

# Contract for the sale and purchase of land 2022 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	<b>Capital One Gorokan</b> 86 Wallarah Road, Gorokan NSW 2263 Email: peter@capitalone.com.au	Phone: 4392 8828 Ref: Peter Wilson
co-agent		
vendor		
vendor's solicitor	<b>Ezstep Conveyancing Toukley</b> Shop 1/313 Main Road, Toukley NSW 2263 Email: info@ezstepconveyancing.net.au	Phone: 4396 4895 Ref: Jamie-Lee Carragher
date for completion	<b>8 weeks after the contract date (refer to additional provision 19)</b> (clause 15)	
land (address, plan details and title reference)	<b>48 Phyllis Avenue, Kanwal NSW 2259</b> <b>Lot 124 in Deposited Plan 210229</b> <b>Folio Identifier 124/210229</b>	
improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input checked="" type="checkbox"/> HOUSE <input checked="" type="checkbox"/> garage <input checked="" type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: Garden shed, 2 Workshops	
attached copies	<input type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:	

**A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.**

inclusions	<input checked="" type="checkbox"/> air conditioning	<input checked="" type="checkbox"/> clothes line	<input checked="" type="checkbox"/> fixed floor coverings	<input checked="" type="checkbox"/> range hood
	<input type="checkbox"/> blinds	<input type="checkbox"/> curtains	<input checked="" type="checkbox"/> insect screens	<input type="checkbox"/> solar panels
	<input checked="" type="checkbox"/> built-in wardrobes	<input checked="" type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input checked="" type="checkbox"/> stove
	<input checked="" type="checkbox"/> ceiling fans	<input type="checkbox"/> EV charger	<input type="checkbox"/> pool equipment	<input checked="" type="checkbox"/> TV antenna
	<input checked="" type="checkbox"/> other: Water tank, Shutters, Cupboards in workshop			
exclusions	<b>x1 Water tank, Shelving in workshop</b>			
purchaser				
purchaser's solicitor				
price	\$ _____			
deposit	\$ _____ (10% of the price, unless otherwise stated)			
balance	\$ _____			
contract date	(if not stated, the date this contract was made)			

**Where there is more than one purchaser**     JOINT TENANTS  
 tenants in common     in unequal shares, specify: \_\_\_\_\_

**GST AMOUNT** (optional) The price includes GST of: \$ \_\_\_\_\_

buyer's agent

Note: Clause 20.15 provides "Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked."

**SIGNING PAGE**

<p><b>VENDOR</b></p> <p>Signed by _____</p> <p>Vendor _____</p> <p>Vendor _____</p>	<p><b>PURCHASER</b></p> <p>Signed by _____</p> <p>Purchaser _____</p> <p>Purchaser _____</p>
<p><b>VENDOR (COMPANY)</b></p> <p>Signed by _____ in accordance with s127(1) of the Corporations Act 2001 by the authorised person(s) whose signature(s) appear(s) below:</p> <p>_____ Signature of authorised person</p> <p>_____ Signature of authorised person</p> <p>_____ Name of authorised person</p> <p>_____ Name of authorised person</p> <p>_____ Office held</p> <p>_____ Office held</p>	<p><b>PURCHASER (COMPANY)</b></p> <p>Signed by _____ in accordance with s127(1) of the Corporations Act 2001 by the authorised person(s) whose signature(s) appear(s) below:</p> <p>_____ Signature of authorised person</p> <p>_____ Signature of authorised person</p> <p>_____ Name of authorised person</p> <p>_____ Name of authorised person</p> <p>_____ Office held</p> <p>_____ Office held</p>

### Choices

Vendor agrees to accept a **deposit-bond**

NO  yes

**Nominated Electronic Lodgement Network (ELN)** (clause 4):  
**Manual transaction** (clause 30)

PEXA  
 NO  yes

(if yes, vendor must provide further details, including any applicable exception, in the space below):

### Tax information (the parties promise this is correct as far as each party is aware)

**Land tax** is adjustable

NO  yes

**GST:** Taxable supply

NO  yes in full  yes to an extent

Margin scheme will be used in making the taxable supply

NO  yes

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

not made in the course or furtherance of an enterprise that the vendor carries on section 9-5(b))

by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))

GST-free because the sale is the supply of a going concern under section 38-325

GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O

input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

Purchaser must make an *GSTRW payment*  
(GST residential withholding payment)

NO  yes (if yes, vendor must provide details)

If the details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice at least 7 days before the date for completion.

### **GSTRW payment (GST residential withholding payment) – details**

Frequently the supplier will be the vendor. However, sometimes further information will be required as to which entity is liable for GST, for example, if the supplier is a partnership, a trust, part of a GST group or a participant in a GST joint venture.

Supplier's name:

Supplier's ABN:

Supplier's GST branch number (if applicable):

Supplier's business address:

Supplier's representative:

Supplier's contact phone number:

Supplier's proportion of *GSTRW payment*: \$

**If more than one supplier, provide the above details for each supplier.**

Amount purchaser must pay – price multiplied by the *GSTRW* rate (residential withholding rate): \$

Amount must be paid:  AT COMPLETION  at another time (specify):

Is any of the consideration not expressed as an amount in money?  NO  yes

If "yes", the GST inclusive market value of the non-monetary consideration: \$

Other details (including those required by regulation or the ATO forms):

### List of Documents

General	Strata or community title (clause 23 of the contract)
<input checked="" type="checkbox"/> 1 property certificate for the land	<input type="checkbox"/> 33 property certificate for strata common property
<input checked="" type="checkbox"/> 2 plan of the land	<input type="checkbox"/> 34 plan creating strata common property
<input type="checkbox"/> 3 unregistered plan of the land	<input type="checkbox"/> 35 strata by-laws
<input type="checkbox"/> 4 plan of land to be subdivided	<input type="checkbox"/> 36 strata development contract or statement
<input type="checkbox"/> 5 document to be lodged with a relevant plan	<input type="checkbox"/> 37 strata management statement
<input checked="" type="checkbox"/> 6 section 10.7(2) planning certificate under Environmental Planning and Assessment Act 1979	<input type="checkbox"/> 38 strata renewal proposal
<input type="checkbox"/> 7 additional information included in that certificate under section 10.7(5)	<input type="checkbox"/> 39 strata renewal plan
<input checked="" type="checkbox"/> 8 sewerage infrastructure location diagram (service location diagram)	<input type="checkbox"/> 40 leasehold strata - lease of lot and common property
<input checked="" type="checkbox"/> 9 sewer lines location diagram (sewerage service diagram)	<input type="checkbox"/> 41 property certificate for neighbourhood property
<input checked="" type="checkbox"/> 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract	<input type="checkbox"/> 42 plan creating neighbourhood property
<input type="checkbox"/> 11 <i>planning agreement</i>	<input type="checkbox"/> 43 neighbourhood development contract
<input type="checkbox"/> 12 section 88G certificate (positive covenant)	<input type="checkbox"/> 44 neighbourhood management statement
<input type="checkbox"/> 13 survey report	<input type="checkbox"/> 45 property certificate for precinct property
<input type="checkbox"/> 14 building information certificate or building certificate given under <i>legislation</i>	<input type="checkbox"/> 46 plan creating precinct property
<input type="checkbox"/> 15 occupation certificate	<input type="checkbox"/> 47 precinct development contract
<input type="checkbox"/> 16 lease (with every relevant memorandum or variation)	<input type="checkbox"/> 48 precinct management statement
<input type="checkbox"/> 17 other document relevant to tenancies	<input type="checkbox"/> 49 property certificate for community property
<input type="checkbox"/> 18 licence benefiting the land	<input type="checkbox"/> 50 plan creating community property
<input type="checkbox"/> 19 old system document	<input type="checkbox"/> 51 community development contract
<input type="checkbox"/> 20 Crown purchase statement of account	<input type="checkbox"/> 52 community management statement
<input type="checkbox"/> 21 building management statement	<input type="checkbox"/> 53 document disclosing a change of by-laws
<input checked="" type="checkbox"/> 22 form of requisitions	<input type="checkbox"/> 54 document disclosing a change in a development or management contract or statement
<input type="checkbox"/> 23 <i>clearance certificate</i>	<input type="checkbox"/> 55 document disclosing a change in boundaries
<input type="checkbox"/> 24 land tax certificate	<input type="checkbox"/> 56 information certificate under Strata Schemes Management Act 2015
<b>Home Building Act 1989</b>	<input type="checkbox"/> 57 information certificate under Community Land Management Act 2021
<input type="checkbox"/> 25 insurance certificate	<input type="checkbox"/> 58 disclosure statement - off-the-plan contract
<input type="checkbox"/> 26 brochure or warning	<input type="checkbox"/> 59 other document relevant to off-the-plan contract
<input type="checkbox"/> 27 evidence of alternative indemnity cover	<b>Other</b>
<b>Swimming Pools Act 1992</b>	<input checked="" type="checkbox"/> 60 Additional provisions
<input type="checkbox"/> 28 certificate of compliance	
<input type="checkbox"/> 29 evidence of registration	
<input type="checkbox"/> 30 relevant occupation certificate	
<input type="checkbox"/> 31 certificate of non-compliance	
<input type="checkbox"/> 32 detailed reasons of non-compliance	

**HOLDER OF STRATA OR COMMUNITY SCHEME RECORDS – Name, address, email address and telephone number**

**IMPORTANT NOTICE TO VENDORS AND PURCHASERS**

Before signing this contract you should ensure that you understand your rights and obligations, some of which are not written in this contract but are implied by law.

**WARNING—SMOKE ALARMS**

The owners of certain types of buildings and strata lots must have smoke alarms, or in certain cases heat alarms, installed in the building or lot in accordance with regulations under the *Environmental Planning and Assessment Act 1979*. It is an offence not to comply. It is also an offence to remove or interfere with a smoke alarm or heat alarm. Penalties apply.

**WARNING—LOOSE-FILL ASBESTOS INSULATION**

Before purchasing land that includes residential premises, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A, built before 1985, a purchaser is strongly advised to consider the possibility that the premises may contain loose-fill asbestos insulation, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A. In particular, a purchaser should—

- (a) search the Register required to be maintained under the *Home Building Act 1989*, Part 8, Division 1A, and
- (b) ask the relevant local council whether it holds records showing that the residential premises contain loose-fill asbestos insulation.

For further information about loose-fill asbestos insulation, including areas in which residential premises have been identified as containing loose-fill asbestos insulation, contact NSW Fair Trading.

### **Cooling off period (purchaser's rights)**

- 1** This is the statement required by the *Conveyancing Act 1919*, section 66X. This statement applies to a contract for the sale of residential property.
- 2** **EXCEPT** in the circumstances listed in paragraph 3, the purchaser may rescind the contract before 5pm on—
  - (a) for an off the plan contract—the tenth business day after the day on which the contract was made, or
  - (b) in any other case—the fifth business day after the day on which the contract was made.
- 3** There is **NO COOLING OFF PERIOD**—
  - (a) if, at or before the time the contract is made, the purchaser gives to the vendor, or the vendor's solicitor or agent, a certificate that complies with the Act, section 66W, or
  - (b) if the property is sold by public auction, or
  - (c) if the contract is made on the same day as the property was offered for sale by public auction but passed in, or
  - (d) if the contract is made in consequence of the exercise of an option to purchase the property, other than an option that is void under the Act, section 66ZG.
- 4** A purchaser exercising the right to cool off by rescinding the contract forfeits 0.25% of the purchase price of the property to the vendor.
- 5** The vendor is entitled to recover the forfeited amount from an amount paid by the purchaser as a deposit under the contract. The purchaser is entitled to a refund of any balance.

### **DISPUTES**

If you get into a dispute with the other party, the Law Society and Real Estate Institute encourage you to use informal procedures such as negotiation, independent expert appraisal, the Law Society Conveyancing Dispute Resolution Scheme or mediation (for example mediation under the Law Society Mediation Program).

### **AUCTIONS**

Regulations made under the Property and Stock Agents Act 2002 prescribe a number of conditions applying to sales by auction.

## WARNINGS

1. **Various Acts of Parliament and other matters can affect the rights of the parties to this contract. Some important matters are actions, claims, decisions, licences, notices, orders, proposals or rights of way involving:**

<b>APA Group</b> <b>Australian Taxation Office</b> <b>Council</b> <b>County Council</b> <b>Department of Planning and Environment</b> <b>Department of Primary Industries</b> <b>Electricity and gas</b> <b>Land and Housing Corporation</b> <b>Local Land Services</b>	<b>NSW Department of Education</b> <b>NSW Fair Trading</b> <b>Owner of adjoining land</b> <b>Privacy</b> <b>Public Works Advisory</b> <b>Subsidence Advisory NSW</b> <b>Telecommunications</b> <b>Transport for NSW</b> <b>Water, sewerage or drainage authority</b>
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**If you think that any of these matters affects the property, tell your solicitor.**
2. **A lease may be affected by the Agricultural Tenancies Act 1990, the Residential Tenancies Act 2010 or the Retail Leases Act 1994.**
3. **If any purchase money is owing to the Crown, it will become payable before obtaining consent, or if no consent is needed, when the transfer is registered.**
4. **If a consent to transfer is required under legislation, see clause 27 as to the obligations of the parties.**
5. **The vendor should continue the vendor's insurance until completion. If the vendor wants to give the purchaser possession before completion, the vendor should first ask the insurer to confirm this will not affect the insurance.**
6. **Most purchasers will have to pay transfer duty (and, sometimes, if the purchaser is not an Australian citizen, surcharge purchaser duty) on this contract. Some purchasers may be eligible to choose to pay first home buyer choice property tax instead of transfer duty. If a payment is not made on time, interest and penalties may be incurred.**
7. **If the purchaser agrees to the release of deposit, the purchaser's right to recover the deposit may stand behind the rights of others (for example the vendor's mortgagee).**
8. **The purchaser should arrange insurance as appropriate.**
9. **Some transactions involving personal property may be affected by the Personal Property Securities Act 2009.**
10. **A purchaser should be satisfied that finance will be available at the time of completing the purchase.**
11. **Where the market value of the property is at or above a legislated amount, the purchaser may have to comply with a foreign resident capital gains withholding payment obligation (even if the vendor is not a foreign resident). If so, this will affect the amount available to the vendor on completion.**
12. **Purchasers of some residential properties may have to withhold part of the purchase price to be credited towards the GST liability of the vendor. If so, this will also affect the amount available to the vendor. More information is available from the ATO.**

The vendor sells and the purchaser buys the *property* for the price under these provisions instead of Schedule 3 Conveyancing Act 1919, subject to any *legislation* that cannot be excluded.

**1 Definitions (a term in italics is a defined term)**

1.1 In this contract, these terms (in any form) mean –

<i>adjustment date</i>	the earlier of the giving of possession to the purchaser or completion;
<i>adjustment figures</i>	details of the adjustments to be made to the price under clause 14;
<i>authorised Subscriber</i>	a <i>Subscriber</i> (not being a <i>party's solicitor</i> ) named in a notice <i>served</i> by a <i>party</i> as being authorised for the purposes of clause 20.6.8;
<i>bank</i>	the Reserve Bank of Australia or an authorised deposit-taking institution which is a bank, a building society or a credit union;
<i>business day</i>	any day except a bank or public holiday throughout NSW or a Saturday or Sunday;
<i>cheque</i>	a cheque that is not postdated or stale;
<i>clearance certificate</i>	a certificate within the meaning of s14-220 of Schedule 1 to the <i>TA Act</i> , that covers one or more days falling within the period from and including the contract date to completion;
<i>completion time</i>	the time of day at which completion is to occur;
<i>conveyancing rules</i>	the rules made under s12E of the Real Property Act 1900;
<i>deposit-bond</i>	a deposit bond or guarantee with each of the following approved by the vendor – <ul style="list-style-type: none"> <li>• the issuer;</li> <li>• the expiry date (if any); and</li> <li>• the amount;</li> </ul>
<i>depositholder</i>	vendor's agent (or if no vendor's agent is named in this contract, the vendor's <i>solicitor</i> , or if no vendor's <i>solicitor</i> is named in this contract, the buyer's agent);
<i>discharging mortgagee</i>	any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a <i>Digitally Signed</i> discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the <i>property</i> to be transferred to the purchaser;
<i>document of title</i>	document relevant to the title or the passing of title;
<i>ECNL</i>	the Electronic Conveyancing National Law (NSW);
<i>electronic document</i>	a dealing as defined in the Real Property Act 1900 which may be created and <i>Digitally Signed</i> in an <i>Electronic Workspace</i> ;
<i>electronic transaction</i>	a <i>Conveyancing Transaction</i> to be conducted for the <i>parties</i> by their legal representatives as <i>Subscribers</i> using an <i>ELN</i> and in accordance with the <i>ECNL</i> and the <i>participation rules</i> ;
<i>electronic transfer</i>	a transfer of land under the Real Property Act 1900 for the <i>property</i> to be prepared and <i>Digitally Signed</i> in the <i>Electronic Workspace</i> established for the purposes of the <i>parties' Conveyancing Transaction</i> ;
<i>FRCGW percentage</i>	the percentage mentioned in s14-200(3)(a) of Schedule 1 to the <i>TA Act</i> (12.5% as at 1 July 2017);
<i>FRCGW remittance</i>	a remittance which the purchaser must make under s14-200 of Schedule 1 to the <i>TA Act</i> , being the lesser of the <i>FRCGW percentage</i> of the price (inclusive of GST, if any) and the amount specified in a <i>variation served</i> by a <i>party</i> ;
<i>GST Act</i>	A New Tax System (Goods and Services Tax) Act 1999;
<i>GST rate</i>	the rate mentioned in s4 of A New Tax System (Goods and Services Tax Imposition - General) Act 1999 (10% as at 1 July 2000);
<i>GSTRW payment</i>	a payment which the purchaser must make under s14-250 of Schedule 1 to the <i>TA Act</i> (the price multiplied by the <i>GSTRW rate</i> );
<i>GSTRW rate</i>	the rate determined under ss14-250(6), (8) or (9) of Schedule 1 to the <i>TA Act</i> (as at 1 July 2018, usually 7% of the price if the margin scheme applies, 1/11 <sup>th</sup> if not);
<i>incoming mortgagee</i>	any mortgagee who is to provide finance to the purchaser on the security of the <i>property</i> and to enable the purchaser to pay the whole or part of the price;
<i>legislation</i>	an Act or a by-law, ordinance, regulation or rule made under an Act;
<i>manual transaction</i>	a <i>Conveyancing Transaction</i> in which a dealing forming part of the <i>Lodgment Case</i> at or following completion cannot be <i>Digitally Signed</i> ;
<i>normally</i>	subject to any other provision of this contract;
<i>participation rules</i>	the participation rules as determined by the <i>ECNL</i> ;
<i>party</i>	each of the vendor and the purchaser;
<i>property</i>	the land, the improvements, all fixtures and the inclusions, but not the exclusions;
<i>planning agreement</i>	a valid voluntary agreement within the meaning of s7.4 of the Environmental Planning and Assessment Act 1979 entered into in relation to the <i>property</i> ;
<i>populate</i>	to complete data fields in the <i>Electronic Workspace</i> ;

<i>requisition</i>	an objection, question or requisition (but the term does not include a claim);
<i>rescind</i>	rescind this contract from the beginning;
<i>serve</i>	serve in writing on the other <i>party</i> ;
<i>settlement cheque</i>	an unendorsed <i>cheque</i> made payable to the person to be paid and – <ul style="list-style-type: none"> <li>• issued by a <i>bank</i> and drawn on itself; or</li> <li>• if authorised in writing by the vendor or the vendor's <i>solicitor</i>, some other <i>cheque</i>;</li> </ul>
<i>solicitor</i>	in relation to a <i>party</i> , the <i>party's</i> solicitor or licensed conveyancer named in this contract or in a notice <i>served</i> by the <i>party</i> ;
<i>TA Act</i>	Taxation Administration Act 1953;
<i>terminate</i>	terminate this contract for breach;
<i>title data</i>	the details of the title to the <i>property</i> made available to the <i>Electronic Workspace</i> by the <i>Land Registry</i> ;
<i>variation within work order</i>	a variation made under s14-235 of Schedule 1 to the <i>TA Act</i> ; in relation to a period, at any time before or during the period; and a valid direction, notice or order that requires work to be done or money to be spent on or in relation to the <i>property</i> or any adjoining footpath or road (but the term does not include a notice under s22E of the Swimming Pools Act 1992 or clause 22 of the Swimming Pools Regulation 2018).

- 1.2 Words and phrases used in this contract (italicised and in Title Case, such as *Conveyancing Transaction*, *Digitally Signed*, *Electronic Workspace*, *ELN*, *ELNO*, *Land Registry*, *Lodgment Case* and *Subscriber*) have the meanings given in the *participation rules*.

## 2 Deposit and other payments before completion

- 2.1 The purchaser must pay the deposit to the *depositholder* as stakeholder.
- 2.2 *Normally*, the purchaser must pay the deposit on the making of this contract, and this time is essential.
- 2.3 If this contract requires the purchaser to pay any of the deposit by a later time, that time is also essential.
- 2.4 The purchaser can pay any of the deposit by –
- 2.4.1 giving cash (up to \$2,000) to the *depositholder*;
- 2.4.2 unconditionally giving a *cheque* to the *depositholder* or to the vendor, vendor's agent or vendor's *solicitor* for sending to the *depositholder*; or
- 2.4.3 electronic funds transfer to the *depositholder's* nominated account and, if requested by the vendor or the *depositholder*, providing evidence of that transfer.
- 2.5 The vendor can *terminate* if –
- 2.5.1 any of the deposit is not paid on time;
- 2.5.2 a *cheque* for any of the deposit is not honoured on presentation; or
- 2.5.3 a payment under clause 2.4.3 is not received in the *depositholder's* nominated account by 5.00 pm on the third *business day* after the time for payment.
- This right to *terminate* is lost as soon as the deposit is paid in full.
- 2.6 If the vendor accepts a *deposit-bond* for the deposit, clauses 2.1 to 2.5 do not apply.
- 2.7 If the vendor accepts a *deposit-bond* for part of the deposit, clauses 2.1 to 2.5 apply only to the balance.
- 2.8 If any of the deposit or of the balance of the price is paid before completion to the vendor or as the vendor directs, it is a charge on the land in favour of the purchaser until *termination* by the vendor or completion, subject to any existing right.
- 2.9 If each *party* tells the *depositholder* that the deposit is to be invested, the *depositholder* is to invest the deposit (at the risk of the *party* who becomes entitled to it) with a *bank*, in an interest-bearing account in NSW, payable at call, with interest to be reinvested, and pay the interest to the *parties* equally, after deduction of all proper government taxes and financial institution charges and other charges.

## 3 Deposit-bond

- 3.1 This clause applies only if the vendor accepts a *deposit-bond* for the deposit (or part of it).
- 3.2 The purchaser must provide the *deposit-bond* to the vendor's *solicitor* (or if no solicitor the *depositholder*) at or before the making of this contract and this time is essential.
- 3.3 If the *deposit-bond* has an expiry date and completion does not occur by the date which is 14 days before the expiry date, the purchaser must *serve* a replacement *deposit-bond* at least 7 days before the expiry date. The time for service is essential.
- 3.4 The vendor must approve a replacement *deposit-bond* if –
- 3.4.1 it is from the same issuer and for the same amount as the earlier *deposit-bond*; and
- 3.4.2 it has an expiry date at least three months after its date of issue.
- 3.5 A breach of clauses 3.2 or 3.3 entitles the vendor to *terminate*. The right to *terminate* is lost as soon as –
- 3.5.1 the purchaser *serves* a replacement *deposit-bond*; or
- 3.5.2 the deposit is paid in full under clause 2.
- 3.6 Clauses 3.3 and 3.4 can operate more than once.

- 3.7 If the purchaser *serves* a replacement *deposit-bond*, the vendor must *serve* the earlier *deposit-bond*.
- 3.8 The amount of any *deposit-bond* does not form part of the price for the purposes of clause 16.5.
- 3.9 The vendor must give the purchaser any original *deposit-bond* –
- 3.9.1 on completion; or
- 3.9.2 if this contract is *rescinded*.
- 3.10 If this contract is *terminated* by the vendor –
- 3.10.1 *normally*, the vendor can immediately demand payment from the issuer of the *deposit-bond*; or
- 3.10.2 if the purchaser *serves* prior to *termination* a notice disputing the vendor's right to *terminate*, the vendor must forward any original *deposit-bond* (or its proceeds if called up) to the *depositholder* as stakeholder.
- 3.11 If this contract is *terminated* by the purchaser –
- 3.11.1 *normally*, the vendor must give the purchaser any original *deposit-bond*; or
- 3.11.2 if the vendor *serves* prior to *termination* a notice disputing the purchaser's right to *terminate*, the vendor must forward any original *deposit-bond* (or its proceeds if called up) to the *depositholder* as stakeholder.
- 4 Electronic transaction**
- 4.1 This *Conveyancing Transaction* is to be conducted as an *electronic transaction* unless –
- 4.1.1 the contract says this transaction is a *manual transaction*, giving the reason, or
- 4.1.2 a *party serves* a notice stating why the transaction is a *manual transaction*, in which case the *parties* do not have to complete earlier than 14 days after *service* of the notice, and clause 21.3 does not apply to this provision,
- and in both cases clause 30 applies.
- 4.2 If, because of clause 4.1.2, this *Conveyancing Transaction* is to be conducted as a *manual transaction* –
- 4.2.1 each *party* must –
- bear equally any disbursements or fees; and
  - otherwise bear that *party's* own costs;
- incurred because this *Conveyancing Transaction* was to be conducted as an *electronic transaction*; and
- 4.2.2 if a *party* has paid all of a disbursement or fee which, by reason of this clause, is to be borne equally by the *parties*, that amount must be adjusted under clause 14.
- 4.3 The *parties* must conduct the *electronic transaction* –
- 4.3.1 in accordance with the *participation rules* and the *ECNL*; and
- 4.3.2 using the nominated *ELN*, unless the *parties* otherwise agree. This clause 4.3.2 does not prevent a *party* using an *ELN* which can interoperate with the nominated *ELN*.
- 4.4 A *party* must pay the fees and charges payable by that *party* to the *ELNO* and the *Land Registry*.
- 4.5 *Normally*, the vendor must *within 7 days* of the contract date create and *populate* an *Electronic Workspace* with *title data* and the date for completion, and invite the purchaser to the *Electronic Workspace*.
- 4.6 If the vendor has not created an *Electronic Workspace* in accordance with clause 4.5, the purchaser may create and *populate* an *Electronic Workspace* and, if it does so, the purchaser must invite the vendor to the *Electronic Workspace*.
- 4.7 The *parties* must, as applicable to their role in the *Conveyancing Transaction* and the steps taken under clauses 4.5 or 4.6 –
- 4.7.1 promptly join the *Electronic Workspace* after receipt of an invitation;
- 4.7.2 create and *populate* an *electronic transfer*;
- 4.7.3 invite any *discharging mortgagee* or *incoming mortgagee* to join the *Electronic Workspace*; and
- 4.7.4 *populate* the *Electronic Workspace* with a nominated *completion time*.
- 4.8 If the transferee in the *electronic transfer* is not the purchaser, the purchaser must give the vendor a direction signed by the purchaser personally for that transfer.
- 4.9 The vendor can require the purchaser to include a covenant or easement in the *electronic transfer* only if this contract contains the wording of the proposed covenant or easement, and a description of the land burdened and benefited.
- 4.10 If the purchaser must make a *GSTRW payment* or an *FRCGW remittance*, the purchaser must *populate* the *Electronic Workspace* with the payment details for the *GSTRW payment* or *FRCGW remittance* payable to the Deputy Commissioner of Taxation at least 2 *business days* before the date for completion.
- 4.11 Before completion, the *parties* must ensure that –
- 4.11.1 all *electronic documents* which a *party* must *Digitally Sign* to complete the *electronic transaction* are *populated* and *Digitally Signed*;
- 4.11.2 all certifications required by the *ECNL* are properly given; and
- 4.11.3 they do everything else in the *Electronic Workspace* which that *party* must do to enable the *electronic transaction* to proceed to completion.
- 4.12 If the computer systems of any of the *Land Registry*, the *ELNO*, Revenue NSW or the Reserve Bank of Australia are inoperative for any reason at the *completion time* agreed by the *parties*, a failure to complete this contract for that reason is not a default under this contract on the part of either *party*.

- 4.13 If the computer systems of the *Land Registry* are inoperative for any reason at the *completion time* agreed by the *parties*, and the *parties* choose that financial settlement is to occur despite this, then on financial settlement occurring –
- 4.13.1 all *electronic documents Digitally Signed* by the vendor and any discharge of mortgage, withdrawal of caveat or other *electronic document* forming part of the *Lodgment Case* for the *electronic transaction* are taken to have been unconditionally and irrevocably delivered to the purchaser or the purchaser's mortgagee at the time of financial settlement together with the right to deal with the land; and
- 4.13.2 the vendor is taken to have no legal or equitable interest in the *property*.
- 4.14 If the *parties* do not agree about the delivery before completion of one or more documents or things that cannot be delivered through the *Electronic Workspace*, the *party* required to deliver the documents or things –
- 4.14.1 holds them on completion in escrow for the benefit of; and
- 4.14.2 must immediately after completion deliver the documents or things to, or as directed by; the *party* entitled to them.

## 5 Requisitions

- 5.1 If a form of *requisitions* is attached to this contract, the purchaser is taken to have made those *requisitions*.
- 5.2 If the purchaser is or becomes entitled to make any other *requisition*, the purchaser can make it only by *servicing* it –
- 5.2.1 if it arises out of this contract or it is a general question about the *property* or title - *within 21 days* after the contract date;
- 5.2.2 if it arises out of anything *served* by the vendor - *within 21 days* after the later of the contract date and that *service*; and
- 5.2.3 in any other case - *within a reasonable time*.

## 6 Error or misdescription

- 6.1 *Normally*, the purchaser can (but only before completion) claim compensation for an error or misdescription in this contract (as to the *property*, the title or anything else and whether substantial or not).
- 6.2 This clause applies even if the purchaser did not take notice of or rely on anything in this contract containing or giving rise to the error or misdescription.
- 6.3 However, this clause does not apply to the extent the purchaser knows the true position.

## 7 Claims by purchaser

- Normally*, the purchaser can make a claim (including a claim under clause 6) before completion only by *servicing* it with a statement of the amount claimed, and if the purchaser makes one or more claims before completion –
- 7.1 the vendor can *rescind* if in the case of claims that are not claims for delay –
- 7.1.1 the total amount claimed exceeds 5% of the price;
- 7.1.2 the vendor *serves* notice of intention to *rescind*; and
- 7.1.3 the purchaser does not *serve* notice waiving the claims *within 14 days* after that *service*; and
- 7.2 if the vendor does not *rescind*, the *parties* must complete and if this contract is completed –
- 7.2.1 the lesser of the total amount claimed and 10% of the price must be paid out of the price to and held by the *depositholder* until the claims are finalised or lapse;
- 7.2.2 the amount held is to be invested in accordance with clause 2.9;
- 7.2.3 the claims must be finalised by an arbitrator appointed by the *parties* or, if an appointment is not made *within 1 month* of completion, by an arbitrator appointed by the President of the Law Society at the request of a *party* (in the latter case the *parties* are bound by the terms of the Conveyancing Arbitration Rules approved by the Law Society as at the date of the appointment);
- 7.2.4 the purchaser is not entitled, in respect of the claims, to more than the total amount claimed and the costs of the purchaser;
- 7.2.5 net interest on the amount held must be paid to the *parties* in the same proportion as the amount held is paid; and
- 7.2.6 if the *parties* do not appoint an arbitrator and neither *party* requests the President to appoint an arbitrator *within 3 months* after completion, the claims lapse and the amount belongs to the vendor.

## 8 Vendor's rights and obligations

- 8.1 The vendor can *rescind* if –
- 8.1.1 the vendor is, on reasonable grounds, unable or unwilling to comply with a *requisition*;
- 8.1.2 the vendor *serves* a notice of intention to *rescind* that specifies the *requisition* and those grounds; and
- 8.1.3 the purchaser does not *serve* a notice waiving the *requisition within 14 days* after that *service*.

- 8.2 If the vendor does not comply with this contract (or a notice under or relating to it) in an essential respect, the purchaser can *terminate* by *servicing* a notice. After the *termination* –
- 8.2.1 the purchaser can recover the deposit and any other money paid by the purchaser under this contract;
- 8.2.2 the purchaser can sue the vendor to recover damages for breach of contract; and
- 8.2.3 if the purchaser has been in possession a *party* can claim for a reasonable adjustment.

## 9 Purchaser's default

If the purchaser does not comply with this contract (or a notice under or relating to it) in an essential respect, the vendor can *terminate* by *servicing* a notice. After the *termination* the vendor can –

- 9.1 keep or recover the deposit (to a maximum of 10% of the price);
- 9.2 hold any other money paid by the purchaser under this contract as security for anything recoverable under this clause –
- 9.2.1 for 12 months after the *termination*; or
- 9.2.2 if the vendor commences proceedings under this clause *within* 12 months, until those proceedings are concluded; and
- 9.3 sue the purchaser either –
- 9.3.1 where the vendor has resold the *property* under a contract made *within* 12 months after the *termination*, to recover –
- the deficiency on resale (with credit for any of the deposit kept or recovered and after allowance for any capital gains tax or goods and services tax payable on anything recovered under this clause); and
  - the reasonable costs and expenses arising out of the purchaser's non-compliance with this contract or the notice and of resale and any attempted resale; or
- 9.3.2 to recover damages for breach of contract.

## 10 Restrictions on rights of purchaser

- 10.1 The purchaser cannot make a claim or *requisition* or *rescind* or *terminate* in respect of –
- 10.1.1 the ownership or location of any fence as defined in the Dividing Fences Act 1991;
- 10.1.2 a service for the *property* being a joint service or passing through another property, or any service for another property passing through the *property* ('service' includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television or water service);
- 10.1.3 a wall being or not being a party wall in any sense of that term or the *property* being affected by an easement for support or not having the benefit of an easement for support;
- 10.1.4 any change in the *property* due to fair wear and tear before completion;
- 10.1.5 a promise, representation or statement about this contract, the *property* or the title, not set out or referred to in this contract;
- 10.1.6 a condition, exception, reservation or restriction in a Crown grant;
- 10.1.7 the existence of any authority or licence to explore or prospect for gas, minerals or petroleum;
- 10.1.8 any easement or restriction on use the substance of either of which is disclosed in this contract or any non-compliance with the easement or restriction on use; or
- 10.1.9 anything the substance of which is disclosed in this contract (except a caveat, charge, mortgage, priority notice or writ).
- 10.2 The purchaser cannot *rescind* or *terminate* only because of a defect in title to or quality of the inclusions.
- 10.3 *Normally*, the purchaser cannot make a claim or *requisition* or *rescind* or *terminate* or require the vendor to change the nature of the title disclosed in this contract (for example, to remove a caution evidencing qualified title, or to lodge a plan of survey as regards limited title).

## 11 Compliance with work orders

- 11.1 *Normally*, the vendor must by completion comply with a *work order* made on or before the contract date and if this contract is completed the purchaser must comply with any other *work order*.
- 11.2 If the purchaser complies with a *work order*, and this contract is *rescinded* or *terminated*, the vendor must pay the expense of compliance to the purchaser.

## 12 Certificates and inspections

- The vendor must do everything reasonable to enable the purchaser, subject to the rights of any tenant –
- 12.1 to have the *property* inspected to obtain any certificate or report reasonably required;
- 12.2 to apply (if necessary in the name of the vendor) for –
- 12.2.1 any certificate that can be given in respect of the *property* under *legislation*; or
- 12.2.2 a copy of any approval, certificate, consent, direction, notice or order in respect of the *property* given under *legislation*, even if given after the contract date; and
- 12.3 to make 1 inspection of the *property* in the 3 days before a time appointed for completion.

**13 Goods and services tax (GST)**

- 13.1 Terms used in this clause which are not defined elsewhere in this contract and have a defined meaning in the *GST Act* have the same meaning in this clause.
- 13.2 *Normally*, if a *party* must pay the price or any other amount to the other *party* under this contract, GST is not to be added to the price or amount.
- 13.3 If under this contract a *party* must make an adjustment or payment for an expense of another party or pay an expense payable by or to a third party (for example, under clauses 14 or 20.7) –
- 13.3.1 the *party* must adjust or pay on completion any GST added to or included in the expense; but
- 13.3.2 the amount of the expense must be reduced to the extent the party receiving the adjustment or payment (or the representative member of a GST group of which that party is a member) is entitled to an input tax credit for the expense; and
- 13.3.3 if the adjustment or payment under this contract is consideration for a taxable supply, an amount for GST must be added at the *GST rate*.
- 13.4 If this contract says this sale is the supply of a going concern –
- 13.4.1 the *parties* agree the supply of the *property* is a supply of a going concern;
- 13.4.2 the vendor must, between the contract date and completion, carry on the enterprise conducted on the land in a proper and business-like way;
- 13.4.3 if the purchaser is not registered by the date for completion, the *parties* must complete and the purchaser must pay on completion, in addition to the price, an amount being the price multiplied by the *GST rate* ("the retention sum"). The retention sum is to be held by the *depositholder* and dealt with as follows –
- if *within* 3 months of completion the purchaser *serves* a letter from the Australian Taxation Office stating the purchaser is registered with a date of effect of registration on or before completion, the *depositholder* is to pay the retention sum to the purchaser; but
  - if the purchaser does not *serve* that letter *within* 3 months of completion, the *depositholder* is to pay the retention sum to the vendor; and
- 13.4.4 if the vendor, despite clause 13.4.1, *serves* a letter from the Australian Taxation Office stating the vendor has to pay GST on the supply, the purchaser must pay to the vendor on demand the amount of GST assessed.
- 13.5 *Normally*, the vendor promises the margin scheme will not apply to the supply of the *property*.
- 13.6 If this contract says the margin scheme is to apply in making the taxable supply, the *parties* agree that the margin scheme is to apply to the sale of the *property*.
- 13.7 If this contract says the sale is not a taxable supply –
- 13.7.1 the purchaser promises that the *property* will not be used and represents that the purchaser does not intend the *property* (or any part of the *property*) to be used in a way that could make the sale a taxable supply to any extent; and
- 13.7.2 the purchaser must pay the vendor on completion in addition to the price an amount calculated by multiplying the price by the *GST rate* if this sale is a taxable supply to any extent because of –
- a breach of clause 13.7.1; or
  - something else known to the purchaser but not the vendor.
- 13.8 If this contract says this sale is a taxable supply in full and does not say the margin scheme applies to the *property*, the vendor must pay the purchaser on completion an amount of one-eleventh of the price if –
- 13.8.1 this sale is not a taxable supply in full; or
- 13.8.2 the margin scheme applies to the *property* (or any part of the *property*).
- 13.9 If this contract says this sale is a taxable supply to an extent –
- 13.9.1 clause 13.7.1 does not apply to any part of the *property* which is identified as being a taxable supply; and
- 13.9.2 the payments mentioned in clauses 13.7 and 13.8 are to be recalculated by multiplying the relevant payment by the proportion of the price which represents the value of that part of the *property* to which the clause applies (the proportion to be expressed as a number between 0 and 1). Any evidence of value must be obtained at the expense of the vendor.
- 13.10 *Normally*, on completion the vendor must give the recipient of the supply a tax invoice for any taxable supply by the vendor by or under this contract.
- 13.11 The vendor does not have to give the purchaser a tax invoice if the margin scheme applies to a taxable supply.
- 13.12 If the vendor is liable for GST on rents or profits due to issuing an invoice or receiving consideration before completion, any adjustment of those amounts must exclude an amount equal to the vendor's GST liability.
- 13.13 If the vendor *serves* details of a *GSTRW payment* which the purchaser must make, the purchaser does not have to complete earlier than 5 *business days* after that *service* and clause 21.3 does not apply to this provision.
- 13.14 If the purchaser must make a *GSTRW payment* the purchaser must, at least 2 *business days* before the date for completion, *serve* evidence of submission of a *GSTRW payment* notification form to the Australian Taxation Office by the purchaser or, if a direction under either clause 4.8 or clause 30.4 has been given, by the transferee named in the transfer the subject of that direction.

## 14 Adjustments

- 14.1 *Normally*, the vendor is entitled to the rents and profits and will be liable for all rates, water, sewerage and drainage service and usage charges, land tax, levies and all other periodic outgoings up to and including the *adjustment date* after which the purchaser will be entitled and liable.
- 14.2 The *parties* must make any necessary adjustment on completion, and –
- 14.2.1 the purchaser must provide the vendor with *adjustment figures* at least 2 *business days* before the date for completion; and
- 14.2.2 the vendor must confirm the *adjustment figures* at least 1 *business day* before the date for completion.
- 14.3 If an amount that is adjustable under this contract has been reduced under *legislation*, the *parties* must on completion adjust the reduced amount.
- 14.4 The *parties* must not adjust surcharge land tax (as defined in the Land Tax Act 1956) but must adjust any other land tax for the year current at the *adjustment date* –
- 14.4.1 only if land tax has been paid or is payable for the year (whether by the vendor or by a predecessor in title) and this contract says that land tax is adjustable;
- 14.4.2 by adjusting the amount that would have been payable if at the start of the year –
- the person who owned the land owned no other land;
  - the land was not subject to a special trust or owned by a non-concessional company; and
  - if the land (or part of it) had no separate taxable value, by calculating its separate taxable value on a proportional area basis.
- 14.5 The *parties* must not adjust any first home buyer choice property tax.
- 14.6 If any other amount that is adjustable under this contract relates partly to the land and partly to other land, the *parties* must adjust it on a proportional area basis.
- 14.7 If on completion the last bill for a water, sewerage or drainage usage charge is for a period ending before the *adjustment date*, the vendor is liable for an amount calculated by dividing the bill by the number of days in the period then multiplying by the number of unbilled days up to and including the *adjustment date*.
- 14.8 The vendor is liable for any amount recoverable for work started on or before the contract date on the *property* or any adjoining footpath or road.

## 15 Date for completion

The *parties* must complete by the date for completion and, if they do not, a *party* can serve a notice to complete if that *party* is otherwise entitled to do so.

## 16 Completion

### • Vendor

- 16.1 *Normally*, on completion the vendor must cause the legal title to the *property* (being the estate disclosed in this contract) to pass to the purchaser free of any charge, mortgage or other interest, subject to any necessary registration.
- 16.2 The legal title to the *property* does not pass before completion.
- 16.3 If the vendor gives the purchaser a document (other than the transfer) that needs to be lodged for registration, the vendor must pay the lodgment fee to the purchaser.
- 16.4 If a *party* serves a land tax certificate showing a charge on any of the land, by completion the vendor must do all things and pay all money required so that the charge is no longer effective against the land.

### • Purchaser

- 16.5 On completion the purchaser must pay to the vendor –
- 16.5.1 the price less any –
- deposit paid;
  - *FRCGW remittance* payable;
  - *GSTRW payment*; and
  - amount payable by the vendor to the purchaser under this contract; and
- 16.5.2 any other amount payable by the purchaser under this contract.
- 16.6 If any of the deposit is not covered by a *deposit-bond*, at least 1 *business day* before the date for completion the purchaser must give the vendor an order signed by the purchaser authorising the *depositholder* to account to the vendor for the deposit, to be held by the vendor in escrow until completion.
- 16.7 On completion the deposit belongs to the vendor.

## 17 Possession

- 17.1 *Normally*, the vendor must give the purchaser vacant possession of the *property* on completion.
- 17.2 The vendor does not have to give vacant possession if –
- 17.2.1 this contract says that the sale is subject to existing tenancies; and
- 17.2.2 the contract discloses the provisions of the tenancy (for example, by attaching a copy of the lease and any relevant memorandum or variation).
- 17.3 *Normally*, the purchaser can claim compensation (before or after completion) or *rescind* if any of the land is affected by a protected tenancy (a tenancy affected by Schedule 2, Part 7 of the Residential Tenancies Act 2010).

**18 Possession before completion**

- 18.1 This clause applies only if the vendor gives the purchaser possession of the *property* before completion.
- 18.2 The purchaser must not before completion –
- 18.2.1 let or part with possession of any of the *property*;
  - 18.2.2 make any change or structural alteration or addition to the *property*; or
  - 18.2.3 contravene any agreement between the *parties* or any direction, document, *legislation*, notice or order affecting the *property*.
- 18.3 The purchaser must until completion –
- 18.3.1 keep the *property* in good condition and repair having regard to its condition at the giving of possession; and
  - 18.3.2 allow the vendor or the vendor's authorised representative to enter and inspect it at all reasonable times.
- 18.4 The risk as to damage to the *property* passes to the purchaser immediately after the purchaser enters into possession.
- 18.5 If the purchaser does not comply with this clause, then without affecting any other right of the vendor –
- 18.5.1 the vendor can before completion, without notice, remedy the non-compliance; and
  - 18.5.2 if the vendor pays the expense of doing this, the purchaser must pay it to the vendor with interest at the rate prescribed under s101 Civil Procedure Act 2005.
- 18.6 If this contract is *rescinded* or *terminated* the purchaser must immediately vacate the *property*.
- 18.7 If the *parties* or their *solicitors* on their behalf do not agree in writing to a fee or rent, none is payable.

**19 Rescission of contract**

- 19.1 If this contract expressly gives a *party* a right to *rescind*, the *party* can exercise the right –
- 19.1.1 only by *servicing* a notice before completion; and
  - 19.1.2 in spite of any making of a claim or *requisition*, any attempt to satisfy a claim or *requisition*, any arbitration, litigation, mediation or negotiation or any giving or taking of possession.
- 19.2 *Normally*, if a *party* exercises a right to *rescind* expressly given by this contract or any *legislation* –
- 19.2.1 the deposit and any other money paid by the purchaser under this contract must be refunded;
  - 19.2.2 a *party* can claim for a reasonable adjustment if the purchaser has been in possession;
  - 19.2.3 a *party* can claim for damages, costs or expenses arising out of a breach of this contract; and
  - 19.2.4 a *party* will not otherwise be liable to pay the other *party* any damages, costs or expenses.

**20 Miscellaneous**

- 20.1 The *parties* acknowledge that anything stated in this contract to be attached was attached to this contract by the vendor before the purchaser signed it and is part of this contract.
- 20.2 Anything attached to this contract is part of this contract.
- 20.3 An area, bearing or dimension in this contract is only approximate.
- 20.4 If a *party* consists of 2 or more persons, this contract benefits and binds them separately and together.
- 20.5 A *party's solicitor* can receive any amount payable to the *party* under this contract or direct in writing that it is to be paid to another person.
- 20.6 A document under or relating to this contract is –
- 20.6.1 signed by a *party* if it is signed by the *party* or the *party's solicitor* (apart from a direction under clause 4.8 or clause 30.4);
  - 20.6.2 *served* if it is *served* by the *party* or the *party's solicitor*;
  - 20.6.3 *served* if it is *served* on the *party's solicitor*, even if the *party* has died or any of them has died;
  - 20.6.4 *served* if it is *served* in any manner provided in s170 of the Conveyancing Act 1919;
  - 20.6.5 *served* if it is sent by email or fax to the *party's solicitor*, unless in either case it is not received;
  - 20.6.6 *served* on a person if it (or a copy of it) comes into the possession of the person;
  - 20.6.7 *served* at the earliest time it is *served*, if it is *served* more than once; and
  - 20.6.8 *served* if it is provided to or by the *party's solicitor* or an *authorised Subscriber* by means of an *Electronic Workspace* created under clause 4. However, this does not apply to a notice making an obligation essential, or a notice of *rescission* or *termination*.
- 20.7 An obligation to pay an expense of another *party* of doing something is an obligation to pay –
- 20.7.1 if the *party* does the thing personally - the reasonable cost of getting someone else to do it; or
  - 20.7.2 if the *party* pays someone else to do the thing - the amount paid, to the extent it is reasonable.
- 20.8 Rights under clauses 4, 11, 13, 14, 17, 24, 30 and 31 continue after completion, whether or not other rights continue.
- 20.9 The vendor does not promise, represent or state that the purchaser has any cooling off rights.
- 20.10 The vendor does not promise, represent or state that any attached survey report is accurate or current.
- 20.11 A reference to any *legislation* (including any percentage or rate specified in *legislation*) is also a reference to any corresponding later *legislation*.
- 20.12 Each *party* must do whatever is necessary after completion to carry out the *party's* obligations under this contract.
- 20.13 Neither taking possession nor *servicing* a transfer of itself implies acceptance of the *property* or the title.

- 20.14 The details and information provided in this contract (for example, on pages 1 - 4) are, to the extent of each *party's* knowledge, true, and are part of this contract.
- 20.15 Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked.
- 20.16 Each *party* consents to –
- 20.16.1 any *party* signing this contract electronically; and
- 20.16.2 the making of this contract by the exchange of counterparts delivered by email, or by such other electronic means as may be agreed in writing by the *parties*.
- 20.17 Each *party* agrees that electronic signing by a *party* identifies that *party* and indicates that *party's* intention to be bound by this contract.

## 21 Time limits in these provisions

- 21.1 If the time for something to be done or to happen is not stated in these provisions, it is a reasonable time.
- 21.2 If there are conflicting times for something to be done or to happen, the latest of those times applies.
- 21.3 The time for one thing to be done or to happen does not extend the time for another thing to be done or to happen.
- 21.4 If the time for something to be done or to happen is the 29th, 30th or 31st day of a month, and the day does not exist, the time is instead the last day of the month.
- 21.5 If the time for something to be done or to happen is a day that is not a *business day*, the time is extended to the next *business day*, except in the case of clauses 2 and 3.2.
- 21.6 *Normally*, the time by which something must be done is fixed but not essential.

## 22 Foreign Acquisitions and Takeovers Act 1975

- 22.1 The purchaser promises that the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer under the Foreign Acquisitions and Takeovers Act 1975.
- 22.2 This promise is essential and a breach of it entitles the vendor to *terminate*.

## 23 Strata or community title

### • Definitions and modifications

- 23.1 This clause applies only if the land (or part of it) is a lot in a strata, neighbourhood, precinct or community scheme (or on completion is to be a lot in a scheme of that kind).
- 23.2 In this contract –
- 23.2.1 'change', in relation to a scheme, means –
- a registered or registrable change from by-laws set out in this contract;
  - a change from a development or management contract or statement set out in this contract; or
  - a change in the boundaries of common property;
- 23.2.2 'common property' includes association property for the scheme or any higher scheme;
- 23.2.3 'contribution' includes an amount payable under a by-law;
- 23.2.4 'information certificate' includes a certificate under s184 Strata Schemes Management Act 2015 and s171 Community Land Management Act 2021;
- 23.2.5 'interest notice' includes a strata interest notice under s22 Strata Schemes Management Act 2015 and an association interest notice under s20 Community Land Management Act 2021;
- 23.2.6 'normal expenses', in relation to an owners corporation for a scheme, means normal operating expenses usually payable from the administrative fund of an owners corporation for a scheme of the same kind;
- 23.2.7 'owners corporation' means the owners corporation or the association for the scheme or any higher scheme;
- 23.2.8 'the *property*' includes any interest in common property for the scheme associated with the lot; and
- 23.2.9 'special expenses', in relation to an owners corporation, means its actual, contingent or expected expenses, except to the extent they are –
- normal expenses;
  - due to fair wear and tear;
  - disclosed in this contract; or
  - covered by moneys held in the capital works fund.
- 23.3 Clauses 11, 14.8 and 18.4 do not apply to an obligation of the owners corporation, or to property insurable by it.
- 23.4 Clauses 14.4.2 and 14.6 apply but on a unit entitlement basis instead of an area basis.
- ### • Adjustments and liability for expenses
- 23.5 The *parties* must adjust under clause 14.1 –
- 23.5.1 a regular periodic contribution;
- 23.5.2 a contribution which is not a regular periodic contribution but is disclosed in this contract; and
- 23.5.3 on a unit entitlement basis, any amount paid by the vendor for a normal expense of the owners corporation to the extent the owners corporation has not paid the amount to the vendor.

- 23.6 If a contribution is not a regular periodic contribution and is not disclosed in this contract –
- 23.6.1 the vendor is liable for it if it was determined on or before the contract date, even if it is payable by instalments; and
- 23.6.2 the purchaser is liable for all contributions determined after the contract date.
- 23.7 The vendor must pay or allow to the purchaser on completion the amount of any unpaid contributions for which the vendor is liable under clause 23.6.1.
- 23.8 *Normally*, the purchaser cannot make a claim or *requisition* or *rescind* or *terminate* in respect of –
- 23.8.1 an existing or future actual, contingent or expected expense of the owners corporation;
- 23.8.2 a proportional unit entitlement of the lot or a relevant lot or former lot, apart from a claim under clause 6; or
- 23.8.3 a past or future change in the scheme or a higher scheme.
- 23.9 However, the purchaser can *rescind* if –
- 23.9.1 the special expenses of the owners corporation at the later of the contract date and the creation of the owners corporation when calculated on a unit entitlement basis (and, if more than one lot or a higher scheme is involved, added together), less any contribution paid by the vendor, are more than 1% of the price;
- 23.9.2 in the case of the lot or a relevant lot or former lot in a higher scheme, a proportional unit entitlement for the lot is disclosed in this contract but the lot has a different proportional unit entitlement at the contract date or at any time before completion;
- 23.9.3 a change before the contract date or before completion in the scheme or a higher scheme materially prejudices the purchaser and is not disclosed in this contract; or
- 23.9.4 a resolution is passed by the owners corporation before the contract date or before completion to give to the owners in the scheme for their consideration a strata renewal plan that has not lapsed at the contract date and there is not attached to this contract a strata renewal proposal or the strata renewal plan.
- **Notices, certificates and inspections**
- 23.10 Before completion, the purchaser must *serve* a copy of an interest notice addressed to the owners corporation and signed by the purchaser.
- 23.11 After completion, the purchaser must insert the date of completion in the interest notice and send it to the owners corporation.
- 23.12 The vendor can complete and send the interest notice as agent for the purchaser.
- 23.13 The vendor must *serve* at least 7 days before the date for completion, an information certificate for the lot, the scheme or any higher scheme which relates to a period in which the date for completion falls.
- 23.14 The purchaser does not have to complete earlier than 7 days after *service* of the information certificate and clause 21.3 does not apply to this provision. On completion the purchaser must pay the vendor the prescribed fee for the information certificate.
- 23.15 The vendor authorises the purchaser to apply for the purchaser's own information certificate.
- 23.16 The vendor authorises the purchaser to apply for and make an inspection of any record or other document in the custody or control of the owners corporation or relating to the scheme or any higher scheme.
- **Meetings of the owners corporation**
- 23.17 If a general meeting of the owners corporation is convened before completion –
- 23.17.1 if the vendor receives notice of it, the vendor must immediately notify the purchaser of it; and
- 23.17.2 after the expiry of any cooling off period, the purchaser can require the vendor to appoint the purchaser (or the purchaser's nominee) to exercise any voting rights of the vendor in respect of the lot at the meeting.

## 24 Tenancies

- 24.1 If a tenant has not made a payment for a period preceding or current at the *adjustment date* –
- 24.1.1 for the purposes of clause 14.2, the amount is to be treated as if it were paid; and
- 24.1.2 the purchaser assigns the debt to the vendor on completion and will if required give a further assignment at the vendor's expense.
- 24.2 If a tenant has paid in advance of the *adjustment date* any periodic payment in addition to rent, it must be adjusted as if it were rent for the period to which it relates.
- 24.3 If the *property* is to be subject to a tenancy on completion or is subject to a tenancy on completion –
- 24.3.1 the vendor authorises the purchaser to have any accounting records relating to the tenancy inspected and audited and to have any other document relating to the tenancy inspected;
- 24.3.2 the vendor must *serve* any information about the tenancy reasonably requested by the purchaser before or after completion; and
- 24.3.3 *normally*, the purchaser can claim compensation (before or after completion) if –
- a disclosure statement required by the Retail Leases Act 1994 was not given when required;
  - such a statement contained information that was materially false or misleading;
  - a provision of the lease is not enforceable because of a non-disclosure in such a statement; or
  - the lease was entered into in contravention of the Retail Leases Act 1994.

- 24.4 If the *property* is subject to a tenancy on completion –
- 24.4.1 the vendor must allow or transfer –
- any remaining bond money or any other security against the tenant's default (to the extent the security is transferable);
  - any money in a fund established under the lease for a purpose and compensation for any money in the fund or interest earned by the fund that has been applied for any other purpose; and
  - any money paid by the tenant for a purpose that has not been applied for that purpose and compensation for any of the money that has been applied for any other purpose;
- 24.4.2 if the security is not transferable, each *party* must do everything reasonable to cause a replacement security to issue for the benefit of the purchaser and the vendor must hold the original security on trust for the benefit of the purchaser until the replacement security issues;
- 24.4.3 the vendor must give to the purchaser –
- at least 2 *business days* before the date for completion, a proper notice of the transfer (an attornment notice) addressed to the tenant, to be held by the purchaser in escrow until completion;
  - any certificate given under the Retail Leases Act 1994 in relation to the tenancy;
  - a copy of any disclosure statement given under the Retail Leases Act 1994;
  - a copy of any document served on the tenant under the lease and written details of its service, if the document concerns the rights of the landlord or the tenant after completion; and
  - any document served by the tenant under the lease and written details of its service, if the document concerns the rights of the landlord or the tenant after completion;
- 24.4.4 the vendor must comply with any obligation to the tenant under the lease, to the extent it is to be complied with by completion; and
- 24.4.5 the purchaser must comply with any obligation to the tenant under the lease, to the extent that the obligation is disclosed in this contract and is to be complied with after completion.

## 25 Qualified title, limited title and old system title

- 25.1 This clause applies only if the land (or part of it) –
- 25.1.1 is under qualified, limited or old system title; or
- 25.1.2 on completion is to be under one of those titles.
- 25.2 The vendor must *serve* a proper abstract of title *within 7 days* after the contract date.
- 25.3 If an abstract of title or part of an abstract of title is attached to this contract or has been lent by the vendor to the purchaser before the contract date, the abstract or part is *served* on the contract date.
- 25.4 An abstract of title can be or include a list of documents, events and facts arranged (apart from a will or codicil) in date order, if the list in respect of each document –
- 25.4.1 shows its date, general nature, names of parties and any registration number; and
- 25.4.2 has attached a legible photocopy of it or of an official or registration copy of it.
- 25.5 An abstract of title –
- 25.5.1 must start with a good root of title (if the good root of title must be at least 30 years old, this means 30 years old at the contract date);
- 25.5.2 in the case of a leasehold interest, must include an abstract of the lease and any higher lease;
- 25.5.3 *normally*, need not include a Crown grant; and
- 25.5.4 need not include anything evidenced by the Register kept under the Real Property Act 1900.
- 25.6 In the case of land under old system title –
- 25.6.1 in this contract 'transfer' means conveyance;
- 25.6.2 the purchaser does not have to *serve* the transfer until after the vendor has *served* a proper abstract of title; and
- 25.6.3 each vendor must give proper covenants for title as regards that vendor's interest.
- 25.7 In the case of land under limited title but not under qualified title –
- 25.7.1 *normally*, the abstract of title need not include any document which does not show the location, area or dimensions of the land (for example, by including a metes and bounds description or a plan of the land);
- 25.7.2 clause 25.7.1 does not apply to a document which is the good root of title; and
- 25.7.3 the vendor does not have to provide an abstract if this contract contains a delimitation plan (whether in registrable form or not).
- 25.8 On completion the vendor must give the purchaser any *document of title* that relates only to the *property*.
- 25.9 If on completion the vendor has possession or control of a *document of title* that relates also to other property, the vendor must produce it as and where necessary.
- 25.10 The vendor must give a proper covenant to produce where relevant.
- 25.11 The vendor does not have to produce or covenant to produce a document that is not in the possession of the vendor or a mortgagee.
- 25.12 If the vendor is unable to produce an original document in the chain of title, the purchaser will accept a photocopy from the *Land Registry* of the registration copy of that document.

**26 Crown purchase money**

- 26.1 This clause applies only if purchase money is payable to the Crown, whether or not due for payment.  
 26.2 The vendor is liable for the money, except to the extent this contract says the purchaser is liable for it.  
 26.3 To the extent the vendor is liable for it, the vendor is liable for any interest until completion.  
 26.4 To the extent the purchaser is liable for it, the *parties* must adjust any interest under clause 14.

**27 Consent to transfer**

- 27.1 This clause applies only if the land (or part of it) cannot be transferred without consent under *legislation* or a *planning agreement*.  
 27.2 The purchaser must properly complete and then *serve* the purchaser's part of an application for consent to transfer of the land (or part of it) *within 7 days* after the contract date.  
 27.3 The vendor must apply for consent *within 7 days* after *service* of the purchaser's part.  
 27.4 If consent is refused, either *party* can *rescind*.  
 27.5 If consent is given subject to one or more conditions that will substantially disadvantage a *party*, then that *party* can *rescind within 7 days* after receipt by or *service* upon the *party* of written notice of the conditions.  
 27.6 If consent is not given or refused –  
 27.6.1 *within 42 days* after the purchaser *serves* the purchaser's part of the application, the purchaser can *rescind*; or  
 27.6.2 *within 30 days* after the application is made, either *party* can *rescind*.  
 27.7 Each period in clause 27.6 becomes 90 days if the land (or part of it) is –  
 27.7.1 under a *planning agreement*; or  
 27.7.2 in the Western Division.  
 27.8 If the land (or part of it) is described as a lot in an unregistered plan, each time in clause 27.6 becomes the later of the time and 35 days after creation of a separate folio for the lot.  
 27.9 The date for completion becomes the later of the date for completion and 14 days after *service* of the notice granting consent to transfer.

**28 Unregistered plan**

- 28.1 This clause applies only if some of the land is described as a lot in an unregistered plan.  
 28.2 The vendor must do everything reasonable to have the plan registered *within 6 months* after the contract date, with or without any minor alteration to the plan or any document to be lodged with the plan validly required or made under *legislation*.  
 28.3 If the plan is not registered *within* that time and in that manner –  
 28.3.1 the purchaser can *rescind*; and  
 28.3.2 the vendor can *rescind*, but only if the vendor has complied with clause 28.2 and with any *legislation* governing the rescission.  
 28.4 Either *party* can *serve* notice of the registration of the plan and every relevant lot and plan number.  
 28.5 The date for completion becomes the later of the date for completion and 21 days after *service* of the notice.  
 28.6 Clauses 28.2 and 28.3 apply to another plan that is to be registered before the plan is registered.

**29 Conditional contract**

- 29.1 This clause applies only if a provision says this contract or completion is conditional on an event.  
 29.2 If the time for the event to happen is not stated, the time is 42 days after the contract date.  
 29.3 If this contract says the provision is for the benefit of a *party*, then it benefits only that *party*.  
 29.4 If anything is necessary to make the event happen, each *party* must do whatever is reasonably necessary to cause the event to happen.  
 29.5 A *party* can *rescind* under this clause only if the *party* has substantially complied with clause 29.4.  
 29.6 If the event involves an approval and the approval is given subject to a condition that will substantially disadvantage a *party* who has the benefit of the provision, the *party* can *rescind within 7 days* after either *party* *serves* notice of the condition.  
 29.7 If the *parties* can lawfully complete without the event happening –  
 29.7.1 if the event does not happen *within* the time for it to happen, a *party* who has the benefit of the provision can *rescind within 7 days* after the end of that time;  
 29.7.2 if the event involves an approval and an application for the approval is refused, a *party* who has the benefit of the provision can *rescind within 7 days* after either *party* *serves* notice of the refusal; and  
 29.7.3 the date for completion becomes the later of the date for completion and 21 days after the earliest of –  
 • either *party* *serving* notice of the event happening;  
 • every *party* who has the benefit of the provision *serving* notice waiving the provision; or  
 • the end of the time for the event to happen.

- 29.8 If the *parties* cannot lawfully complete without the event happening –
- 29.8.1 if the event does not happen *within* the time for it to happen, either *party* can *rescind*;
- 29.8.2 if the event involves an approval and an application for the approval is refused, either *party* can *rescind*;
- 29.8.3 the date for completion becomes the later of the date for completion and 21 days after either *party* serves notice of the event happening.
- 29.9 A *party* cannot *rescind* under clauses 29.7 or 29.8 after the event happens.

### 30 Manual transaction

- 30.1 This clause applies if this transaction is to be conducted as a *manual transaction*.
- **Transfer**
- 30.2 *Normally*, the purchaser must *serve* the transfer at least 7 days before the date for completion.
- 30.3 If any information needed for the transfer is not disclosed in this contract, the vendor must *serve* it.
- 30.4 If the purchaser *serves* a transfer and the transferee is not the purchaser, the purchaser must give the vendor a direction signed by the purchaser personally for that transfer.
- 30.5 The vendor can require the purchaser to include a covenant or easement in the transfer only if this contract contains the wording of the proposed covenant or easement, and a description of the land burdened and benefited.
- **Place for completion**
- 30.6 *Normally*, the *parties* must complete at the completion address, which is –
- 30.6.1 if a special completion address is stated in this contract - that address; or
- 30.6.2 if none is stated, but a first mortgagee is disclosed in this contract and the mortgagee would usually discharge the mortgage at a particular place - that place; or
- 30.6.3 in any other case - the vendor's *solicitor's* address stated in this contract.
- 30.7 The vendor by reasonable notice can require completion at another place, if it is in NSW, but the vendor must pay the purchaser's additional expenses, including any agency or mortgagee fee.
- 30.8 If the purchaser requests completion at a place that is not the completion address, and the vendor agrees, the purchaser must pay the vendor's additional expenses, including any agency or mortgagee fee.
- **Payments on completion**
- 30.9 On completion the purchaser must pay to the vendor the amounts referred to in clauses 16.5.1 and 16.5.2, by cash (up to \$2,000) or *settlement cheque*.
- 30.10 *Normally*, the vendor can direct the purchaser to produce a *settlement cheque* on completion to pay an amount adjustable under this contract and if so –
- 30.10.1 the amount is to be treated as if it were paid; and
- 30.10.2 the *cheque* must be forwarded to the payee immediately after completion (by the purchaser if the *cheque* relates only to the *property* or by the vendor in any other case).
- 30.11 If the vendor requires more than 5 *settlement cheques*, the vendor must pay \$10 for each extra *cheque*.
- 30.12 If the purchaser must make a *GSTRW payment* the purchaser must –
- 30.12.1 produce on completion a *settlement cheque* for the *GSTRW payment* payable to the Deputy Commissioner of Taxation;
- 30.12.2 forward the *settlement cheque* to the payee immediately after completion; and
- 30.12.3 *serve* evidence of receipt of payment of the *GSTRW payment* and a copy of the settlement date confirmation form submitted to the Australian Taxation Office.
- 30.13 If the purchaser must pay an *FRCGW remittance*, the purchaser must –
- 30.13.1 produce on completion a *settlement cheque* for the *FRCGW remittance* payable to the Deputy Commissioner of Taxation;
- 30.13.2 forward the *settlement cheque* to the payee immediately after completion; and
- 30.13.3 *serve* evidence of receipt of payment of the *FRCGW remittance*.

### 31 Foreign Resident Capital Gains Withholding

- 31.1 This clause applies only if –
- 31.1.1 the sale is not an excluded transaction within the meaning of s14-215 of Schedule 1 to the *TA Act*; and
- 31.1.2 a *clearance certificate* in respect of every vendor is not attached to this contract.
- 31.2 If the vendor *serves* any *clearance certificate* or *variation*, the purchaser does not have to complete earlier than 5 *business days* after that *service* and clause 21.3 does not apply to this provision.
- 31.3 The purchaser must at least 2 *business days* before the date for completion, *serve* evidence of submission of a purchaser payment notification to the Australian Taxation Office by the purchaser or, if a direction under either clause 4.8 or clause 30.4 has been given, by the transferee named in the transfer the subject of that direction.
- 31.4 The vendor cannot refuse to complete if the purchaser complies with clause 31.3 and, as applicable, clauses 4.10 or 30.13.
- 31.5 If the vendor *serves* in respect of every vendor either a *clearance certificate* or a *variation* to 0.00 percent, clauses 31.3 and 31.4 do not apply.

**32 Residential off the plan contract**

- 32.1 This clause applies if this contract is an off the plan contract within the meaning of Division 10 of Part 4 of the Conveyancing Act 1919 (the Division).
- 32.2 No provision of this contract has the effect of excluding, modifying or restricting the operation of the Division.
- 32.3 If the purchaser makes a claim for compensation under the terms prescribed by sections 4 to 6 of Schedule 3 to the Conveyancing (Sale of Land) Regulation 2022 –
- 32.3.1 the purchaser cannot make a claim under this contract about the same subject matter, including a claim under clauses 6 or 7; and
  - 32.3.2 the claim for compensation is not a claim under this contract.

48 Phyllis Avenue Kanwal NSW 2259

## **Addition Provisions**

**These are the special conditions to the contract for the sale of land**

### **BETWEEN**

Lynette Ann Colley and Leigh Victor Colley  
And

#### **1. Notice to complete**

In the event of either party failing to complete this contract within the time specified herein, then the other shall be entitled at any time thereafter to serve a notice to complete, requiring the other to complete within 14 days from the date of service of the notice, and this time period is considered reasonable by both parties. For the purpose of this contract, such notice to complete shall be deemed both at law and in equity sufficient to make time of the essence of this contract. If the vendor issues a notice to complete, the purchaser shall allow the vendor at settlement an amount of \$385.00. The payment of such monies is an essential term of this contract.

#### **2. Death or incapacity**

Notwithstanding any rule of law or equity to the contrary, should either party, or if more than one any one of them, prior to completion die or become mentally ill, as defined in the Mental Health Act, or become bankrupt, or if a company go into liquidation, then either party may rescind this contract by notice in writing forwarded to the other party and thereupon this contract shall be at an end and the provisions of clause 19 hereof shall apply.

#### **3. Purchaser acknowledgements**

The Purchaser acknowledges that they are purchasing the property:

- (a) Subject to all defects latent and patent;
- (b) Subject to any infestations or dilapidations;
- (c) Subject to all existing water, sewerage, drainage and plumbing services and connections passing through or over the property;

- (d) Subject to all telephone or electricity lines whether the property of any Local Authority or third party or any posts, fittings or fixtures therefore erected on or passing over or through the property or to any easements in respect thereof or the absence of any such easements.
- (e) Subject to any non-compliance, that is disclosed herein, with the Local Government Act or any Ordinance under the Act in respect of any building, improvement or fixture on the land.
- (f) Subject to any encroachments by or upon the property.
- (g) Subject to any asbestos in the improvements to the property whether disclosed by the vendor or not.

The Purchaser agrees not to seek, terminate rescind or make any objection requisition or claim for compensation arising out of any of the matters covered by this clause.

4. The property, together with any improvements thereon, is sold in its present state of condition and repair. The Purchaser confirms and acknowledges that they buy the property as is and are not relying on any warranties or representations made to the Purchaser by the Vendor or on behalf of the Vendor which is not contained in this Contract. The Purchaser shall not make any requisition, objection or claim thereto upon the Vendor to carry out any repairs to the said property, or to any furnishings and chattels, assume any liability towards, or payment of any monies relative to a work order or decision of any statutory authority, Owners Corporation or Local Council made after the date hereof nor effect any treatment for pest infestation.
5. The Purchaser must satisfy themselves as to the effect on the property of any environmental planning scheme or other statutory or other requirement. The Vendor gives no warranty as to the conditions relating to the use of the property by the purchaser or any other party. The Purchaser must satisfy themselves as to the use of the property and all consents required for such use for the purchaser's purposes. The Purchaser may not delay settlement

nor make any requisition, objection or claim for compensation nor have any right of rescission or termination in relation to these matters.

**6. Late completion**

In the event that completion is not effected on the nominated day for settlement, or if the vendor cannot settle on that day then the third day after written notice from the vendor that the vendor is able to settle, then the purchaser shall pay to the vendor interest on the balance of the purchase price at the rate of 10% per annum from the date nominated for completion until and including the actual day of completion.

**7. Agent**

The purchaser warrants that they were not introduced to the vendor or the property by or through the medium of any real estate agent or any employee of any real estate agent or any person having any connection with a real estate agent who may be entitled to claim commission as a result of this sale other than the vendors agent, if any, referred to in this contract, and the purchaser agrees that they will at all times indemnify and keep indemnified the vendor from and against any claim whatsoever for commission, which may be made by any real estate agent or other person arising out of or in connection with the purchasers breach of this warranty, and it is hereby agreed and declared that this clause shall not merge in the transfer upon completion, or be extinguished by completion of this contract, and shall continue in full force, and effect, notwithstanding completion.

**8. Release of deposit for payment of a deposit and stamp duty**

The purchasers agree and acknowledge that by their execution of this contract they irrevocably authorise the vendor's agent to release to the vendors such part of the deposit moneys as the vendors shall require to use for the purpose of a deposit and/or stamp duty on any piece of real estate that the vendors negotiate to purchase between the date hereof and the date of settlement hereof.

**9. Cancelled or Delayed Settlement**

In the event settlement is delayed or cancelled by the Purchaser or their mortgagee and settlement is cancelled within 24 hours of the scheduled time for settlement or is rescheduled for another time on the same day or following day at no fault of the Vendor, then the Purchaser shall pay all necessary costs and charges to have settlement re-scheduled in the sum of \$145.00 inclusive of GST on settlement. These costs shall cover the additional expenses incurred by the Vendor as a consequence for the delay or cancellation by the Purchaser.

**10. Requisitions on title**

For the purpose of clause 5.1 and 5.2 the Vendor is obliged only to reply to the requisitions on title annexed to this contract.

**11.** Notwithstanding any provision in this Contract for Sale, in the event that the title is Limited Title but not Qualified Title, the Vendor shall be under no obligation to provide to the Purchaser any Abstract of Title or Old System Document in relation to the subject property.

**12. Electronic Settlement**

- (a) The parties agree to settle this sale electronically in accordance and compliance with the Electronic Conveyancing National Law.
- (b) The provisions of this contract continue to apply as modified by the electronic settlement procedures unless for any reason a party notifies the other in writing that settlement can no longer be conducted electronically at which time the matter will proceed as a paper settlement. In this event any disbursements incurred will be shared equally by the parties and adjusted at settlement but each party shall pay their own costs.
- (c) Within 7 days of exchange the vendor will open and populate the electronic workspace, including the date and time of settlement and invite the purchaser and any discharging mortgagee to join, failing which the purchaser may do so.

- (d) Within 7 days of receipt of the invitation the purchaser must join and create an electronic transfer and invite any incoming mortgagee to join.
- (e) Settlement takes place when the financial settlement takes place.
- (f) Anything that cannot be delivered electronically must be given to the relevant party immediately following settlement.
- (g) If time is of the essence of the transaction and settlement fails to proceed due to a system failure then neither party will be in default. If electronic settlement cannot be re-established the next working day the parties must settle in the usual non-electronic manner as soon as possible but no later than 3 working days after the initial electronic failure unless otherwise agreed.
- (h) Any notice served on a party in the electronic workspace must also be served in accordance with the condition of this contract relating to service of notices.

**13.** The purchaser acknowledges that the Sewer Service Diagram forming part of this contract is the most up-to-date Diagram available from Central Coast Council. The Purchaser shall make no requisition objection or claim for compensation with respect to the Sewer Service Diagram.

**14. Maintenance of Property before settlement**

The Purchaser cannot make any claim, requisition, objections nor delay completion if at completion the Vendor has:

- (i) not cut the grass or maintained the lawn or other plants;
- (ii) left any items, rubbish or refuse on the property which do not hinder the full use and enjoyment of the property.

This is an essential term of the contract.

**15.** The parties agree to adjust all usual outgoings and all amounts under the contract on settlement, however, if any amount, including but not limited to, balance settlement monies, deposit, rates, is incorrectly calculated, overlooked or an error is made in the calculations or payments, the parties

agree and warrant to correct such error to reimburse each other accordingly after settlement. This clause shall not merge on completion.

**16.** The Purchaser's representative must prepare and serve the proposed settlement sheet with supporting certificates to the Vendor's representative no later than five (5) business days prior to the settlement date. If the proposed settlement sheet is provided less than five (5) business days prior to completion, the Purchaser will allow the sum of \$150.00 on settlement to cover the Vendor's representative costs for late preparation of settlement adjustment sheet.

**17. Deposit by Instalments**

In the event the Vendor has agreed to allow the purchaser to pay the deposit by instalments, the following applies;

The purchaser acknowledges that the Vendor is entitled to require payment of the full deposit equal to 10% of the purchase price.

The deposit will be paid as per the following;

- 0.25% to be paid on exchange.
- 9.75% to be paid in the expiry of the cooling off period.

**18. Tenant**

The parties acknowledge that if the property is tenanted and the vendor has agreed to vacant possession, completion is conditional upon vacant possession being provided. It is agreed that completion will take place on the later of:

- a) The completion date noted on the front page of the contract;
- b) Three working days after the vendor provides notice that the property is vacant and settlement can taken place.

The vendor agrees that the tenant will be given 30 days notice to vacate once the cooling off period has expired and contracts are binding. It is agreed that if vacant possession cannot be provided within three months from the contract date then either party can serve notice to rescind the contract and clause 19 shall apply.

## **19. Variable Completion Date**

The parties agree that the settlement will occur the earlier of: -

- (a) 8 Weeks from the date of this contract; or
- (b) 14 days after the Vendor gives notice in writing that the Vendor is ready to complete but not earlier than 42 days after the date of this contract.

## REQUISITIONS ON TITLE

Property: 48 Phyllis Avenue, Kanwal NSW 2259

Vendor: Lynette Ann Colley and Leigh Victor Colley

The following requisitions do not cover matters that are normally covered by pre contract enquiries, the law and the contract.

A vendor who supplies a deliberately false answer to a requisition is liable in damages for deceit if the answer is intended to, and does, induce the purchaser to complete. This extends not only to the original replies, but to situations where the vendor is unaware of the error when delivering answers but discovers the error before settlement and fails to disclose the truth to the purchaser.

### All properties

1. Are there any restrictions on the right of the registered proprietor to convey to the purchaser the property and inclusions free of encumbrances and with vacant possession?
2. Are there any encroachments by or upon the property?
3. Has the construction and use of the improvements erected on the property been approved by the responsible authorities and comply with their requirements?
4. Is the vendor aware of anything that affects the use of the property that is not immediately apparent to the purchaser on normal inspection?
5. Are there any advices, proposals, enquiries, notices, claims or disputes that might affect the property?

### If strata/community title

1. Has the initial period expired?
2. Are there any proposed resolutions or proposed charges or levies not discoverable by inspection of the books of the owners corporation, the community, and precinct or neighbourhood associations?

### If rural

1. Are there any notices from neighbours or any public authorities requiring compliance?
2. All agreements written, oral or by usage not disclosed in the contract relating to such matters as farming, grazing, share farming, agistment, sharing of plant and facilities, use of water, passage through the property should be disclosed and must be terminated, and plant and equipment not the subject of the sale removed from the property prior to completion.
3. Are there any give and take fences?
4. Are there any agreements with neighbours relating to fencing?
5. Are there any licences or agreements relating to pipelines, soil conservation or timber harvesting?

6. Has the vendor any water licence or rights under the Water Management Act 2000?
7. Are there any access roads or tracks to this property or to adjoining properties through this property that are not public roads?
8. Are there any enclosure permits that attach to the property?
9. Are there any notices or issues outstanding relating to stock diseases, chemical pollution or noxious weeds?
10. Are there any matters that specifically affect the property under legislation relating to Native Title, Aboriginal Land Rights, threatened species, native vegetation conservation or National Parks and Wildlife?
11. Is there any application to the Crown for purchase or conversion of a holding?
12. Is there any amount due to the Crown by way of rent or balance of purchase money on any part of the property?

**If company title**

1. Please provide evidence that the company has approved the sale of the shares to the purchaser which will be registered in the share register on presentation following settlement.
2. Have there been or are there any proposed changes to the constitution of the company that affect the right of occupation by the purchaser and the use and enjoyment of the hereditaments?
3. The financial records and books of the company will be inspected and must prove satisfactory and establish that the company is free of debt, that all levies on shareholders have been made and paid and that there is no action suit or proceeding by or against the company.
4. A copy of the constitution of the company must be provided together with copies of the minutes of the last general meeting and copies of any resolutions that might adversely affect the use and enjoyment of the property by the purchaser.



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 124/210229

SEARCH DATE	TIME	EDITION NO	DATE
15/4/2025	11:06 AM	6	29/10/2021

LAND

LOT 124 IN DEPOSITED PLAN 210229  
AT KANWAL  
LOCAL GOVERNMENT AREA CENTRAL COAST  
PARISH OF MUNMORAH COUNTY OF NORTHUMBERLAND  
TITLE DIAGRAM DP210229

FIRST SCHEDULE

LEIGH VICTOR COLLEY  
LYNETTE ANN COLLEY  
AS JOINT TENANTS (T 6550355)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 J6007 COVENANT
- 3 585704 LAND EXCLUDES MINERALS
- 4 DP842138 EASEMENT TO DRAIN WATER 1.5 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 AR569530 MORTGAGE TO ASF CUSTODIANS PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

llaws

PRINTED ON 15/4/2025



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

SIGNATURES AND SEALS ONLY.

*F. Schaefer*  
 JOYSTON P.T.Y.  
 Director  
 Seal

I hereby certify that the requirements of the Local Government Act, 1979 (other than the requirements for registration of plans) have been complied with by the applicant in relation to the proposed subdivision and new roads and easements.

Suburban No. 1432 Date: 24/1/62

Council Clerk: *Shirley*

Approved by Council: *Shirley* 24/1/62

The Council Seal of the Council of the Shire of *Shirley*

was known about on: 24/1/62

of Council passed on: 24/1/62

Council Clerk: *Shirley*

*F. Schaefer*

REGISTRAR GENERAL'S DEPARTMENT  
 CONVERSION TABLE ADDED IN  
 DP 210229 SH 1/3

FEEET INCHES	METRES
1 4 3/8	0.416
1 6 1/4	0.427
1 8 1/2	0.438
1 11 1/4	0.449
2 0	0.508
2 2 1/2	0.570
2 5	0.632
2 7 1/2	0.694
3 0	0.756
3 2 1/2	0.818
3 5	0.880
3 7 1/2	0.942
4 0	1.004
4 2 1/2	1.066
4 5	1.128
4 7 1/2	1.190
5 0	1.252
5 2 1/2	1.314
5 5	1.376
5 7 1/2	1.438
6 0	1.500
6 2 1/2	1.562
6 5	1.624
6 7 1/2	1.686
7 0	1.748
7 2 1/2	1.810
7 5	1.872
7 7 1/2	1.934
8 0	2.000
8 2 1/2	2.062
8 5	2.124
8 7 1/2	2.186
9 0	2.248
9 2 1/2	2.310
9 5	2.372
9 7 1/2	2.434
10 0	2.496
10 2 1/2	2.558
10 5	2.620
10 7 1/2	2.682
11 0	2.744
11 2 1/2	2.806
11 5	2.868
11 7 1/2	2.930
12 0	2.992
12 2 1/2	3.054
12 5	3.116
12 7 1/2	3.178
13 0	3.240
13 2 1/2	3.302
13 5	3.364
13 7 1/2	3.426
14 0	3.488
14 2 1/2	3.550
14 5	3.612
14 7 1/2	3.674
15 0	3.736
15 2 1/2	3.798
15 5	3.860
15 7 1/2	3.922
16 0	3.984
16 2 1/2	4.046
16 5	4.108
16 7 1/2	4.170
17 0	4.232
17 2 1/2	4.294
17 5	4.356
17 7 1/2	4.418
18 0	4.480
18 2 1/2	4.542
18 5	4.604
18 7 1/2	4.666
19 0	4.728
19 2 1/2	4.790
19 5	4.852
19 7 1/2	4.914
20 0	4.976
20 2 1/2	5.038
20 5	5.100
20 7 1/2	5.162
21 0	5.224
21 2 1/2	5.286
21 5	5.348
21 7 1/2	5.410
22 0	5.472
22 2 1/2	5.534
22 5	5.596
22 7 1/2	5.658
23 0	5.720
23 2 1/2	5.782
23 5	5.844
23 7 1/2	5.906
24 0	5.968
24 2 1/2	6.030
24 5	6.092
24 7 1/2	6.154
25 0	6.216
25 2 1/2	6.278
25 5	6.340
25 7 1/2	6.402
26 0	6.464
26 2 1/2	6.526
26 5	6.588
26 7 1/2	6.650
27 0	6.712
27 2 1/2	6.774
27 5	6.836
27 7 1/2	6.898
28 0	6.960
28 2 1/2	7.022
28 5	7.084
28 7 1/2	7.146
29 0	7.208
29 2 1/2	7.270
29 5	7.332
29 7 1/2	7.394
30 0	7.456
30 2 1/2	7.518
30 5	7.580
30 7 1/2	7.642
31 0	7.704
31 2 1/2	7.766
31 5	7.828
31 7 1/2	7.890
32 0	7.952
32 2 1/2	8.014
32 5	8.076
32 7 1/2	8.138
33 0	8.200
33 2 1/2	8.262
33 5	8.324
33 7 1/2	8.386
34 0	8.448
34 2 1/2	8.510
34 5	8.572
34 7 1/2	8.634
35 0	8.696
35 2 1/2	8.758
35 5	8.820
35 7 1/2	8.882
36 0	8.944
36 2 1/2	9.006
36 5	9.068
36 7 1/2	9.130
37 0	9.192
37 2 1/2	9.254
37 5	9.316
37 7 1/2	9.378
38 0	9.440
38 2 1/2	9.502
38 5	9.564
38 7 1/2	9.626
39 0	9.688
39 2 1/2	9.750
39 5	9.812
39 7 1/2	9.874
40 0	9.936
40 2 1/2	10.000
40 5	10.064
40 7 1/2	10.128
41 0	10.192
41 2 1/2	10.256
41 5	10.320
41 7 1/2	10.384
42 0	10.448
42 2 1/2	10.512
42 5	10.576
42 7 1/2	10.640
43 0	10.704
43 2 1/2	10.768
43 5	10.832
43 7 1/2	10.896
44 0	10.960
44 2 1/2	11.024
44 5	11.088
44 7 1/2	11.152
45 0	11.216
45 2 1/2	11.280
45 5	11.344
45 7 1/2	11.408
46 0	11.472
46 2 1/2	11.536
46 5	11.600
46 7 1/2	11.664
47 0	11.728
47 2 1/2	11.792
47 5	11.856
47 7 1/2	11.920
48 0	11.984
48 2 1/2	12.048
48 5	12.112
48 7 1/2	12.176
49 0	12.240
49 2 1/2	12.304
49 5	12.368
49 7 1/2	12.432
50 0	12.496
50 2 1/2	12.560
50 5	12.624
50 7 1/2	12.688
51 0	12.752
51 2 1/2	12.816
51 5	12.880
51 7 1/2	12.944
52 0	13.008
52 2 1/2	13.072
52 5	13.136
52 7 1/2	13.200
53 0	13.264
53 2 1/2	13.328
53 5	13.392
53 7 1/2	13.456
54 0	13.520
54 2 1/2	13.584
54 5	13.648
54 7 1/2	13.712
55 0	13.776
55 2 1/2	13.840
55 5	13.904
55 7 1/2	13.968
56 0	14.032
56 2 1/2	14.096
56 5	14.160
56 7 1/2	14.224
57 0	14.288
57 2 1/2	14.352
57 5	14.416
57 7 1/2	14.480
58 0	14.544
58 2 1/2	14.608
58 5	14.672
58 7 1/2	14.736
59 0	14.800
59 2 1/2	14.864
59 5	14.928
59 7 1/2	14.992
60 0	15.056
60 2 1/2	15.120
60 5	15.184
60 7 1/2	15.248
61 0	15.312
61 2 1/2	15.376
61 5	15.440
61 7 1/2	15.504
62 0	15.568
62 2 1/2	15.632
62 5	15.696
62 7 1/2	15.760
63 0	15.824
63 2 1/2	15.888
63 5	15.952
63 7 1/2	16.016
64 0	16.080
64 2 1/2	16.144
64 5	16.208
64 7 1/2	16.272
65 0	16.336
65 2 1/2	16.400
65 5	16.464
65 7 1/2	16.528
66 0	16.592
66 2 1/2	16.656
66 5	16.720
66 7 1/2	16.784
67 0	16.848
67 2 1/2	16.912
67 5	16.976
67 7 1/2	17.040
68 0	17.104
68 2 1/2	17.168
68 5	17.232
68 7 1/2	17.296
69 0	17.360
69 2 1/2	17.424
69 5	17.488
69 7 1/2	17.552
70 0	17.616
70 2 1/2	17.680
70 5	17.744
70 7 1/2	17.808
71 0	17.872
71 2 1/2	17.936
71 5	18.000
71 7 1/2	18.064
72 0	18.128
72 2 1/2	18.192
72 5	18.256
72 7 1/2	18.320
73 0	18.384
73 2 1/2	18.448
73 5	18.512
73 7 1/2	18.576
74 0	18.640
74 2 1/2	18.704
74 5	18.768
74 7 1/2	18.832
75 0	18.896
75 2 1/2	18.960
75 5	19.024
75 7 1/2	19.088
76 0	19.152
76 2 1/2	19.216
76 5	19.280
76 7 1/2	19.344
77 0	19.408
77 2 1/2	19.472
77 5	19.536
77 7 1/2	19.600
78 0	19.664
78 2 1/2	19.728
78 5	19.792
78 7 1/2	19.856
79 0	19.920
79 2 1/2	19.984
79 5	20.048
79 7 1/2	20.112
80 0	20.176
80 2 1/2	20.240
80 5	20.304
80 7 1/2	20.368
81 0	20.432
81 2 1/2	20.496
81 5	20.560
81 7 1/2	20.624
82 0	20.688
82 2 1/2	20.752
82 5	20.816
82 7 1/2	20.880
83 0	20.944
83 2 1/2	21.008
83 5	21.072
83 7 1/2	21.136
84 0	21.200
84 2 1/2	21.264
84 5	21.328
84 7 1/2	21.392
85 0	21.456
85 2 1/2	21.520
85 5	21.584
85 7 1/2	21.648
86 0	21.712
86 2 1/2	21.776
86 5	21.840
86 7 1/2	21.904
87 0	21.968
87 2 1/2	22.032
87 5	22.096
87 7 1/2	22.160
88 0	22.224
88 2 1/2	22.288
88 5	22.352
88 7 1/2	22.416
89 0	22.480
89 2 1/2	22.544
89 5	22.608
89 7 1/2	22.672
90 0	22.736
90 2 1/2	22.800
90 5	22.864
90 7 1/2	22.928
91 0	22.992
91 2 1/2	23.056
91 5	23.120
91 7 1/2	23.184
92 0	23.248
92 2 1/2	23.312
92 5	23.376
92 7 1/2	23.440
93 0	23.504
93 2 1/2	23.568
93 5	23.632
93 7 1/2	23.696
94 0	23.760
94 2 1/2	23.824
94 5	23.888
94 7 1/2	23.952
95 0	24.016
95 2 1/2	24.080
95 5	24.144
95 7 1/2	24.208
96 0	24.272
96 2 1/2	24.336
96 5	24.400
96 7 1/2	24.464
97 0	24.528
97 2 1/2	24.592
97 5	24.656
97 7 1/2	24.720
98 0	24.784
98 2 1/2	24.848
98 5	24.912
98 7 1/2	24.976
99 0	25.040
99 2 1/2	25.104
99 5	25.168
99 7 1/2	25.232
100 0	25.296
100 2 1/2	25.360
100 5	25.424
100 7 1/2	25.488

REGISTRAR GENERAL'S DEPARTMENT  
 CONVERSION TABLE ADDED IN  
 DP 210229 SH 1/3 CONTD

FEEET INCHES	METRES
119 11 1/4	35.537
119 11 1/2	35.565
119 11 3/4	35.593
120 0	35.621
120 0 1/2	35.649
120 1	35.677
120 1 1/2	35.705
120 2	35.733
120 2 1/2	35.761
120 3	35.789
120 3 1/2	35.817
120 4	35.845
120 4 1/2	35.873
121 0	35.901
121 0 1/2	35.929
121 1	35.957
121 1 1/2	35.985
121 2	36.013
121 2 1/2	36.041
121 3	36.069
121 3 1/2	36.097
121 4	36.125
121 4 1/2	36.153
121 5	36.181
121 5	

REGISTRAR GENERAL'S DEPARTMENT  
 CONVERSION TABLE ADDED IN

DP 210229 SH 2/3

FEET INCHES	METRES
1 6	0.457
1 6 1/4	0.464
1 7	0.483
1 9 1/2	0.536
2	0.914
2 1/4	1.082
2 5/8	1.076
3 1/8	1.339
3 1/2	1.389
3 5/8	1.829
4 1/4	1.902
4 1/2	3.048
4 3/4	3.048
5 1/4	3.181
5 1/2	3.658
5 3/4	4.070
6 1/4	4.285
6 1/2	4.285
6 3/4	4.569
7 1/4	4.569
7 1/2	4.851
7 3/4	4.851
8 1/4	6.744
8 1/2	6.744
8 3/4	9.442
9 1/4	9.912
9 1/2	10.782
9 3/4	10.947
10 1/4	11.481
10 1/2	11.481
10 3/4	12.617
11 1/4	12.617
11 1/2	15.240
11 3/4	15.240
12 1/4	16.489
12 1/2	16.489
12 3/4	18.033
13 1/2	18.177
14	18.288
14 1/2	18.402
15 1/4	19.056
15 1/2	19.183
15 3/4	19.183
16 1/4	19.717
16 1/2	19.717
16 3/4	20.117
17 1/2	20.206
18 1/2	20.287
19 1/2	20.786
20 1/2	21.205
21 1/2	21.536
22 1/2	22.117
23 1/2	22.701
24 1/2	25.603
25 1/2	25.629
26 1/2	26.819
27 1/2	26.422
28 1/2	30.175
29 1/2	30.175
30 1/2	31.633
31 1/2	35.528
32 1/2	35.680
33 1/2	33.741
34 1/2	33.750
35 1/2	33.757
36 1/2	34.604
37 1/2	34.625
38 1/2	34.900
39 1/2	34.912
40 1/2	34.944
41 1/2	36.519
42 1/2	36.519
43 1/2	36.825
44 1/2	36.832
45 1/2	36.832
46 1/2	36.838
47 1/2	36.838
48 1/2	36.851
49 1/2	36.851
50 1/2	36.876
51 1/2	43.917
52 1/2	43.917
53 1/2	43.946
54 1/2	43.946

REGISTRAR GENERAL'S DEPARTMENT  
 CONVERSION TABLE ADDED IN

DP 210229 SH 2/3 CONTD

FEET INCHES	METRES
144	43.967
144 3 1/2	43.968
144 4 3/4	43.993
144 5 3/4	44.012
144 6 1/4	44.025
144 6 1/2	44.044
144 6 3/4	44.056
144 7 1/4	44.078
144 7 3/4	44.078
144 8 1/4	44.101
144 8 1/2	44.120
144 9 1/4	44.133
144 9 1/2	44.154
144 6 1/4	44.154
150	44.120
150 1/2	44.582
152 0 1/2	44.582
154 0 1/4	44.596
154 0 1/2	44.596
154 1 1/2	44.596
154 2 1/2	44.596
154 3 1/2	44.596
154 4 1/2	44.596
154 5 1/2	44.596
154 6 1/2	44.596
154 7 1/2	44.596
154 8 1/2	44.596
154 9 1/2	44.596
154 10 1/2	44.596
154 11 1/2	44.596
154 12 1/2	44.596
154 13 1/2	44.596
154 14 1/2	44.596
154 15 1/2	44.596
154 16 1/2	44.596
154 17 1/2	44.596
154 18 1/2	44.596
154 19 1/2	44.596
154 20 1/2	44.596
154 21 1/2	44.596
154 22 1/2	44.596
154 23 1/2	44.596
154 24 1/2	44.596
154 25 1/2	44.596
154 26 1/2	44.596
154 27 1/2	44.596
154 28 1/2	44.596
154 29 1/2	44.596
154 30 1/2	44.596
154 31 1/2	44.596
154 32 1/2	44.596
154 33 1/2	44.596
154 34 1/2	44.596
154 35 1/2	44.596
154 36 1/2	44.596
154 37 1/2	44.596
154 38 1/2	44.596
154 39 1/2	44.596
154 40 1/2	44.596
154 41 1/2	44.596
154 42 1/2	44.596
154 43 1/2	44.596
154 44 1/2	44.596
154 45 1/2	44.596
154 46 1/2	44.596
154 47 1/2	44.596
154 48 1/2	44.596
154 49 1/2	44.596
154 50 1/2	44.596
154 51 1/2	44.596
154 52 1/2	44.596
154 53 1/2	44.596
154 54 1/2	44.596
154 55 1/2	44.596
154 56 1/2	44.596
154 57 1/2	44.596
154 58 1/2	44.596
154 59 1/2	44.596
154 60 1/2	44.596
154 61 1/2	44.596
154 62 1/2	44.596
154 63 1/2	44.596
154 64 1/2	44.596
154 65 1/2	44.596
154 66 1/2	44.596
154 67 1/2	44.596
154 68 1/2	44.596
154 69 1/2	44.596
154 70 1/2	44.596
154 71 1/2	44.596
154 72 1/2	44.596
154 73 1/2	44.596
154 74 1/2	44.596
154 75 1/2	44.596
154 76 1/2	44.596
154 77 1/2	44.596
154 78 1/2	44.596
154 79 1/2	44.596
154 80 1/2	44.596
154 81 1/2	44.596
154 82 1/2	44.596
154 83 1/2	44.596
154 84 1/2	44.596
154 85 1/2	44.596
154 86 1/2	44.596
154 87 1/2	44.596
154 88 1/2	44.596
154 89 1/2	44.596
154 90 1/2	44.596
154 91 1/2	44.596
154 92 1/2	44.596
154 93 1/2	44.596
154 94 1/2	44.596
154 95 1/2	44.596
154 96 1/2	44.596
154 97 1/2	44.596
154 98 1/2	44.596
154 99 1/2	44.596
154 100 1/2	44.596
154 101 1/2	44.596
154 102 1/2	44.596
154 103 1/2	44.596
154 104 1/2	44.596
154 105 1/2	44.596
154 106 1/2	44.596
154 107 1/2	44.596
154 108 1/2	44.596
154 109 1/2	44.596
154 110 1/2	44.596
154 111 1/2	44.596
154 112 1/2	44.596
154 113 1/2	44.596
154 114 1/2	44.596
154 115 1/2	44.596
154 116 1/2	44.596
154 117 1/2	44.596
154 118 1/2	44.596
154 119 1/2	44.596
154 120 1/2	44.596
154 121 1/2	44.596
154 122 1/2	44.596
154 123 1/2	44.596
154 124 1/2	44.596
154 125 1/2	44.596
154 126 1/2	44.596
154 127 1/2	44.596
154 128 1/2	44.596
154 129 1/2	44.596
154 130 1/2	44.596
154 131 1/2	44.596
154 132 1/2	44.596
154 133 1/2	44.596
154 134 1/2	44.596
154 135 1/2	44.596
154 136 1/2	44.596
154 137 1/2	44.596
154 138 1/2	44.596
154 139 1/2	44.596
154 140 1/2	44.596
154 141 1/2	44.596
154 142 1/2	44.596
154 143 1/2	44.596
154 144 1/2	44.596
154 145 1/2	44.596
154 146 1/2	44.596
154 147 1/2	44.596
154 148 1/2	44.596
154 149 1/2	44.596
154 150 1/2	44.596
154 151 1/2	44.596
154 152 1/2	44.596
154 153 1/2	44.596
154 154 1/2	44.596
154 155 1/2	44.596
154 156 1/2	44.596
154 157 1/2	44.596
154 158 1/2	44.596
154 159 1/2	44.596
154 160 1/2	44.596

REGISTRAR GENERAL'S DEPARTMENT  
 CONVERSION TABLE ADDED IN

DP 210229 SH 3/3 CONTD

FEET INCHES	METRES
160 10 3/4	49.041
161 9 1/4	49.206
195 10	59.690
217 8 1/2	66.398
372 3	113.482
443 5	135.135
AC RD P	SO M
- 16 1/2	467.2
- 19 1/4	468.2
- 20 3/4	528.6
- 21 1/2	543.6
- 22	555.4
- 22 1/2	569.1
- 23 1/4	568.1
- 24 1/2	619.7
- 25 1/2	645
- 26 1/4	668.9
- 27	708.2
- 28 1/2	718.5
- 28 1/2	720.6
- 28 5/4	727.2
- 29 5/4	733.5
- 29 1/4	739.6
- 29 1/2	746.1
- 35 3/4	853.6
- 37	935.6
- 1	1012
- 1 11	937

REGISTRAR GENERAL'S DEPARTMENT  
 CONVERSION TABLE ADDED IN

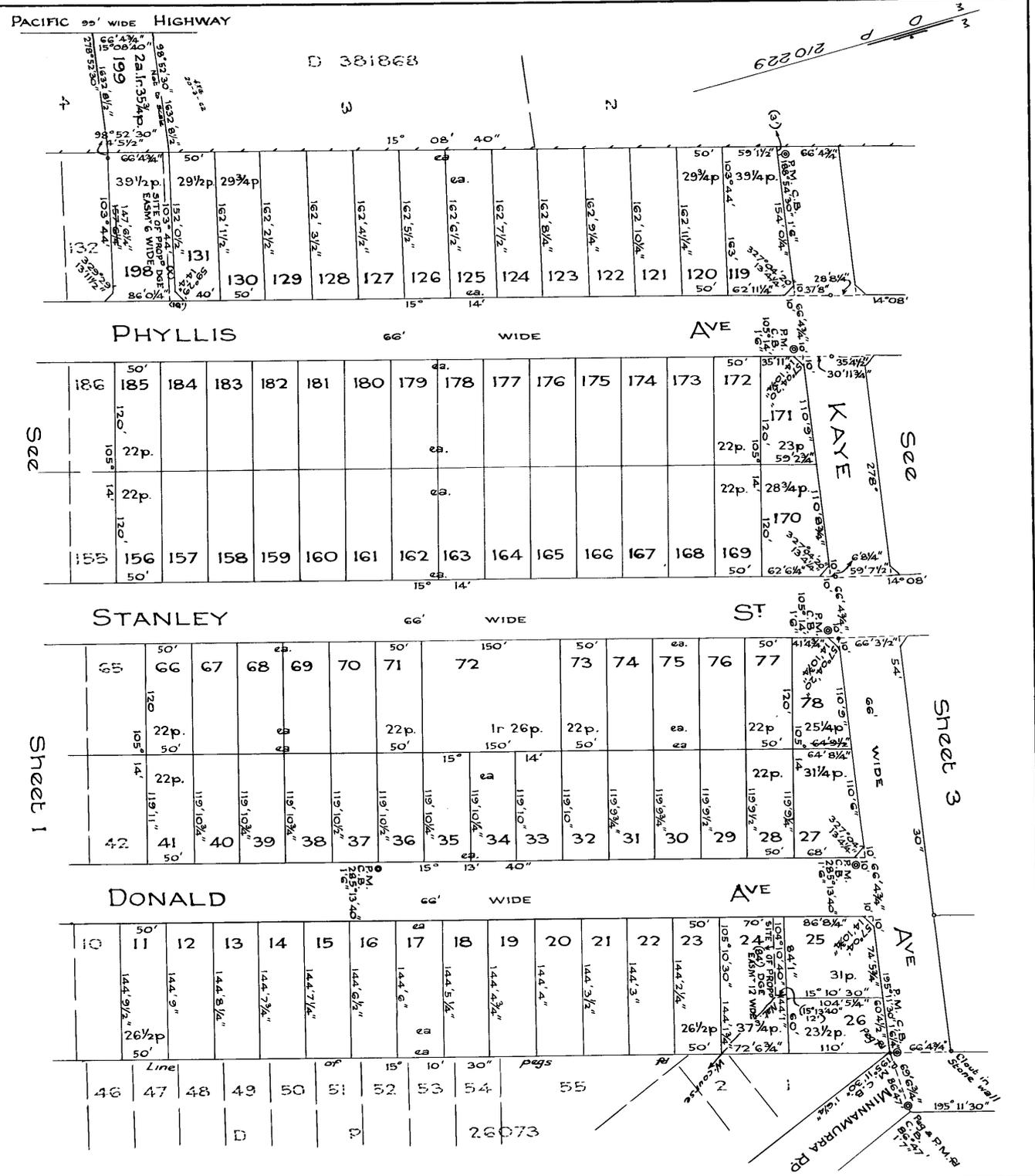
DP 210229 SH 3/3

FEET INCHES	METRES
- 3	0.076
1 3	0.432
1 1 1/2	0.457
2 1 1/2	0.648
3 3	0.914
3 5 3/4	1.060
3 5 7/8	1.254
4 0 7/8	1.254
4 1 1/2	2.451
4 1 1/2	2.858
4 3/4	3.048
4 5 8/4	4.108
4 5 1/2	4.509
4 7 3/15	7.315
5 0 1/4	9.449
5 1	9.754
5 1 1/2	11.052
5 1 1/2	12.192
5 1 3/4	12.487
5 2 1/4	14.960
5 2 1/2	15.189
5 3 1/2	15.202
5 4 1/2	15.240
5 5 1/4	15.246
5 5 3/4	15.259
5 6 1/4	15.373
5 6 3/4	15.475
5 7 1/2	15.461
5 8 1/2	15.485
5 9 1/2	16.189
5 10 1/2	16.189
5 11 1/2	16.280
5 12 1/2	16.733
5 13 1/2	19.444
5 14 1/2	20.117
5 15 1/2	20.199
5 16 1/2	20.206
5 17 1/2	20.225
5 18 1/2	21.356
5 19 1/2	21.392
5 20 1/2	22.073
5 21 1/2	22.802
5 22 1/2	24.384
5 23 1/2	24.750
5 24 1/2	30.486
5 25 1/2	31.839
5 26 1/2	32.820
5 27 1/2	35.185
5 28 1/2	35.680
5 29 1/2	34.876
5 30 1/2	35.766
5 31 1/2	36.076
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5 87 1/2	36.076
5 88 1/2	36.076
5 89 1/2	36.076
5 9	

Form No. 4 - To be used in conjunction with Forms 2 or 3.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.

WARNING: Plan Drawing only to appear in this space.



Sheet 1

Sheet 3

Registered: 1432 21.3.1982

This is Sheet: 2 of my plan in: 3

Sheriff registered under Sheriff's Act 1951 as amended

*E. R. Munn*

This is Sheet: 2 of the plan of: 3

Sheets covered by my Certificate No.: 1432 of: 24/1/82

*W. J. King*

Council Clerk.

Scale: 80 Feet to an Inch

4 - To be used in conjunction with Forms 2 or 3.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION.



WARNING: Plan Drawing only to appear in this space.

Registered: <i>[Signature]</i>	DP210229
This is Sheet... 3... of my plan in... 3...	Sheets dated... 2-1-1992...
This is Sheet... 3... of the plan of... 3...	Sheets covered by my Certificate No... 1432... of... 24/1/62...
Survey registered under Surveyor Act 1959, as amended.	<i>[Signature]</i> Council Clerk.
Scale: 80 Feet to an Inch	Sheet 2

Form No. 9.

C. No. of Application. 9116/62



MARRIAGES registered in the District of Sydney, in the State of  
New South Wales, Registered by Theodore le More Wells,  
Registrar General.

1. Number in Register ...	289.	
2. When and where married.	22nd December, 1956. St. Luke's Church, Liverpool.	
3. Names and Surnames of parties.	Norman Thomas Biddle.	Zdenka Geier.
4. Rank or profession ...	Draughtsman.	Cardboard Machinist.
5. Usual place of residence	5 Christie Street, Liverpool.	14 Chrysanthemum Avenue, Liverpool.
6. Condition of the parties (bachelor or spinster; widower or widow; divorced or divorced petitioner).	Bachelor.	Spinster.
7. Birth-place ...	Liverpool, N.S.W.	Tuzla, Yugoslavia.
8. Ages (years) ...	21.	21.
Parents —		
9. Father's Christian name and Surname.	Henry Oliver Biddle. (deceased)	Frank Geier.
Mother's Christian name and Maiden Surname	Anne Bell.	Hermine Brlakovic.
10. Father's rank or pro- fession.	Driver.	Drainer.

Married at St. Luke's Church, Liverpool.

According to the rites of the Church of England.

This marriage was solemnized between us— Norman Thomas Biddle.  
Zdenka, Geier.

in the presence of us— MARIANA M. Kovacs,  
G. F. Telfer.

By me— John Alexander Ross,  
Officiating Minister or Registrar General

Received and registered by me this 9th day of January, 1957.  
T. Wells, Registrar General.

I, Jack Hayward Watson, Registrar General,  
do hereby certify that the above is a true copy of the particulars in an entry in a  
Register of Marriages kept at the Registrar General's Office, Sydney, New South  
Wales, and extracted this 9th day of February, 1957.

*Jack Watson*  
V. C. N. Blight, Government Printer



This is the solemn declaration made by  
Norman Thomas Biddle  
at Liverpool this 9th day of January  
1957  
*Norman Thomas Biddle*



Page 7 (2)

And the transferee covenant(s) with the transferor for himself and his assigns for the benefit of the adjoining lots in D.P. No. 210124 but only during the ownership thereof by the transferor its successors and assigns other than a purchaser on sale that no fence shall be erected on the land hereby transferred to divide it from such adjoining lands without the consent of the transferor its successors and assigns PROVIDED THAT such consent shall not be withheld if such fence is erected without expense to the transferor its successors and assigns AND PROVIDED THAT such consent shall be deemed to have been given in respect of every such fence for the time being erected AND FURTHER PROVIDED THAT this restriction may be released varied or modified by the owner for the time being of such adjoining land.

d Strike out if unnecessary, or suitably adjust.  
(i) if any easements are to be created or any exceptions to be made; or  
(ii) if the statutory covenants implied by the Act are intended to be varied or modified.  
Covenants should comply with the provisions of Section 88 of the Conveyancing Act, 1919-1954.



ENCUMBRANCES, &c., REFERRED TO.\*

\* A very short note will suffice.  
K 1163-2 5: 437

<sup>NEL</sup>  
Reservation of all mines of coal and other minerals  
excepted and reserved by Stamp 585704

If the Transferor or Transferee signs by a mark, the attestation must state that the instrument was read over and explained to him, and that he appeared fully to understand the same."

Execution in New South Wales may be proved if this instrument is signed or acknowledged before the Registrar-General, or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferor is known, otherwise the attesting witness should appear before one of the above functionaries who having received an affirmative answer to each of the questions set out in Sec. 108 (1) (b) of the Real Property Act should sign the certificate at the foot of this page.

Execution may be proved where the parties are resident :-

(a) in any part of the British dominions outside the State of New South Wales by signing or acknowledging before the Registrar-General or Recorder of Deeds of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or Mayor or Chief Officer of any municipal or local government corporation of such part, or Justice of the Peace for such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

(b) in the United Kingdom by signing or acknowledging before the Mayor or a Chief Officer of any corporation or a Notary Public.

(c) in any foreign place by signing or acknowledging before (i) a British Consular Officer (which includes a British Ambassador, Envoy, Minister, Chargé d'Affaires, Secretary of Embassy or Legation, Consul-General, Acting Consul-General, Consul, Acting Consul, Vice-Consul, Acting Vice-Consul, Pro-Consul, Consular Agent and Acting Consular Agent) (ii) an Australian Consular Officer (which includes an Ambassador, High Commissioner, Minister, Head of Mission, Commissioner, Chargé d'Affaires, Counsellor or Secretary at an Embassy, High Commissioner's Office or Legation, Consul-General, Consul, Vice Consul, Trade Commissioner and Consular Agent) who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

Signed at Redfern the 17<sup>th</sup> day of February 1962  
Signed in my presence by the transferor  
WHO IS PERSONALLY KNOWN TO ME  
W. J. Hayes  
Notary Public

P. J. Schmitt  
Transferor.\*

Signed in my presence by the transferee  
WHO IS PERSONALLY KNOWN TO ME  
W. J. Hayes  
Secretary

Accepted, and I hereby certify this transfer to be correct for the purposes of the Real Property Act.  
W. J. Hayes  
Notary Public  
Transferree(s).

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.  
(To be signed at the time of executing the within instrument.)

Memorandum where by the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. \_\_\_\_\_ Miscellaneous Register under the authority of which he has just executed the within transfer.

Signed at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.  
Signed in the presence of \_\_\_\_\_

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS.\*

Appeared before me at \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, one thousand \_\_\_\_\_ and \_\_\_\_\_ the attesting witness to this instrument and declared that he personally knew \_\_\_\_\_ the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said \_\_\_\_\_ is \_\_\_\_\_ own handwriting, and that \_\_\_\_\_ he was of sound mind and freely and voluntarily signed the same.

To be signed by Registrar-General, Deputy Registrar-General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument has been signed or acknowledged before one of these parties.

\* If signed by virtue of any power of attorney, the original power must be registered in the Miscellaneous Register, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B. - Section 117 requires that the above Certificate be signed by each Transferor or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferor cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferor or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

No. J 6007

LODGED BY JOYSTON PTY LIMITED  
107/9 Elizabeth St.  
Sydney

**FEEES.**  
 The Fees, which are payable on lodgment, are as follows:—

- (a) £2 where the memorandum of transfer is accompanied by the relevant Certificates of Title or Crown Grants, otherwise £2 5s. 0d. Where such instrument is to be endorsed on more than one folium of the register, an additional charge of 5s. is made for every Certificate of Title or Crown Grant after the first.
- (b) A supplementary charge of 10s. is made in each of the following—
  - (i) where a restrictive covenant is imposed; or
  - (ii) a new easement is created; or
  - (iii) a partial discharge of mortgage is endorsed on the transfer.
- (c) Where a new Certificate of Title must issue the scale charges are—
  - (i) £2 for every Certificate of Title not exceeding 15 folios and without diagram;
  - (ii) £2 10s. 0d. for every Certificate of Title not exceeding 15 folios with one simple diagram;
  - (iii) as approved where more than one simple diagram, or an extensive diagram will appear.
 Where the engrossing exceeds 15 folios, an amount of 5s. per folium, extra fee is payable.

**DOCUMENTS LODGED HEREWITH.**  
 To be filled in by person lodging document.

1 \_\_\_\_\_  
 2 \_\_\_\_\_  
 3 \_\_\_\_\_  
 4 \_\_\_\_\_  
 5 \_\_\_\_\_  
 6 \_\_\_\_\_

} Received Docs.  
 Nos.  
 } Receiving Clerk.

*CLJ*

**PARTIAL DISCHARGE OF MORTGAGE.**  
*(N.B.—Before execution read marginal note.)*

I, \_\_\_\_\_ mortgagee under Mortgage No. \_\_\_\_\_  
 release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

This discharge is appropriate to a transfer of part of the land in the Mortgage. The mortgagee should execute a formal discharge when the land transferred is the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

Signed in my presence by \_\_\_\_\_  
 \_\_\_\_\_  
 who is personally known to me.

Mortgagee.

LEAVE THESE SPACES FOR DEPARTMENTAL USE

INDEXED <i>ind</i>	<b>MEMORANDUM OF TRANSFER</b> <i>Subject to 2 Covenants</i>
Checked by	Particulars entered in Register Book, Volume <u>613</u> Folio <u>13</u>
Passed (in S.D.B.) by <i>J 18/4</i>	the <u>1st</u> day of <u>June</u> 19 <u>64</u> — minutes past <u>4</u> o'clock in the <u>after</u> noon.
Signed by <i>P</i>	<i>Jones</i> Registrar-General

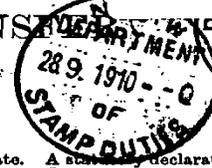
**PROGRESS RECORD.**

	Initials.	Date.
Sent to Survey Branch		
Received from Records		
Draft written		
Draft examined		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		
Vol.		Fol.



New South Wales. 5857 585704S  
18 NOV 1910

Fees:  
Transfer.....  
Endorsement.....  
Certificate.....



MEMORANDUM OF TRANSFER  
(REAL PROPERTY ACT, 1900.)

FEE SIMPLE.  
30 9-10

Dower should be negated, or the contingent interest will be noted on the new certificate. A statement of declaration should accompany, stating whether the transferee be married, and, if so, the date of marriage. If before January, 1897, the wife must execute and acknowledge Release. A form for the latter purpose can be obtained at the Land Titles Office, or will be forwarded on application. If the marriage were since 1836 no dower attaches.

Name, residence, occupation, or other designation, in full, of Transferor.

I, Albert Hamlyn Warner of Sydney  
Landowner.

If a less estate, strike out "in fee simple," and interline the required alteration.

being registered as the proprietor of an Estate in fee simple<sup>b</sup> in the land hereinafter described, subject, however, to such encumbrances, liens, and interests, as are notified by memorandum

All subsisting encumbrances must be noted hereon. (See page 3.)

underwritten or endorsed hereon,<sup>c</sup>—in consideration of six hundred

If the consideration be not pecuniary, alter accordingly.

pounds. (£600:0:0)

Name, residence, occupation, or other designation of transferee.

paid to me by Jane Anne Black of Murrumbidgee  
of John Charles Black of same place, Printer

If a minor, state of what age, and forward certificate or declaration as to date of birth. If a married woman, state name, residence, and occupation of husband.

the receipt whereof I hereby acknowledge,

RECEIVED IN ROOM 45 F.P.  
938502

If to two or more, state whether as joint tenants or tenants in common.

do hereby transfer to the said Jane Anne Black

Area, in acres, roods, or perches.

ALL my Estate and Interest, as such registered proprietor, in ALL THAT piece of land containing two hundred acres.

Parish or town, county.

situate in Parish of Murrumbidgee, County of Murrumbidgee

"The whole" or "part," as the case may be.

being part of the land comprised in Certificate of Title

"Crown Grant," or "Certificate of Title."

dated 6<sup>th</sup> July 1909 registered volume No. 1980 2082

Repeat if more than one. These references will suffice, if the whole land in the grant or certificate be transferred. But if a part only (unless a plan has been deposited, in which case a reference to the No. of allotment and No. of plan will be sufficient), a description and plan will be required and may be inserted or annexed with this prefix:—"as delineated in the plan hereon (or annexed hereto) and described as follows,"

folio 35 and being part of portion N<sup>o</sup> 24 of the said Parish and being the whole of the land comprised in the plan annexed hereto and indented "a."

Here also should be set forth any right-of-way or easement, or exception, if there be any such not fully disclosed either in the principal description or memorandum of encumbrances.

EXCEPTING AND ALWAYS RESERVING out of these presents and the transfer hereby made unto the said Albert Hamlyn Warner and his transferees all mines veins and seams of coal and other mines and minerals of every description lying within or under the said piece of land hereby transferred or any part or parts thereof respectively with full liberty power and authority for the said Albert Hamlyn Warner and his transferees and his or their lessees agents and workmen and every or any other person or persons by his or their order or permission at any time or times and from time to time to search for get win take cart and carry away the said excepted mines and minerals or any of them or any part or parts thereof and to do all things necessary for effectuating all or any of the purposes aforesaid but without entering upon the surface of the said land or any part thereof and so as not to disturb the said surface or any part thereof and so as not to disturb the said surface or any part thereof by or in consequence of underground working.

Any provision in addition to or modification of the covenants implied by the Act, may also be inserted.

\* No alteration should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

m If this instrument be signed or acknowledged before the Registrar-General or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferrer is known, no further authentication is required. Otherwise the ATTESTING WITNESS must appear before one of the above functionaries to make a declaration in the annexed form.

This applies only to instruments signed within the State. If the parties be resident without the State, but in any British Possession, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Governor, Government Resident, or Chief Secretary of such Possession. If resident in the United Kingdom, then before the Mayor or Chief Officer of any Corporation, or a Notary Public. And if resident at any foreign place, then before the British Consular Officer at such place. If the Transferrer or Transferee signs by a mark, the attestation must state "that the instrument was read over or explained to him, and that he appeared fully to understand the same."

n Repeat attestation for additional parties if required.  
o For the signature of the Transferee hereto an ordinary attestation is sufficient. Unless the instrument contains some special covenant by the Transferee, his signature will be dispensed with in cases where it is established that it cannot be procured without difficulty. It is, however, always desirable to afford a clue for detecting forgery or personation, and for this reason it is essential that the signature should, if possible, be obtained.

In witness whereof, I have hereunto subscribed my name, at Sydney the sixteenth day of September in the year of our Lord one thousand nine hundred and two.

Signed in my presence by the said  
Albert Hamilton Pascoe  
WHO IS PERSONALLY KNOWN TO ME  
John Dunstan P.

Albert Hamilton Pascoe  
Transferrer.\*

Signed<sup>a</sup>

(Who will also sign Declaration in accordance with Dower Note at the top of the 1st page.)

Signed in my presence by the said  
Jane Anne Black  
WHO IS PERSONALLY KNOWN TO ME  
Kalbeon  
supp clerk to A. J. McLeod  
Rob. Sydney

J. A. Black  
Transferee.

\* Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

(\* The above may be signed by the Solicitor, when the signature of Transferee cannot be procured. See note "o" in margin.)  
N.B.—Section 117 requires that the above Certificate be signed by Transferee or his Solicitor, and renders liable any person falsely or negligently certifying to a penalty of £50; also, to damages recoverable by parties injured.

p See note "c," page 1.  
This, when filled up,  
should be signed by  
the Transferrer.  
A very short note of  
the particulars will  
suffice.

Memorandum of mortgage dated  
21<sup>st</sup> May 1910 Albert Hawlyn Warner  
to A.M.P. Society.

Witness

H. Swinson  
Clerk to  
Stephen J. ...

*[Signature]*  
Transferrer.  
(See note p.)

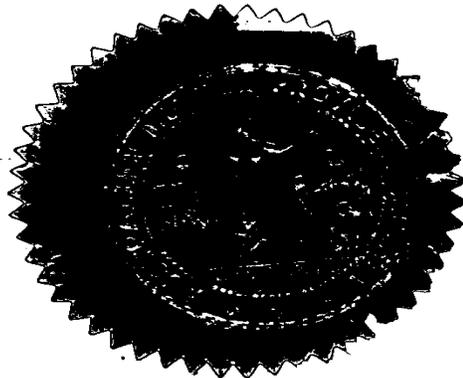
The AUSTRALIAN MUTUAL PROVIDENT SOCIETY the Mortgagees under the above  
Memorandum of Mortgage hereby consent to the within transfer and discharge  
the above mortgage but so far only as regards the land comprised in the  
within transfer.

DATED the Twenty day of Sept 1910.

THE COMMON SEAL of the AUSTRALIAN  
MUTUAL PROVIDENT SOCIETY was here-  
unto affixed at a duly convenend  
Board Meeting in the presence of

*[Signature]*  
*[Signature]*  
*[Signature]*

*[Signature]*



FORM OF DECLARATION BY ATTESTING WITNESS.

Appeared before me at \_\_\_\_\_, the  
\_\_\_\_\_ day of \_\_\_\_\_, one thousand nine hundred and \_\_\_\_\_

the attesting witness to this instrument, and declared that he personally knew  
the person signing the same, and whose signature thereto he has attested; and that the  
name purporting to be such signature of the said \_\_\_\_\_

is his own handwriting, and that he was of  
sound mind, and freely and voluntarily signed the same.

q May be made before  
either Registrar-  
General, Deputy  
Registrar-General, a  
Notary Public, J. P.,  
or Commissioner for  
Affidavits.  
Not required if the  
instrument itself be  
made or acknowledged  
before one of these  
parties.  
r Name of witness and  
residence.  
s Name of Transferrer.  
t Name of Transferrer.

u Registrar-General,  
Deputy, Notary Public,

100ac ft for Def ad

100ac ft for Def ad  
Sugganah Shire of Erina  
Pt of Murrumbidgee  
Co of Northumberland

Lodged by

(Name) A. J. McDONALD,  
*Solicitor,*  
(Address) 68 CASTLEREAGH STREET,  
SYDNEY.

Subject to reversions & condos

*A. A. Warner* Transferrer.

*Jane Anne Black* Transferee.

Particulars entered in the Register Book, Vol. 2082.

Folio 35.

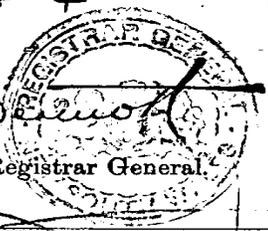
the 18<sup>th</sup> day of November, 1910.

at — minutes 4 o'clock

in the afternoon.

*E. Macdonald*

Deputy Registrar General.



St 5121

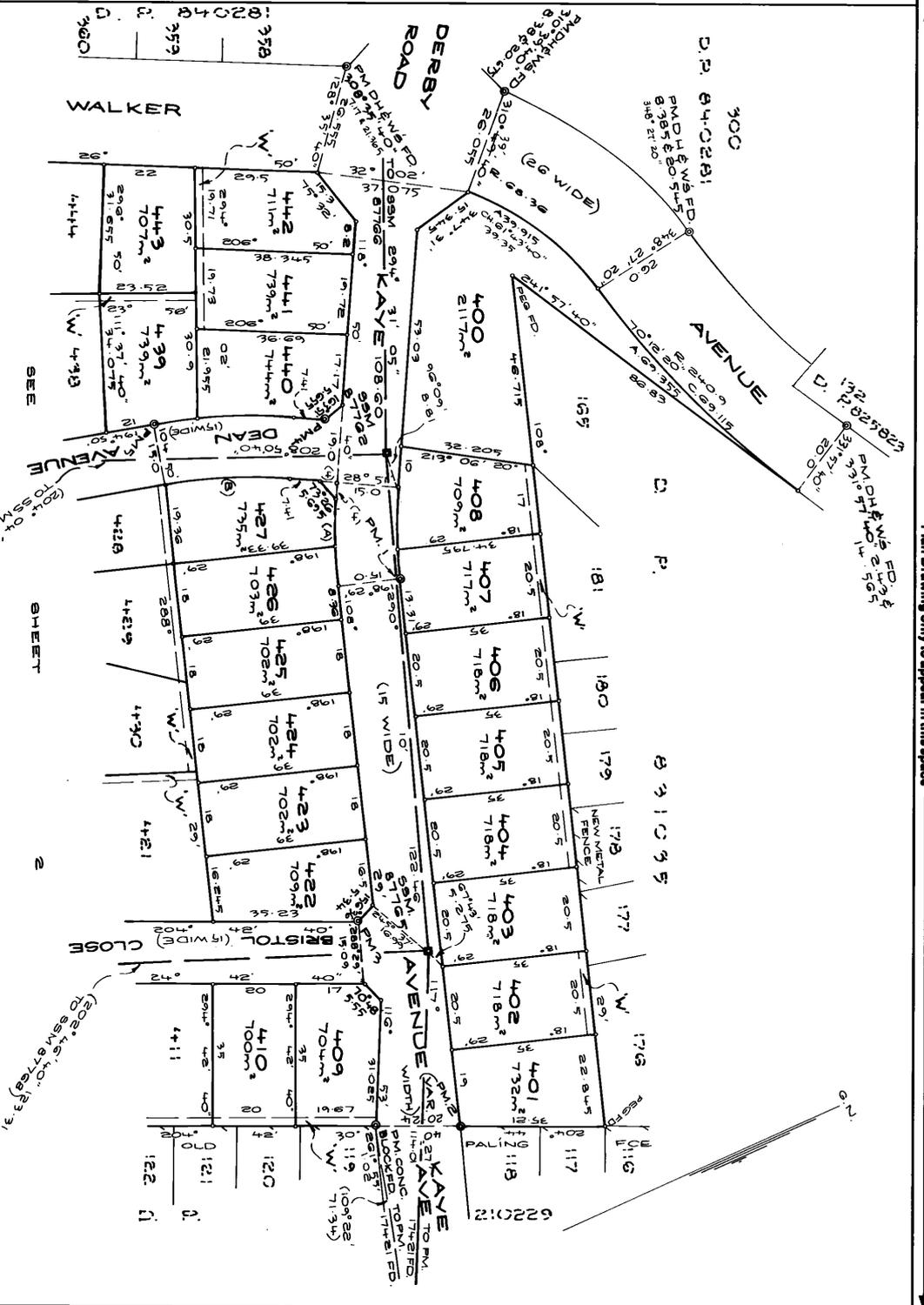
2082 2 NOV 1910

	DATE	INITIALS
SENT TO BRISTOL BRANCH	5.10.10	GDG
REMOVED FROM RECORDS	18.11.10	GDG
NOT WRITTEN	8.11.10	GDG
NOT EXAMINED	15.11.10	GDG
RETURNED TO RECORDS	24.11.10	GDG
REMOVED FROM RECORDS	27.11.10	GDG
CERTIFICATE ENGROSSED	NOV 27 1910	GDG
WORK COMPLETE	25.11.10	GDG
CERTIFICATE EXAMINED	29.11.10	GDG
REGISTERED		
BY CLERK GENERAL		

2107 FOR 48

SPECIAL ATTENTION IS DIRECTED TO THE FOLLOWING INFORMATION.—  
No Transfer can be registered until the fees are paid.  
If a part only of the land be transferred, and it is desired to have a certificate for the remainder, this should be stated, and a new Certificate will then be prepared on payment of an additional 20s.; but to save this expense, if it be intended to make several Transfers of portions, the Certificate may remain in the Land Titles Office, either until the whole be sold, or formal application be made for a Certificate of the subsisting residue.  
Tenants in common must receive separate Certificates. 20s. will be required for each additional Certificate.  
The fees on transfer are 10s., and 20s. for every new Certificate, whether issued to a Transferee or required for the residue. By the Amendment Act of 1873, the purchaser is not compelled to take out a new Certificate of Title if the whole of the land is transferred, and he may have the original Title returned to him, with a memorial of his Transfer endorsed thereon, at a cost of 10s. only.  
The Transfer is complete from the moment it is recorded.  
Certificates will only be delivered on personal application of Purchasers or their Solicitors, or upon an order attested before a Magistrate.

*[Handwritten signatures and names]*  
S. J. Walker  
S. J. Walker  
S. J. Walker



P.M.	D.I. & W.S.
1	15° 29' 3.365 & 11.545
2	24° 44' 40.445 & 14.685
3	268° 28' 50' 3.34 & 11.75
4	296° 51' 3.275 & 11.75
5	28° 50' 3.42 & 11.675

LOT/ REF.	RADIUS ABC	BEARING DISTANCE
407	7.195	290° 08' 7.195
406	127	15° 41' 295° 19' 15.405
407	140	6° 25' 110° 27' 9.645
407	140	116° 75' 114° 49' 11.67
407	123.48	30.185 21° 50' 20° 10.11
439	136.46	10.325 196° 58' 10.325
440	136.46	23.53 203° 59' 23.5

W' EASEMENT TO DRAIN WATER 1:5 WIDE.

Crown Lands Office Approval  
 PLAN APPROVED .....  
 Authorised Officer .....  
 Land District .....  
 Paper No. ....  
 Field Book .....  
 Council Grants Certificate  
 / ready ready final -  
 (1) The requirements of the Local Government Act 1919 (other than the provisions relating to the registration of a plan) shall be deemed to have been complied with by the applicant in relation to the proposed subdivision.  
 Subdivision No. 5157  
 Date 16.8.1994  
 (Signature) .....  
 Council File No. ....  
 \*This part of certificate to be deleted where the application is only for a subdivision of land for the purpose of creating a public road or where the land to be subdivided is land owned by the State and the subdivision is for the purpose of creating a public road or where the land to be subdivided is land owned by the State and the subdivision is for the purpose of creating a public road.  
 \*Delete if inapplicable.

Registered 26.8.1994  
 CA. NO 5157 of 16.8.1994  
 Title System: TORRENS  
 Purpose: SUBDIVISION  
 Ref. Map: U4512-1#  
 Last Plan: DP 840281

PLAN OF SUBDIVISION OF  
 LOT 249, D.P. 840281

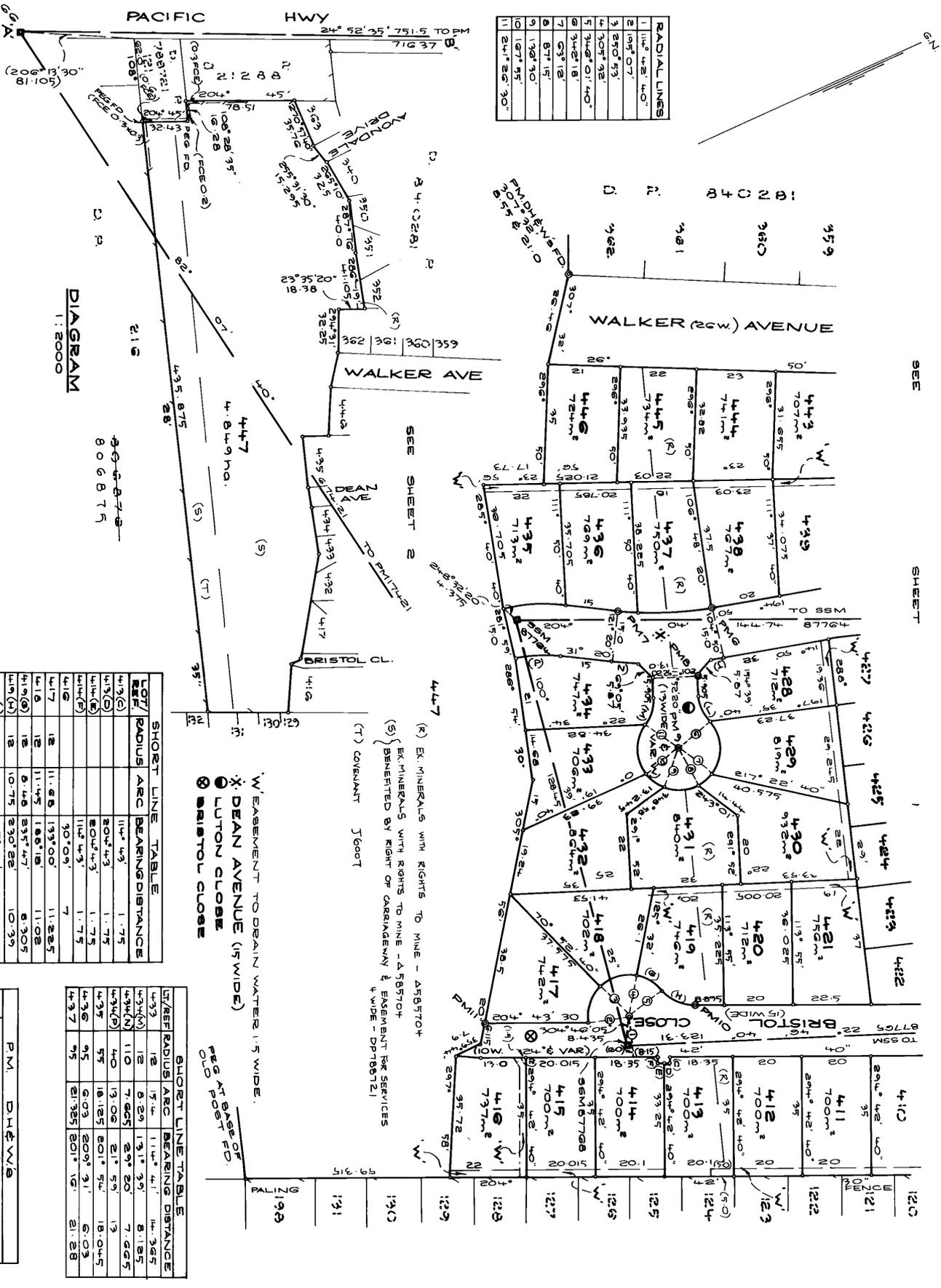
Lengths are in metres. Reduction Ratio: 500  
 LGA: WYONG  
 Municipality: WYONG  
 Locality: KANWAL  
 Parish: MUMBOORAH  
 County: NORTHUMBERLAND  
 This is sheet 1 of my plan in 2 sheets.  
 (Delete if inapplicable).

I, LESLIE ALAN WALKER, of BUNNISTON, in the State of New South Wales, being a surveyor registered under the Surveyors Act, 1958, as amended, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the Survey Practice Regulation 1960 and was completed on 16.8.1994.  
 Signature: *[Handwritten Signature]*  
 District of New South Wales, 1994.  
 District of New South Wales, 1994.  
 Date of Survey: 16.8.1994

Plans used in preparation of survey/compilation:  
 D.P. 840281 D.P. 218281  
 D.P. 851035 D.P. 806876  
 D.P. 810285

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.  
 IT IS INTENDED TO:-  
 1) DEDICATE KAVE AVENUE, WALKWAY & LUDLOW CLOSE AS PUBLIC ROADS.  
 2) CREATE PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, EASEMENT TO DRAIN WATER 1:5 WIDE.  
 3) RESTRICTION ON USE.  
 4) RESTRICTION ON USE.

LINE NO.	BEARING	DISTANCE
1	114° 42' 40"	2.197 07
2	350° 53'	4.305 32
3	340° 01' 40"	3.348 18
4	53° 18'	0.871 15
5	308° 30'	1.071 55
6	241° 26' 30"	1.241 26



ZONE	DESCRIPTION	EASTING	NORTHING	AID	ACC.
561	PM1421	345764.41	1318507.444	32.442	2
561	PM2111	3450967.48	1318415.088	41.939	2
561	PM171637	345412.884	1319096.844	21.840	2

1:5 CO-ORDINATES	AID	ACC.
SEM 87768	27.013	AHD.
SEM 87768	28.813	AHD.
SEM 87765	28.595	AHD.
SEM 87768	24.567	AHD.

LOT REF	RADIUS	ARC BEARING	DISTANCE	
413(G)	114° 43'	1.75		
413(G)	804° 43'	1.75		
413(G)	804° 43'	1.75		
413(G)	114° 43'	1.75		
416	30° 09'	7		
417	11.88	137° 00'	11.285	
418	11.45	83° 47'	11.028	
418(G)	10.75	83° 28'	10.339	
418(G)	11.0	3.005	15° 37'	3.005
418(G)	12	8.29	82° 05'	8.185
420	12	18.245	82° 44'	15.57
430	12	5° 035	345° 13'	5
431	12	10° 315	21° 58'	10
432	12	6° 58	68° 13'	6.5

LT/REF	RADIUS	ARC BEARING	DISTANCE	
433	12	15.4	114° 41'	11.385
434(N)	11.0	6.29	131° 30'	6.185
434(N)	11.0	7.665	27° 20'	7.665
434(P)	4.0	13.06	21° 59'	13
436	95	18.185	801° 54'	18.045
436	95	6.03	809° 31'	6.03
437	95	81.385	801° 16'	81.28

W' EASEMENT TO DEAN AVENUE 1.5 WIDE.  
 X DEAN AVENUE (15 WIDE)  
 O LUTON CLOSE  
 ⊗ BRISTOL CLOSE

W' EASEMENT TO DEAN AVENUE 1.5 WIDE.  
 X DEAN AVENUE (15 WIDE)  
 O LUTON CLOSE  
 ⊗ BRISTOL CLOSE

(R) EX MINERALS WITH RIGHTS TO MINE - 4585704  
 (S) EX MINERALS WITH RIGHTS TO MINE - 4585704  
 (T) COVENANT 1600T

(R) EX MINERALS WITH RIGHTS TO MINE - 4585704  
 (S) EX MINERALS WITH RIGHTS TO MINE - 4585704  
 (T) COVENANT 1600T

Reduction Ratio: 1:800

For use where space is insufficient in my panel on Plan Form 2

Approved  
 RASOU  
 Surveyors

Signature: [Handwritten Signature]

Registered: 19-26-8-1994  
 This is sheet 2 of my plan in 2 sheets  
 dated 4-8-94

DP 842138

INSTRUMENT SETTING OUT TERMS OF EASEMENT AND RESTRICTIONS  
ON THE USE OF LAND INTENDED TO BE CREATED PURSUANT TO  
SECTION 88B CONVEYANCING ACT 1919.

LENGTHS ARE IN METRES

(Sheet 1 of 5 Sheets)

PART 1

PLAN:

**DP 842138**

Subdivision of lot 299  
D.P. 840281 covered by  
Council Clerk's Certificate  
No. 5757 of 16-8-1994

Full name and address of  
proprietor of the land.

STANNIC SECURITIES PTY LIMITED  
of 283 George Street  
Sydney.

1. Identity of easement or  
restriction firstly  
referred to in abovementioned  
plan.

Easement to drain water  
1.5 wide.

Schedule of Lots etc. affected.

Lots burdened

Lots, Name of Road or  
Authority benefited.

402	401
404	403
405	403 and 404
406	403, 404 and 405
407	403, 404, 405 and 406
408	403, 404, 405, 406 and 407
409	410 to 413 inclusive and 119 to 124 inclusive D.P. 210229
410	411 to 413 inclusive and 120 to 124 inclusive D.P. 210229
411	412 and 413 and 121 to 124 inclusive D.P. 210229
412	413 and 122 to 124 inclusive D.P. 210229
413	124 D.P. 210229
414	125 and 126 D.P. 210229
415	414 and 125 to 127 inclusive D.P. 210229
416	414, 415, 447 and 125 to 130 inclusive D.P. 210229
419	415
420	418 and 419
421	418, 419 and 420
428	418, 419, 420, 421, 429 and 430
429	418, 419, 420, 421 and 430
430	418, 419, 420 and 421
435	447
436	435 and 447
437	435, 436 and 447
438	435, 436, 437 and 447
439	435, 436, 437, 438 and 447
441	435, 436, 437, 438, 439, 440 and 447
442	435, 436, 437, 438, 439, 440 441 and 447



INSTRUMENT SETTING OUT TERMS OF EASEMENT AND RESTRICTIONS  
ON THE USE OF LAND INTENDED TO BE CREATED PURSUANT TO  
SECTION 88B CONVEYANCING ACT 1919.

LENGTHS ARE IN METRES

(Sheet 2 of 5 Sheets)

PART 1 (continued)

PLAN:

Subdivision of lot 299  
D.P. 840281 covered by  
Council Clerk's Certificate  
No. 5757 of 16-8-1994

**DP 842138**

Full name and address of  
proprietor of the land.

STANNIC SECURITIES PTY LIMITED  
of 283 George Street  
Sydney.

2. Identity of easement or  
restriction secondly  
referred to in abovementioned  
plan.

Restriction on use.

Schedule of Lots etc. affected

Lots burdened

Lots, Name of Road or  
Authority benefited.

401 to 446 Inclusive

Each and every other lot

3. Identity of easement or  
restriction thirdly  
referred to in abovementioned  
plan.

Restriction on use.

Schedule of Lots etc. affected

Lots burdened

Lots, Name of Road or  
Authority benefited.

401 to 441 Inclusive  
443 to 446 Inclusive

Each and every other lot

4. Identity of easement or  
restriction fourthly  
referred to in abovementioned  
plan.

Restriction on use.

Schedule of Lots etc. affected

Lots burdened

Lots, Name of Road or  
Authority benefited.

401 to 446 Inclusive

301 to 362 inclusive  
D.P. 840281

INSTRUMENT SETTING OUT TERMS OF EASEMENT AND RESTRICTIONS  
ON THE USE OF LAND INTENDED TO BE CREATED PURSUANT TO  
SECTION 88B CONVEYANCING ACT 1919.

LENGTHS ARE IN METRES

(Sheet 3 of 5 Sheets)

PART 11

PLAN:

**DP 842138**

Subdivision of lot 299  
D.P. 840281 covered by  
Council Clerk's Certificate  
No. 5757 of 16-5-1996

Full name and address of  
proprietor of the land.

STANNIC SECURITIES PTY LIMITED  
of 283 George Street  
Sydney.

1. Terms of easement to drain water firstly referred to in  
abovementioned plan.

An easement to drain water within the meaning of Part III of  
Schedule VIII to the Conveyancing Act 1919 PROVIDED THAT the  
registered proprietor(s) from time to time of any lot burdened  
shall be entitled but not obliged to carry out any necessary  
repairs maintenance or replacement of the drainage pipes or  
structures and recover the cost of so doing from the registered  
proprietor(s) from time to time of the lots benefited who shall  
be jointly and severally liable therefore.

2. Terms of Restriction on use secondly referred to  
in abovementioned plan.

- (a) No building shall be erected or be permitted to remain on any lot  
burdened having external walls of material other than brick, stone,  
glass, natural timbers, or any of the following materials externally  
coated with a seamless textured trowel-on acrylic material to a  
minimum of 2mm thickness ("specified materials"):  
(i) cellulose fibre reinforced cement building sheets, or  
(ii) concrete, or  
(iii) concrete bricks, or  
(iv) aerated concrete blocks and panels  
but this restriction shall not apply to infill panels and gable  
ends in a building having external walls of any of the specified  
materials or a combination of the specified materials where the  
total area of the infill panels and gable ends does not exceed  
25% of the total area of all external walls of the building.
- (b) No earth stone gravel or trees shall be removed or excavated  
from any lot burdened except where such removal or excavation  
is necessary for the erection of a building or structure. No  
lot shall be permitted to appear or remain in an excavated or  
quarried state.
- (c) No main building or other improvement shall be erected on any  
lot burdened except of entirely new materials but no exception  
will be taken to the use of clean sandstock bricks or clean  
natural stone building blocks which are not new. In respect of  
any building otherwise complying with these restrictions which  
have been erected for not less than three years without  
objection by any person entitled to object this restriction  
shall be deemed to have been complied with.
- (d) No main building shall be erected or permitted to remain on any  
lot burdened unless the sewage or sullage water of any kind is  
directed by a pipe system to the sewer.



INSTRUMENT SETTING OUT TERMS OF EASEMENT AND RESTRICTIONS  
ON THE USE OF LAND INTENDED TO BE CREATED PURSUANT TO  
SECTION 88B CONVEYANCING ACT 1919.

LENGTHS ARE IN METRES

(Sheet 4 of 5 Sheets)

PART 11(continued)

PLAN:

**DP 842138**

Subdivision of lot 299  
D.P. 840281 covered by  
Council Clerk's Certificate  
No. 5757 of 16-8-1994

Full name and address of  
proprietor of the land.

STANNIC SECURITIES PTY LIMITED  
of 283 George Street  
Sydney.

2. Terms of Restriction on use secondly referred to  
in abovementioned plan (continued).

- (e) While ever Stannic Securities Pty Limited or its assigns other than purchasers on sale is the owner of any land adjoining any lot burdened no fence shall be erected on any lot burdened to divide it from such adjoining land without the consent of Stannic Securities Pty Limited or its assigns other than purchasers on sale but such consent shall not be withheld if such fence is erected without expense to Stannic Securities Pty Limited or its assigns and in favour of any person dealing with a transferee from Stannic Securities Pty Limited or its executors administrators or assigns and such consent shall be deemed to have been given in respect of every fence for the time being erected.
- (f) No fence or fencing shall be erected or permitted to remain on any lot burdened that is constructed of wire or wire in part or is a paling fence that is other than a capped and lapped fence.
- (g) No building or buildings shall be erected or be permitted to remain on any lot burdened which has or which have in total an area of less than one hundred and fifty (150) square metres.
- (h) Where detached or attached dual occupancy dwellings are erected on any lot burdened no separate or adjoining dwelling shall be erected or permitted to remain on any lot burdened which has an area of less than one hundred and twenty four (124) square metres.
- (i) No motor truck lorry or semi-trailer with a load carrying capacity of three (3) tonne or greater shall be parked or permitted to remain on any lot burdened save and except for any such vehicle temporarily visiting any lot burdened with the purpose of enabling the carrying out of improvements thereon.

3. Terms of Restriction on use thirdly referred to  
in abovementioned plan.

No advertisement awning sign or similar structure shall be erected or permitted to remain erected on any lot burdened and neither any lot burdened nor any building erected thereon shall be used for the display of any advertisement sign or notice except such as may relate solely to the selling or letting of the lot or any building thereon.

INSTRUMENT SETTING OUT TERMS OF EASEMENT AND RESTRICTIONS  
ON THE USE OF LAND INTENDED TO BE CREATED PURSUANT TO  
SECTION 88B CONVEYANCING ACT 1919.

LENGTHS ARE IN METRES

(Sheet 5 of 5 Sheets)

PART 11(continued)

PLAN:

**DP 842138**

Subdivision of lot 299  
D.P. 840281 covered by  
Council Clerk's Certificate  
No. 5757 of 16-2-1994

Full name and address of  
proprietor of the land.

STANNIC SECURITIES PTY LIMITED  
of 283 George Street  
Sydney.

4. Terms of Restriction on use fourthly referred to  
in abovementioned plan.

- (a) No building on any lot burdened shall be used or be permitted to be used as an exhibition home or display home or for the purpose of displaying exhibition homes or display homes to the general public.
- (b) This restriction on use fourthly referred to in abovementioned plan shall cease to have effect without the need for any documentation:
- (i) Upon the expiration of the local Council's development consent ( or any extension of the period thereof ) for the use of the lots benefitted for the purpose of an exhibition home village ( "the Development Consent" ); or
- (ii) The thirty first day of December of the year in which the original period of the Development Consent expires;
- whichever last occurs.

Name of person or authority exclusively in power to effect a release variation or modification to the restrictions secondly and thirdly referred to in the above mentioned plan.

STANNIC SECURITIES PTY LIMITED A.C.N. 000 345 906

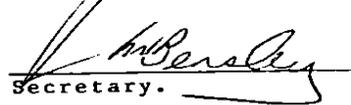
Name of person or authority empowered to effect a release variation or modification to the restrictions fourthly referred to in the above mentioned plan.

GOROKAN DISPLAY VILLAGE PTY LIMITED A.C.N. 059 295 760

THE COMMON SEAL of  
STANNIC SECURITIES PTY LIMITED  
was hereunto affixed pursuant  
to a resolution of the Board of  
Directors in the presence of:



  
Director.

  
Secretary.

REGISTERED  Jan 26.8.1994



Ezystep Conveyancing  
1/313 Main Rd  
TOUKLEY NSW 2263

## SECTION 10.7(2) PLANNING CERTIFICATE

*Under Section 10.7 of the Environmental Planning and Assessment Act, 1979*

<b>Fee Paid:</b>	\$69.00
<b>Receipt No:</b>	22318315
<b>Receipt Date:</b>	15 April 2025
<b>Property Address:</b>	48 Phyllis Avenue, KANWAL NSW 2259
<b>Property Description:</b>	Lot 124 DP 210229
<b>Property Owner:</b>	Mr L V Colley and Mrs L A Colley
<b>Certificate No:</b>	85626
<b>Reference No:</b>	COLLEY SALE:312521
<b>Date of Issue:</b>	15-Apr-2025

The information contained within this certificate relates to the land.



**Wyong Office:** 2 Hely St / PO Box 20 Wyong NSW 2259

**Gosford Office:** 91-99 Mann Street, Gosford

P 02 4306 7900 | E [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au) | W [centralcoast.nsw.gov.au](http://centralcoast.nsw.gov.au) | ABN 73 149 644 003

**ADVICE PROVIDED PURSUANT TO S.10.7(2) OF THE ENVIRONMENTAL  
PLANNING AND ASSESSMENT ACT 1979**

<b>1</b>	<b>NAMES OF RELEVANT PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS</b>
----------	-----------------------------------------------------------------------------

**(1) Environmental Planning Instruments and Development Control Plans that applies to the carrying out of development on the land**

Central Coast Local Environmental Plan 2022

Central Coast Development Control Plan 2022

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
State Environmental Planning Policy (Primary Production) 2021  
State Environmental Planning Policy (Transport and Infrastructure) 2021  
State Environmental Planning Policy (Biodiversity and Conservation) 2021  
State Environmental Planning Policy (Resilience and Hazards) 2021  
State Environmental Planning Policy (Industry and Employment) 2021  
State Environmental Planning Policy (Resources and Energy) 2021  
State Environmental Planning Policy (Planning Systems) 2021  
State Environmental Planning Policy (Housing) 2021  
State Environmental Planning Policy (Sustainable Buildings) 2022

**(2) Proposed Environmental Planning Instruments and Draft Development Control Plans which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land**

Proposed State Environmental Planning Policy (Exempt and Complying Development Codes) 2008  
Proposed Standard Instrument (Local Environmental Plans) Order 2006  
Proposed State Environmental Planning Policy (Transport and Infrastructure) 2021  
Proposed State Environmental Planning Policy (Housing) 2021  
Proposed State Environmental Planning Policy (Planning Systems) 2021  
Proposed Cultural State Environmental Planning Policy

<b>2</b>	<b>ZONING AND LAND USE UNDER RELEVANT PLANNING INSTRUMENTS</b>
----------	----------------------------------------------------------------

**(a) Identity of the Zone**

Lot 124 DP 210229

R2 Low Density Residential

**(b) For each of the environmental planning instruments referred to in clause 1, please refer to the attached land use table to determine (i), (ii) and (iii) listed below:**

- (i) development that may be carried out within the zone without the need for development consent,
- (ii) development which may not be carried out within the zone except with development consent and
- (iii) development which is prohibited within the zone.

**(c) Whether additional permitted uses apply to the land**

Additional Permitted Uses **do not** apply to this land.

**(d) Whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the fixed minimum land dimensions**

There are no development standards applying to the land that fix minimum land dimensions for the erection of a dwelling-house on the land. However there are minimum lot sizes applying to the subdivision of land, and in some zones the entitlement to erect a dwelling-house, or carry out other types of residential development, is linked to that minimum lot size.

**(e) Whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016***

No

**(f) Whether the land is in a conservation area, however described**

No

**(g) Whether an item of environmental heritage, however described, is located on the land**

None

<b>3</b>	<b>CONTRIBUTION PLANS</b>
----------	---------------------------

The land is subject to the Gorokan District Development Contributions Plan.

The subject land is within Central Coast to which the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023* applies.

This land is subject to the Central Coast Section 7.12 Local Infrastructure Contribution Plan 2023

<b>4</b>	<b>COMPLYING DEVELOPMENT</b>
----------	------------------------------

**Whether or not the land is land on which complying development may be carried out under each of the complying development codes under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) and 1.19.**

#### **HOUSING CODE**

Complying Development under the Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### **RURAL HOUSING CODE**

Complying development under the Rural Housing Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### **LOW RISE HOUSING DIVERSITY CODE**

Complying Development under the Low Rise Housing Diversity Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### **GREENFIELD HOUSING CODE**

Greenfield Housing Code **is not** applicable to this land.

#### **HOUSING ALTERATIONS CODE**

Complying development under the Housing Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### **GENERAL DEVELOPMENT CODE**

Complying development under the General Development Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

### **INDUSTRIAL AND BUSINESS ALTERATIONS CODE**

Complying development under the Industrial and Business Alterations Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

### **INDUSTRIAL AND BUSINESS BUILDINGS CODE**

Complying development under the Industrial and Business Buildings Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

### **CONTAINER RECYCLING FACILITIES CODE**

Complying Development under the Container Recycling Facilities Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

### **SUBDIVISIONS CODE**

Complying development under the Subdivisions Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

### **DEMOLITION CODE**

Complying development under the Demolition code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

### **FIRE SAFETY CODE**

Complying development under the Fire Safety Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

### **AGRITOURISM AND FARM STAY ACCOMMODATION CODE**

Complying development under the Agricultural and Farm Stay Accommodation Code **may** be carried out on the land. This information needs to be read in conjunction with the whole of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

<b>5</b>	<b>EXEMPT DEVELOPMENT</b>
----------	---------------------------

**Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* because of that Policy, clause 1.16(1) (b1)–(d) or 1.16A.**

**GENERAL EXEMPT DEVELOPMENT CODE**

Exempt development under the General Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**ADVERTISING AND SIGNAGE EXEMPT DEVELOPMENT CODE**

Exempt development under the Advertising and Signage Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

**TEMPORARY USES AND STRUCTURES EXEMPT DEVELOPMENT CODE**

Exempt development under the Temporary Uses and Structures Exempt Development Code applies to this land. This information needs to be read in conjunction with the whole of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

<b>6</b>	<b>AFFECTED BUILDING NOTICES AND BUILDING PRODUCT RECTIFICATION ORDERS (<i>BUILDING PRODUCT SAFETY ACT 2017</i>)</b>
----------	----------------------------------------------------------------------------------------------------------------------

1(a) Is there any affected building notice of which the council is aware that is in force in respect of the land?

No

1(b) Is there any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with?

No

1(c) Is there any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding?

No

In this section—

***affected building notice*** has the same meaning as in the *Building Products (Safety) Act 2017*, Part 4.

***building product rectification order*** has the same meaning as in the *Building Products (Safety) Act 2017*

<b>7</b>	<b>LAND RESERVED FOR ACQUISITION</b>
----------	--------------------------------------

Whether an environmental planning instrument or proposed environmental planning instrument referred to in section 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15.

Nil

<b>8</b>	<b>ROAD WIDENING AND ROAD ALIGNMENT</b>
----------	-----------------------------------------

(a) DIVISION 2 OF PART 3 OF THE *ROADS ACT 1993*

The land is not affected by road realignment or road widening under the above.

(b) ENVIRONMENTAL PLANNING INSTRUMENT

The land is not affected by road realignment or road widening under the above.

(c) COUNCIL RESOLUTIONS

The land is not affected by road realignment or road widening under the above.

<b>9</b>	<b>FLOOD RELATED DEVELOPMENT CONTROLS</b>
----------	-------------------------------------------

(1) The land or part of the land **is not** within the flood planning area and **is not** subject to flood related development controls.

(2) The land or part of the land **is not** between the flood planning area and the probable maximum flood and **is not** subject to flood related development controls.

(3) In this section—

***flood planning area*** has the same meaning as in the Floodplain Development Manual.

***Floodplain Development Manual*** means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

***probable maximum flood*** has the same meaning as in the Floodplain Development Manual.

<b>10</b>	<b>COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS</b>
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This land is **not** affected by a policy that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk (other than flooding).

In this section—

**adopted policy** means a policy adopted—

- (a) by the council, or
- (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

<b>11</b>	<b>BUSH FIRE PRONE LAND</b>
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The information currently available to Council indicates that this land **is not** bush fire prone land (as defined in the Act).

<b>12</b>	<b>LOOSE-FILL ASBESTOS INSULATION</b>
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This land does not include any residential premises (within the meaning of the *Home Building Act 1989*, Part 8, Division 1A) that are listed on the register that is required to be maintained under that Division. That register lists residential premises that contain or have contained loose-fill asbestos insulation.

<b>13</b>	<b>MINE SUBSIDENCE</b>
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The land **IS NOT WITHIN** a Mine Subsidence District declared under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

<b>14</b>	<b>PAPER SUBDIVISION INFORMATION</b>
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- (1) The name of any development plan adopted by a relevant authority that:
  - (a) applies to this land or
  - (b) that is proposed to be subject to a consent ballot.

Nil

- (2) The date of any subdivision order that applies to this land.

Not applicable

Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

<b>15</b>	<b>PROPERTY VEGETATION PLANS</b>
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Council **has not** been notified by Local Land Services – Greater Sydney that the land is subject to a property vegetation plan approved under Part 4 of the *Native Vegetation Act 2003*.

<b>16</b>	<b>BIODIVERSITY STEWARDSHIP SITES</b>
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Council **has not** been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity stewardship agreements include biobanking agreements under the *Threatened Species Conservation Act 1995*, Part 7A that are taken to be biodiversity stewardship agreements under the *Biodiversity Conservation Act 2016*, Part 5.

<b>17</b>	<b>BIODIVERSITY CERTIFIED LAND</b>
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The land **is not** biodiversity certified land within the meaning of Part 8 of the *Biodiversity Conservation Act, 2016*.

Note: Biodiversity certified land includes land certified under the *Threatened Species Conservation Act 1995*, Part 7AA that is taken to be certified under the *Biodiversity Conservation Act 2016*, Part 8.

<b>18</b>	<b>ORDERS UNDER TREES (DISPUTES BETWEEN NEIGHBOURS) ACT 2006</b>
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Council has not been notified of an Order issued under the *Trees (Disputes between Neighbours) Act 2006*.

NOTE: This advice is based on information provided by the Land and Environment Court.

<b>19</b>	<b>ANNUAL CHARGES UNDER LOCAL GOVERNMENT ACT 1993 FOR COASTAL PROTECTION SERVICES THAT RELATE TO EXISTING COASTAL PROTECTION WORKS</b>
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The owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works.

In this section—

**existing coastal protection works** has the same meaning as in the *Local Government Act 1993*, section 553B.

**Note—**

Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

<b>20</b>	<b>WESTERN SYDNEY AEROTROPOLIS</b>
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Not applicable to Central Coast Local Government Area

<b>21</b>	<b>DEVELOPMENT CONSENT CONDITIONS FOR SENIORS HOUSING</b>
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Council is not aware of there being a valid Site Compatibility Certificate issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

<b>22</b>	<b>SITE COMPATIBILITY CERTIFICATES AND DEVELOPMENT CONSENT CONDITIONS FOR AFFORDABLE RENTAL HOUSING</b>
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Council is not aware of there being a valid Site Compatibility Certificate issued by the Director-General of the Department of Planning and Environment in respect of the land.

NOTE: This advice is based on information provided by the NSW Department of Planning and Environment.

<b>23</b>	<b>WATER OR SEWERAGE SERVICES</b>
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Water or sewerage services provided to the land are not under the *Water Industry Competition Act 2006*.

**Note—**

A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

**NOTE**

**CONTAMINATED LAND MANAGEMENT ACT 1997**

The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

- (a) The land to which the certificate relates is significantly contaminated land within the meaning of that Act - if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,

No

- (b) The land to which the certificate relates is subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

No

- (c) The land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act - if it is the subject of such an approved proposal at the date when the certificate is issued,

No

- (d) The land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued,

No

- (e) The land to which the certificate relates is the subject of a site audit statement within the meaning of that Act - if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

No

For any enquiries regarding this Certificate, please contact Council's Customer Contact Centre on 02 4306 7900.

**Signed on Behalf of Central Coast Council**

## LAND USE TABLE

### Zone R2 Low Density Residential Central Coast Local Environmental Plan 2022

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To encourage best practice in the design of low density residential development.
- To ensure that non-residential uses do not adversely affect residential amenity or place unreasonable demands on services.
- To maintain and enhance the residential amenity and character of the surrounding area.

2 Permitted without consent

Home occupations; Recreation areas

3 Permitted with consent

Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Tank-based aquaculture; Water recycling facilities; Water reticulation systems; Water storage facilities

4 Prohibited

Any development not specified in item 2 or 3



ABN 73 149 644 003  
16 April 2025

Ezystep Conveyancing  
1/313 Main Rd  
TOUKLEY NSW 2263

Dear Sir/Madam

**Property:** Lot 124 DP 210229  
48 Phyllis Avenue, KANWAL NSW 2259  
**Your Reference:** COLLEY SALE:312521

Reference is made to your request for a Sewer Mains Diagram.

In this regard please now find attached a copy of the relevant information showing the sewer main/s location in relation to the property.

If you have any further enquiries regarding this diagram, please contact Central Coast Council's Customer Contact on 02 4306 7900.

**Signed on Behalf of Central Coast Council**

Attach



**Wyong Office:** 2 Hely St / PO Box 20 Wyong NSW 2259 | **P:** 02 4306 7900

**Gosford Office:** 91-99 Mann Street, Gosford – **P:** 02 4306 7900

**E** [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au) | **W** [www.centralcoast.nsw.gov.au](http://www.centralcoast.nsw.gov.au) | ABN 73 149 644 003

**Lot 124 DP 210229**  
**48 Phyllis Avenue, KANWAL NSW 2259**



**Warning Note for Underground Plant Locations**

This plan may not have been adjusted to take into account changes to boundaries, levels, fences or structures subsequent to the installation of the service/s. This plan is not to scale and all measurements are approximate only. The services indicated are expected to be in proximity to the location and depth shown on the plan. Where it is intended to rely on the accurate location of the service/s, the exact position and depth of the service/s should be ascertained onsite by careful hand excavation. Council can provide an on-site advisory service on request to assist in this process. Persons undertaking work will be held responsible for any damage caused to Council's services. Any indication of materials should be used as a guide only.

Base Cadastre is part of the Digital Cadastre Database supplied by the Land and Property Information (LPI), a division of the Department of Finance and Services. Any person whose legal rights may be affected, or intends to act on any cadastral information shown on this plan should verify such information by consulting the Department of Finance and Services before so acting.



**Central Coast Council**  
**Sewer Mains Diagram**

Not to Scale

Issue Date: 16/04/2025

**Legend**

- Access Chamber
- Dead End
- ▲ Lamphole
- Sewer Manhole
- Vacuum Pot
- ✕ Valve
- Private Pump Station
- Pump Station
- Treatment Plant
- Retention Main
- Trunk Main
- Retention Main (Asbestos)
- Effluent Main
- Private Rising Main
- Rising Main
- Vacuum Main
- Rising Main (Asbestos)
- Sewer Encasement
- Abandoned Main
- Main Not in Use
- Applicants land



ABN 73 149 644 003

**Your Ref:** COLLEY SALE:312521

16 April 2025

Ezystep Conveyancing  
1/313 Main Rd  
TOUKLEY NSW 2263

Dear Sir/Madam

**48 Phyllis Avenue, KANWAL NSW 2259  
Lot 124 DP 210229**

In reply to your request for an internal sewerage connection plan for the above lot, please find enclosed your copy of this plan.

Should you require any further information regarding this matter, please contact Central Coast Council's Customer Services Section on 02 4306 7900.

Yours faithfully

**Signed on Behalf of Central Coast Council**

Attachment:



**Wyong Office:** 2 Hely St / PO Box 20 Wyong NSW 2259 | **P:** 02 4306 7900

**Gosford Office:** 91-99 Mann Street, Gosford – **P:** 02 4306 7900

**E** [ask@centralcoast.nsw.gov.au](mailto:ask@centralcoast.nsw.gov.au) | **W** [www.centralcoast.nsw.gov.au](http://www.centralcoast.nsw.gov.au) | ABN 73 149 644 003

48 Phyllis Avenue, KANWAL NSW 2259  
 Lot 124 DP 210229

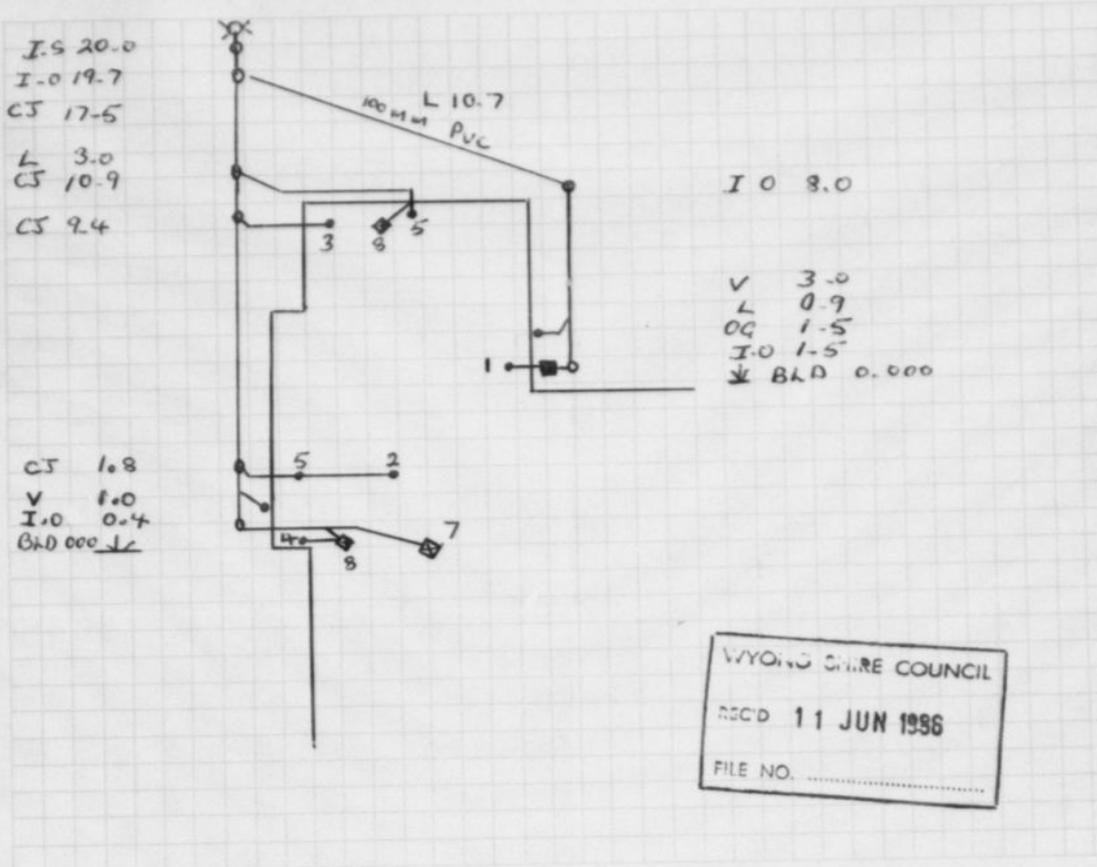
SHIRE OF WYONG

108

STARTING DOCKET No. 923

PLAN OF HOUSE DRAINAGE INSTALLATION

LICENSEE RMFL DIBBLEY LIC. No. CA A2242 SIGNATURE Mark Dibley DATE 6-6-86  
 (PLEASE PRINT)



ALL MEASUREMENTS TO BE TAKEN SQUARE OFF WALLS, WALL-LINES ETC. SHOW ALL PIPE SIZES.

PERMIT SERIAL No. <u>923</u>	<b>ABBREVIATIONS</b> LINE (of drain) ..... L CAPPED JUNCTION ..... CJ INSPECTION SHAFT ..... IS CAST IRON PIPE ..... CIP INTERCEPTOR TRAP ..... IT VITRIFIED CLAY ..... VC INDUCT VENT ..... IV UPVC PIPE ..... PVC VENT ..... V COPPER PIPE ..... CU OVERFLOW GULY ..... OG GALV. WROUGHT IRON ... GWI STACK VENT ..... SV KITCHEN SINK ..... 1 WASTE STACK ..... WS HAND BASIN ..... 2 INSPECTION CHAMBER ..... IC LAUNDRY TUB ..... 3 INSPECTION OPENING ..... IO BATH ..... 4 REFLUX VALVE ..... RV WATER CLOSET ..... 5 JUNCTION ..... J SHOWER ..... 7 CAPPED END ..... CE FLOOR WASTE ..... 8
OWNER <u>MARMA G KINGSTON</u>	
HOUSE No. <u>T.B.A</u>	
LOT No. <u>124</u>	
STREET <u>PHYLLIS AVE</u>	
SUBURB <u>KANWAL</u>	
NEAREST CROSS STREET <u>KAYE AVE</u>	
OFFICE USE ONLY	
DATE RECORDED _____	
DRAINER _____	
PLUMBER _____	
INSPECTOR _____	
RECORD COMPLETE _____	



MR LEIGH V COLLEY  
C/- LARA LAWS  
313 MAIN ROAD  
SHOP 1  
TOUKLEY NSW 2263

Our reference: 7158190924256

Phone: **13 28 66**

16 April 2025

## Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello LEIGH,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411059448764
Vendor name	LEIGH VICTOR COLLEY
Clearance Certificate Period	15 April 2025 to 15 April 2026

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,

**Emma Rosenzweig**

Deputy Commissioner of Taxation

### Need help?

Learn more about foreign resident capital gains withholding at [ato.gov.au/FRCGW](https://ato.gov.au/FRCGW)

### Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00am and 5:00pm Australian Eastern Standard time, Monday to Friday.



MRS LYNETTE A COLLEY  
C/- LARA LAWS  
313 MAIN ROAD  
SHOP 1  
TOUKLEY NSW 2263

Our reference: 7158190954190

Phone: **13 28 66**

16 April 2025

## Your foreign resident capital gains withholding clearance certificate

- › Purchasers are not required to withhold and pay an amount
- › Provide a copy to the purchaser and retain a copy for your records

Hello LYNETTE,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411059447638
Vendor name	LYNETTE ANN COLLEY
Clearance Certificate Period	15 April 2025 to 15 April 2026

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,

**Emma Rosenzweig**

Deputy Commissioner of Taxation

### Need help?

Learn more about foreign resident capital gains withholding at [ato.gov.au/FRCGW](https://ato.gov.au/FRCGW)

### Contact us

In Australia? Phone us on **13 28 66**

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