| Lot 3 on SP 280715 | Area C3 on Sketch "9895-EUA" | Courtyard |
| Lot 4 on SP 280715 | Area C4 on Sketch "9895-EUA" | Courtyard |
| Lot 5 on SP 280715 | Area C5 on Sketch "9895-EUA" | Courtyard |
| Lot 6 on SP 280715 | Area C6 on Sketch "9895-EUA" | Courtyard |
| Lot 7 on SP 280715 | Area C7 on Sketch "9895-EUA" | Courtyard |
| Lot 8 on SP 280715 | Area C8 on Sketch "9895-EUA" | Courtyard |
| Lot 9 on SP 280715 | Area C9 on Sketch "9895-EUA" | Courtyard |
| Lot 10 on SP 280715 | Area C10 on Sketch "9895-EUA" | Courtyard |
| Lot 11 on SP 280715 | Area C11 on Sketch "9895-EUA" | Courtyard |
| Lot 12 on SP 280715 | Area C12 on Sketch "9895-EUA" | Courtyard |
| Lot 13 on SP 280715 | Area C13 on Sketch "9895-EUA" | Courtyard |
| Lot 14 on SP 280715 | Area C14 on Sketch "9895-EUA" | Courtyard |

COURTYARD AREAS

| EUA | AREA | EUA | AREA |
|-----|-------------------|-----|-------------------|
| C1 | 30 m ² | C8 | 30 m ² |
| C2 | 30 m ² | C9 | 30 m ² |
| C3 | 30 m ² | C10 | 35 m ² |
| C4 | 30 m ² | C11 | 34 m ² |
| C5 | 30 m ² | C12 | 34 m ² |
| C6 | 30 m ² | C13 | 34 m ² |
| C7 | 30 m ² | C14 | 34 m ² |

NORRIS CLARKE & O'BRIEN PTY LTD Cadastral Surveyors, (ACN 056 870 770) hereby certify that the details shown on this sketch plan are correct.

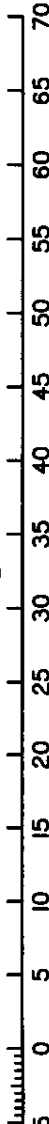


CMS

Sheet 6 of 6

COURTYARD AREAS C1 TO C14 ARE FULLY BOUNDED AND FULLY DEFINED BY WALLS AND FENCES.

Scale 1:500 - Lengths are in Metres.



NOTE:

This plan is of an Exclusive Use Survey only and as such is not registered by the Registrar of Titles. Subsequent registered or other surveys in this area may affect the boundary definition shown on this plan. Any differences so caused to the boundary definition shown on this plan are beyond the control of Norris Clarke & O'Brien Pty Ltd who can accept no responsibility for such differences.

ACCREDITED SURVEYOR

"SKETCH OK"

20/8/15

Date
04/08/2015

Drafted
T.J.J.

Checked
L.O'B.

Name of C.T.S.

WEST VILLAS C.T.S.

Description

EXCLUSIVE USE AREAS
LEVEL A
WEST VILLAS C.T.S.
COMMON PROPERTY on SP280715
Parish of IPSWICH
County of Stanley

Scale in Metres.

1:500 at A4

Norris Clarke & O'Brien Pty Ltd



Licensed Surveyors
Town Planners
Development Consultants

Level 1 - Aldi Centre, 12 Bishop Street
Kelvin Grove QLD 4059
ph: 07 3012 0000 fax: 07 3012 0099
email: info@ncob.com.au
ACN 056 870 770 ABN 15 056 870 770

Issue:

A

Ref.

9895EUA

You are reminded that the policy mentioned below falls due for renewal on 22/09/2024. To ensure your continued protection, payment must be received within 7 days of invoice date or by the policy inception date, whichever is latter. This is an invitation to renew, and not a demand for payment.

Page 1 of 5

TAX INVOICEThis document will be a tax invoice
for GST when you make payment**Invoice Date:** 26/08/2024**Invoice No:** C00268**Our Reference:** WEST VILLAShould you have any queries in relation to this account,
please contact your Account Manager
PCIB TeamWEST VILLAS CTS 47737
STRATA SERVICES QUEENSLAND
PO BOX 8638
BARGARA QLD 4670**Class of Policy:** Strata - Residential
Insurer: CERTAIN UNDERWRITERS AT LLOYDS
1 LIME STREET, LONDON

ABN:

The Insured: WEST VILLAS CTS 47737**RENEWAL****Policy No:** QUSS049170**Period of Cover:**From **22/09/2024**
to **22/09/2025** at 4:00 pm**Details:** Please see the attached Schedule for a description of the risk(s) insured.

282 BRISBANE STREET, WEST IPSWICH QLD 4305

Your Premium:

| Premium | UW Levy | Fire Levy | GST | Stamp Duty | Broker Fee |
|------------|----------|-----------|----------|------------|------------|
| \$5,978.25 | \$200.00 | \$0.00 | \$637.83 | \$591.86 | \$200.00 |

Commission earned on this invoice \$1,315.22

TOTAL \$7,607.94

(A processing fee applies for Credit Card payments)



Please turn over for further payment methods and instructions

**Biller Code:** 20362**Ref:** 4078908191726184

Pay by credit card (Visa, Mastercard, Amex or Diners)

at www.deft.com.au

A surcharge may apply.

DEFT Reference Number: 4078908191726184

*498 407890 08191726184

Coverforce PCIB Pty Ltd**Our Reference:** WEST VILLA**Invoice No:** C00268**Due Date:** 22/09/2024

| | |
|---------------|------------|
| Premium | \$5,978.25 |
| U'writer Levy | \$200.00 |
| Fire Levy | \$0.00 |
| GST | \$637.83 |
| Stamp Duty | \$591.86 |
| Broker Fee | \$200.00 |

AMOUNT DUE**\$7,607.94**

Schedule of Insurance

| | | | |
|-------------------------|-----------------------|--------------------|------------|
| Class of Policy: | Strata - Residential | Policy No: | QUSS049170 |
| The Insured: | WEST VILLAS CTS 47737 | Invoice No: | C00268 |
| | | Our Ref: | WEST VILLA |

This policy has been placed through

QUS PTY LTD
ABN 92 122 665 310
LEVEL 7, 324 QUEEN ST, BRISBANE QLD 4000

QUS PTY LTD is an underwriting agency who has placed the policy with

CERTAIN UNDERWRITERS AT LLOYDS
1 LIME STREET, LONDON

| | Last year premium | Current year premium |
|-----------------------------|-------------------|----------------------|
| Premium (Including UW levy) | \$5,663.06 | \$6,178.25 |
| Emergency services levy | \$0.00 | \$0.00 |
| GST | \$566.31 | \$617.83 |
| Stamp duty | \$553.23 | \$591.86 |
| Broker fee | \$200.00 | \$200.00 |
| Fee GST | \$20.00 | \$20.00 |
| Total Premium | \$7,002.60 | \$7,607.94 |

QUS Residential Strata

Insured: West Villas CTS 47737

Situation: 282 Brisbane Street, West Ipswich QLD 4305

Building Details:

Walls (external): Brick

Roof (surface material): Iron

Pools: 0

Gym: 0

Lifts: 0

Year Built: 1996

Floors: 1

Number of Residential Units: 14

| | | |
|------------------|--|--------------------|
| Section 1 | Property Insured | Sum Insured |
| | Building(s) | \$4,718,585 |
| | <i>Additional Benefits:</i> | |
| | - Loss of Rent/Temp Accommodation | \$707,788 |
| | - Common Contents including Carpets | \$47,186 |
| | <i>Optional Additional Benefits:</i> | |
| | - Lot Owners Fixtures and Improvements in Commercial Lots/Units | \$0 |
| | - Catastrophe Cover | \$1,415,575 |
| | <i>Special Benefits</i> | |
| | - Lot Owners Fixtures and Improvements in Residential Lots/Units | \$250,000 |
| | Floating Floors | Not Included |
| | Flood | Not Included |
| | Storm Surge | Not Included |
| Section 2 | Property Owners Legal Liability | \$30,000,000 |
| Section 3 | Fidelity Guarantee | \$100,000 |

Schedule of Insurance

Page 3 of 5

Class of Policy: Strata - Residential
The Insured: WEST VILLAS CTS 47737

Policy No: QUSS049170
Invoice No: C00268
Our Ref: WEST VILLA

Section 4 Voluntary Workers Personal Accident
Capital Benefit
Weekly Benefit

\$200,000
\$2,000

Section 5 Office Bearer's Liability

Not Included

Claims made: Claims made policies cover claims first made against the insured and reported to the insurer during the policy period. The wrongful act does not necessarily have to have occurred during the policy period as long as it occurred after the retroactive date. The insured must have not had any prior knowledge of the circumstances that lead to the claim. If you are aware of any claims, events or circumstances which could give rise to a claim, you must notify your insurer **prior to the expiry of that policy period**.

Section 6 Machinery Breakdown
Blanket Cover

\$100,000

Section 7 Legal Expenses

\$100,000

Section 8 Audit Expenses

\$25,000

EXCESSES as per Policy wording except:

Section 1 Property Insured - all other losses \$1,000

each and every Occurrence of water damage and/or resultant water damage from every bursting, leaking, overflowing of pipes and/or apparatus \$2,500

PAYMENT OPTIONS: EFT details on front of the invoice
Credit Card Online – www.coverforce.com.au/pcib
Premium Funding – Monthly Payments
Cash or Cheque
Call 07 3808 3425 for Credit Card by Phone

WE RECOMMEND YOU REFER TO YOUR POLICY WORDING FOR A FULL DESCRIPTION OF THE COVER, TERMS CONDITIONS AND EXCLUSIONS.

Duty to not make a misrepresentation

You have a duty under the Insurance Contracts Act 1984 (**ICA**) to take reasonable care not to make a misrepresentation to the insurer (**your duty**).

Your duty applies in respect of your policy that is a consumer insurance contract, which is a term defined in the ICA, and applies before you enter into the policy, and also before you renew, extend, vary, or reinstate the policy.

You may be required to answer questions and the insurer will use the answers you provide in deciding whether to insure you, and anyone else to be insured under the policy, and on what terms. To ensure you meet your duty, your answers to the questions must be truthful, accurate and complete.

This notice includes information you have told us that is relevant to your policy which we passed on to the insurer. The insurer requires you to contact us to tell us if this information is incorrect, or if it has changed. If you do not tell us about a change to something you have previously told us, the insurer will take this to mean that there is no change.

To ensure you meet your duty, when you contact us to advise of any information that is incorrect or has changed, the updated information you give us must be truthful, accurate and complete.

If you fail to meet your duty, the insurer may be able to cancel your contract or reduce the amount it will pay if you make a claim, or both. If your failure is fraudulent, the insurer may be able to refuse to pay a claim and treat the contract as if it never existed.

For example, information that may be relevant includes:

- Changes to the replacement cost of the building and / or contents
- **Any known defects or pre-existing damage including any unrepaired maintenance**

Class of Policy: Strata - Residential
The Insured: WEST VILLAS CTS 47737

Policy No: QUSS049170
Invoice No: C00268
Our Ref: WEST VILLA

- **Any planned changes to the building and/or common property**
- Additional items you have acquired that need to be noted on the policy
- Changes to the security on the property.

The Interest of Other Parties

Policy conditions exclude the interest of other persons or organisations not named (e.g. Mortgagees, Lessors, Principals etc.) unless their interest is noted on the Policy.

Liability Insurance

Most liability Policies do not provide Indemnity in respect of events that occurred prior to the commencement of the contract.

Confirmation of Cover

In line with modern business practice, we do not, except for payments made in cash, automatically provide receipts for payments. If you require confirmation of your cover, please contact us by phoning 3808 3425 or by writing to PO Box 381, Springwood BC 4127.

Cooling Off

If you decide that you do not require this contract of Insurance, you have 14 days (or longer if the insurer allows it) from the earlier of the date you receive confirmation of this insurance contract and or the date 5 days from the date the insurance contract was arranged to change your mind. You must tell in writing the insurer that you wish to return the insurance contract and have the premium repaid. If you want to cancel during the cooling off period, you must tell us during this period and we will notify the insurer.

If you do so the insurance contract will be terminated from the time you notified we notify the insurer. The insurer may retain its reasonable administration and transaction costs and a short-term premium. You may be entitled to a refund of the premium you paid, the amount of which will be determined by the insurer's refund policy.

You cannot return the contract of insurance contract if it has already expired or if you have made a claim under it.

Australian Financial Complaints Authority

Clients who are not satisfied with our services may contact our Complaints Officer. Our Company also subscribes to the Australian Financial Complaints Authority (AFCA), a free customer service, and the General Insurance Brokers Code of Practice. Further information is available from our office or contact AFCA directly on 1800 931 678, email info@afca.org.au, or visit www.afca.org.au.

Utmost Good Faith

Insurance contracts are subject to the principle of utmost good faith and this is part of the Law. Both parties must strictly adhere to utmost good faith and if you fail to do so you may prejudice any claim.

It is our duty as brokers to give you sound professional advice, but that advice can only be sound and valid if we are kept properly informed to changes to your business or circumstances. Please contact us if you would like more information on the above matters.

Privacy Policy

We are committed to protecting your privacy. We use the information you provide to advise about and assist with your insurance needs. We provide your information to insurance companies and agents that provide insurance quotes and offer insurance terms to you or the companies that deal with your insurance claim (such as loss assessors and claims administrators). Your information may be given to an overseas insurer (like Lloyd's of London) if we are seeking insurance terms from an overseas insurer, or to reinsurers who are located overseas. We will try to tell you where those companies are located at the time of advising you. We also provide your information to the providers of our policy administration and broking systems that help us to provide our products and services to you. We do not trade, rent or sell your information.

If you don't provide us with full information, we can't properly advise you, seek insurance terms for you, or assist with claims and you could breach your duty of disclosure.

For more information about how to access the personal information we hold about you and how to have the information corrected and how to complain if you think we have breached the privacy laws, ask us for a copy of our Privacy Policy or visit our website www.coverforce.com.au/pcib.

Product Disclosure Statements (PDS):

We have taken the decision to email these PDS documents to our clients for a number of reasons:

Schedule of Insurance

| | | | |
|-------------------------|-----------------------|--------------------|------------|
| Class of Policy: | Strata - Residential | Policy No: | QUSS049170 |
| The Insured: | WEST VILLAS CTS 47737 | Invoice No: | C00268 |
| | | Our Ref: | WEST VILLA |

- So you can save it to your computer for quick access in the event of a claim;
- So we can stop wasting enormous amounts of paper and therefore be a little greener;
- To reduce our postage costs.

Should you not want to receive these documents via email please do not hesitate to contact this office and advise us of your decision.

We look forward to assisting you with all of your insurance needs.

Balance Sheet - C.T.S. 47737
"WEST VILLAS"
282 BRISBANE STREET, WEST IPSWICH, QLD 4305
For the Financial Period 01/07/2025 to 20/08/2025

| | Administrative | Sinking | TOTAL THIS YEAR |
|-----------------------------|----------------|-------------|-----------------------|
| Assets | | | |
| Cash At Bank | | | |
| WEST VILLAS CTS 47737 | \$4,429.49 | \$14,051.64 | \$18,481.13 |
| INVST WEST VILLAS CTS 47737 | \$0.00 | \$9,549.47 | \$9,549.47 |
| Levies Receivable | \$378.50 | \$150.00 | \$528.50 |
| | | | |
| Total Assets | \$4,807.99 | \$23,751.11 | \$28,559.10 |
| Liabilities | | | |
| GST Collected | \$141.75 | \$0.00 | \$141.75 |
| Paid in Advance | \$340.00 | \$35.50 | \$375.50 |
| | | | |
| Total Liabilities | \$481.75 | \$35.50 | \$517.25 |
| | | | |
| Net Assets | \$4,326.24 | \$23,715.61 | \$28,041.85 |
| Owners Funds | | | |
| Opening Balance | \$880.28 | \$21,401.49 | \$22,281.77 |
| Net Income For The Period | \$3,445.96 | \$2,314.12 | \$5,760.08 |
| | | | |
| Total Owners Funds | \$4,326.24 | \$23,715.61 | \$28,041.85 |

Income and Expenditure Statement - C.T.S. 47737
"WEST VILLAS"**282 BRISBANE STREET, WEST IPSWICH, QLD 4305**

For the Financial Period 01/07/2025 to 20/08/2025

Administrative Fund

| | TOTAL THIS YEAR | This Year Budget | Last Year Actual |
|--|--------------------------------|-----------------------------|-----------------------------|
| Income | | | |
| Interest on Overdues | \$0.00 | \$0.00 | \$40.50 |
| Levy Income | \$4,760.00 | \$17,080.00 | \$15,120.00 |
| Total Administrative Fund Income | \$4,760.00 | \$17,080.00 | \$15,160.50 |
| Expenses | | | |
| Cleaning & Gardening | \$490.88 | \$3,800.00 | \$4,081.00 |
| Debt Recovery Costs | \$11.00 | \$0.00 | \$198.00 |
| Disbursements - Contract | \$154.00 | \$924.00 | \$924.00 |
| Electronic & Reconciliation Fee | \$66.00 | \$396.00 | \$396.00 |
| Insurance Premium | \$0.00 | \$7,150.00 | \$7,002.60 |
| Legals / Registrar / Fees | \$0.00 | \$50.00 | \$0.00 |
| Property Inspection | \$0.00 | \$100.00 | \$0.00 |
| Rep & Maint - Building | \$0.00 | \$500.00 | \$0.00 |
| Rep & Maint - Electrical | \$0.00 | \$200.00 | \$0.00 |
| Rep & Maint - Fire Equip | \$0.00 | \$200.00 | \$0.00 |
| Rep & Maint - Gate/Fence | \$0.00 | \$250.00 | \$0.00 |
| Rep & Maint - Grounds Maintenance | \$0.00 | \$200.00 | \$0.00 |
| Rep & Maint - Pest | \$0.00 | \$300.00 | \$0.00 |
| Rep & Maint - Plumbing | \$0.00 | \$250.00 | \$483.45 |
| Secretarial Fees / Manager Fees | \$372.16 | \$2,233.00 | \$2,079.00 |
| Taxation- Preparation | \$198.00 | \$198.00 | \$165.00 |
| Variable Disbursements | \$22.00 | \$350.00 | \$313.50 |
| Total Administrative Fund Expenses | \$1,314.04 | \$17,101.00 | \$15,642.55 |
| Administrative Fund Surplus/Deficit | \$3,445.96 | \$(21.00) | \$(482.05) |
| Opening Balance for the period | \$880.28 | \$0.00 | \$2,278.52 |
| Closing Balance for the period | \$4,326.24 | \$(21.00) | \$1,796.47 |

Strata Services Queensland

PO Box 8638 BARGARA QLD 4670 ABN: 42 164 987 510

Ph: 07 4130 5757 Email: admin@ssqld.com

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Income and Expenditure Statement - C.T.S. 47737

"WEST VILLAS"

282 BRISBANE STREET, WEST IPSWICH, QLD 4305

For the Financial Period 01/07/2025 to 20/08/2025

Sinking Fund

| | TOTAL THIS YEAR | This Year Budget | Last Year Actual |
|---------------------------------------|-----------------------|---------------------|---------------------|
| Income | | | |
| Bank Interest | \$214.12 | \$0.00 | \$334.44 |
| Interest on Overdues | \$0.00 | \$0.00 | \$18.77 |
| Levy Income | \$2,100.00 | \$7,700.00 | \$7,000.00 |
| Total Sinking Fund Income | \$2,314.12 | \$7,700.00 | \$7,353.21 |
| Expenses | | | |
| Rep & Maint - Building | \$0.00 | \$0.00 | \$3,080.00 |
| Rep & Maint - Gardens/Grounds | \$0.00 | \$0.00 | \$0.00 |
| Rep & Maint - Plumbing/Gas lines | \$0.00 | \$0.00 | \$660.00 |
| Rep & Maint - Roadway | \$0.00 | \$0.00 | \$0.00 |
| Sinking Fund - General Provision | \$0.00 | \$7,700.00 | \$0.00 |
| Total Sinking Fund Expenses | \$0.00 | \$7,700.00 | \$3,740.00 |
| Sinking Fund Surplus/Deficit | \$2,314.12 | \$0.00 | \$3,613.21 |
| Opening Balance for the period | \$21,401.49 | \$0.00 | \$14,574.12 |
| Closing Balance for the period | \$23,715.61 | \$0.00 | \$18,187.33 |

Contract for the Sale and Purchase of Residential Real Estate

First Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of residential real estate in Queensland.

The Seller and Buyer agree to sell and buy the Property under this contract.

REFERENCE SCHEDULE

Contract Date: _____

If no date is inserted, the Contract Date is the date on which the last party signs the Contract

PARTIES

SELLER

NAME: _____ ABN: _____
R & J CAMPBELL BARE PTY LTD A.C.N. 611 711 632

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

NAME: _____ ABN: _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

SELLER'S AGENT

NAME: _____
Image Sales Pty Ltd T/as Image Sales

ABN: 58 640 877 345 LICENCE NO: 4407391

ADDRESS: 57 Kirby Road

SUBURB: ASPLEY STATE: QLD POSTCODE: 4034

PHONE: 07 3263 1811 MOBILE: 0413 880 231 EMAIL: sales.support@imageproperty.com.au

SELLER'S SOLICITOR

← or any other solicitor notified to the Buyer

NAME: _____
Brett Smith & Co Solicitors

REF: _____ CONTACT: _____
To Be Advised To Be Advised

ADDRESS: PO Box 2445

SUBURB: NORTH IPSWICH STATE: QLD POSTCODE: 4305

PHONE: 07 3281 9999 MOBILE: To Be Advised EMAIL: brettsmith@brettsmithandco.com.au

BUYER

NAME: _____ ABN: _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

NAME: _____ ABN: _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

INITIALS (Note: initials not required if signed with Electronic Signature)

000039902562

BUYER'S AGENT (If applicable)

NAME: _____

ABN: _____ LICENCE NO: _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

BUYER'S SOLICITOR

← or any other solicitor notified to the Seller

NAME: _____

REF: _____ CONTACT: _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROPERTY

LOT: ADDRESS: 4 / 282 Brisbane Street
 SUBURB: West Ipswich STATE: QLD POSTCODE: 4305

DESCRIPTION: **LOT:** 4 **PLAN:** SP280715 **AREA:** 76 sqm ← more or less

TITLE REFERENCE: 51005219 **SOLD AS:** ☒ Freehold ☐ Leasehold

☒ Built On ☐ Vacant ■ if neither is selected, the Lot is treated as being Freehold.

Present Use: Residential

Local Government: IPSWICH

Excluded Fixtures: ■ attach annexure for additional space

Included Chattels: ■ attach annexure for additional space

All window coverings and light fittings; dishwasher in kitchen; split system air conditioner and accompanying remotes

PRICE**Cyber Warning**

Cyber criminals are targeting real estate transactions by sending fraudulent electronic communications (emails) impersonating lawyers and real estate agents. **BEFORE** you pay any funds to another person or company using information that has been emailed to you or contained in this Contract, you should contact the intended recipient by telephone to verify and confirm the account details that have been provided to you.

| | |
|--|---|
| PURCHASE \$ PRICE: | Deposit Holder: Image Sales |
| DEPOSIT: Initial Deposit \$ _____ payable on the day the Buyer signs this contract unless another time is specified below: Within 2 Business Days From Contract Date | Deposit Holder's Trust Account: Image Sales Pty Ltd Bank: Macquarie Bank |
| Balance Deposit \$ _____ (if any) payable on: Within 2 Business Days From Unconditional Contract Date | BSB: 184-446 Account No: 304522618 DEFAULT INTEREST RATE: _____ % |

NOTE: failure to pay the deposit on the date(s) specified may result in termination of the contract and forfeiture of the deposit to the Seller.

■ If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc will apply.

INITIALS (Note: initials not required if signed with Electronic Signature)

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SETTLEMENT

SETTLEMENT DATE: Days from Contract Date

- or any later date for settlement in accordance with clause 6.2, 6.3 or 11.6(1) or a special condition of this contract or under s79, s80 or s81 of the Property Law Act 2023.

WARNING: The Settlement Date as stated may change. If you require settlement on a particular date, seek legal advice prior to signing.

GST

[Select one. For sale of house or residential land or residential unit between parties who are not registered or required to be registered for GST, select first option]

Completing the GST items may have significant consequences for the Seller and Buyer. The Seller and Buyer should seek professional advice about completion of the GST item and should not rely on the Agent to complete.

- ☒ No GST is payable or Purchase Price includes GST (if any) [clause 10.2 applies]
- ☐ Buyer must pay GST in addition to the Purchase Price [clause 10.3 applies]
- ☐ Margin Scheme [clause 10.4 applies]
- ☐ Going concern [clause 10.5 applies]
- ☐ Farm Land [clause 10.6 applies]

[If not completed, clause 10.2 No GST is payable or Purchase Price includes GST applies]

GST WITHHOLDING OBLIGATIONS

Is the Buyer registered for GST and acquiring the Property for a creditable purpose?

- ☐ No
- ☐ Yes

← **WARNING:** the Buyer warrants in clause 3.3(5) that this information is true and correct.

[Note: An example of an acquisition for a creditable purpose would be the purchase of the Property by a building contractor, who is registered for GST, for the purposes of building a house on the Lot and selling it in the ordinary course of its business.]

The Seller gives notice to the Buyer in accordance with section 14-255(1)(a) of the Withholding Law that:

(select whichever is applicable)

- ☒ the Buyer is not required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property
- ☐ the Buyer is required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property. Under section 14-255(1) of the Withholding Law, the Seller is required to give further details prior to settlement.

← **WARNING:** All sellers of residential premises or potential residential land are required to complete this notice. Section 14-250 of the Withholding Law applies to the sale of 'new residential premises' or 'potential residential land' (subject to some exceptions) and requires an amount to be withheld from the Purchase Price and paid to the ATO. The Seller should seek legal advice if unsure about completing this section.

LAND TAX

NOTE: This item **must be completed if:**

- the Property is **not** the Seller's principal place of residence (their home); and
- the Seller is not otherwise exempt from paying land tax in connection with the Property.

[select one]

- ☒ No adjustment is to be made for land tax
- ☐ Land tax is to be adjusted on a single holding basis
- ☐ Land tax is to be adjusted on the Seller's actual land tax liability

[If not completed, no adjustment is to be made for land tax]

CONDITIONS

FINANCE

Finance Amount: \$ Sufficient to complete transaction

Financier: Financier of Buyer's Choice

Finance Date: Days from Contract Date

- Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 4.1 does not apply.

BUILDING AND/OR PEST INSPECTION DATE

Inspection Date: Days from Contract Date

- If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4.2 does not apply.

INITIALS *(Note: initials not required if signed with Electronic Signature)*

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MATTERS AFFECTING PROPERTY

TITLE ENCUMBRANCES:

The Encumbrances listed below **will remain after** settlement under clause 7.2:

☒ **Seller Disclosure Statement was given to the Buyer**

- a. the **registered interests and encumbrances** listed on the title search included in the Seller Disclosure Statement other than any mortgage, caveat or charge; and
- b. the **Unregistered Encumbrances** (note this includes statutory encumbrances affecting the land) disclosed in the Seller Disclosure Statement, unless this contract requires them to be discharged at or before settlement (for example clause 3.5).

☐ **Seller Disclosure Statement was NOT given to the Buyer**

List all Encumbrances that **will remain after** settlement under clause 7.2:

(You need to include specific description of all registered interests, unregistered interests and statutory encumbrances (see definition of Encumbrances)).

TENANCIES:

Is the Property sold subject to a Residential Tenancy Agreement or Rooming Accommodation Agreement?

☐ No

☒ Yes, details are contained in the attached Tenancies Schedule

OTHER MATTERS:

Residential Tenancy Agreements or Rooming Accommodation Agreements:

Has the Property been subject to a Residential Tenancy Agreement or Rooming Accommodation Agreement at any time within the period of 12 months before the Contract Date?

☐ No

☒ Yes

If Yes, the day of the last rent increase for each residential premises comprising the Property is:

12/02/2025

← **WARNING TO SELLER:** If the Property or any part has been let at any time in the last 12 months the Seller is required under clause 5.5(1)(e) to provide evidence of the last rent increase. Failure to provide evidence by settlement may entitle the Buyer to terminate the contract.

TREE ORDERS AND APPLICATIONS:

Neighbourhood Disputes (Dividing Fences and Trees) Act 2011, section 83:

Is the Lot affected by an application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Lot?

☒ No

☐ Yes

If yes, a copy of the application or order is given with this contract.

← **WARNING:** Failure to comply with s83 Neighbourhood Disputes (Dividing Fences and Trees Act) 2011 by giving a copy of an order or application to the Buyer (where applicable) prior to Buyer signing the contract will entitle the Buyer to terminate the contract prior to Settlement.

POOL SAFETY

Q1. Is there a pool on the Lot or on adjacent land used in association with the Lot?

☒ No

☐ Yes

Q2. If the answer to Q1 is Yes, is there a Pool Compliance Certificate for the pool at the time of contract?

☐ No

☐ Yes

← **WARNING TO SELLER:** If there is a regulated pool on the Lot, under clause 5.5(1)(f) the Seller must provide a Pool Compliance Certificate at settlement. If there is no Pool Compliance Certificate at the Contract Date you must give a Notice of No Pool Safety Certificate to the Buyer prior to entering into this contract

ELECTRICAL SAFETY SWITCH AND SMOKE ALARM

■ **NOTE:** This section must be completed if there is a domestic dwelling on or comprising the Lot

The Seller gives notice to the Buyer that an Approved Safety Switch for the General Purpose Socket Outlets is:

☒ Installed in the residence

☐ Not installed in the residence

The Seller gives notice to the Buyer that smoke alarms complying with the Smoke Alarm Requirement Provision are:

☒ Installed in the residence

☐ Not installed in the residence

← **WARNING:** By giving false or misleading information in this section, the Seller may incur a penalty. The Seller should seek expert and qualified advice about completing this section and not rely on the Seller's Agent to complete this section.

← **WARNING:** Under clause 7.9 the Seller must install smoke alarms complying with the Smoke Alarm Requirement Provision in any domestic dwelling on the Lot. Failure to do so is an offence under the Fire Services Act 1990.

INITIALS (Note: initials not required if signed with Electronic Signature)

000039902562

LOTS IN A COMMUNITY TITLES SCHEME**(COMPLETE IF APPLICABLE)****STATUTORY WARRANTIES AND CONTRACTUAL RIGHTS**

If the Lot is a lot in a community titles scheme, the Seller gives notice to the Buyer of the following matters:

← **WARNING TO SELLER:** The Body Corporate and Community Management Act 1997 and the Contract include warranties by the Seller about the Body Corporate and the Scheme land. Breach of a warranty may result in a damages claim or termination by the Buyer. Sellers should consider whether to carry out an inspection of the Body Corporate records to complete this section.

- | | |
|--|---|
| (a) Latent or Patent Defects in Common Property or Body Corporate Assets (s 223(2)(a)(b))* | Refer to attached Seller Disclosure Statement |
| (b) Actual or Contingent or Expected Liabilities of Body Corporate (s 223(2)(c)(d))* | Refer to attached Seller Disclosure Statement |
| (c) Circumstances in Relation to Affairs of Body Corporate (s 223(3))* | Refer to attached Seller Disclosure Statement |
| (d) Proposal to Record a New Community Management Statement (clause 12.9(1)(a)) | Refer to attached Seller Disclosure Statement |
| (e) Unapproved improvements on common property benefitting the Lot (clause 12.9(1)(b))* | Refer to attached Seller Disclosure Statement |
| (f) Outstanding by-law contravention notices (clause 12.9(1)(c))* | Refer to attached Seller Disclosure Statement |
| (g) Proposed Body Corporate resolutions (clause 12.10)* | Refer to attached Seller Disclosure Statement |

*Include in attachment if insufficient space

INSPECTION OF BODY CORPORATE RECORDS

Records Inspection Date: 20/08/2025

← If "Records Inspection Date" is not completed, the contract is not subject to a satisfactory inspection of records and clause 12.3 does not apply.

LOTS IN A BUILDING UNIT AND GROUP TITLE PARCEL**(COMPLETE IF APPLICABLE)****WARRANTIES AND CONTRACTUAL RIGHTS**

If the Lot is a lot in a Parcel to which the *Building Units and Group Titles Act 1980* applies, the Seller gives notice to the Buyer of the following matters:

← **WARNING TO SELLER:** The Contract includes warranties by the Seller about the Body Corporate and the Parcel. Breach of a warranty may result in a damages claim or termination by the Buyer. Sellers should consider whether to carry out an inspection of the Body Corporate records to complete this section.

- | | |
|---|--|
| (a) Proposal to add to, alter or repeal by-laws (clause 13.9(1)(a)) | |
| (b) Unapproved improvements on common property benefitting the Lot (clause 13.9(1)(b))* | |
| (c) Outstanding by-law contravention notices (clause 13.9(1)(c))* | |
| (d) Proposed Body Corporate resolutions (clause 13.10)* | |

*Include in attachment if insufficient space

INSPECTION OF BODY CORPORATE RECORDS

Records Inspection Date: _____

← If "Records Inspection Date" is not completed, the contract is not subject to a satisfactory inspection of records and clause 13.3 does not apply.

INITIALS (Note: initials not required if signed with Electronic Signature)

000039902562

SPECIAL CONDITIONS

1. This Contract may be entered into by and becomes binding on the parties named in the Contract upon one party signing the Contract that has been signed by the other (or a photocopy, facsimile copy, or a printed electronic copy of that Contract) and transmitting a facsimile copy, or electronic copy of it to the other party or to the other party's agent or solicitor.
2. The seller/s hereby irrevocably authorises and directs the buyer/buyers solicitors to draw a cheque payable to the Agents for balance of their outstanding fees and charges including commission as per Tax Invoice provided prior to settlement.

SIGNATURES

The contract may be subject to a 5 business day statutory cooling-off period. A termination penalty of 0.25% of the purchase price applies if the Buyer terminates the contract during the statutory cooling-off period. It is recommended the Buyer obtain an independent property valuation and independent legal advice about the contract and his or her cooling-off rights, before signing.

Buyer: _____ Date: _____ Witness: _____

Buyer: _____ Date: _____ Witness: _____

By placing my signature above, I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign.

(Note: No witness is required if the Buyer signs using an Electronic Signature)

Seller: _____ Date: _____ Witness: _____

Seller: _____ Date: _____ Witness: _____

By placing my signature above, I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign.

(Note: No witness is required if the Seller signs using an Electronic Signature)

INITIALS (Note: initials not required if signed with Electronic Signature)

000039902562

TERMS OF CONTRACT
FOR THE SALE AND PURCHASE OF RESIDENTIAL REAL ESTATE

1. DEFINITIONS

1.1 In this contract, terms in **bold** in the Reference Schedule have the meanings shown under or opposite them and unless the context otherwise requires:

- (a) **"Approved Safety Switch"** means a residual current device as defined in the *Electrical Safety Regulation 2013*;
- (b) **"ATO"** means the Australian Taxation Office;
- (c) **"ATO Clearance Certificate"** means a certificate issued under s14-220(1) of the Withholding Law which is current on the date it is given to the Buyer;
- (d) **"Balance Purchase Price"** means the Purchase Price, less the Deposit paid by the Buyer;
- (e) **"Bank"** means an authorised deposit-taking institution within the meaning of the *Banking Act 1959* (Cth);
- (f) **"Bank Cheque"**:
 - (i) includes a cheque drawn by a building society or credit union on itself; and
 - (ii) does not include a cheque drawn by a building society or credit union on a Bank;
- (g) **"Bond"** means a bond under the *Residential Tenancies and Rooming Accommodation Act 2008*;
- (h) **"Building Inspector"** means a person licensed to carry out completed residential building inspections under the *Queensland Building and Construction Commission Regulation 2018*;
- (i) **"Business Day"** means a day other than:
 - (i) a Saturday or Sunday;
 - (ii) a public holiday or special holiday in the Place for Settlement; and
 - (iii) a day in the period 27 to 31 December (inclusive);
- (j) **"CGT Withholding Amount"** means the amount determined under section 14-200(3)(a) of the Withholding Law or, if a copy is provided to the Buyer prior to settlement, a lesser amount specified in a variation notice under section 14-235;
- (k) **"Contract Date"** or **"Date of Contract"** means:
 - (i) the date inserted in the Reference Schedule as the Contract Date; or
 - (ii) if no date is inserted, the date on which the last party signs this contract;
- (l) **"Court"** includes any tribunal established under statute;
- (m) **"Digitally Sign"** and **"Digital Signature"** have the meaning in the ECNL;
- (n) **"ECNL"** means the Electronic Conveyancing National Law (Queensland);
- (o) **"Electronic Conveyancing Documents"** has the meaning in the *Land Title Act 1994*;
- (p) **"Electronic Lodgement"** means lodgement of a document in the Land Registry in accordance with the ECNL;
- (q) **"Electronic Settlement"** means settlement facilitated by an ELNO System;
- (r) **"Electronic Signature"** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;
- (s) **"Electronic Workspace"** means a shared electronic workspace within the ELNO System nominated by the Seller that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement;
- (t) **"ELNO"** has the meaning in the ECNL;
- (u) **"ELNO System"** means a system provided by an ELNO capable of facilitating Financial Settlement and Electronic Lodgement in Queensland;
- (v) **"Encumbrances"** includes:
 - (i) registered encumbrances;
 - (ii) Unregistered Encumbrances; and
 - (iii) Security Interests;
- (w) **"Enforcement Notice"** means any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property;
- (x) **"Essential Term"** includes, in the case of breach by:
 - (i) the Buyer: clauses 2.1, 3.1, 3.2, 3.3, 5.1 and 6.1; and
 - (ii) the Seller: clauses 3.2, 3.3, 5.5(1) and 6.1; but nothing in this definition precludes a Court from finding other terms to be essential;
- (y) **"Extension Notice"** means a notice under clause 6.2(1);
- (z) **"Financial Institution"** means a Bank, building society or credit union;
- (aa) **"Financial Settlement"** means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule;
- (bb) **"Financial Settlement Schedule"** means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts;
- (cc) **"General Purpose Socket Outlet"** means an electrical socket outlet as defined in the *Electrical Safety Regulation 2013*;
- (dd) **"GST"** means the goods and services tax under the GST Act;
- (ee) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and includes other GST related legislation;
- (ff) **"GST Withholding Amount"** means the amount (if any) determined under section 14-250 of the Withholding Law required to be paid to the Commissioner of Taxation;
- (gg) **"Improvements"** means all fixed structures on the Lot and includes all items fixed to them (such as stoves, hot water systems, fixed carpets, curtains, blinds and their fittings, clothes lines, fixed satellite dishes and television antennae, in-ground plants) but does not include the Reserved Items;
- (hh) **"Keys"** means keys, codes or devices in the Seller's possession or control for all locks or security systems on the Property or necessary to access the Property;
- (ii) **"Outgoings"** means rates or charges on the Lot by any competent authority (for example, council rates, water rates, fire service levies) but excludes land tax if the Reference Schedule provides that *No adjustment is to be made for land tax*;
[Note: the definition of Outgoings is modified by clauses 12.2(2)(a), 13.2(2)(a) where applicable]
- (jj) **"Pest Inspector"** means a person licensed to undertake termite inspections on completed buildings under the *Queensland Building and Construction Commission Regulation 2018*;

- (kk) **"Place for Settlement"** means:
- (i) where the Seller is represented by a solicitor who has an office in Queensland, the city or town in Queensland in which the office of the Seller's Solicitor is located;
 - (ii) otherwise, within the Brisbane Central Business District;
- (ll) **"Pool Compliance Certificate"** means:
- (i) a Pool Safety Certificate under section 231C(a) of the *Building Act 1975*; or
 - (ii) a building certificate that may be used instead of a Pool Safety Certificate under section 246AN(2) of the *Building Act 1975*; or
 - (iii) an exemption from compliance on the grounds of impracticality under section 245B of the *Building Act 1975*;
- (mm) **"PPSR"** means the Personal Property Securities Register established under *Personal Property Securities Act 2009* (Cth);
- (nn) **"Property"** means:
- (i) the Lot;
 - (ii) the Improvements; and
 - (iii) the Included Chattels;
- [Note: the definition of Property is modified by clause 12.2(2)(b) or 13.2(2)(b) where applicable]
- (oo) **"Rent"** means any periodic amount payable under the Tenancies;
- (pp) **"Reserved Items"** means the Excluded Fixtures and all chattels on the Lot other than the Included Chattels;
- (qq) **"Residential Tenancy Agreement"** has the meaning in the RTRA Act;
- (rr) **"Rooming Accommodation Agreement"** has the meaning in the RTRA Act;
- (ss) **"RTRA Act"** means the *Residential Tenancies and Rooming Accommodation Act 2008*;
- (tt) **"Security Interests"** means all security interests registered on the PPSR over Included Chattels and Improvements;
- (uu) **"Seller Disclosure Statement"** means the disclosure statement and prescribed certificates given by the Seller to the Buyer under section 99(1) of the *Property Law Act 2023* (if applicable) before the Buyer signed this contract;
- (vv) **"Services"** means infrastructure for the provision of services including water, gas, electricity, telecommunications, sewerage or drainage;
- (ww) **"Site Value"** means:
- (i) in the case of non-rural land, the site value under the *Land Valuation Act 2010*; or
 - (ii) in the case of rural land, the unimproved value under the *Land Valuation Act 2010*;
- (xx) **"Smoke Alarm Requirement Provision"** has the meaning in section 147W of the *Fire Services Act 1990*;
- (yy) **"Transfer Documents"** means:
- (i) the form of transfer under the *Land Title Act 1994* required to transfer title in the Lot to the Buyer; and
 - (ii) any other document to be signed by the Seller necessary for stamping or registering the transfer;
- (zz) **"Transport Infrastructure"** has the meaning defined in the *Transport Infrastructure Act 1994*;
- (aaa) **"Unregistered Encumbrance"** has the meaning in the *Property Law Regulation 2024*; and
- (bbb) **"Withholding Law"** means Schedule 1 to the *Taxation Administration Act 1953* (Cth).

2. DEPOSIT

2.1 Payment of Deposit

- (1) The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Reference Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it.
- (2) The Buyer will be in default if it:
 - (a) does not pay the Deposit when required;
 - (b) pays the Deposit by a post-dated cheque; or
 - (c) pays the Deposit by cheque which is dishonoured on presentation.
- (3) Subject to clause 2.1(4), if the Buyer:
 - (a) effects an electronic transaction to pay all or part of the Deposit to the account of Deposit Holder on a day;
 - (b) provides written evidence to the Deposit Holder that the electronic transaction has occurred; and
 - (c) does not take any action to defer the payment to the Deposit Holder to a later day,
 the payment is taken to be received by the Deposit Holder on the day the Buyer effects the electronic transaction even if, because of circumstances beyond the Buyer's control, the payment to the Deposit Holder's account happens on a later day.
- (4) If the Buyer has complied with clause 2.1(3) but the Deposit Holder has not received the payment by the due date:
 - (a) the Seller may give the Buyer notice that the payment has not been received by the Deposit Holder; and
 - (b) if the payment has not been paid into the account of the Deposit Holder by 5pm on the date 2 Business Days after the Seller's notice under clause 2.1(4)(a) is given to the Buyer then clause 2.1(3) will not apply and the Buyer will be in default.
- (5) The Seller may recover from the Buyer as a liquidated debt any part of the Deposit which is not paid when required.

2.2 Investment of Deposit

If:

- (1) the Deposit Holder is instructed by either the Seller or the Buyer; and
 - (2) it is lawful to do so;
- the Deposit Holder must:
- (3) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties;
 - (4) provide the parties' tax file numbers to the Financial Institution (if they have been supplied); and
 - (5) provide the parties with an account statement in respect of the account in which the Deposit is held:
 - (a) at 30 June of each year; and
 - (b) when the Deposit Holder pays the Deposit to the party entitled to it.

2.3 Entitlement to Deposit and Interest

- (1) The party entitled to receive the Deposit is:
 - (a) if this contract settles, the Seller;
 - (b) if this contract is terminated without default by the Buyer, the Buyer; and
 - (c) if this contract is terminated owing to the Buyer's default, the Seller.
- (2) The interest on the Deposit must be paid to the person who is entitled to the Deposit.
- (3) The person who is entitled to the Deposit is presently entitled to the interest on the Deposit. Until settlement or termination of this contract, the Seller is presently entitled to the interest on the Deposit.
- (4) If this contract is terminated, and the Buyer is entitled to the Deposit:

- (a) the Buyer must reimburse the Seller for any tax paid by the Seller as a result of an earlier present entitlement to interest on the Deposit; and
 - (b) the Buyer has no further claim once it receives the Deposit and any interest on the Deposit, unless the termination is due to the Seller's default or breach of warranty.
- (5) The Deposit is invested at the risk of the party who is ultimately entitled to it.

3. PURCHASE PRICE

3.1 Payment of Balance Purchase Price

On the Settlement Date, the Buyer must pay the Balance Purchase Price:

- (a) for an Electronic Settlement, by electronic funds transfer as directed by the Seller's Solicitor and/or the Seller's mortgagee in the Financial Settlement Schedule; or
- (b) otherwise, by Bank Cheque as the Seller or the Seller's Solicitor directs.

3.2 Foreign Residents Capital Gains Tax Withholding

- (1) Clause 3.2 applies if both the following apply:
 - (a) the sale is not an excluded transaction under s14-215 of the Withholding Law; and
 - (b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:
 - (i) an ATO Clearance Certificate; or
 - (ii) a variation notice under s14-235 of the Withholding Law, which remains current at the Settlement Date, varying the CGT Withholding Amount to nil.
- (2) The Buyer must lodge a Foreign Resident Capital Gains Withholding Purchaser Notification Form with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement.
- (3) If settlement is to be effected by Electronic Settlement, at settlement the Financial Settlement Schedule must specify payment of the CGT Withholding Amount to the account nominated by the Commissioner of Taxation.
- (4) If settlement is not an Electronic Settlement:
 - (a) for clause 3.1(b), the Seller irrevocably directs the Buyer to draw a Bank Cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
 - (b) the Seller must return the Bank Cheque in paragraph (a) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
 - (c) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.
- (5) For clause 3.2(1) and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
 - (a) the Property includes items in addition to the Lot and Improvements; and
 - (b) no later than 2 Business Days before the Settlement Date, the Seller gives the Buyer a valuation of the Lot and Improvements prepared by a registered valuer,
 in which case the market value of the Lot and Improvements will be as stated in the valuation.

3.3 GST Withholding

- (1) If the Buyer is required to pay the GST Withholding Amount to the Commissioner of Taxation at settlement pursuant to section 14-250 of the Withholding Law:
 - (a) the Seller must give the Buyer a notice in accordance with section 14-255(1) of the Withholding Law;
 - (b) prior to settlement the Buyer must lodge with the ATO:
 - (i) a *GST Property Settlement Withholding Notification* form ("Form 1"); and
 - (ii) a *GST Property Settlement Date Confirmation* form ("Form 2");
 - (c) on or before settlement, the Buyer must give the Seller copies of:
 - (i) the Form 1;
 - (ii) confirmation from the ATO that the Form 1 has been lodged specifying the Buyer's lodgement reference number and payment reference number;
 - (iii) confirmation from the ATO that the Form 2 has been lodged; and
 - (iv) a completed ATO payment slip for the Withholding Amount.
- (2) The Buyer is taken to have complied with clause 3.3(1)(b) and 3.3(1)(c) if the Form 1 is lodged through the Electronic Workspace and the Form 2 is shown as pending settlement (however described).
- (3) If settlement is to be effected by Electronic Settlement, at settlement the Financial Settlement Schedule must specify payment of the GST Withholding Amount to the account nominated by the Commissioner of Taxation.
- (4) If settlement is not an Electronic Settlement:
 - (a) the Seller irrevocably directs the Buyer to draw a Bank Cheque for the GST Withholding Amount in favour of the Commissioner of Taxation and deliver it to the Seller at settlement; and
 - (b) the Seller must pay the GST Withholding Amount to the ATO in compliance with section 14-250 of the Withholding Law promptly after settlement.
- (5) The Buyer warrants that the statements made by the Buyer in the Reference Schedule under GST Withholding Obligations are true and correct.

3.4 Adjustments

- (1) Rent and Outgoings must be apportioned between the parties in accordance with clauses 3.4, 3.5 and 3.6 and any adjustments paid and received on settlement so that:
 - (a) the Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date; and
 - (b) the Buyer is liable for Outgoings and is entitled to Rent after the Settlement Date.
- (2) Upon written request by the Buyer, the Seller will, before settlement, give the Buyer a written statement, supported by reasonable evidence, of:
 - (a) all Outgoings and all Rent for the Property to the extent they are not capable of discovery by search or enquiry at any office of public record or pursuant to the provisions of any statute; and
 - (b) any other information which the Buyer may reasonably require for the purpose of calculating or apportioning any Outgoings or Rent under this clause 3.4.

If the Seller becomes aware of a change to the information provided the Seller will as soon as practicable provide the updated information to the Buyer.

3.5 Outgoings

- (1) Subject to clauses 3.5(2), 3.5(4), 3.5(5) and 3.5(6), Outgoings for periods including the Settlement Date must be adjusted:
 - (a) for those paid, on the amount paid;
 - (b) for those assessed but unpaid, on the amount payable (excluding any discount); and
 - (c) for those not assessed:
 - (i) on the amount the relevant authority advises will be assessed (excluding any discount); or
 - (ii) if no advice on the assessment to be made is available, on the amount of the latest separate assessment (excluding any discount).
- (2) If there is no separate assessment of rates for the Lot at the Settlement Date and the Local Government informs the Buyer that it will not apportion rates between the Buyer and the Seller, then:
 - (a) the amount of rates to be adjusted is that proportion of the assessment equal to the ratio of the area of the Lot to the area of the parcel in the assessment; and
 - (b) if an assessment of rates includes charges imposed on a "per lot" basis, then the portion of those charges to be adjusted is the amount assessed divided by the number of lots in that assessment.
- (3) The Seller is liable for land tax assessed on the Lot for the financial year current at the Settlement Date. If land tax is unpaid at the Settlement Date and the Queensland Revenue Office advises that it will issue a final clearance for the Lot on payment of a specified amount, then:
 - (a) if settlement is to be effected by Electronic Settlement, at settlement the Financial Settlement Schedule must specify payment of the specified amount to the account nominated by the Commissioner of State Revenue;
 - (b) otherwise, the Seller irrevocably directs the Buyer to draw a Bank Cheque for the specified amount from the Balance Purchase Price at settlement and the Buyer must pay it promptly to the Queensland Revenue Office.
- (4) If the Reference Schedule states that:
 - (a) *Land tax is to be adjusted on a single holding basis*, land tax must be adjusted on the assessment that the Queensland Revenue Office would issue to the Seller for the land tax year current at the Settlement Date if the Lot was the Seller's only land; or
 - (b) *Land tax is to be adjusted on the Seller's actual land tax liability*, land tax must be adjusted on the actual assessment that the Queensland Revenue Office has issued or will issue to the Seller for the land tax year current at the Settlement Date.
- (5) For clause 3.5(4), if there is no separate Site Value for the Lot, the land tax for the Lot shall be calculated on a notional Site Value equal to:

$$SV \times \frac{LA}{PA}$$

where:

SV means the Site Value of the land which includes the Lot and has a separate Site Value (the "**Parent Lot**")

LA means the area of the Lot

PA means the area of the Parent Lot.

[Note: this clause is modified by clauses 12.4 and 13.4 where applicable]

- (6) Any Outgoings assessable on the amount of water used must be adjusted on the charges that would be assessed on the total water usage for the assessment period, determined by assuming that the actual rate of usage shown by the meter reading made before settlement continues throughout the assessment period. The Buyer must obtain and pay for the meter reading.
- (7) If any Outgoings are assessed but unpaid at the Settlement Date, then:
 - (a) if settlement is to be effected by Electronic Settlement, at settlement the Financial Settlement Schedule must specify payment of the amount payable to the relevant authority;
 - (b) otherwise, the Seller irrevocably directs the Buyer to draw a Bank Cheque for the amount payable from the Balance Purchase Price at settlement and pay it promptly to the relevant authority.

If an amount is deducted under this clause, the relevant Outgoing will be treated as paid at the Settlement Date for the purposes of clause 3.5(1).

3.6 Rent

- (1) Rent for any rental period ending on or before the Settlement Date belongs to the Seller and is not adjusted at settlement.
- (2) Unpaid Rent for the rental period including both the Settlement Date and the following day ("**Current Period**") is not adjusted until it is paid.
- (3) Rent already paid for the Current Period or beyond must be adjusted at settlement.
- (4) If Rent payments are reassessed after the Settlement Date for periods including the Settlement Date, any additional Rent payment from a Tenant or refund due to a Tenant must be apportioned under clauses 3.6(1), 3.6(2) and 3.6(3).
- (5) Payments under clause 3.6(4) must be made within 14 days after notification by one party to the other but only after any additional payment from a Tenant has been received.

3.7 Cost of Bank Cheques

If settlement is not an Electronic Settlement:

- (a) the cost of Bank Cheques payable at settlement:
 - (i) to the Seller or its mortgagee are the responsibility of the Buyer; and
 - (ii) to parties other than the Seller or its mortgagee are the responsibility of the Seller and the Seller will reimburse this cost to the Buyer as an adjustment at settlement; and
- (b) the Seller is not entitled to require payment of the Balance Purchase Price by means other than Bank Cheque without the consent of the Buyer.

4. CONDITIONS

4.1 Finance

- (1) This contract is conditional on the Buyer obtaining approval of a loan for the Finance Amount from the Financier by the Finance Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain approval.
- (2) The Buyer must give notice to the Seller that:
 - (a) approval has not been obtained by the Finance Date and the Buyer terminates this contract; or
 - (b) the finance condition has been either satisfied or waived by the Buyer.
- (3) The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.1(2) by 5pm on the Finance Date. This is the Seller's only remedy for the Buyer's failure to give notice.

- (4) The Seller's right under clause 4.1(3) is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 4.1(2).

4.2 Building and Pest Inspection

- (1) This contract is conditional upon the Buyer obtaining a written building report from a Building Inspector and a written pest report from a Pest Inspector (which may be a single report) on the Property by the Inspection Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain the reports (subject to the right of the Buyer to elect to obtain only one of the reports).
- (2) The Buyer must give notice to the Seller that:
 - (a) a satisfactory Inspector's report under clause 4.2(1) has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or
 - (b) clause 4.2(1) has been either satisfied or waived by the Buyer.
- (3) If the Buyer terminates this contract and the Seller asks the Buyer for a copy of the building and pest reports, the Buyer must give a copy of each report to the Seller without delay.
- (4) The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.2(2) by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- (5) The Seller's right under clause 4.2(4) is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 4.2(2).

4.3 Consent to Transfer of State Lease

- (1) If the Lot sold is leasehold, this contract is conditional on the Seller obtaining any necessary consent to the transfer of the lease to the Buyer by the Settlement Date.
- (2) The Seller must apply for the consent required as soon as possible.
- (3) The Buyer must do everything reasonably required to help obtain this consent.

[Note: If clause 12.3 or 13.3 applies, the contract is also conditional on the Buyer's satisfaction with the Body Corporate's records]

5. SETTLEMENT

5.1 Time and Date

Settlement must occur by 4pm AEST on the Settlement Date.

5.2 Electronic Settlement

- (1) Settlement must be effected by Electronic Settlement unless the form of transfer under the *Land Title Act 1994* required to transfer title in the Lot to the Buyer is not a required instrument to which section 5(1) of the *Land Title Regulation 2022* applies other than as a result of section 5(2)(a)(ii).
- (2) If settlement is to be effected by Electronic Settlement:
 - (a) the Seller must nominate the ELNO System to be used for the Electronic Settlement. Despite clause 11.3(9), the Seller may nominate the ELNO System by sending or accepting an invitation to an Electronic Workspace in an ELNO System;
 - (b) clause 5.2(2)(a) does not prevent the Buyer using an ELNO System which is interoperable with the ELNO System nominated by the Seller;
 - (c) the parties must:
 - (i) ensure that the Electronic Workspace is completed and all Electronic Conveyancing Documents and the Financial Settlement Schedule are Digitally Signed prior to settlement; and

- (ii) do everything else required in the Electronic Workspace or otherwise to enable settlement to occur on the Settlement Date;
- (d) if the parties cannot agree on a time for settlement, the time to be nominated in the Electronic Workspace is 4pm AEST;
- (e) if any part of the Purchase Price is to be paid to discharge an Outgoing:
 - (i) the Buyer may, by notice in writing to the Seller, require that the amount is paid to the Buyer's Solicitor's trust account and the Buyer is responsible for paying the amount to the relevant authority;
 - (ii) for amounts to be paid to destination accounts other than the Buyer's Solicitor's trust account, the Seller must give the Buyer a copy of the current account for the Outgoing to enable the Buyer to verify the destination account details in the Financial Settlement Schedule;
- (f) if the Deposit is required to discharge any Encumbrance or pay an Outgoing at settlement:
 - (i) the Deposit Holder must, if directed by the Seller at least 2 Business Days before settlement, pay the Deposit (and any interest accrued on investment of the Deposit) less commission as clear funds to the Seller's Solicitor;
 - (ii) the Buyer and the Seller authorise the Deposit Holder to make the payment in clause 5.2(2)(f)(i);
 - (iii) the Seller's Solicitor will hold the money as Deposit Holder under the Contract;
 - (iv) the Seller and Buyer authorise the Seller's Solicitor to pay the money as directed by the Seller in accordance with the Financial Settlement Schedule;
- (g) each party must pay its own fees and charges of using the relevant ELNO System for Electronic Settlement;
- (h) a party is not in default to the extent it is prevented from complying with an obligation because the other party or the other party's Financial Institution has done or not done something in the Electronic Workspace (for example, failing to complete details necessary to enable the other party to complete or sign the Electronic Workspace);
- (i) any rights under the contract or at law to terminate the contract may not be exercised during the time the Electronic Workspace is locked for Electronic Settlement; and
- (j) Electronic Settlement is taken to occur when Financial Settlement is effected, whether or not Electronic Lodgement has occurred.

5.3 Place for Settlement

- (1) An Electronic Settlement will be deemed to take place in the Place for Settlement.
- (2) If the settlement is not an Electronic Settlement, subject to clause 5.3(3), settlement must be effected in the Place for Settlement at the office of a solicitor, Financial Institution or settlement agent nominated by the Seller.
- (3) If the Seller has not nominated an office under clause 5.3(2) or the parties have not otherwise agreed where settlement is to occur by 5pm on the date 2 Business Days before the Settlement Date, section 76(2)(b) of the *Property Law Act 2023* applies.

5.4 Transfer Documents

If the settlement is not an Electronic Settlement:

- (a) the Transfer Documents must be prepared by the Buyer and delivered to the Seller a reasonable time before the Settlement Date; and
- (b) if the Buyer pays the Seller's reasonable expenses, it may require the Seller to produce the Transfer Documents at the Queensland Revenue Office nearest the Place for Settlement for stamping before settlement.

5.5 Documents and Keys at Settlement

- (1) In exchange for payment of the Balance Purchase Price and the documents to be provided by the Buyer under clause 12.6 or 13.6 (if applicable), the Seller must deliver to the Buyer at settlement:
 - (a) unstamped Transfer Documents capable of immediate registration after stamping; and
 - (b) any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2; and
 - (c) if requested by the Buyer not less than 2 Business Days before the Settlement Date, the Keys; and
 - (d) if there are Tenancies:
 - (i) the Seller's copy of any Tenancy agreements;
 - (ii) a notice to each Tenant advising of the sale in the form required by law; and
 - (iii) any notice required by law to transfer to the Buyer the Seller's interest in any Bond; and
 - (e) if the Property has been subject to a Residential Tenancy Agreement or Rooming Accommodation Agreement at any time within the period of 12 months before the Contract Date:
 - (i) for any Tenancies, evidence of the day of the last rent increase for each part of the Property before those Tenancies were entered into; and
 - (ii) for any part of the Property not subject to a Tenancy at settlement, evidence of the day of the last rent increase for that part of the Property, sufficient to satisfy section 93A or 105C of the RTRA Act; and
 - (f) a copy of a current Pool Compliance Certificate for each regulated pool on the Lot unless:
 - (i) the Seller has given the Buyer a current (at the time it was given) Pool Compliance Certificate before settlement; or
 - (ii) the Seller has given the Buyer a notice under section 28 of the *Building Regulation 2021* (Notice of No Pool Safety Certificate) before entry into this contract; and
 - (g) if clause 10.8 applies, a Tax Invoice.
- (2) If the Keys are not required to be delivered at Settlement under clause 5.5(1)(c), the Seller must deliver the Keys to the Buyer on or before settlement. The Seller may discharge its obligation under this provision by authorising the Seller's Agent to release the Keys to the Buyer.
- (3) For an Electronic Settlement, the Seller will be taken to have complied with clause 5.5(1) if:
 - (a) in relation to documents which are suitable for Electronic Lodgement in the Land Registry at settlement, the documents are Digitally Signed within the Electronic Workspace; and

- (b) in relation to any other document or thing, the Seller's Solicitor:
 - (i) confirms in writing prior to settlement that it holds all relevant documents which are not suitable for Electronic Lodgement and all Keys (if requested under clause 5.5(1)(c)) in escrow on the terms contained in the QLS E-Conveyancing Guidelines; and
 - (ii) gives a written undertaking to send the documents and Keys (if applicable) to the Buyer or Buyer's Solicitor no later than 2 Business Days after settlement; and
 - (iii) if requested by the Buyer, provides copies of documents in the Seller's Solicitor's possession.

5.6 Assignment of Covenants and Warranties

At settlement, the Seller assigns to the Buyer the benefit of all:

- (1) covenants by the Tenants under the Tenancies;
- (2) guarantees and Bonds (subject to the requirements of the RTRA Act) supporting the Tenancies;
- (3) manufacturer's warranties regarding the Included Chattels; and
- (4) builders' warranties on the Improvements, to the extent they are assignable. However, the right to recover arrears of Rent is not assigned to the Buyer and section 140 of the *Property Law Act 2023* does not apply.

5.7 Possession of Property

On the Settlement Date, in exchange for the Balance Purchase Price, the Seller must give the Buyer vacant possession of the Lot and the Improvements except for the Tenancies.

5.8 Title to Included Chattels

Title to the Included Chattels passes at settlement.

5.9 Removal of Reserved Items

- (1) The Seller must remove the Reserved Items from the Property before settlement.
- (2) The Seller must repair at its expense any damage done to the Property in removing the Reserved Items. If the Seller fails to do so, the Buyer may repair that damage.
- (3) Any Reserved Items not removed before settlement will be considered abandoned and the Buyer may, without limiting its other rights, complete this contract and appropriate those Reserved Items or dispose of them in any way.
- (4) The Seller indemnifies the Buyer against any damages and expenses resulting from the Buyer's actions under clauses 5.9(2) or 5.9(3).

6. TIME

6.1 Time of the Essence

Time is of the essence of this contract, except regarding any agreement between the parties on a time of day for settlement before 4pm.

6.2 Extension of Settlement Date

- (1) Despite clause 6.1, either party may, at any time up to 4pm on the Settlement Date, extend the Settlement Date by giving a notice under this clause (an "**Extension Notice**") nominating a new date for settlement which must be no later than 5 Business Days after the Scheduled Settlement Date.
- (2) The Settlement Date will be the date specified in the Extension Notice and time is of the essence in respect of this date.

- (3) More than one Extension Notice may be given under clause 6.2(1) but the new date for settlement nominated in an Extension Notice may not be a date later than 5 Business Days after the Scheduled Settlement Date.
- (4) In this clause 6.2, "**Scheduled Settlement Date**" means the Settlement Date specified in the Reference Schedule as extended:
 - (a) under section 79, 80 or 81 of the *Property Law Act 2023*;
 - (b) under clause 6.3; or
 - (c) by agreement of the parties,
 but excluding any extension of the Settlement Date as a result of the operation of this clause 6.2.

6.3 Extension of Settlement Date – Late Unsigning

- If:
- (a) the Settlement is an Electronic Settlement;
 - (b) the unsigning of a party to the Electronic Workspace occurs between 3pm and 4pm on the Settlement Date due to a change made to the Electronic Workspace by another party to the Electronic Workspace;
 - (c) any party to the Electronic Workspace has not re-signed the Workspace by 4pm; and
 - (d) the Settlement Date has not previously been extended under this clause 6.3,

the Settlement Date will be automatically extended to the following Business Day, unless otherwise agreed by the Buyer and Seller and time is of the essence in respect of this date.

7. MATTERS AFFECTING THE PROPERTY

7.1 Title

The Lot is sold subject to:

- (a) any reservations or conditions on the title or the original Deed of Grant (if freehold); or
- (b) the Conditions of the State Lease (if leasehold).

7.2 Encumbrances

The Property is sold free of all Encumbrances other than the Title Encumbrances and Tenancies.

7.3 Requisitions

The Buyer may not deliver any requisitions or enquiries on title.

7.4 Seller's Warranties

- (1) Subject to clause 7.8, the Seller warrants that, at the Contract Date:
 - (a) there is no outstanding enforcement notice under section 248 of the *Building Act 1975* or section 168 of the *Planning Act 2016* that affects the Property;
 - (b) there is no outstanding show cause notice under section 246AG(1) or 247 of the *Building Act 1975* or section 167 of the *Planning Act 2016* that affects the Property;
 - (c) the Seller has not received any other communication from a competent authority that may lead to the issue of a notice referred to in clause 7.4(1)(a), 7.4(1)(b) or an Enforcement Notice;
 - (d) there are no current or threatened claims or proceedings which may lead to a Court order or writ of execution affecting the Property;
 - (e) there is no outstanding obligation on the Seller to give notice to the administering authority under the *Environmental Protection Act 1994* of a notifiable activity being conducted on the Lot; and

- (f) the Seller is not aware of any facts or circumstances that may lead to the Lot being classified as contaminated land within the meaning of the *Environmental Protection Act 1994*.

- (2) Subject to clause 7.8, the Seller warrants that, at settlement:

- (a) if the Lot is freehold: it will be the registered owner of an estate in fee simple in the Lot and will own the rest of the Property;
- (b) if the Lot is leasehold: it will be the registered lessee, the lease is not liable to forfeiture because of default under the lease, and it will own the rest of the Property;
- (c) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
- (d) there will be no unsatisfied Court order or writ of execution affecting the Property.

- (3) Subject to clause 7.8, if the Seller breaches a warranty in clause 7.4(1) or 7.4(2), without limiting any other remedy, the Buyer may terminate this contract by notice to the Seller given before settlement.

- (4) The Seller warrants that:

- (a) the statements made by the Seller in the Reference Schedule under Residential Tenancy Agreements and Rooming Accommodation Agreements are true and correct; and
- (b) if there are Tenancies, the current rent complies with the requirements of sections 91 and 93 of the RTRA Act, as those sections applied on the date of each Tenancy.

- (5) If the Seller's warranty in clause 7.4(4) is incorrect, the Buyer's only remedy against the Seller is for compensation. The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.4(5).

- (6) The Seller does not warrant that the Present Use is lawful.

7.5 Survey and Mistake

- (1) The Buyer may survey the Lot.

- (2) If:
 - (a) there is an error in the boundaries or area of the Lot;
 - (b) there is an encroachment by structures onto or from the Lot;
 - (c) there are Services that pass through the Lot which do not service the Lot and are not protected by any Encumbrance to which this sale is subject; or
 - (d) there is a mistake or omission in this contract in describing the Property or the Seller's title to it, which is material, the Buyer may terminate this contract by notice to the Seller given before settlement.

- (3) If a matter referred to in clause 7.5(2) is:

- (a) immaterial; or
- (b) material, but the Buyer elects to complete this contract,

the Buyer's only remedy against the Seller is for compensation, but only if claimed by the Buyer in writing on or before settlement.

- (4) The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.5(3).

7.6 Requirements of Authorities

- (1) Any Enforcement Notice issued before the Contract Date must be fully complied with by the Seller before the Settlement Date unless details of the Enforcement Notice were disclosed to the Buyer in accordance with clause 7.8.
- (2) If the Seller fails to comply with clause 7.6(1), the Buyer is entitled to claim the reasonable cost of complying with the Enforcement Notice from the Seller after settlement as a debt.
- (3) The Buyer must comply with any Enforcement Notice:
 - (a) issued on or after the Contract Date; or
 - (b) issued before the Contract Date if details of the Enforcement Notice were disclosed to the Buyer in accordance with clause 7.8.
- (4) However, if any Enforcement Notice referred to in clause 7.6(3) is required to be complied with before the Settlement Date:
 - (a) the Seller must comply with the Enforcement Notice; and
 - (b) at settlement, the Buyer must pay the reasonable costs incurred by the Seller in doing so,unless the Buyer directs the Seller not to and indemnifies the Seller against any liability incurred for failure to comply with the Enforcement Notice.
- (5) Nothing in this clause 7.6 limits any claim for a breach of the Seller's warranties in clauses 7.4(1)(a), (b) and (c).

7.7 Property Adversely Affected

- (1) Subject to clause 7.8, if at the Contract Date:
 - (a) the Present Use is not lawful under the relevant planning scheme;
 - (b) the Lot is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Lot;
 - (c) access to the Lot passes unlawfully through other land;
 - (d) any Services to the Lot which pass through other land are not protected by a registered easement, building management statement or by statutory authority;
 - (e) any competent authority has issued a current notice of intention to resume, regarding any part of the Lot;
 - (f) there is an outstanding condition of a development approval attaching to the Lot under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or omission in the Seller's title under clause 7.5(2)(d);
 - (g) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List; or
 - (h) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*,the Buyer may terminate this contract by notice to the Seller given before settlement.
- (2) If the Buyer settles this contract, the Buyer will be treated as having accepted the Property subject to all of the matters referred to in clause 7.7(1).

7.8 Effect of Pre-Contract Disclosure

- (1) Clauses 7.4(1), 7.4(2), 7.5, 7.6(1) and 7.7 do not apply to the extent that any relevant fact or circumstance has been disclosed by the Seller to the Buyer:
 - (a) in this contract; or
 - (b) in the Seller Disclosure Statement; or
 - (c) otherwise in writing before the Buyer signed this contract.
- (2) If the Seller is required to comply with section 99 of the *Property Law Act 2023* in relation to this contract:
 - (a) the Buyer may not terminate the contract under clause 7.4(3) for a breach of the Seller's warranties in clauses 7.4(1)(a) and 7.4(1)(b); and
 - (b) clauses 7.7(1)(e) and (g) do not apply.

[Note in this case the Buyer's rights are governed by section 104 of the Property Law Act 2023]

7.9 Compliant Smoke Alarms

- (1) The Seller must install smoke alarms in any domestic dwelling on or comprising the Lot in accordance with the Smoke Alarm Requirement Provision by the Settlement Date.
- (2) If the Seller fails to comply with clause 7.9(1), the Buyer is entitled to an adjustment at settlement equal to 0.15% of the Purchase Price but only if claimed by the Buyer in writing on or before settlement. This is the Buyers only remedy for non-compliance with clause 7.9(1).
- (3) Nothing in this clause requires the Seller to provide evidence of compliance with clause 7.9(1).

7.10 Dividing Fences

Notwithstanding any provision in the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, the Seller need not contribute to the cost of building any dividing fence between the Lot and any adjoining land owned by it. The Buyer waives any right to claim contribution from the Seller.

7.11 Authority for Buyer's Searches

The Seller authorises the Buyer to inspect records held by any authority, including Security Interests on the PPSR, relating to the Property.

8. RIGHTS AND OBLIGATIONS UNTIL SETTLEMENT

8.1 Risk

The Property is at the Buyer's risk from 5pm on the first Business Day after the Contract Date.

8.2 Access

After reasonable notice to the Seller, the Buyer and its consultants may enter the Property:

- (1) once to read any meter;
- (2) for inspections under clause 4.2;
- (3) once to value the Property;
- (4) once to carry out an inspection for smoke alarms installed in any domestic dwelling on or comprising the Lot; and
- (5) once to inspect the Property before settlement.

8.3 Seller's Obligations After Contract Date

- (1) The Seller must use the Property reasonably until settlement. The Seller must not do anything regarding the Property or Tenancies that may significantly alter them or result in later expense for the Buyer.
- (2) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work or expenditure on the Property, give a copy to the Buyer.

- (3) Without limiting clause 8.3(1), the Seller must not without the prior written consent of the Buyer, give any notice or seek or consent to any order that affects the Property or make any agreement affecting the Property that binds the Buyer.

8.4 Information Regarding the Property

Upon written request of the Buyer but in any event before settlement, the Seller must give the Buyer:

- (1) copies of all documents relating to any unregistered interests in the Property;
- (2) full details of the Tenancies to allow the Buyer to properly manage the Property after settlement, including the following documents if requested by the Buyer at least 7 days before settlement and provided the documents are in the Seller's possession:
 - (a) the entry condition report;
 - (b) the most recent routine inspection report;
 - (c) the RTA Form 2 Bond Lodgement form; and
 - (d) the current Tenant's tenancy application;
- (3) sufficient details (including the date of birth of each Seller who is an individual) to enable the Buyer to undertake a search of the PPSR;
- (4) the Local Government rate account number for the Lot; and
- (5) further copies or details if those previously given cease to be complete and accurate.

8.5 Possession Before Settlement

If possession is given before settlement:

- (1) the Buyer must maintain the Property in substantially its condition at the date of possession, fair wear and tear excepted;
- (2) entry into possession is under a licence personal to the Buyer revocable at any time and does not:
 - (a) create a relationship of landlord and tenant; or
 - (b) waive the Buyer's rights under this contract;
- (3) the Buyer must insure the Property to the Seller's satisfaction; and
- (4) the Buyer indemnifies the Seller against any expense or damages incurred by the Seller as a result of the Buyer's possession of the Property.

9. PARTIES' DEFAULT

9.1 Seller and Buyer May Affirm or Terminate

- (1) If the Seller or Buyer, as the case may be, fails to comply with an Essential Term, or makes a fundamental breach of an intermediate term, the Seller (in the case of the Buyer's default) or the Buyer (in the case of the Seller's default) may affirm or terminate this contract under this clause.
- (2) Clause 9.1 does not limit any other right or remedy of the parties including those under this Contract or any right at law or in equity.

9.2 If Seller Affirms

If the Seller affirms this contract under clause 9.1, it may sue the Buyer for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.3 If Buyer Affirms

If the Buyer affirms this contract under clause 9.1, it may sue the Seller for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.4 If Seller Terminates

If the Seller terminates this contract under clause 9.1, it may do all or any of the following:

- (1) resume possession of the Property;
- (2) forfeit the Deposit and any interest earned;
- (3) sue the Buyer for damages;
- (4) resell the Property.

9.5 If Buyer Terminates

If the Buyer terminates this contract under clause 9.1, it may do all or any of the following:

- (1) recover the Deposit and any interest earned;
- (2) sue the Seller for damages.

9.6 Seller's Resale

- (1) If the Seller terminates this contract and resells the Property, the Seller may recover from the Buyer as liquidated damages:
 - (a) any deficiency in price on a resale; and
 - (b) its expenses connected with any repossession, any failed attempt to resell, and the resale, provided the resale settles within 2 years of termination of this contract.
- (2) Any profit on a resale belongs to the Seller.

9.7 Seller's Damages

The Seller may claim damages for any loss it suffers as a result of the Buyer's default, including its legal costs on an indemnity basis.

9.8 Buyer's Damages

The Buyer may claim damages for any loss it suffers as a result of the Seller's default, including its legal costs on an indemnity basis.

9.9 Interest on Late Payments

- (1) The Buyer must pay interest at the Default Interest Rate:
 - (a) on any amount payable under this contract which is not paid when due; and
 - (b) on any judgement for money payable under this contract.
- (2) Interest continues to accrue:
 - (a) under clause 9.9(1)(a), from the date it is due until paid; and
 - (b) under clause 9.9(1)(b), from the date of judgement until paid.
- (3) Any amount payable under clause 9.9(1)(a) in respect of a period prior to settlement must be paid by the Buyer at settlement. If this contract is terminated or if any amount remains unpaid after settlement, interest continues to accrue.
- (4) Nothing in this clause affects any other rights of the Seller under this contract or at law.

10. GST

10.1 Definitions

- (1) Words and phrases defined in the GST Act have the same meaning in this contract unless the context indicates otherwise.
- (2) A reference to a party paying an amount of GST, or receiving an Input Tax Credit, includes that amount being paid or received by its Representative Member, Joint Venture Operator or other similar person.

10.2 No GST is payable or Purchase Price includes GST

If the GST section of the Reference Schedule specifies that *No GST is payable or Purchase Price includes GST* or is not completed, this clause 10.2 applies and the Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property.

10.3 Purchase Price Does Not Include GST

If the GST section of the Reference Schedule specifies that *the Buyer must pay GST in addition to the Purchase Price*, this clause 10.3 applies and the Buyer must on the Settlement Date pay to the Seller in addition to the Purchase Price an amount equivalent to the amount payable by the Seller as GST on the Supply of the Property.

10.4 Margin Scheme

If the GST section of the Reference Schedule specifies *Margin Scheme* this clause 10.4 applies and:

- (1) the Purchase Price includes the Seller's liability for GST on the Supply of the Property. The Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property.
- (2) the Seller:
 - (a) must apply the Margin Scheme to the Supply of the Property; and
 - (b) warrants that the Margin Scheme is able to be applied;
- (3) if the Seller breaches clause 10.4(2)(a) or its warranty under clause 10.4(2)(b) then:
 - (a) the Buyer may terminate this contract if it becomes aware of the breach prior to the Settlement Date;
 - (b) if the Buyer does not terminate this contract under clause 10.4(3)(a) or does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable for the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;
 - (c) the Buyer is entitled to compensation from the Seller for any loss incurred as a result of the breach of clause 10.4(2).

10.5 Going Concern

If the GST section of the Reference Schedule specifies *Going Concern* this clause 10.5 applies and:

- (1) the Purchase Price does not include any amount for GST;
- (2) the parties agree the Supply of the Property is a Supply (or part of a Supply) of a Going Concern;
- (3) the Seller warrants that:
 - (a) between the Contract Date and the Settlement Date the Seller will carry on the Enterprise; and
 - (b) the Property (together with any other things that must be provided by the Seller to the Buyer at the Settlement Date under a related agreement for the same Supply) is all of the things necessary for the continued operation of the Enterprise;
- (4) the Buyer warrants that at the Settlement Date it is Registered or Required to be Registered under the GST Act;
- (5) if either of the warranties in clause 10.5(3) is breached:
 - (a) the Buyer may terminate this contract if it becomes aware of the breach prior to the Settlement Date;
 - (b) if the Buyer does not terminate this contract then, at the Settlement Date, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property;

- (c) if the Buyer does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable in respect of the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;
 - (d) the Buyer is entitled to compensation from the Seller for any loss incurred as a result of the breach of the warranty;
- (6) if the warranty in clause 10.5(4) is not correct the Buyer must pay to the Seller an amount equal to the GST payable in respect of the Supply of the Property, including any interest and penalties payable by the Seller in respect of this Supply. Payment must be made at the Settlement Date or, if settlement has occurred, immediately upon receipt of a Tax Invoice in accordance with clause 10.8;
- (7) if for any reason other than a breach of a warranty by the Seller or the Buyer this transaction is not a Supply of a Going Concern, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately upon receipt of a Tax Invoice in accordance with clause 10.8.

10.6 Farm Land

If the GST section of the Reference Schedule specifies *Farm Land* this clause 10.6 applies and:

- (1) the Purchase Price does not include any amount for GST;
- (2) the parties agree the Supply of the Property is a Supply (or part of a Supply) of farm land for farming;
- (3) the Seller warrants that:
 - (a) a Farming Business has been carried on the Property for at least five years preceding the day of the Supply; and
 - (b) the Farming Business will continue until the day of the Supply.
- (4) the Buyer warrants that it intends to carry on a Farming Business on the Property;
- (5) if either of the warranties in clause 10.6(3) is breached:
 - (a) the Buyer may terminate this contract if it becomes aware of the breach prior to the Settlement Date;
 - (b) if the Buyer does not terminate this contract then, at the Settlement Date, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property;
 - (c) if the Buyer does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable in respect of the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;
 - (d) the Buyer is entitled to compensation from the Seller for any loss incurred as a result of the breach of the warranty;
- (6) if the warranty in clause 10.6(4) is not correct the Buyer must pay to the Seller an amount equal to the GST payable in respect of the Supply of the Property, including any interest and payables payable by the Seller in respect of this Supply. Payment must be made at the Settlement Date or, if settlement has occurred, immediately upon receipt of a Tax Invoice in accordance with clause 10.8;

- (7) if for any reason other than a breach of a warranty by the Seller or the Buyer this transaction is not a Supply of farm land for farming, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately upon receipt of a Tax Invoice in accordance with clause 10.8.

10.7 Adjustments

- (1) Where this contract requires an adjustment or apportionment of Outgoings or Rent, that adjustment or apportionment must be made to:
 - (a) the amount of the Outgoing, exclusive of any GST for which an Input Tax Credit may be claimed; and
 - (b) the amount of Rent or profit excluding an amount of GST which must be paid to the Australian Taxation Office.
- (2) The GST payable under clause 10.3 is correspondingly increased or decreased by any subsequent adjustment to the amount of GST for the Supply for which the Supplier is liable, however caused.

10.8 Tax Invoice

Where GST is payable on the Supply of the Property, the Seller must give to the Buyer a Tax Invoice at the Settlement Date or on any later date on which the Buyer is required to pay GST under clause 10.5 or 10.6.

10.9 Remedies

The remedies provided in clauses 10.4(3), 10.5(5), 10.5(6), 10.6(5) and 10.6(6) are in addition to any other remedies available to the aggrieved party.

11. GENERAL

11.1 Foreign Buyer Approval

The Buyer warrants that either:

- (a) the Buyer's purchase of the Property is not a notifiable action; or
- (b) the Buyer has received a no objection notification, under the *Foreign Acquisitions and Takeovers Act 1975*.

11.2 Duty

The Buyer must pay all duty on this contract.

11.3 Notices

- (1) Notices under this contract must be in writing.
- (2) Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.
- (3) Notices under this contract or notices required to be given by law may be given by:
 - (a) delivering or posting to the other party or its solicitor; or
 - (b) sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).
- (4) Subject to clause 11.3(5), a notice given after this contract is entered into in accordance with clause 11.3(3) will be treated as given:
 - (a) 5 Business Days after posting; or
 - (b) if sent by email, at the time it is sent.
- (5) Notices given by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.
- (6) If two or more notices are treated as given at the same time under clause 11.3(5), they will be treated as given in the order in which they were sent or delivered.

- (7) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.
- (8) Subject to the requirements of any law, for the purposes of clause 11.3(3)(b) and clause 11.5 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.
- (9) A communication given using a messaging system in an ELNO System is not a notice for the purpose of this contract.

11.4 Electronic Signing

If this contract is signed by any person using an Electronic Signature, the Buyer and the Seller:

- (a) agree to enter into this contract in electronic form; and
- (b) consent to either or both parties signing the contract using an Electronic Signature.

11.5 Pre-contract Disclosure

The Buyer consents to the Seller's use of electronic communication to give any notice or information required by law to be given to the Buyer (including a Seller Disclosure Statement) which was given before the Buyer signed this contract.

11.6 Business Days

- (1) If the Settlement Date, Finance Date or Inspection Date fall on a day that is not a Business Day, then it falls on the next Business Day.
- (2) If anything else (other than payment of all or part of the Deposit) is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.

11.7 Rights After Settlement

Despite settlement and registration of the transfer, any term of this contract that can take effect after settlement or registration remains in force.

11.8 Further Acts

If requested by the other party, each party must, at its own expense, do everything reasonably necessary to give effect to this contract.

11.9 Severance

If any term or part of a term of this contract is or becomes legally ineffective, invalid or unenforceable in any jurisdiction it will be severed and the effectiveness, validity or enforceability of the remainder will not be affected.

11.10 Interpretation

(1) Plurals and Genders

Reference to:

- (a) the singular includes the plural and the plural includes the singular;
- (b) one gender includes each other gender;
- (c) a person includes a body corporate; and
- (d) a party includes the party's executors, administrators, successors and permitted assigns.

(2) Parties

- (a) If a party consists of more than one person, this contract binds them jointly and each of them individually.
- (b) A party that is a trustee is bound both personally and in its capacity as a trustee.

(3) Acts and Regulations

Reference to an Act, regulation or statutory form includes all amendments, consolidations or replacements of them.

(4) **Inconsistencies**

If there is any inconsistency between any provision added to this contract and the printed provisions, the added provision prevails.

(5) **Headings**

Headings are for convenience only and do not form part of this contract or affect its interpretation.

(6) **Calculating Time**

If anything is permitted or required to be done:

- (a) a number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date;

Example: if the Settlement Date falls on a Friday, 2 days before the Settlement Date is Wednesday.

- (b) "at least" a number of days or Business Days before a specified date or a clear number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date and excluding the day on which the thing may or must be done;

Example: if the Settlement Date falls on a Friday, at least 2 days before the Settlement Date or 2 clear days before the Settlement Date is Tuesday.

- (c) a number of days or Business Days after a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date.

Example: if the Contract Date falls on a Monday, 2 days after the Contract Date is Wednesday.

11.11 Counterparts

- (1) This contract may be executed in two or more counterparts, all of which will together be deemed to constitute one and the same contract.
- (2) A counterpart may be electronic and signed using an Electronic Signature.

12. ADDITIONAL PROVISIONS FOR COMMUNITY TITLE LOTS

12.1 When clause applies

This clause 12 applies if the Lot is a lot in a community titles scheme under the *Body Corporate and Community Management Act 1997*.

12.2 Additional Definitions

- (1) The following additional definitions apply:
- (a) "**Body Corporate**" means the body corporate of the Scheme.
- (b) "**Body Corporate Debt**" has the meaning in the Regulation Module but excludes the Body Corporate Levies for the period which includes the Settlement Date;
- (c) "**Body Corporate Levies**" means regular periodic contributions levied on the owner of the Lot (including, if applicable, levied under an exclusive use by-law) excluding any Special Contribution;
- (d) "**Exclusive Use Area**" means part of the common property for the Scheme allocated to the Lot under an exclusive use by-law;
- (e) "**Principal Body Corporate**" means, where the Scheme is a subsidiary scheme in a layered arrangement of community titles schemes, the body corporate for each higher scheme;
- (f) "**Scheme**" means the community titles scheme containing the Lot;
- (g) "**Scheme Land**" means the scheme land (as defined in the *Body Corporate and Community Management Act 1997*) for the Scheme;

- (h) "**Special Contribution**" means an amount levied by the Body Corporate on the owner of the Lot under the Regulation Module for a liability for which no provision or inadequate provision has been made in the budget of the Body Corporate;

- (i) "**Regulation Module**" means the regulation module for the Scheme.

- (2) The following definitions in clause 1.1 are modified as stated:

- (a) "**Outgoings**" also includes Body Corporate Levies;
- (b) "**Property**" also includes the right to any Exclusive Use Areas except in clause 7.4(2)(a);
- (c) "**Reserved Items**" also includes all chattels in the Exclusive Use Areas which are not Included Chattels.

- (3) For clauses 3.5(1)(c)(i) and 3.5(7) the references to "authority" include the Body Corporate.

- (4) Words and phrases defined in the *Body Corporate and Community Management Act 1997* have the same meaning in clause 12 unless the context indicates otherwise.

12.3 Body Corporate Records Inspection

- (1) This contract is conditional upon the Buyer being satisfied that it will not be materially prejudiced by any circumstances discovered on an inspection of the Body Corporate's records by the Records Inspection Date. The Buyer must take all reasonable steps to inspect the records.
- (2) The Buyer must give notice to the Seller that:
- (a) the Buyer:
- (i) despite taking all reasonable steps has been unable to inspect the Body Corporate's records by the Records Inspection Date; or
- (ii) is not satisfied with its inspection in accordance with 12.3(1), and the Buyer terminates this contract; or
- (b) clause 12.3(1) has been either satisfied or waived by the Buyer.
- (3) If the Buyer terminates this contract and the Seller asks the Buyer for further details the Buyer must give written reasons to the Seller without delay.
- (4) The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 12.3(2) by 5pm on the Records Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- (5) The Seller's right under clause 12.3(4) is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 12.3(2).

12.4 Adjustment of Land Tax

- (1) For clause 3.5(4), the Site Value of the Lot will be calculated in accordance with section 29 of the *Land Tax Act 2010*.
- (2) If there is no separate Site Value for the Scheme Land, clause 3.5(5) applies as if each reference to the Lot was a reference to the Scheme Land.

12.5 Body Corporate Debts

- (1) The Seller is liable for:
- (a) any Special Contribution for which a levy notice has been issued on or before the Contract Date; and
- (b) any other Body Corporate Debt (including any penalty or recovery cost resulting from non-payment of a Body Corporate Debt) owing in respect of the Lot at settlement.

- (2) The Buyer is liable for any Special Contribution levied after the Contract Date.
- (3) If an amount payable by the Seller under clause 12.5(1) is unpaid at the Settlement Date:
 - (a) for an Electronic Settlement, at settlement the Financial Settlement Schedule must specify payment of the relevant amount to the Body Corporate;
 - (b) otherwise, the Buyer may deduct the relevant amount from the Balance Purchase Price at settlement and must pay it promptly to the Body Corporate.
- (4) For the purposes of clause 12.5(1), an amount payable under an exclusive use by-law will be treated as levied on the date it is due.

12.6 Notice of purchase to Body Corporate

- (1) The Buyer must:
 - (a) complete and sign a *BCCM Form 8 Information for body corporate roll ("Form 8")* and provide a copy to the Seller on or before settlement; and
 - (b) provide the Form 8 to the Body Corporate promptly after settlement.
- (2) If the Buyer fails to comply with clause 12.6(1)(b), the Buyer authorises the Seller to provide the copy of the Form 8 to the Body Corporate.

12.7 Title

For clause 7.1, the Lot is also sold subject to the *Body Corporate and Community Management Act 1997*, the by-laws of the Body Corporate and, if the Scheme is a subsidiary scheme, the by-laws of each body corporate which apply to the Scheme.

12.8 Encumbrances

For clause 7.2, the Property is also sold subject to the statutory easements implied by Part 6A of the *Land Title Act 1994* and interests registered on the common property for the Scheme.

12.9 Seller's Additional Warranties

- (1) The Seller warrants that at the Contract Date, except as disclosed in this contract or the Seller Disclosure Statement:
 - (a) the Seller:
 - (i) has not received notice of a meeting of the Body Corporate to consider; and
 - (ii) is not aware of a resolution of the Body Corporate, consenting to the recording of a new community management statement for the Scheme differing from the community management statement recorded for the Scheme at the Contract Date; and
 - (b) all necessary Body Corporate consents to improvements made to common property and which benefit the Lot or the registered owner of the Lot are in force; and
 - (c) the Seller has not received notice of a by-law contravention relating to the Lot from the Body Corporate or a Principal Body Corporate which has not been fully complied with or otherwise remains in effect.
- (2) If the Seller breaches a warranty in clause 12.9(1) and, as a result, the Buyer is materially prejudiced, the Buyer may terminate this contract by notice to the Seller given before settlement but may not claim damages or compensation.
- (3) Clauses 12.9(1) and 12.9(2) do not restrict any statutory rights the Buyer may have which cannot be excluded by this contract.

12.10 Body Corporate Meetings

- (1) The Seller must promptly give the Buyer a copy of:
 - (a) any notice it receives of a proposed meeting of the Body Corporate and any Principal Body Corporate to be held after the Contract Date; and
 - (b) resolutions passed at that meeting and prior to settlement.
- (2) The Buyer may terminate this contract by notice in writing to the Seller given before settlement if it is materially prejudiced by any resolution of the Body Corporate or a Principal Body Corporate passed after the Contract Date other than a resolution, details of which are disclosed to the Buyer in this contract or in the Seller Disclosure Statement.
- (3) In clause 12.10(2) a resolution includes a decision of the Body Corporate Committee to consent to recording a new community management statement.
- (4) If the Buyer is not given a copy of the resolutions before settlement, it may sue the Seller for damages.

12.11 Property Adversely Affected

For clause 7.7(1)(b), (c), (d) and (e), references to the Lot are taken to include any part of the Scheme Land.

13. ADDITIONAL PROVISIONS FOR BUGTA LOTS

13.1 When clause applies

This clause 13 applies if the Lot is a lot in a Parcel to which the *Building Units and Group Titles Act 1980* applies.

13.2 Additional Definitions

- (1) The following additional definitions apply:
 - (a) "**Body Corporate**" means the body corporate under the *Building Units and Group Titles Act 1980* for the Parcel;
 - (b) "**Body Corporate Debt**" has the same meaning as 'relevant body corporate debt' in section 41A of the *Building Units and Group Titles Act 1980* but excludes the Body Corporate Levies for the period which includes the Settlement Date;
 - (c) "**Body Corporate Levies**" means regular periodic contributions levied on the owner of the Lot (including, if applicable, levied under an exclusive use by-law) excluding any Special Contribution;
 - (d) "**Exclusive Use Area**" means part of the common property of the Parcel allocated to the Lot under an exclusive use by-law;
 - (e) "**Parcel**" has the meaning in the *Building Units and Group Titles Act 1980*;
 - (f) "**Principal Body Corporate**" means:
 - (i) a body corporate under the Relevant Specified Act of which the Body Corporate is a member; and
 - (ii) a body corporate under the Relevant Specified Act of which a body corporate in paragraph (i) is a member;
 - (g) "**Relevant Specified Act**" means whichever of the following applies to the Lot and the Parcel:
 - (i) the *Integrated Resort Development Act 1987*; or
 - (ii) the *Mixed Use Development Act 1993*; or
 - (iii) the *Registration of Plans (H.S.P. (Nominees) Pty. Limited) Enabling Act 1980*; or
 - (iv) the *Registration of Plans (Stage 2) (H.S.P. (Nominees) Pty. Limited) Enabling Act 1984*; or
 - (v) the *Sanctuary Cove Resort Act 1985*;

- (h) “**Section 53 Notice**” means the form of notice of transfer of the Lot under section 53(2)(a) of the *Building Units and Group Titles Act 1980*;
 - (i) “**Special Contribution**” means an amount levied by the Body Corporate on the owner of the Lot under section 32(1) of the *Building Units and Group Titles Act 1980* which is not a regular periodic contribution.
- (2) The following definitions in clause 1.1 are modified as stated:
- (a) “**Outgoings**” also includes Body Corporate Levies;
 - (b) “**Property**” also includes the right to any Exclusive Use Areas except in clause 7.4(2)(a);
 - (c) “**Reserved Items**” also includes all chattels in the Exclusive Use Areas which are not Included Chattels.
- (3) For clauses 3.5(1)(c)(i) and 3.5(7) the references to “authority” include the Body Corporate.
- (4) Words and phrases defined in the *Building Units and Group Titles Act 1980* have the same meaning in this contract unless the context indicates otherwise.

13.3 Body Corporate Records Inspection

- (1) This contract is conditional upon the Buyer being satisfied that it will not be materially prejudiced by any circumstances discovered on an inspection of the Body Corporate’s records by the Records Inspection Date. The Buyer must take all reasonable steps to inspect the records.
- (2) The Buyer must give notice to the Seller that:
 - (a) the Buyer:
 - (i) despite taking all reasonable steps has been unable to inspect the Body Corporate’s records by the Records Inspection Date; or
 - (ii) is not satisfied with its inspection in accordance with clause 13.3(1), and the Buyer terminates this contract; or
 - (b) clause 13.3(1) has been either satisfied or waived by the Buyer.
- (3) If the Buyer terminates this contract and the Seller asks the Buyer for further details the Buyer must give written reasons to the Seller without delay.
- (4) The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 13.3(2) by 5pm on the Records Inspection Date. This is the Seller’s only remedy for the Buyer’s failure to give notice.
- (5) The Seller’s right under clause 13.3(4) is subject to the Buyer’s continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 13.3(2).

13.4 Adjustment of Land Tax

- (1) For clause 3.5(4), the Site Value of the Lot will be calculated in accordance with section 29 of the *Land Tax Act 2010*.
- (2) If there is no separate Site Value for the Parcel, clause 3.5(5) applies as if each reference to the Lot was a reference to the Parcel.

13.5 Body Corporate Debts

- (1) The Seller is liable for:
 - (a) any Special Contribution for which a levy notice has been issued on or before the Contract Date; and
 - (b) any other Body Corporate Debt (including any penalty or recovery cost resulting from non-payment of a Body Corporate Debt) owing in respect of the Lot at settlement.
- (2) The Buyer is liable for any Special Contribution levied after the Contract Date.

- (3) If an amount payable by the Seller under clause 13.5(1) is unpaid at the Settlement Date,
 - (a) for an Electronic Settlement, at settlement the Financial Settlement Schedule must specify payment of the relevant amount to the Body Corporate;
 - (b) otherwise, the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Body Corporate.
- (4) For the purposes of clause 13.5(1), an amount payable under an exclusive use by-law will be treated as levied on the date it is due.

13.6 Section 53 Notices

- (1) The Buyer must:
 - (a) complete and sign Section 53 Notice and provide a copy to the Seller on or before settlement; and
 - (b) provide the Section 53 Notice to the Body Corporate promptly after settlement.
- (2) If the Buyer fails to comply with clause 13.6(1)(b), the Buyer authorises the Seller to provide the copy of the Section 53 Notice to the Body Corporate.

13.7 Title

For clause 7.1, the Lot is also sold subject to the *Building Units and Group Titles Act 1980*, the Relevant Specified Act, the by-laws of the Body Corporate and any other by-laws under the Relevant Specified Act which apply to the Parcel.

13.8 Encumbrances

For clause 7.2, the Property is also sold subject to:

- (a) the easements implied or created by sections 15 to 17 of the *Building Units and Group Titles Act 1980*;
- (b) the easements implied or created by the Relevant Specified Act; and
- (c) interests registered on the common property for the Parcel.

13.9 Seller’s Additional Warranties

- (1) The Seller warrants that at the Contract Date, except as disclosed in this contract or the Seller Disclosure Statement:
 - (a) the Seller:
 - (i) has not received notice of a meeting of the Body Corporate to consider; and
 - (ii) is not aware of a resolution of the Body Corporate, to amend, add to or repeal the by-laws for the Parcel as recorded on the plan for the Parcel at the Contract Date;
 - (b) all Body Corporate consents to improvements made to common property and which benefit the Lot or the registered owner of the Lot are in force; and
 - (c) the Seller has not received notice of a by-law contravention relating to the Lot from the Body Corporate or a Principal Body Corporate which has not been fully complied with or otherwise remains in effect.
- (2) If the Seller breaches a warranty in clause 13.9(1), and, as a result, the Buyer is materially prejudiced, the Buyer may terminate this contract by notice to the Seller given before settlement but may not claim damages or compensation.
- (3) Clauses 13.9(1) and 13.9(2) do not restrict any statutory rights the Buyer may have which cannot be excluded by this contract.

13.10 Body Corporate Meetings

- (1) The Seller must promptly give the Buyer a copy of:
 - (a) any notice it receives of a proposed meeting of the Body Corporate or a Principal Body Corporate to be held after the Contract Date; and
 - (b) resolutions passed at that meeting and prior to settlement.
- (2) The Buyer may terminate this contract by notice in writing to the Seller given before settlement if:
 - (a) a resolution of the Body Corporate or a Principal Body Corporate is passed after the Contract Date; and
 - (b) the Buyer would be materially prejudiced if required to settle this contract,unless details of the resolution were disclosed to the Buyer in this contract or the Seller Disclosure Statement.

13.11 Property Adversely Affected

For clause 7.7(1)(b), (c), (d) and (e), references to the Lot are taken to include any part of the Parcel.

Tenancies Schedule

Schedule to REIQ Contract for Sale and Purchase of Residential Real Estate

TENANT

Note: For the purpose of this Contract, a Tenant may include a resident named in a rooming accommodation agreement under the *Residential Tenancies and Rooming Accommodation Act 2008* (Qld)

NAME/S:

Brighton Murambinda & Sally Murambinda

TERM AND OPTIONS:

| | | | |
|-----------------------|---------------------|-----------|----------|
| STARTING DATE OF TERM | ENDING DATE OF TERM | RENT: | BOND: |
| 12 February 2025 | 12 February 2026 | \$ 390.00 | 1,560.00 |
| | | \$ | \$ |

NAME/S:

TERM AND OPTIONS:

| | | | |
|-----------------------|---------------------|-------|-------|
| STARTING DATE OF TERM | ENDING DATE OF TERM | RENT: | BOND: |
| | | \$ | \$ |

NAME/S:

TERM AND OPTIONS:

| | | | |
|-----------------------|---------------------|-------|-------|
| STARTING DATE OF TERM | ENDING DATE OF TERM | RENT: | BOND: |
| | | \$ | \$ |

MANAGING AGENT

AGENCY: Image Property

PROPERTY MANAGER: Emmy Lake

ADDRESS:

SUBURB

STATE

POSTCODE

PHONE: 0475866632

EMAIL: emmy@imageproperty.com.au

INITIALS (Note: Initials not required if signed with Electronic Signature)