

Contract for the sale and purchase of land 2022 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	Fuse Property 56 Monaro Street Queanbeyan, NSW 2620	phone: 0423 967399 email: zoe@fuseproperty.com.au
co-agent		
vendor	Charmaine Kaehow Dryden and John William Dryden 113 Erskine Loop, GOOGONG, NSW 2620	
vendor's solicitor	North Herring Lawyers Level 3, 257 Crawford Street Queanbeyan NSW 2620	phone: 02 6299 5566 email: melanie@northherring.com.au ref: 250713
date for completion	30 days after the contract date	(clause 15)
land (address, plan details and title reference)	113 ERSKINE LOOP GOOGONG NSW 2620 LOT 214 DEPOSITED PLAN 1250266 Folio Identifier 214/1250266	
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 type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input type="checkbox"/> other:	
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 checked="" 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 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: smoke detector
exclusions	
purchaser	
purchaser's solicitor	
price	
deposit	
balance	(10% of the price, unless otherwise stated)
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

VENDOR	PURCHASER
<p>Signed by</p> <p>_____</p> <p>Vendor</p> <p>_____</p> <p>Vendor</p>	<p>Signed by</p> <p>_____</p> <p>Purchaser</p> <p>_____</p> <p>Purchaser</p>
VENDOR (COMPANY)	PURCHASER (COMPANY)
<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>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>

ChoicesVendor agrees to accept a **deposit-bond**☒ NO ☐ yes**Nominated Electronic Lodgment Network (ELN)** (clause 4)

PEXA

Manual transaction (clause 30)☒ NO ☐ yes

(if yes, vendor must provide further details, including any applicable exemption, 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**☐ NO ☐ yes (if yes, vendor must provide

(GST residential withholding payment)

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)
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> 1 property certificate for the land <input checked="" type="checkbox"/> 2 plan of the land <input type="checkbox"/> 3 unregistered plan of the land <input type="checkbox"/> 4 plan of land to be subdivided <input type="checkbox"/> 5 document that is to be lodged with a relevant plan <input checked="" type="checkbox"/> 6 section 10.7(2) planning certificate under Environmental Planning and Assessment Act 1979 <input type="checkbox"/> 7 additional information included in that certificate under section 10.7(5) <input type="checkbox"/> 8 sewerage infrastructure location diagram (service location diagram) <input checked="" type="checkbox"/> 9 sewer lines location diagram (sewerage service diagram) <input 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"/> 11 <i>planning agreement</i> <input type="checkbox"/> 12 section 88G certificate (positive covenant) <input type="checkbox"/> 13 survey report <input type="checkbox"/> 14 building information certificate or building certificate given under <i>legislation</i> <input type="checkbox"/> 15 occupation certificate <input type="checkbox"/> 16 lease (with every relevant memorandum or variation) <input type="checkbox"/> 17 other document relevant to tenancies <input type="checkbox"/> 18 licence benefiting the land <input type="checkbox"/> 19 old system document <input type="checkbox"/> 20 Crown purchase statement of account <input type="checkbox"/> 21 building management statement <input type="checkbox"/> 22 form of requisitions <input type="checkbox"/> 23 <i>clearance certificate</i> <input type="checkbox"/> 24 land tax certificate 	<ul style="list-style-type: none"> <input type="checkbox"/> 33 property certificate for strata common property <input type="checkbox"/> 34 plan creating strata common property <input type="checkbox"/> 35 strata by-laws <input type="checkbox"/> 36 strata development contract or statement <input type="checkbox"/> 37 strata management statement <input type="checkbox"/> 38 strata renewal proposal <input type="checkbox"/> 39 strata renewal plan <input type="checkbox"/> 40 leasehold strata - lease of lot and common property <input type="checkbox"/> 41 property certificate for neighbourhood property <input type="checkbox"/> 42 plan creating neighbourhood property <input type="checkbox"/> 43 neighbourhood development contract <input type="checkbox"/> 44 neighbourhood management statement <input type="checkbox"/> 45 property certificate for precinct property <input type="checkbox"/> 46 plan creating precinct property <input type="checkbox"/> 47 precinct development contract <input type="checkbox"/> 48 precinct management statement <input type="checkbox"/> 49 property certificate for community property <input type="checkbox"/> 50 plan creating community property <input type="checkbox"/> 51 community development contract <input type="checkbox"/> 52 community management statement <input type="checkbox"/> 53 document disclosing a change of by-laws <input type="checkbox"/> 54 document disclosing a change in a development or management contract or statement <input type="checkbox"/> 55 document disclosing a change in boundaries <input type="checkbox"/> 56 information certificate under Strata Schemes Management Act 2015 <input type="checkbox"/> 57 information certificate under Community Land Management Act 2021 <input type="checkbox"/> 58 disclosure statement - off the plan contract <input type="checkbox"/> 59 other document relevant to the off the plan contract
<p>Home Building Act 1989</p> <ul style="list-style-type: none"> <input type="checkbox"/> 25 insurance certificate <input type="checkbox"/> 26 brochure or warning <input type="checkbox"/> 27 evidence of alternative indemnity cover <p>Swimming Pools Act 1992</p> <ul style="list-style-type: none"> <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 	<p>Other</p> <ul style="list-style-type: none"> <input type="checkbox"/> 60

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:

APA Group Australian Taxation Office Council County Council Department of Planning and Environment Department of Primary Industries Electricity and gas Land and Housing Corporation Local Land Services	NSW Department of Education NSW Fair Trading Owner of adjoining land Privacy Public Works Advisory Subsidence Advisory NSW Telecommunications Transport for NSW Water, sewerage or drainage authority
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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 served 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"> • the issuer; • the expiry date (if any); and • the amount;
<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 by a 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 th 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"> • issued by a <i>bank</i> and drawn on itself; or • if authorised in writing by the vendor or the vendor's <i>solicitor</i>, some other <i>cheque</i>;
<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</i>	a variation made under s14-235 of Schedule 1 to the <i>TA Act</i> ;
<i>within</i>	in relation to a period, at any time before or during the period; and
<i>work order</i>	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 *serving* 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 *serving* 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 *serving* 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 *serving* 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 *serving* 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 *serving* 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.

113 ERSKINE LOOP GOOGONG NSW 2620

SPECIAL CONDITIONS

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

1. Variations to Printed Terms

-
The Law Society of NSW pages, being pages 5 to 21 of this Contract are amended as follows:

- (a) Clause 5 is deleted;
- (b) Clause 7.1.1 is amended to delete "5%" and replace with "\$1,000";
- (c) Clause 7.2.1 is amended to delete "10%" and replace with "\$1,000";
- (d) Clauses 7.2.2 and 7.2.5 are deleted;
- (e) Clause 23.6.1 is amended to delete "vendor" and replace with "purchaser".
- (f) Clause 25 is deleted.

2. 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.

In the event that the vendors issue a Notice to Complete on the purchaser pursuant to this clause the purchaser shall be liable for the vendor's legal costs incurred in the sum of \$500 plus GST.

3. 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.

4. Purchaser acknowledgements

The purchaser acknowledges that they are purchasing the property:

- (a) In its present condition and state of repair;
- (b) Subject to all defects latent and patent;
- (c) Subject to any infestations and dilapidation;
- (d) Subject to all covenants and restrictions annexed hereto;
- (e) Subject to all existing water, sewerage, drainage and plumbing services and connections in respect of the property; and
- (f) Subject to any non-compliance, that is disclosed herein, with the Local Government Act or any Ordinance under that Act in respect of any building on the land.

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

5. Late completion

In the event that completion is not effected on the nominated day due to the purchaser's default, the purchaser shall pay:

- a) to the vendor on completion, in addition to the balance of the purchase price, 10% interest per annum calculated daily on the balance of the purchase price from the date nominated for completion until and including the actual day of completion, provided always that there shall be an abatement of interest during any time that the purchaser is ready, willing and able to complete and the vendor is not; and
- b) The vendor's legal costs in the sum of \$500 plus GST incurred due to the delayed settlement.

6. Adjustments

The purchaser must:

- a) provide the vendor with a section 603 Certificate including a special water meter reading. In the event that the purchaser does not provide a special water meter reading then no adjustment pursuant to clauses 14.1 and 14.2 shall be made at settlement; and
- b) provide the vendor with its Settlement Adjustment Sheet including any adjustments pursuant to clause 14 together with a section 603 certificate at least seven days prior to the Date for Completion.

If completion does not occur on the Date for Completion due to the default of the purchaser, the purchaser acknowledges that adjustments pursuant to clause 14, excluding any income received, will be adjusted from the Date for 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, not withstanding completion.

8. Smoke alarms

The property has smoke alarms installed.

9. Swimming pool

Where a swimming pool or swim spa is included in the sale, the Vendor does not warrant that the said swimming pool or swim spa complies with the requirements

imposed by the Swimming Pool Act 1992 and the regulations prescribed under the Act or pursuant to the regulations thereunder. The Purchaser shall not be entitled to make any objections, requisition or claim for compensation or delay settlement in relation thereto. This clause shall not merge on completion.

10. Release of deposit

This condition applies if the Vendor is purchasing another property with settlement to take place simultaneously with settlement of this Contract or to discharge the mortgage recorded on title. The Purchaser hereby authorises and directs the Vendor's agent to release funds from the deposit in accordance with the direction of the Vendor's solicitor to enable the funds to be available for the simultaneous settlement of the Vendor's purchase or for the purposes of discharging the Mortgage at settlement. The Purchaser will promptly provide such further directions and authorities as the Vendor's agent may require to enable release of the deposit funds for this purpose.

11. Part deposit

- (a) Although a full 10% deposit is payable by the Purchaser, the Vendor has agreed to allow the Purchaser to exchange the contract on the basis that only part of that deposit is paid at the time of exchange.
 - (b) The purchaser must pay the deposit with time being of the essence to the deposit holder as follows:
 - (i) As to 5% of the deposit on the contract date; and
 - (ii) As to the balance on the date for completion.
 - (c) The full earnest of 10% of the price will be forfeited in the event that the Purchaser fails to complete in accordance with the terms hereof.
-

This clause shall not merge on completion.

12. Requisitions on title

In recognition of the Purchaser's agreement not to make any requisitions as to Title, the Vendor warrants that, except as disclosed in this Contract, at the Date of this Contract:

- (a) The Vendor has capacity to enter into and observe the terms of this Contract;
- (b) There is no current litigation by any persons affecting the Property;
- (c) There is no Court Order which affects the Vendor or the Property; and
- (d) The Vendor will be, or will be entitled to be, the registered owner of the Property on Completion.

13. FIRB Approval

- (a) The Purchaser warrants to the Vendor that it does not require any approvals under the Australian Governments foreign investment policy to acquire the Property ('FIRB Approval') and that the Treasurer cannot make an Order under part II of the *Foreign Acquisitions and Takeovers Act 1975 (Cth)* regarding the acquisition of the Property by the Purchaser.
- (b) The Purchaser indemnifies the Vendor against all liability for any loss suffered or incurred by the Vendor which arises directly or indirectly from a breach of

any of the Purchaser's obligations under this clause.

14. Personal guarantees

If the Purchaser (and if comprising more than one person, any one or more of them) is a company, and in consideration of the Vendor entering into this contract with the Purchaser, it is an essential clause of this contract that the Director(s) of the Purchaser Company ("the Guarantor") guarantees to the Vendor the due and punctual performance and observance by the Purchaser of its obligations under this contract and indemnify and must keep indemnified the Vendor against all losses, damages, liabilities, costs and expenses accruing to the Vendor, resulting or arising from any failure by the purchaser to perform or observe any of the obligations on its part to be performed or observed. This guarantee and indemnity is a continuing obligation and cannot be abrogated, prejudiced or discharged by any waiver by the Vendor or by any other matter. Any rescission or termination of this contract will not waive the obligation arising under this clause. The guarantee and indemnity is a deed to constitute a principal obligation between the Guarantor(s) and the Vendor:

Signed, sealed and delivered by the Guarantor in the presence of:

Signature of witness

Signature of Guarantor(s)

-

Witness name and address



FOLIO: 214/1250266

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
11/6/2025	12:33 PM	6	13/4/2023

LAND

LOT 214 IN DEPOSITED PLAN 1250266

AT GOOGONG

LOCAL GOVERNMENT AREA QUEANBEYAN-PALERANG REGIONAL

PARISH OF GOOGONG COUNTY OF MURRAY

TITLE DIAGRAM DP1250266

FIRST SCHEDULE

JOHN WILLIAM DRYDEN

CHARMAINE KAEHOW DRYDEN

AS JOINT TENANTS

(T AQ840578)

SECOND SCHEDULE (10 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1246785 EASEMENT FOR DRAINAGE OF SEWAGE 3.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 DP1246785 EASEMENT FOR DRAINAGE OF WATER 3.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP1250266 RESTRICTION(S) ON THE USE OF LAND
- 5 DP1250266 EASEMENT FOR DRAINAGE OF SEWAGE 3.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 DP1250266 EASEMENT FOR DRAINAGE OF SEWAGE 3.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 7 DP1250266 EASEMENT FOR DRAINAGE OF WATER 3.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP1250266 EASEMENT FOR DRAINAGE OF WATER 3.5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 9 AS728742 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- * 10 AT1734 CAVEAT BY NARELLE MARY KAY & THOMAS WALTER KAY

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

250713...

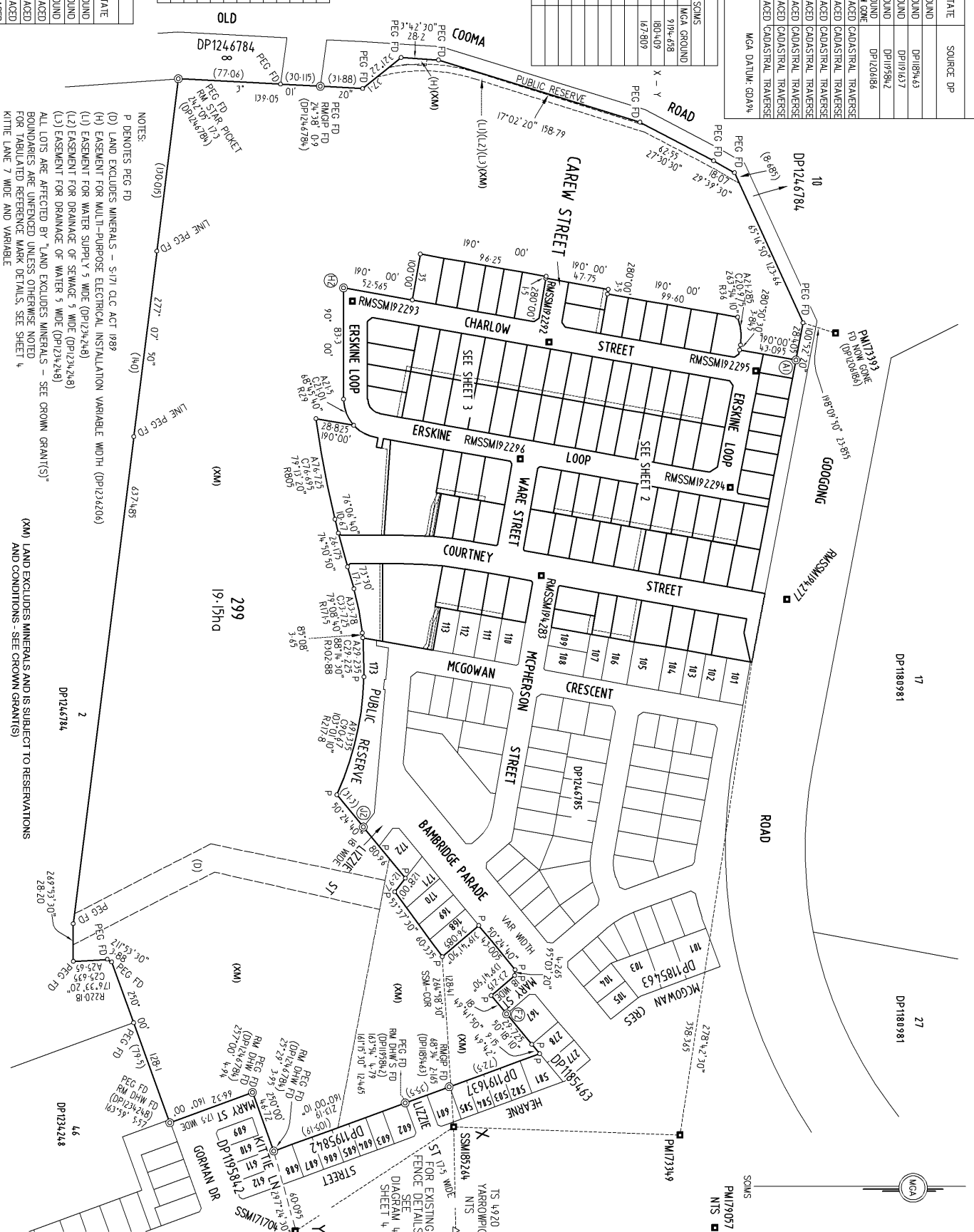
PRINTED ON 11/6/2025

COORDINATE SCHEDULE				
MARK	MGA COORDINATES	CLASS	ORDER	METHOD
TS 1920	71903.943	407678.980	2A	0
PM173349	702423.310	407824.475	D	4
SSM8724	702417.581	407824.718	D	4
SSM17704	702488.544	407798.863	D	4
PM173393	701822.489	407840.971	D	4
SSM12295	701809.877	407847.918	D	N/A
SSM12292	701829.244	407892.207	D	N/A
SSM12296	701816.715	407810.424	D	N/A
SSM19283	702004.109	407884.282	D	N/A
SSM19277	702021.827	407831.251	D	N/A
SSM12293	701798.544	407803.999	D	N/A
DATE OF SCMS COORDINATES: 13/02/2019				
COMBINED SCALE FACTOR: 0.999789				
MGA ZONE: 55				
MGA DATUM: GDA94				

CONTROL MARK CONNECTIONS				
CONTROL MARKS	BY ME	DISTANCE	BEARING	BY SCMS
FROM TO	BEARING	DISTANCE	BEARING	MGA GROUND
SSM8724 TS 1920	98°47'49"	98.47	99°46'58"	99.4658
SSM8724 SSM17704	157°48'	167.809	157°48'	167.809
SSM8724 PM173349	157°48'	167.809	157°48'	167.809
SSM19277 SSM12296	243°02'38"	94.004	243°02'38"	94.004
SSM19277 SSM12295	282°27'55"	89.283	282°27'55"	89.283
SSM19277 SSM12292	187°55'42"	157.328	187°55'42"	157.328
SSM19277 SSM12293	191°42'12"	151.223	191°42'12"	151.223
SSM19277 SSM12294	43°03'44"	173.044	43°03'44"	173.044
SSM19277 SSM12295	77°42'38"	88.819	77°42'38"	88.819
SSM19283 SSM17704	117°08'47"	55.519	117°08'47"	55.519

HEIGHT DIFFERENCE SCHEDULE				
FROM TO	HEIGHT DIFFERENCE	METHOD	HEIGHT DATUM	AND 71
PM173349 PM179057	-2.933	DIFFERENTIAL LEVELLING	HEIGHT DATUM	AND 71
PM173349 SSM19277	16.874	DIFFERENTIAL LEVELLING	HEIGHT DATUM	AND 71
SSM19277 SSM19283	-0.233	DIFFERENTIAL LEVELLING	HEIGHT DATUM	AND 71
SSM19283 SSM12296	0.894	DIFFERENTIAL LEVELLING	HEIGHT DATUM	AND 71
SSM19283 SSM12295	2.197	DIFFERENTIAL LEVELLING	HEIGHT DATUM	AND 71
SSM19283 SSM12292	6.417	DIFFERENTIAL LEVELLING	HEIGHT DATUM	AND 71
SSM19283 SSM12293	-5.049	DIFFERENTIAL LEVELLING	HEIGHT DATUM	AND 71
SSM19283 SSM12294	-3.112	DIFFERENTIAL LEVELLING	HEIGHT DATUM	AND 71
SSM19283 SSM17704	-15.244	DIFFERENTIAL LEVELLING	HEIGHT DATUM	AND 71
SSM17704 PM173349	-2.444	DIFFERENTIAL LEVELLING	HEIGHT DATUM	AND 71

HEIGHT SCHEDULE				
MARK	AND VALUE	CLASS ORDER	HEIGHT DATUM	VALIDATION STATE
PM173349	777.817	LD	LD	FOUND
SSM17704	740.481	LD	LD	FOUND
PM179057	774.904	LD	LD	FOUND
SSM12295	743.904	LD	N/A	PLACED
SSM12296	751.491	LD	N/A	PLACED
SSM12292	778.879	LD	N/A	PLACED
SSM12293	775.314	LD	N/A	PLACED
SSM12294	774.480	LD	N/A	PLACED
SSM19277	774.713	LD	N/A	PLACED
SSM19283	775.747	LD	N/A	PLACED
DATE OF SCMS AND VALUES: 20/07/2008				
HEIGHT DATUM: AND 71				



HEIGHT SCHEDULE				
MARK	AND VALUE	CLASS ORDER	HEIGHT DATUM	VALIDATION STATE
PM173349	777.817	LD	LD	FOUND
SSM17704	740.481	LD	LD	FOUND
PM179057	774.904	LD	LD	FOUND
SSM12295	743.904	LD	N/A	PLACED
SSM12296	751.491	LD	N/A	PLACED
SSM12292	778.879	LD	N/A	PLACED
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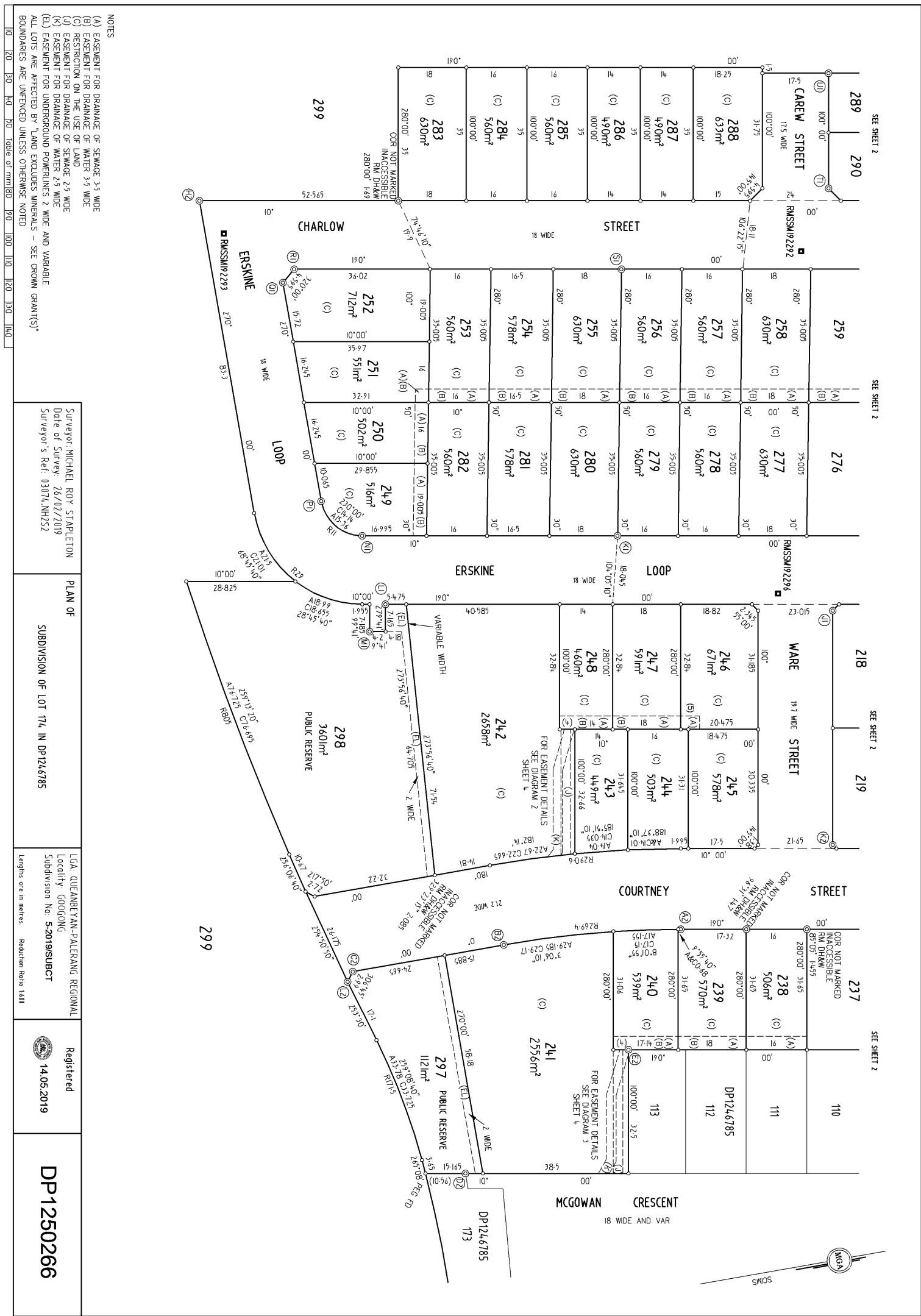
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DATE OF SCMS AND VALUES: 20/07/2008				
HEIGHT DATUM: AND 71				



REFERENCE MARK TABLE			
COR	FROM	BEARING	DISTANCE
A1	RM GIP	180°16'	11.99
B1	RM DHWS	13°38'	13.1 & 14.86
C1	RM SSM/2299	300°49'	14.285
D1	RM DHWS	107°19'	13.375 & 14.735
E1	RM DHWS	38°18'	14.733 & 14.43
F1	RM SSM/2294	344°26'56"	7.71
G1	RM GIP	189°19'	14.795
H1	RM DHWS	228°01'30"	13.8 & 14.045
I1	RM DHWS	284°44'	13.105 & 14.875
J1	RM SSM/2294	24°11'20"	14.885
K1	RM DHWS	317°31'30"	6.17 & 16.775
L1	RM DHWS	100°58'	4.76 & 13.075
M1	RM GIP	56°17'	12.27
N1	RM DHWS	289°26'	4.91 & 13.24
P1	RM DHWS	217°30'	4.84 & 13.085
Q1	RM DHWS	357°17'	4.875 & 13.11
R1	RM DHWS	96°31'	4.775 & 13.06
S1	RM DHWS	95°33'	4.845 & 13.09
T1	RM DHWS	9°57'	4.805 & 12.57
U1	RM SSM/2292	307°57'50"	18.945
V1	RM DHWS	17°26'	12.63 & 14.9
W1	RM DHWS	95°55'	4.84 & 13.095
X1	RM DHWS	101°37'30"	5.995 & 15.495
Y1	RM DHWS	89°02'	4.91 & 16.57
Z1	RM DHWS	101°56'	6.85 & 14.14
A2	RM SSM/2283	303°37'50"	16.975
B2	RM DHWS	91°43'30"	4.865 & 16.405
C2	RM DHWS	89°00'30"	4.845 & 16.26
D2	RM DHWS	93°11'40"	6.875 & 14.635
E2	RM GIP	315°59'	0.61
F2	RM GIP	141°35'	1.025
G2	RM DHWS	140°27'	4.92
H2	RM DHWS	140°32'30"	13.22
I2	RM SSM/2277	195°44'40"	15.26
J2	RM SSM/2293	213°09'45"	10.785
K2	RM DHWS	249°47'	15.36
L2	RM DHWS	249°54'30"	5.775
M2	RM DHWS	315°14'30"	2.625 & 7.0
N2	RM GIP	194°38'20"	12.745
O2	RM GIP	194°38'20"	12.745

SHORT LINE TABLE			
	BEARING	DISTANCE/CHORD	ARC
1	184°21'20"	1.195	290.6
2	183°59'40"	2.515	290.6
3	183°44"	0.105	290.6
4	182°23'30"	3.38	290.6

DIAGRAM 2
SCALE 1:300

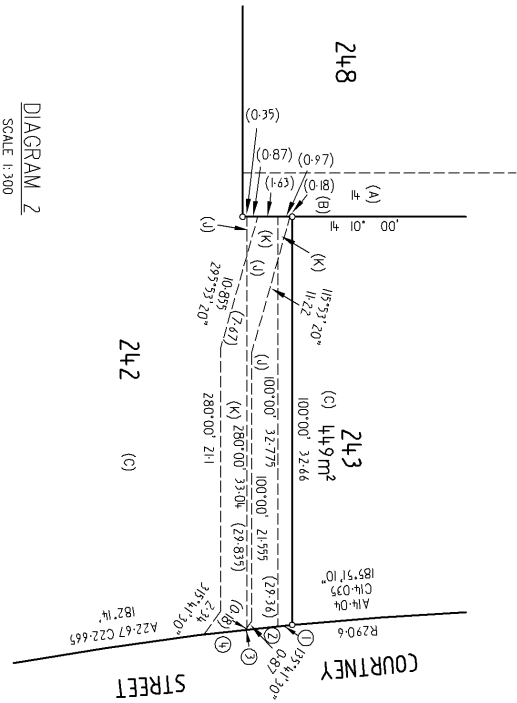


DIAGRAM 1
NOT TO SCALE
GOOGONG ROAD

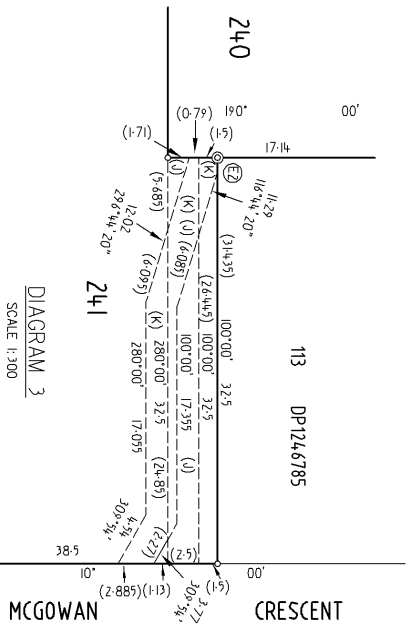
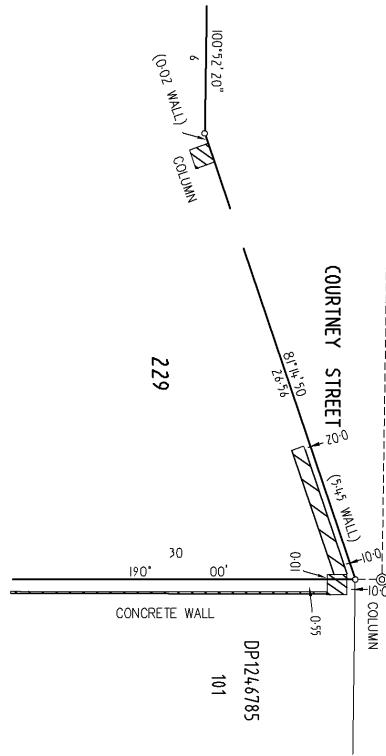
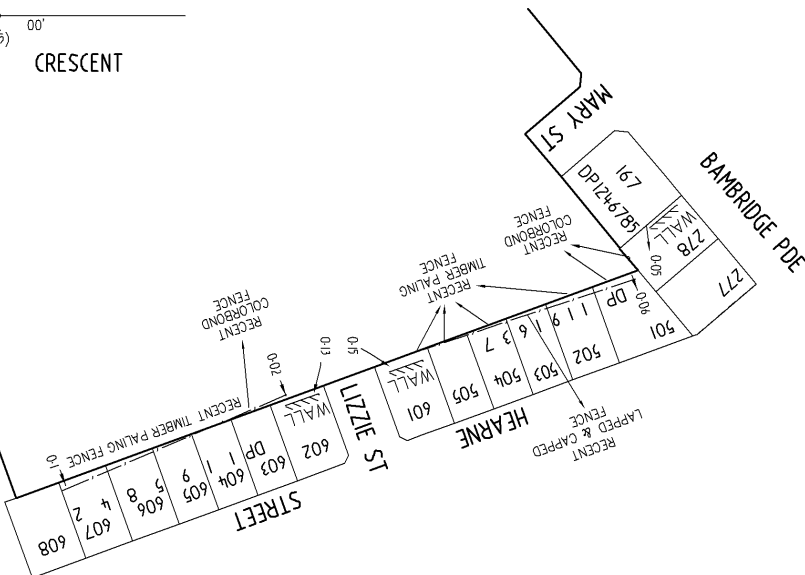

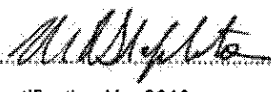




DIAGRAM 4
NOT TO SCALE



NOTES (A) EASEMENT FOR DRAINAGE OF SEWAGE 3.5 WIDE (I) EASEMENT FOR DRAINAGE OF SEWAGE 2.5 WIDE (K) EASEMENT FOR DRAINAGE OF WATER 2.5 WIDE BOUNDARIES ARE UNFENCED UNLESS OTHERWISE NOTED	Surveyor MICHAEL ROY STAPLETON Date of Survey 26/02/2019 Surveyor's Ref: 03074.NH252	PLAN OF SUBDIVISION OF LOT 174 IN DP 1246785	LGA QUEANBEYAN-PALERANG REGIONAL Locality GOOGONG Subdivision No 5-2019SUBCT Lengths are in metres Reduction Ratio: As Shown	Registered 14.05.2019	DP1250266
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PLAN FORM 6 (2017)		DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 5 sheet(s)	
<p>Registered:  14.05.2019</p> <p>Title System: TORRENS</p>			<p>Office Use Only</p> <p>DP1250266</p>		
<p>PLAN OF</p> <p>SUBDIVISION OF LOT 174 IN DP 1246785</p>			<p>LGA: QUEANBEYAN-PALERANG REGIONAL</p> <p>Locality: GOOGONG</p> <p>Parish: GOOGONG</p> <p>County: MURRAY</p>		
<p>Survey Certificate</p> <p>I, MICHAEL ROY STAPLETON of VERIS AUSTRALIA PTY LTD ABN 53 615 735 727 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on 26 / 02 / 2019 , or</p> <p>*(b) The part of the land shown in the plan ("being"/"excluding") was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: 'X' - 'Y'</p> <p>Type: <u>Urban</u>/Rural</p> <p>The terrain is <u>Level Undulating</u> / Steep Mountainous.</p> <p>Signature:  Dated: 24/4/2019</p> <p>Surveyor Identification No: 2016</p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*Strike out inappropriate words.</p> <p>**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>			<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>		
<p>Subdivision Certificate</p> <p>I, <u>Graeme Harlor</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.6.15 of the <i>Environmental Planning and Assessment Act 1979</i> No 203 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number:</p> <p>Consent Authority: <u>Queanbeyan-Palerang Regional Council</u></p> <p>Date of endorsement: <u>17 April 2019</u></p> <p>Subdivision Certificate number: <u>5-2019/SUBCT</u></p> <p>File number: <u>DAF190391</u></p> <p>*Strike through if inapplicable.</p>					
<p>Plans used in the preparation of survey/compilation.</p> <p>DP 1246784, DP 1246785, DP 1185463, DP 1206186, DP 1191637, DP 1195842, DP 1236206</p>			<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.</p> <p>IT IS INTENDED TO DEDICATE THE EXTENSION OF McPHERSON STREET TO THE PUBLIC AS PUBLIC ROAD.</p> <p>IT IS INTENDED TO DEDICATE COURTNEY STREET, WARE STREET, ERSKINE LOOP, CHARLOW STREET AND CAREW STREET TO THE PUBLIC AS PUBLIC ROAD.</p> <p>IT IS INTENDED TO DEDICATE LOT 232, 297 AND 298 TO THE PUBLIC AS A PUBLIC RESERVE.</p>		
<p>Surveyor's Reference: 03074.NH2S2</p>			<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>		

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 5 sheet(s)								
<div style="display: flex; justify-content: space-between; align-items: center;"><div>Registered: 14.05.2019</div><div style="text-align: right;">Office Use Only</div></div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;">PLAN OF SUBDIVISION OF LOT 174 IN DP 1246785</div> <div style="margin-top: 5px;">Subdivision Certificate number: <u>5-2019/SUBCT</u> Date of Endorsement: <u>17 April 2019</u></div>	<div style="text-align: center; font-size: 2em; font-weight: bold; margin-bottom: 20px;">DP1250266</div> <div style="font-size: 0.8em;"><p>This sheet is for the provision of the following information as required:</p><ul style="list-style-type: none">A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i>Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i>Signatures and seals- see 195D <i>Conveyancing Act 1919</i>Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.</div>									
<p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT IT IS INTENDED TO CREATE:</p> <ol style="list-style-type: none">1. RESTRICTION ON USE OF LAND2. EASEMENT FOR DRAINAGE OF SEWAGE 3.5 WIDE3. EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE4. EASEMENT FOR DRAINAGE OF SEWAGE 2.5 WIDE5. EASEMENT FOR DRAINAGE OF WATER 2.5 WIDE6. EASEMENT FOR UNDERGROUND POWERLINES 2 WIDE AND VARIABLE <p>Signed, sealed and delivered for and on behalf of Googong Township Pty Limited ABN 95 154 514 593 by its attorneys under a power of attorney dated 26/06/2017 registered in New South Wales with Book. 4728 No.628 in the presence of:</p> <table style="width: 100%; border: none;"><tr><td style="width: 50%; text-align: center; vertical-align: bottom;"> _____ Signature of Witness</td><td style="width: 50%; text-align: center; vertical-align: bottom;"> _____ Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney</td></tr><tr><td style="text-align: center; vertical-align: top;"><u>Katherine Hurley</u> _____ Full name of Witness</td><td style="text-align: center; vertical-align: top;"><u>Malcolm Robert Leslie</u> _____ Full name of Attorney</td></tr><tr><td style="text-align: center; vertical-align: top;"><u>L3, 64 Allara St</u> <u>Canberra ACT 2600</u> _____ Address of Witness</td><td style="text-align: center; vertical-align: top;"> _____ Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney</td></tr><tr><td></td><td style="text-align: center; vertical-align: top;"><u>Mitchell William Hugh Alexander</u> _____ Full name of Attorney</td></tr></table>			 _____ Signature of Witness	 _____ Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney	<u>Katherine Hurley</u> _____ Full name of Witness	<u>Malcolm Robert Leslie</u> _____ Full name of Attorney	<u>L3, 64 Allara St</u> <u>Canberra ACT 2600</u> _____ Address of Witness	 _____ Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney		<u>Mitchell William Hugh Alexander</u> _____ Full name of Attorney
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<p>If space is insufficient use additional annexure sheet</p>										
<p>Surveyor's Reference: 03074.NH2S2</p>										

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Surveyor's Reference: 03074.NH2S2																																																																																																																																																																														

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 5 sheet(s)

Registered:



14.05.2019

Office Use Only

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DP1250266

PLAN OF

SUBDIVISION OF LOT 174 IN DP 1246785

Subdivision Certificate number: 5-2019/SUBCT

Date of Endorsement: 17 April 2019

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Lot	Street number	Street name	Street type	Locality
234	22	Courtney	Street	Googong
235	1	McPherson	Street	Googong
236	3	McPherson	Street	Googong
237	18	Courtney	Street	Googong
238	16	Courtney	Street	Googong
239	14	Courtney	Street	Googong
240	12	Courtney	Street	Googong
241	8	Courtney	Street	Googong
242	7	Courtney	Street	Googong
243	11	Courtney	Street	Googong
244	13	Courtney	Street	Googong
245	1	Ware	Street	Googong
246	1	Erskine	Loop	Googong
247	3	Erskine	Loop	Googong
248	5	Erskine	Loop	Googong
249	16	Erskine	Loop	Googong
250	18	Erskine	Loop	Googong
251	20	Erskine	Loop	Googong
252	22	Erskine	Loop	Googong
253	4	Charlow	Street	Googong
254	6	Charlow	Street	Googong
255	8	Charlow	Street	Googong
256	10	Charlow	Street	Googong
257	12	Charlow	Street	Googong
258	14	Charlow	Street	Googong
259	16	Charlow	Street	Googong
260	18	Charlow	Street	Googong
261	20	Charlow	Street	Googong
262	22	Charlow	Street	Googong
263	24	Charlow	Street	Googong
264	26	Charlow	Street	Googong
265	28	Charlow	Street	Googong

If space is insufficient use additional annexure sheet

Surveyor's Reference: 03074.NH2S2

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 5 sheet(s)

Registered:



14.05.2019

Office Use Only

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PLAN OF

SUBDIVISION OF LOT 174 IN DP 1246785

DP1250266

Subdivision Certificate number: 5-2019 /SUBCT

Date of Endorsement: 17 April 2019

This sheet is for the provision of the following information as required:

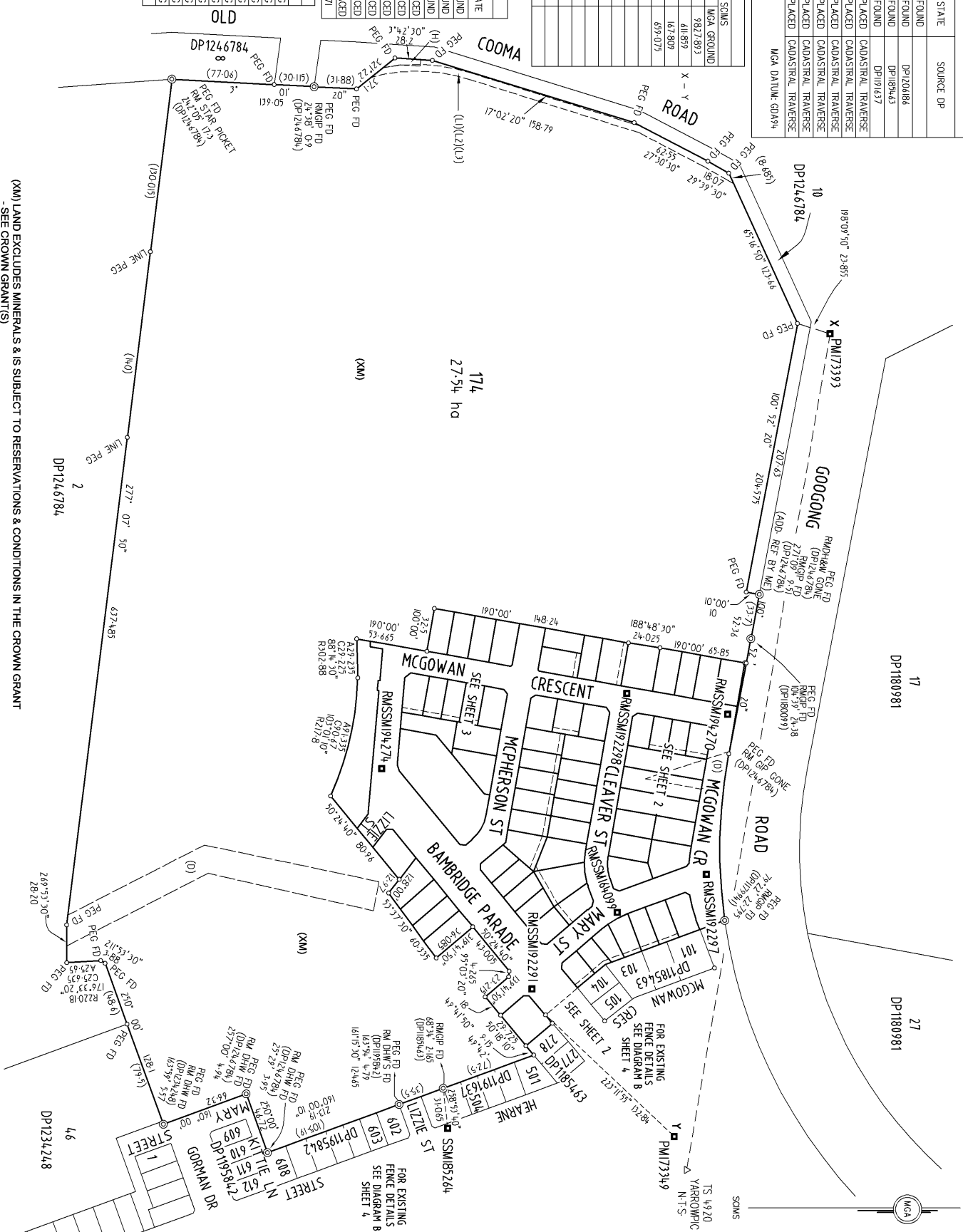
- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Lot	Street number	Street name	Street type	Locality
266	30	Charlow	Street	Googong
267	78	Erskine	Loop	Googong
268	82	Erskine	Loop	Googong
269	84	Erskine	Loop	Googong
270	86	Erskine	Loop	Googong
271	88	Erskine	Loop	Googong
272	90	Erskine	Loop	Googong
273	92	Erskine	Loop	Googong
274	94	Erskine	Loop	Googong
275	96	Erskine	Loop	Googong
276	98	Erskine	Loop	Googong
277	2	Erskine	Loop	Googong
278	4	Erskine	Loop	Googong
279	6	Erskine	Loop	Googong
280	8	Erskine	Loop	Googong
281	10	Erskine	Loop	Googong
282	12	Erskine	Loop	Googong
283	3	Charlow	Street	Googong
284	5	Charlow	Street	Googong
285	7	Charlow	Street	Googong
286	9	Charlow	Street	Googong
287	11	Charlow	Street	Googong
288	13	Charlow	Street	Googong
289	4	Carew	Street	Googong
290	2	Carew	Street	Googong
291	17	Charlow	Street	Googong
292	19	Charlow	Street	Googong
293	21	Charlow	Street	Googong
294	23	Charlow	Street	Googong
295	25	Charlow	Street	Googong
296	27	Charlow	Street	Googong
297	2	Courtney	Street	Googong
298	13	Erskine	Loop	Googong
299	1	Courtney	Street	Googong

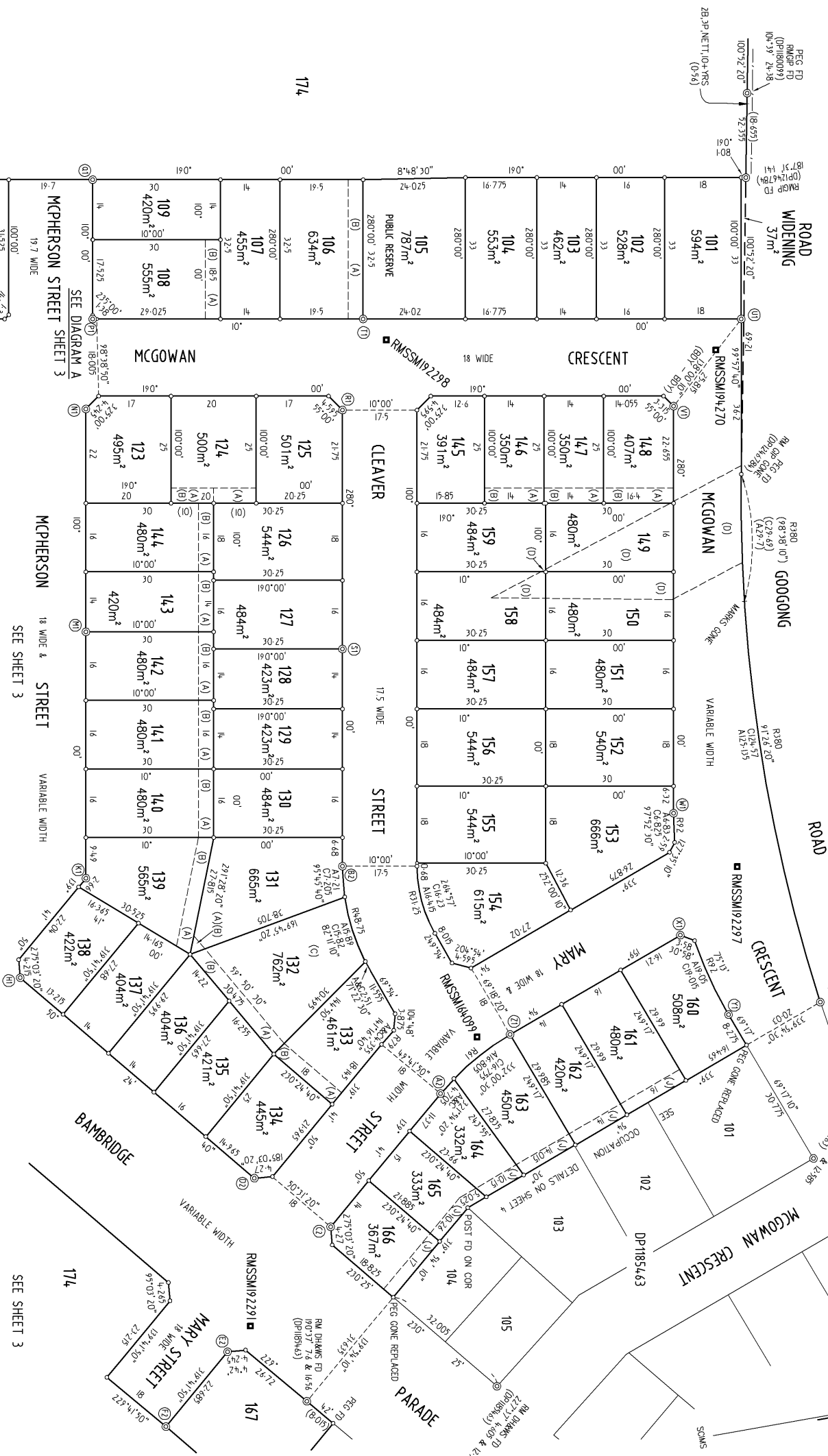
If space is insufficient use additional annexure sheet

Surveyor's Reference: 03074.NH2S2

Plan Sheet 1 of 4 sheets

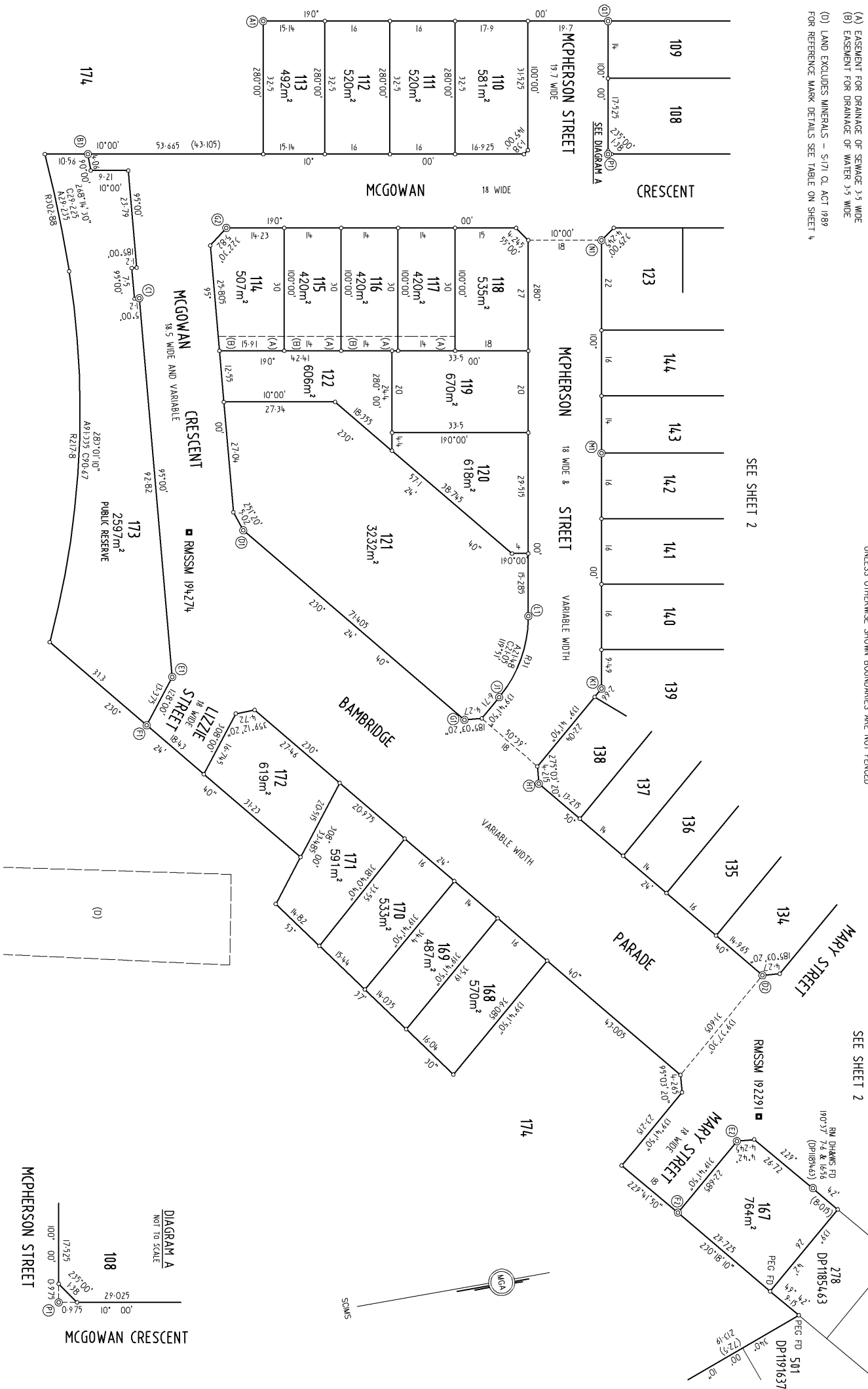
DP1246785

- (A) EASEMENT FOR DRAINAGE OF SEWAGE 3.5 WIDE
(B) EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE
(D) LAND EXCLUDES MINERALS - S.171 CL ACT 1989
(I) EASEMENT FOR DRAINAGE OF SEWAGE 3 WIDE
FOR REFERENCE MARK DETAILS SEE TABLE ON SHEET 4




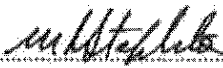
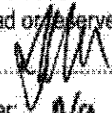
UNLESS OTHERWISE SHOWN BOUNDARIES ARE NOT FENCED

- (A) EASEMENT FOR DRAINAGE OF SEWAGE 3.5 WIDE
(B) EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE
(C) LAND EXCLUDES MINERALS - S.171 CL ACT 1989
FOR REFERENCE MARK DETAILS SEE TABLE ON SHEET 4





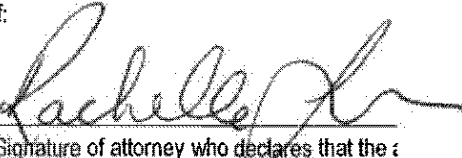
0	20	30	40	50	60	70	80	90	100	110	120	130	140
Table of mm/80													
Surveyor: MICHAEL ROY STAPLETON				PLAN OF				SUBDIVISION OF LOT 1 DP1246784					
Date of Survey 17/07/2018													
Surveyor's Ref: 03076.NH251													
L.G.A. QUEANBEYAN-PALERANG REGIONAL				Registered				DP1246785					
Locality: GOOGONG				21.3.2019									
Subdivision No: 2502018													
Lengths are in metres				Reduction Ratio 1:441									

[illegible]

PLAN FORM 6 (2017)		DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 5 sheet(s)
<p>Registered:  21.3.2019</p> <p>Title System: TORRENS</p>		<p>Office Use Only</p> <p>DP1246785</p>	
<p>PLAN OF</p> <p>SUBDIVISION OF LOT 1 DP 1246784</p>		<p>LGA: QUEANBEYAN-PALERANG REGIONAL</p> <p>Locality: GOOGONG</p> <p>Parish: GOOGONG</p> <p>County: MURRAY</p>	
<p>Survey Certificate</p> <p>I, MICHAEL ROY STAPLETON of VERIS AUSTRALIA PTY LTD ABN 53 615 735 727 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p>*(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, is accurate and the survey was completed on 17 / 07 / 2018....., or</p> <p>*(b) The part of the land shown in the plan ("being"/excluding ".....") was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation, or</p> <p>*(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>.</p> <p>Datum Line: 'X' - 'Y'.....</p> <p>Type: *Urban/*Rural</p> <p>The terrain is <u>Level Undulating</u> / *Steep Mountainous.</p> <p>Signature:  Dated: 8/2/2019</p> <p>Surveyor Identification No: 2016.....</p> <p>Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i></p> <p>*Strike out inappropriate words.</p> <p>**Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>		<p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature:</p> <p>Date:</p> <p>File Number:</p> <p>Office:</p>	
		<p>Subdivision Certificate</p> <p>I, <u>Cirienne Harlos</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: </p> <p>Accreditation number: <u>NA</u></p> <p>Consent Authority: <u>Queanbeyan Palerang Regional Council</u></p> <p>Date of endorsement: <u>12 February 2019</u></p> <p>Subdivision Certificate number: <u>25-2018/SUBCT</u></p> <p>File number: <u>DAF182076</u></p> <p>*Strike through if inapplicable.</p>	
<p>Plans used in the preparation of survey/compilation.</p> <p>DP 1246784, DP 1185463, DP 1195842, DP 1234248, DP 1206186, DP 1180099, DP 1135074 AND DP 1179941</p>		<p>Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.</p> <p>IT IS INTENDED TO DEDICATE THE EXTENSION OF BAMBRIDGE PARADE, LIZZIE STREET, MARY STREET AND MCGOWAN CRESCENT TO THE PUBLIC AS PUBLIC ROAD.</p> <p>IT IS INTENDED TO DEDICATE McPHERSON STREET, CLEAVER STREET AND WIDENING OF GOOGONG ROAD TO THE PUBLIC AS PUBLIC ROAD.</p> <p>IT IS INTENDED TO DEDICATE LOT 105 AND LOT 173 TO THE PUBLIC AS A PUBLIC RESERVE.</p>	
<p>Surveyor's Reference: 03074.NH2S1</p>		<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	

NA

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 5 sheet(s)
<div style="display: flex; justify-content: space-between; align-items: center;"> <div> Registered: </div> <div> 21.3.2019 </div> <div> Office Use Only </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> PLAN OF SUBDIVISION OF LOT 1 DP 1246784 </div> <div style="margin-top: 10px;"> Subdivision Certificate number: <u>25-2018SUBCT</u> Date of Endorsement: <u>12 February 2019</u> </div>	<div style="text-align: center; font-size: 2em; font-weight: bold; margin-bottom: 20px;">DP1246785</div> <div style="font-size: 0.8em;"> Office Use Only </div> <div style="margin-top: 10px;"> This sheet is for the provision of the following information as required: <ul style="list-style-type: none"> A schedule of lots and addresses - See 60(c) <i>SSI Regulation 2017</i> Statements of intention to create and release affecting interests in accordance with section 88B <i>Conveyancing Act 1919</i> Signatures and seals- see 195D <i>Conveyancing Act 1919</i> Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets. </div>	
<p>PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT IT IS INTENDED TO CREATE:</p> <ol style="list-style-type: none"> 1. RESTRICTION ON USE OF LAND 2. EASEMENT FOR DRAINAGE OF SEWAGE 3.5 WIDE 3. EASEMENT FOR DRAINAGE OF SEWAGE 3.0 WIDE 4. EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE <p>Signed, sealed and delivered for and on behalf of Googong Township Pty Limited ABN 95 154 514 593 by its attorneys under a power of attorney dated 26/06/2017 registered in New South Wales with Book. 4728 No.628 in the presence of:</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>Signature of Witness</p> </div> <div style="width: 45%;"> <p>Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney</p> <p style="text-align: center; font-weight: bold;">Penelope Anne Forrest</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p><u>Katherine Hurley</u></p> <p>Full name of Witness</p> </div> <div style="width: 45%;"> <p>_____</p> <p>Full name of Attorney</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p><u>Level 3,64 Allara st, Canberra 2600</u></p> <p>Address of Witness</p> </div> <div style="width: 45%;"> <p>Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney</p> <p style="text-align: center; font-weight: bold;">Mitchell William Hugh Alexander</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <p>_____</p> <p>Full name of Attorney</p> </div> </div>		
If space is insufficient use additional annexure sheet		
Surveyor's Reference: 03074.NH2S1		

PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 3 of 5 sheet(s)																																																												
<div style="display:flex; justify-content:space-between"><div>Registered: </div><div>21.3.2019 Office Use Only</div></div> <div style="border:1px solid black; padding:5px; margin-top:5px;">PLAN OF SUBDIVISION OF LOT 1 DP 1246784</div> <div style="margin-top:5px;">Subdivision Certificate number: <u>25-2018 SUBCT</u> Date of Endorsement: <u>12 February 2019</u></div>	<div style="font-size:2em; font-weight:bold; margin-bottom:20px;">DP1246785</div> <div style="font-size:0.8em;">This sheet is for the provision of the following information as required:</div> <ul style="list-style-type: none">A schedule of lots and addresses - See 60(c) SSI Regulation 2017Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919Signatures and seals- see 195D Conveyancing Act 1919Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.																																																													
<p>Signed, sealed and delivered for and on behalf of National Australia Bank Limited by its Attorney who holds the position of Level 2 Attorney under a Power of Attorney dated <u>1 MARCH 2007</u> registered in New South Wales with Book <u>4512</u> No. <u>39</u> in the presence of:</p> <div style="display:flex; justify-content:space-around; margin-top:20px;"><div style="text-align:center;"> Signature of Witness</div><div style="text-align:center;"> Signature of attorney who declares that the received any notice of the revocation of the p</div></div> <div style="display:flex; justify-content:space-around; margin-top:20px;"><div style="text-align:center;"><u>DANIEL TSCHORN</u> Full name of Witness</div><div style="text-align:center;">RACHELLE LEWIS DIRECTOR Full name of Attorney</div></div> <div style="margin-top:20px;"><u>100 ST GEORGES TERRACE PERM WA</u> Address of Witness</div>																																																														
<table border="1" style="width:100%; border-collapse: collapse;"><thead><tr><th>Lot</th><th>Street</th><th>Street name</th><th>Street type</th><th>Locality</th></tr></thead><tbody><tr><td>101</td><td>20</td><td>McGowan</td><td>Crescent</td><td>Googong</td></tr><tr><td>102</td><td>22</td><td>McGowan</td><td>Crescent</td><td>Googong</td></tr><tr><td>103</td><td>24</td><td>McGowan</td><td>Crescent</td><td>Googong</td></tr><tr><td>104</td><td>26</td><td>McGowan</td><td>Crescent</td><td>Googong</td></tr><tr><td>105</td><td>28</td><td>McGowan</td><td>Crescent</td><td>Googong</td></tr><tr><td>106</td><td>32</td><td>McGowan</td><td>Crescent</td><td>Googong</td></tr><tr><td>107</td><td>34</td><td>McGowan</td><td>Crescent</td><td>Googong</td></tr><tr><td>108</td><td>7</td><td>McPherson</td><td>Street</td><td>Googong</td></tr><tr><td>109</td><td>5</td><td>McPherson</td><td>Street</td><td>Googong</td></tr><tr><td>110</td><td>38</td><td>McGowan</td><td>Crescent</td><td>Googong</td></tr><tr><td>111</td><td>40</td><td>McGowan</td><td>Crescent</td><td>Googong</td></tr></tbody></table>			Lot	Street	Street name	Street type	Locality	101	20	McGowan	Crescent	Googong	102	22	McGowan	Crescent	Googong	103	24	McGowan	Crescent	Googong	104	26	McGowan	Crescent	Googong	105	28	McGowan	Crescent	Googong	106	32	McGowan	Crescent	Googong	107	34	McGowan	Crescent	Googong	108	7	McPherson	Street	Googong	109	5	McPherson	Street	Googong	110	38	McGowan	Crescent	Googong	111	40	McGowan	Crescent	Googong
Lot	Street	Street name	Street type	Locality																																																										
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Surveyor's Reference: 03074.NH2S1																																																														

14

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 5 sheet(s)

Registered:



21.3.2019

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DP1246785

PLAN OF

SUBDIVISION OF LOT 1 DP 1246784

Subdivision Certificate number: 25-2018 SUBCT

Date of Endorsement: 12 February 2019

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Lot	Street number	Street name	Street type	Locality
112	42	McGowan	Crescent	Googong
113	44	McGowan	Crescent	Googong
114	43	McGowan	Crescent	Googong
115	41	McGowan	Crescent	Googong
116	39	McGowan	Crescent	Googong
117	37	McGowan	Crescent	Googong
118	35	McGowan	Crescent	Googong
119	8	McPherson	Street	Googong
120	12	McPherson	Street	Googong
121	30	Bambridge	Parade	Googong
122	45	McGowan	Crescent	Googong
123	9	McPherson	Street	Googong
124	31	McGowan	Crescent	Googong
125	29	McGowan	Crescent	Googong
126	4	Cleaver	Street	Googong
127	6	Cleaver	Street	Googong
128	8	Cleaver	Street	Googong
129	10	Cleaver	Street	Googong
130	12	Cleaver	Street	Googong
131	14	Cleaver	Street	Googong
132	18	Cleaver	Street	Googong
133	91	Mary	Street	Googong
134	16	Bambridge	Parade	Googong
135	18	Bambridge	Parade	Googong
136	20	Bambridge	Parade	Googong
137	22	Bambridge	Parade	Googong
138	23	McPherson	Street	Googong
139	21	McPherson	Street	Googong
140	19	McPherson	Street	Googong
141	17	McPherson	Street	Googong
142	15	McPherson	Street	Googong
143	13	McPherson	Street	Googong
144	11	McPherson	Street	Googong

If space is insufficient use additional annexure sheet

Surveyor's Reference: 03074.NH2S1

AA

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 5 sheet(s)

Registered:



21.3.2019

Office Use Only

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DP1246785

PLAN OF

SUBDIVISION OF LOT 1 DP 1246784

Subdivision Certificate number: 25-2018 SUBCT

Date of Endorsement: 12 February 2019

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2017*
- Statements of intention to create and release affecting interests in accordance with section 86B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Lot	Street number	Street name	Street type	Locality
145	1	Cleaver	Street	Googong
146	25	McGowan	Crescent	Googong
147	23	McGowan	Crescent	Googong
148	21	McGowan	Crescent	Googong
149	19	McGowan	Crescent	Googong
150	17	McGowan	Crescent	Googong
151	15	McGowan	Crescent	Googong
152	13	McGowan	Crescent	Googong
153	95	Mary	Street	Googong
154	13	Cleaver	Street	Googong
155	11	Cleaver	Street	Googong
156	9	Cleaver	Street	Googong
157	7	Cleaver	Street	Googong
158	5	Cleaver	Street	Googong
159	3	Cleaver	Street	Googong
160	102	Mary	Street	Googong
161	100	Mary	Street	Googong
162	98	Mary	Street	Googong
163	96	Mary	Street	Googong
164	94	Mary	Street	Googong
165	92	Mary	Street	Googong
166	90	Mary	Street	Googong
167	88	Mary	Street	Googong
168	19	Bambridge	Parade	Googong
169	21	Bambridge	Parade	Googong
170	23	Bambridge	Parade	Googong
171	25	Bambridge	Parade	Googong
172	28	Lizzie	Street	Googong
173	56	McGowan	Crescent	Googong

If space is insufficient use additional annexure sheet

Surveyor's Reference: 03074.NH2S1

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres ePlan
Sheet 1 of 10

Plan: DP1246785

Plan of Subdivision of Lot 1 DP1246784

Full name and address of proprietors of the land:

Googong Township Pty Limited
 ABN 95154514593
 Level 3, 64 Allara Street
 CANBERRA CITY ACT 2601

Full name and address of mortgagee of the land:

National Australia Bank Limited
 ABN 12 004 044 937
 Level 13, 100 St Georges Terrace
 PERTH WA 6000

PART 1 – CREATION

Number of item shown in the intention panel on the plan:	Identity of easement, restrictive covenant or positive covenant to be created and referred to in the plan:	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
1.	Restriction on use of land	101-104, 106-172	Every other lot
2.	Easement for drainage of sewage 3.5 wide	106	174, Queanbeyan-Palerang Regional Council
		108	109, Queanbeyan-Palerang Regional Council
		117	118, Queanbeyan-Palerang Regional Council
		116	117, 118, Queanbeyan-Palerang Regional Council
		115	116, 117, 118, Queanbeyan-Palerang Regional Council
		114	115, 116, 117, 118, Queanbeyan-Palerang Regional Council
		124	123, 125, Queanbeyan-Palerang Regional Council
		144	123, 124, 125, Queanbeyan-Palerang Regional Council

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres ePlan
Sheet 2 of 10

Plan: **DP1246785**

Plan of Subdivision of Lot 1 DP1246784

	Easement for drainage of sewage 3.5 wide continued	143	123, 124, 125, 126, 144, Queanbeyan-Palerang Regional Council
		142	123, 124, 125, 126, 127, 144, 143, Queanbeyan-Palerang Regional Council
		141	123, 124, 125, 126, 127, 128, 129, 144, 143, 142, Queanbeyan-Palerang Regional Council
		140	123, 124, 125, 126, 127, 128, 129, 130, 144, 143, 142, 141, Queanbeyan-Palerang Regional Council
		139	123, 124, 125, 126, 127, 128, 129, 130, 144, 143, 142, 141, 140, Queanbeyan-Palerang Regional Council
		131	123, 124, 125, 126, 127, 128, 129, 130, 144, 143, 142, 141, 140, 139, Queanbeyan-Palerang Regional Council
		132	123, 124, 125, 126, 127, 128, 129, 130, 144, 143, 142, 141, 140, 139, 131, Queanbeyan-Palerang Regional Council
		133	123, 124, 125, 126, 127, 128, 129, 130, 144, 143, 142, 141, 140, 139, 131, 132, Queanbeyan-Palerang Regional Council
		146	145, Queanbeyan-Palerang Regional Council
		147	145, 146, Queanbeyan-Palerang Regional Council

Section 2

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres ePlan
Sheet 3 of 10

Plan: **DP1246785** Plan of Subdivision of Lot 1 DP1246784

	Easement for drainage of sewage 3.5 wide continued	148	145, 146, 147, Queanbeyan-Palerang Regional Council
3	Easement for drainage of sewage 3.0 wide	161	160, Queanbeyan-Palerang Regional Council
		162	160, 161, Queanbeyan-Palerang Regional Council
		163	160, 161, 162, Queanbeyan-Palerang Regional Council
		164	160, 161, 162, 163, Queanbeyan-Palerang Regional Council
		165	160, 161, 162, 163, 164, Queanbeyan-Palerang Regional Council
		166	160, 161, 162, 163, 164, 165, Queanbeyan-Palerang Regional Council
4.	Easement for drainage of water 3.5 wide	106	174, Queanbeyan-Palerang Regional Council
		108	109, Queanbeyan-Palerang Regional Council
		116	117, Queanbeyan-Palerang Regional Council
		115	116, 117, Queanbeyan-Palerang Regional Council
		114	115, 116, 117, Queanbeyan-Palerang Regional Council
		124	123, Queanbeyan-Palerang Regional Council

Section 2

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INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres
 ePlan
 Sheet 4 of 10

Plan: **DP1246785**

Plan of Subdivision of Lot 1 DP1246784

	Easement for drainage of water 3.5 wide continued	144	123, 124, Queanbeyan-Palerang Regional Council
		143	123, 124, 144, Queanbeyan-Palerang Regional Council
		142	123, 124, 144, 143, Queanbeyan-Palerang Regional Council
		141	123, 124, 144, 143, 142, Queanbeyan-Palerang Regional Council
		140	123, 124, 144, 143, 142, 141, Queanbeyan-Palerang Regional Council
		139	123, 124, 144, 143, 142, 141, 140, 131, Queanbeyan-Palerang Regional Council
		131	123, 124, 144, 143, 142, 141, 140, 139, Queanbeyan-Palerang Regional Council
		132	123, 124, 144, 143, 142, 141, 140, 139, 131, Queanbeyan-Palerang Regional Council
		133	123, 124, 144, 143, 142, 141, 140, 139, 131, 132, Queanbeyan-Palerang Regional Council
		146	145, Queanbeyan-Palerang Regional Council
		147	145, 146, Queanbeyan-Palerang Regional Council
		148	145, 146, 147, Queanbeyan-Palerang Regional Council

Section 2

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

ePlan
Sheet 5 of 10

Plan: **DP1246785**

Plan of Subdivision of Lot 1 DP1246784

PART 2 - TERMS

1. Interpretation

1.1 Definitions

These meanings, in any form, apply unless the contrary intention appears:

Design and Construction Requirements means the:

- (a) Googong Design Guidelines; and
- (b) building envelope plan (which specifies the area of the Lot Burdened within which a residence is to be constructed),

prepared by Googong, which regulate building and ancillary landscaping work within all or part of the Development Site from time to time.

Development Site includes those lots created by registration of the Plan.

Googong means Googong Township Pty Limited ABN 95 154 514 593 or any successor to Googong Township Pty Limited ABN 95 154 514 593.

Googong Design Coordinator means an officer or employee of Googong responsible for the review and approval of designs for dwellings under the Googong Design Guidelines.

Googong Design Guidelines means the guidelines for the design of dwellings at Googong, published by Googong from time to time.

Grantee means the owner or mortgagee in possession of the Lot Benefited.

Grantor means the owner or mortgagee in possession of a Lot Burdened.

Instrument means this instrument under section 88B of the Conveyancing Act 1919 and includes the Plan.

Lot Benefited means a lot benefited by an easement, positive covenant or restriction on use in this Instrument.

Lot Burdened means a lot burdened by an easement, positive covenant or restriction on use in this Instrument.

Plan means the plan to which this Instrument relates.

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**INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE
COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

Lengths are in metres

ePlan
Sheet 6 of 10

Plan: **DP1246785**

Plan of Subdivision of Lot 1 DP1246784

1.2 References to certain terms

Unless a contrary intention appears, a reference in this Instrument to:

- (a) **(reference to anything)** a reference to anything is a reference to the whole or each part of it; and
- (b) **(singular includes plural)** the singular includes the plural and vice versa; and
- (c) **(meaning not limited)** the words "include", "including", "for example" or "such as" are not used as, nor are they to be interpreted as, words of limitation and, when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind.

1.3 Headings

Headings do not affect the interpretation of this Instrument.



INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

ePlan

Sheet 7 of 10

Plan: **DP1246785**

Plan of Subdivision of Lot 1 DP1246784

2. Terms of Restriction on Use of Land numbered 1 on the Plan

2.1 Design and Construction Requirements

The grantor must not construct a home or front garden (including the driveway and paths) on the Lot Burdened other than in accordance with the Design and Construction Requirements

2.2 Approval and construction

The Grantor must:

- (a) submit a building design for construction of a dwelling on the Lot Burdened to the Googong Design Coordinator for approval within 6 months after the date of the transfer of the title to the Lot Burdened to the Grantor (or such later date as determined by Googong in its absolute discretion); and
- (b) cause the dwelling and front garden (including the driveway and paths) to be constructed on the Lot Burdened in accordance with:
 - (i) the approved building design; and
 - (ii) the Design and Construction Requirements,within 24 months after completion (or such later date as determined by Googong in its absolute discretion).

2.3 Duration of restriction

Clause 2.1 will cease and be of no further force or effect with respect to the Lot Burdened on and from the date the Googong Design Coordinator provides written notice that the Grantor has satisfied the requirements of clause 2.1(b).

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INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

ePlan

Sheet 8 of 10

Plan: **DP1246785**

Plan of Subdivision of Lot 1 DP1246784

Signed, sealed and delivered for and on behalf of **Googong Township Pty Limited ABN 95 154 514 593** by its attorneys under a power of attorney dated 26/06/2017 registered in New South Wales with Book. 4728 No.628 in the presence of:



Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney

Penelope Anne Forrest

Full name of attorney



Signature of witness

Katherine Hurley

Full name of witness



Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney

Mitchell William Hugh Alexander

Full name of attorney

Level 3, 64 Allara St Canberra 2600

Address of witness

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

ePlan
Sheet 9 of 10


Plan: **DP1246785**

Plan of Subdivision of Lot 1 DP1246784

Signed, sealed and delivered for and on behalf of **National Australia Bank Limited** by its attorney who holds the position of Level 2 Attorney under a power of attorney dated 1 MARCH 2003 registered in New South Wales with Book 4512 No. 39 in the presence of:


Signature of witness

DANIEL TSCHORN
Full name of witness


Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney

RACHELLE LEWIS
DIRECTOR
Full name of attorney

100 ST GEORGES TERRACE PERTH WA
Full name of witness (block letters)
Address

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

ePlan

Lengths are in metres

Sheet 10 of 10

Plan: **DP1246785**

Plan of Subdivision of Lot 1 DP1246784

Executed by Queanbeyan-Palerang
Regional Council by:



Signature of Witness



Signature of Authorised Officer

JAMES ROUSELL

Name of Witness in full

Cynthia Harber

Name of Authorised Officer

256 CRAWFORD STREET QUEANBEYAN

Address of Witness

Service Manager - Development

Authority of Authorised Officer signing on
behalf of Queanbeyan-Palerang Regional
Council

REGISTERED



21.3.2019

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

Sheet 1 of 14

Plan: **DP1250266**

Plan of Subdivision of Lot 174 in DP 1246785
 Subdivision Certificate No.: 5-2019/SUBCT

Full name and address of proprietors of the land:

Googong Township Pty Limited
 ABN 95154514593
 Level 3, 64 Allara Street
 CANBERRA CITY ACT 2601

PART 1 – CREATION

Number of item shown in the intention panel on the plan:	Identity of easement, restrictive covenant or positive covenant to be created and referred to in the plan:	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities
1.	Restriction on use of land	201- 231; 233 - 296	Every other lot –
2.	Easement for drainage of sewage 3.5 wide	209	208, Queanbeyan-Palerang Regional Council
		210	208, 209, Queanbeyan-Palerang Regional Council
		211	208, 209, 210, Queanbeyan-Palerang Regional Council
		212	208, 209, 210, 211, Queanbeyan-Palerang Regional Council
		213	208, 209, 210, 211, 212, 214, 215, 216, 217, 218, Queanbeyan-Palerang Regional Council

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

Sheet 2 of 14

Plan: **DP1250266**

Subdivision Certificate No.: 5-2019/SUBCT

Plan of Subdivision of Lot 174 in DP 1246785

	Easement for drainage of sewage 3.5 wide	217	218, Queanbeyan-Palerang Regional Council
		216	217, 218, Queanbeyan-Palerang Regional Council
		215	216, 217, 218, Queanbeyan-Palerang Regional Council
		214	215, 216, 217, 218, Queanbeyan-Palerang Regional Council
		223	208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, Queanbeyan-Palerang Regional Council
		236	235, Queanbeyan-Palerang Regional Council
		234	235, 236, Queanbeyan-Palerang Regional Council
		233	234, 235, 236, Queanbeyan-Palerang Regional Council
		238	237, Queanbeyan-Palerang Regional Council
		239	237, 238, Queanbeyan-Palerang Regional Council

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

Sheet 3 of 14

Plan: **DP1250266**

Subdivision Certificate No.: 5-2019/SUBCT

Plan of Subdivision of Lot 174 in DP 1246785

	Easement for drainage of sewage 3.5 wide	240	237, 238, 239, Queanbeyan-Palerang Regional Council
		246	245, Queanbeyan- Palerang Regional Council
		247	245, 246, Queanbeyan- Palerang Regional Council
		248	245, 246, 247, Queanbeyan-Palerang Regional Council
		266	267, Queanbeyan- Palerang Regional Council
		265	266, 267, Queanbeyan- Palerang Regional Council
		264	265, 266, 267, Queanbeyan-Palerang Regional Council
		263	264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		262	263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		261	262, 263, 264, 265, 266, 267, Queanbeyan- Palerang Regional Council

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

Sheet 4 of 14

Plan: **DP1250266**

Subdivision Certificate No.: 5-2019/SUBCT

Plan of Subdivision of Lot 174 in DP 1246785

	Easement for drainage of sewage 3.5 wide	260	261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		259	260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		258	259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		257	258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		256	257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		255	256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		254	255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		253	254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

Sheet 5 of 14

Plan: **DP1250266**

Subdivision Certificate No.: 5-2019/SUBCT

Plan of Subdivision of Lot 174 in DP 1246785

	Easement for drainage of sewage 3.5 wide	251	253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		250	253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		249	253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 282, Queanbeyan-Palerang Regional Council
		289	299, Queanbeyan-Palerang Regional Council
		290	289, 299, Queanbeyan-Palerang Regional Council
3.	Easement for drainage of water 3.5 wide	209	208, Queanbeyan-Palerang Regional Council
		210	208, 209, Queanbeyan-Palerang Regional Council
		211	208, 209, 210, Queanbeyan-Palerang Regional Council
		212	208, 209, 210, 211, Queanbeyan-Palerang Regional Council

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INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

Plan:

DP1250266

Sheet 6 of 14

Subdivision Certificate No.: 5-2019/SUBCT

Plan of Subdivision of Lot 174 in DP 1246785

	Easement for drainage of water 3.5 wide	213	208, 209, 210, 211, 212, 214, 215, 216, 217, 218, Queanbeyan-Palerang Regional Council
		217	218, Queanbeyan-Palerang Regional Council
		216	217, 218, Queanbeyan-Palerang Regional Council
		215	216, 217, 218, Queanbeyan-Palerang Regional Council
		214	215, 216, 217, 218, Queanbeyan-Palerang Regional Council
		223	208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, Queanbeyan-Palerang Regional Council
		236	235, Queanbeyan-Palerang Regional Council
		234	235, 236, Queanbeyan-Palerang Regional Council
		233	234, 235, 236, Queanbeyan-Palerang Regional Council
		239	238, Queanbeyan-Palerang Regional Council

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

Plan:

DP1250266

Sheet 7 of 14

Subdivision Certificate No.: 5-2019/SUBCT

Plan of Subdivision of Lot 174 in DP 1246785

	Easement for drainage of water 3.5 wide	240	238 ,239, Queanbeyan-Palerang Regional Council
		247	246, Queanbeyan-Palerang Regional Council
		248	246, 247, Queanbeyan-Palerang Regional Council
		266	267, Queanbeyan-Palerang Regional Council
		265	266, 267, Queanbeyan-Palerang Regional Council
		264	265, 266, 267, Queanbeyan-Palerang Regional Council
		263	264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		262	263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		261	262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		260	261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

Sheet 8 of 14

Plan: **DP1250266**

Subdivision Certificate No.: 5-2019/SUBCT

Plan of Subdivision of Lot 174 in DP 1246785

	Easement for drainage of water 3.5 wide	259	260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		258	259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		257	258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		256	257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		255	256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		254	255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		253	254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		251	253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council

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INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

Sheet 9 of 14

Plan: **DP1250266**

Subdivision Certificate No.: 5-2019/SUBCT

Plan of Subdivision of Lot 174 in DP 1246785

	Easement for drainage of water 3.5 wide	250	253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, Queanbeyan-Palerang Regional Council
		249	253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 282, Queanbeyan-Palerang Regional Council
		289	299, Queanbeyan-Palerang Regional Council
		290	299, Queanbeyan-Palerang Regional Council
4.	Easement for drainage of sewage 2.5 wide	241	237, 238, 239, 240, Queanbeyan-Palerang Regional Council
		242	243, 245, 246, 247, 248, Queanbeyan-Palerang Regional Council
5.	Easement for drainage of water 2.5 wide	241	238, 239, 240, Queanbeyan-Palerang Regional Council
		242	243, 246, 247, 248, Queanbeyan-Palerang Regional Council
6.	Easement for underground powerlines 2 wide and variable	297 and 298	Essential Energy ABN 37 428 185 226

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

Sheet 10 of 14

Plan: **DP1250266**

Plan of Subdivision of Lot 174 in DP 1246785
Subdivision Certificate No.: 5-2019/SUBCT

PART 2 - TERMS

1. Interpretation

1.1 Definitions

These meanings, in any form, apply unless the contrary intention appears:

Design and Construction Requirements means the:

- (a) Googong Design Guidelines; and
- (b) building envelope plan (which specifies the area of the Lot Burdened within which a residence is to be constructed),

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Googong means Googong Township Pty Limited ABN 95 154 514 593 or any successor to Googong Township Pty Limited ABN 95 154 514 593.

Googong Design Coordinator means an officer or employee of Googong responsible for the review and approval of designs for dwellings under the Googong Design Guidelines.

Googong Design Guidelines means the guidelines for the design of dwellings at Googong, published by Googong from time to time.

Grantee means the owner or mortgagee in possession of the Lot Benefited.

Grantor means the owner or mortgagee in possession of a Lot Burdened.

Instrument means this instrument under section 88B of the Conveyancing Act 1919 and includes the Plan.

Lot Benefited means a lot benefited by an easement, positive covenant or restriction on use in this Instrument.

Lot Burdened means a lot burdened by an easement, positive covenant or restriction on use in this Instrument.

Plan means the plan to which this Instrument relates.

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

Sheet 11 of 14

Plan: **DP1250266**
1.2 **References to certain terms**

Plan of Subdivision of Lot 174 in DP 1246785
Subdivision Certificate No.: 5-2019/SUBCT

Unless a contrary intention appears, a reference in this Instrument to:

- (a) **(reference to anything)** a reference to anything is a reference to the whole or each part of it; and
- (b) **(singular includes plural)** the singular includes the plural and vice versa; and
- (c) **(meaning not limited)** the words "include", "including", "for example" or "such as" are not used as, nor are they to be interpreted as, words of limitation and, when introducing an example, do not limit the meaning of the words to which the example relates to that example or examples of a similar kind.

1.3 Headings

Headings do not affect the interpretation of this Instrument.

2. Terms of Restriction on Use of Land numbered 1 on the Plan

2.1 Design and Construction Requirements

The Grantor must not construct a home or front garden (including the driveway and paths) on the Lot Burdened other than in accordance with the Design and Construction Requirements.

2.2 Design Approval and Construction

The Grantor must:

- (a) submit a building design for construction of a dwelling on the Lot Burdened to the Googong Design Coordinator for approval within 6 months after the date of the transfer of the title to the Lot Burdened to the Grantor (or such later date as determined by Googong in its absolute discretion); and
- (b) cause the dwelling and front garden (including the driveway and paths) to be constructed on the Lot Burdened in accordance with:
 - (i) the approved building design; and
 - (ii) the Design and Construction Requirements,within 24 months after completion (or such later date as determined by Googong in its absolute discretion).

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

Sheet 12 of 14

Plan: **DP1250266**
2.3 Duration of restriction


Plan of Subdivision of Lot 174 in DP 1246785
Subdivision Certificate No.: 5-2019/SUBCT

Clause 2.1 will cease and be of no further force or effect with respect to the Lot Burdened on and from the date the Googong Design Coordinator provides written notice that the Grantor has satisfied the requirements of clause 2.1(b).

3. Terms of Easement for Underground Powerlines Numbered 6 on the Plan

The easement is granted on the terms contained in Part B of the Memorandum registered AG189384.

Signed, sealed and delivered for and on behalf of **Googong Township Pty Limited** ABN 95 154 514 593 by its attorneys under a power of attorney dated 26/06/2017 registered in New South Wales with Book. 4728 No.628 in the presence of:


Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney


Malcolm Robert Leslie

Full name of attorney


Signature of witness

Katherine Hurley
Full name of witness

L3 64 Allara St
Canberra ACT 2600
Address of witness


Signature of attorney who declares that the attorney has not received any notice of the revocation of the power of attorney

Mitchell William Hugh Alexander

Full name of attorney

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919


Lengths are in metres

Sheet 13 of 14

Plan: **DP1250266**

Plan of Subdivision of Lot 174 in DP 1246785
Subdivision Certificate No.: 5-2019/SUBCT

Executed for and on behalf of **Queanbeyan-Palerang Regional Council** by its authorised delegate pursuant to s.377 Local Government Act 1993:



Signature of Witness

Luke Perkins

Name of Witness in full

256 Crawford Street Queanbeyan

Address of Witness



Signature of Authorised Officer

Carueme Harlor

Name of Authorised Officer

Service Manager - Development

Authority of Authorised Officer signing on behalf of Queanbeyan-Palerang Regional Council

INSTRUMENT SETTING OUT THE TERMS OF EASEMENTS, RESTRICTIVE COVENANTS AND POSITIVE COVENANTS INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919

Lengths are in metres

Sheet 14 of 15

Plan: **DP1250266**

Plan of Subdivision of Lot 174 in DP 1246785
Subdivision Certificate No.: 5-2019/SUBCT

Executed for and on behalf of Essential Energy

ABN 37 428 185 226 by its duly appointed attorney
under Power of Attorney registered in
New South Wales with Book 4745 No. 85
in the presence of:



Signature of witness



Signature of attorney who declares that the
attorney has not received any notice of
revocation of the power of attorney

Melinda White

Full Name of witness

Martin English
Head of Legal

(Print) Full Name and title of attorney

8 Buller Street Port Macquarie

Address of witness

Section 2

REGISTERED



14.05.2019

System Document Identification

Form Number:08X-e
Template Number:x_nsw11
ELN Document ID:1820423491

Land Registry Document Identification

CAVEAT
New South Wales
Section 74F Real Property Act 1900

AT1734

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

WARNING: Care should be exercised in completing a caveat form. An unsupported caveat may be challenged in the Supreme Court; compensation may be awarded for lodging a caveat without justification (section 74P Real Property Act 1900). Failure to observe the requirements of regulations 7 and 8 of the current Real Property Regulation may make the caveat invalid.

LODGED BY:

Responsible Subscriber: KJB LAW ABN 68127125062
Address: 10 Corinna ST
Woden 2606
Email: sonya@kjblaw.com.au
ELNO Subscriber Number: 23403
Customer Account Number: 502941V
Document Collection Box: 1W
Client Reference: 55447

LAND TITLE REFERENCE

214/1250266

CAVEATOR

NARELLE MARY KAY
113 Erskine LOOP
GOOGONG NSW 2620
THOMAS WALTER KAY
113 Erskine LOOP
GOOGONG NSW 2620

NAME AND ADDRESS FOR SERVICE OF NOTICES ON THE CAVEATOR

Street Address
KJB LAW
10 Corinna ST
Woden ACT 2606

REGISTERED PROPRIETOR AFFECTED BY THIS CAVEAT

JOHN WILLIAM DRYDEN
41 Collyburl CR
ISABELLA PLAINS ACT 2905
CHARMAINE KAEHOW DRYDEN
41 Collyburl CR
ISABELLA PLAINS ACT 2905

Based on the claim to an Estate or Interest in Land in the land specified, the Caveator prohibits the Registrar General from taking the actions specified in this Caveat.

ACTION PROHIBITED BY THIS CAVEAT

- 1. The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the Caveator.
- 4. The granting of any possessory application with respect to the land in the Torrens Title referred to above.
- 7. The recording in the Register of a Writ affecting the estate or interest claimed by the Caveator.

ESTATE OR INTEREST CLAIMED

Charge
By virtue of: Agreement
Dated: 29/03/2021

Between NARELLE MARY KAY
THOMAS WALTER KAY
And JOHN WILLIAM DRYDEN
CHARMAINE KAEHOW DRYDEN

Details Supporting The Claim: Charge granted over the Land, subject to the first registered mortgage over the Land, pursuant to the loan deed dated 29 March 2021

The Caveator, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, has a good and valid claim to the estate or interest claimed as specified in this Caveat.
This Caveat, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, does not require the leave of the Supreme Court.
This Caveat, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, does not require the written consent of the Registered Proprietor Of Estate or possessory applicant (as applicable) for the purposes of section 74O Real Property Act 1900.
The Caveator, to the best of the knowledge of the Subscriber identified in the execution of this Caveat document, has provided the correct address of the Registered Proprietor as specified in this Caveat.

SIGNING

Signing Party Role: Receiving

- I certify that:
- 1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
 - 2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
 - 3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

NARELLE MARY KAY
THOMAS WALTER KAY

Signed By: Kristi Paige Thomas
ELNO Signer Number: 6044787

Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for
Subscriber: KJB LAW PTY LIMITED ABN 68127125062
KJB LAW

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 23403
Date: 12/04/2023

Customer Account Number: 502941

QUEANBEYAN-PALERANG REGIONAL COUNCIL SECTION 10.7(2) PLANNING CERTIFICATE

issued under
Environmental Planning and Assessment Act 1979

Megan North Lawyers
2/72 Monaro Street
QUEANBEYAN NSW 2620

Certificate No.: PL.2025.1282
Your Reference: Dryden 250713

taylor@northherring.com.au

Subject Land:

Property Number:	210306
Property Address:	113 Erskine Loop GOOGONG NSW 2620
Legal Description:	Lot 214 DP 1250266

This certificate is provided under Section 10.7(2) of the Act. At the date of this certificate, the subject land is affected by the following matters:

1. Names of relevant instruments and development control plans

- 1.1. The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.

1.1.1 Local Environmental Plan

Queanbeyan-Palerang Regional Local Environmental Plan 2022

<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2022-0600>

1.1.2 State Environmental Planning Policies (SEPPs):

- *SEPP (Biodiversity and Conservation) 2021*
- *SEPP (Exempt and Complying Development Codes) 2008*
- *SEPP (Housing) 2021*
- *SEPP (Industry and Employment) 2021*
- *SEPP (Planning Systems) 2021*
- *SEPP (Precincts - Regional) 2021*
- *SEPP (Primary Production) 2021*
- *SEPP (Resilience and Hazards) 2021*
- *SEPP (Resources and Energy) 2021*
- *SEPP (Sustainable Buildings) 2022*
- *SEPP (Transport and Infrastructure) 2021*

www.legislation.nsw.gov.au/browse/inforce#/epi/title/s

OFFICES

144 Wallace St, Braidwood
13 Gibraltar St, Bungendore
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POSTAL

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EMAIL/WEB

E: council@qprc.nsw.gov.au
W: www.qprc.nsw.gov.au

ABN 95 933 070 982

1.1.3 Development Control Plan

Lot 214 DP 1250266

Googong Development Control Plan 2010

www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-controls#section-3

- 1.2. The name of each proposed environmental planning instrument and draft development control plan, which is subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

Proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan.

1.2.1. Draft Local Environmental Plans

Application No	Description
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Not applicable.

www.planningportal.nsw.gov.au/ppr

1.2.2. Draft State Environmental Planning Policies (SEPPs):

- SEPP (Housing) 2021
- SEPP (Planning Systems) 2021
- SEPP (Transport and Infrastructure) 2021

www.planning.nsw.gov.au/policy-and-legislation/state-environmental-planning-policies

Yes. Changes to Business and Industrial zones in Local Environmental Plans

On 26 April 2023, Business and Industrial zones were replaced by Employment zones within standard instrument local environmental plans. The Department of Planning and Environment exhibited in May 2022 details of how each Local Environmental Plan that includes a Business or Industrial zone will be amended to include Employment zones. The exhibition detail can be viewed on the NSW Planning Portal.

www.planningportal.nsw.gov.au/employment-zones

1.2.3. Draft Development Control Plans (DCPs):

Lot 214 DP 1250266

No.

2. Zoning and land use under relevant LEPs

2.1. Identity of the zone:

Lot 214 DP 1250266

R1 General Residential

2.2 **R1 General Residential - Queanbeyan-Palerang Regional LEP 2022**

1. Objectives of zone

- **To provide for the housing needs of the community.**
- **To provide for a variety of housing types and densities.**
- **To enable other land uses that provide facilities or services to meet the day to day needs of residents.**
- **To ensure development complements the character and amenity of the locality.**
- **To ensure buildings with non-residential uses have a bulk and scale that is compatible with the zone's predominantly residential character.**

2. Permitted without consent

Home businesses; Home occupations.

3. Permitted with consent

Attached dwellings; Backpackers' accommodation; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Serviced apartments; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Water supply systems.

4. Prohibited

Any development not specified in item 2 or 3.

Note: Demolition of a building or work requires consent under clause 2.7 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.

NOTE: Refer to the [NSW Planning Portal Spatial Viewer](#) Land Zoning Map to view the map of applicable land use zones (online digital mapping).

2.3. Listed below are additional site specific permitted uses (only with development consent) from Schedule 1 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*.

Lot 214 DP 1250266

There are no additional uses permitted on this land.

- 2.4. Minimum land dimensions for the erection of a dwelling house on the land fixed by development standards applying to the land:

Lot 214 DP 1250266

R1 - General Residential

The minimum lot size for the erection of a dwelling house is 330 square metres, unless the lot:

(a) is a lot created in accordance with clause 4.1, 4.1AA, 4.1A, 4.1D, 4.1E, 7.24, 7.25 or 7.26 of Queanbeyan-Palerang Regional Local Environmental Plan 2022, or

(b) is a lot created before the commencement of Queanbeyan-Palerang Regional Local Environmental Plan 2022 and on which the erection of a dwelling was permissible immediately before that commencement, or

(c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before the commencement of Queanbeyan-Palerang Regional Local Environmental Plan 2022 and on which the erection of a dwelling would have been permissible if the plan of subdivision had been registered before that commencement, or

(d) an existing holding, or

(e) would have been a lot or a holding specified in paragraphs (a) - (d) had it not been affected by:

(i) a minor realignment of boundaries that did not create an additional lot, or

(ii) a subdivision creating or widening a public road or public reserve or for another public purpose, or

(iii) a consolidation with an adjoining public road or public reserve, or for another public purpose.

NOTE: Refer to the [NSW Planning Portal](#) to view the map of applicable Lot Size Map (PDF format).

- 2.5. Whether the land is in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*:

Lot 214 DP 1250266

No.

- 2.6. Whether the land is in a conservation area:

Lot 214 DP 1250266

No.

- 2.7. Whether an item of environmental heritage is located on the land:

Lot 214 DP 1250266

No.

3. Contributions plans

- 3.1. The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans:

Lot 214 DP 1250266

Queanbeyan City Council Section 94 Contributions Plan (Googong) 2015.

Lot 214 DP 1250266

Queanbeyan Section 94 Contributions Plan for Extractive Industry 2014.

www.qprc.nsw.gov.au/Building-Development/Planning-Zoning/Planning-controls#section-6

- 3.2. If the land is in a special contributions area under the Act, Division 7.1, the name of the area:

Lot 214 DP 1250266

No.

- 3.3. If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area:

Lot 214 DP 1250266

No.

4. Complying Development

- 4.1. If the land is land on which complying development may be carried out under each of the complying development codes under *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) or 1.19.

Zone R1 General Residential Lot 214 DP 1250266	Land on which complying development may be carried out
Part 3 Housing Code	Not Applicable
Part 3A Rural Housing Code	Not Applicable
Part 3B Low Rise Housing Diversity Code	Yes
Part 3C Greenfield Housing Code	Yes
Part 3D Inland Code	Not Applicable
Part 4 Housing Alterations Code	Yes
Part 4A General Development Code	Yes
Part 5 Industrial and Business Alterations Code	Yes
Part 5A Industrial and Business Buildings Code	Not Applicable
Part 5B Container Recycling Facilities Code	Not Applicable
Part 6 Subdivisions Code	Yes
Part 7 Demolition Code	Yes
Part 8 Fire Safety Code	Yes
Part 9 Agritourism and Farm Stay Accommodation Code	Not Applicable

Specific land exemptions may apply only to part of a lot. Nothing in clause 1.19 *SEPP (Exempt and Complying Development Codes) 2008* prevents complying development being carried out on part of a lot that is not land referred to in clause 1.19 even if other parts of the lot are such land.

NOTE: If the Greenfield Housing Code applies, please note that it only applies to land within the 'Greenfield Housing Code Area' as defined in Section 1.5 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Also note that the land within the 'Greenfield Housing Code Area' may still be subject to general exclusions from complying development provided for in the code.

- 4.2. If complying development may not be carried out on that land because of one of those clauses, the reasons why it may not be carried out under the clause.

Not Applicable.	
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- 4.3. If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.

Lot 214 DP 1250266

No.

5. Exempt development

- 5.1. If 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.

Does the land meet the requirements under Clause 1.16(1)(b1)-(d) as land on which exempt development may be carried out for the following exempt development codes:

5.1.1. Division 1 General Exempt Development Code

Lot 214 DP 1250266 Yes.

5.1.2. Division 2 Advertising and Signage Exempt Development Code

Lot 214 DP 1250266 Yes.

5.1.3. Division 3 Temporary Uses and Structures Exempt Development Code

Lot 214 DP 1250266 Yes.

Refer also to Part 3 and Schedule 2 of *Queanbeyan-Palerang Regional Local Environmental Plan 2022*. This Schedule contains additional exempt development not specified in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. Note that exempt development may be carried out without the need for development consent under the Act, however, such development is not exempt from any approval, licence, permit or authority that is required under any other Act and adjoining owners' property rights and the common law still apply.

- 5.2. If exempt development may not be carried out on that land because of one of those clauses, the reasons why it may not be carried out under the clause.

5.2.1. Division 1 General Exempt Development Code

Lot 214 DP 1250266 Not applicable.

5.2.2. Division 2 Advertising and Signage Exempt Development Code

Lot 214 DP 1250266 Not applicable.

5.2.3. Division 3 Temporary Uses and Structures Exempt Development Code

Lot 214 DP 1250266 Not applicable.

- 5.3. If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

Not applicable.

6. Affected building notices and building product rectification orders

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*

- 6.1. Is there any affected building notice of which the council is aware that is in force in respect of the land?

No.

- 6.2. Is there is 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, and

No.

- 6.3. Whether 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.

7. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

Lot 214 DP 1250266 No.

8. Road widening and road realignment

- 8.1. Is the land affected by a road widening or road realignment under Division 2 of Part 3 of the *Roads Act 1993*?

Lot 214 DP 1250266 No.

- 8.2. Is the land affected by any road widening or road realignment under any environmental planning instrument?

Lot 214 DP 1250266 No.

- 8.3. Is the land affected by any road widening or road realignment under any resolution of the Council?

Lot 214 DP 1250266 No.

9. Flood related development controls information

Flood planning area has the same meaning as in the *Flood Risk Management Manual*.

Flood Risk Management Manual means the *Flood Risk Management Manual* (ISBN 978-1-923076-17-4) published by the NSW Government in June 2023.

Probable maximum flood has the same meaning as in the *Flood Risk Management Manual*.

- 9.1. Whether the land or part of the land is within the flood planning area and is subject to flood related development controls.

Lot 214 DP 1250266 **No.**

- 9.2. Whether the land or part of the land is between the flood planning area and the probable maximum flood and is subject to flood related development controls.

Lot 214 DP 1250266 **No.**

10. Council and other public authority policies on hazard risk restrictions

Is the land affected by a policy adopted by council 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 any other risk (other than flooding)?

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.

- 10.1. Tidal inundation, subsidence, acid sulphate soils, coastal hazards and sea level rise:

No.

- 10.2. Bushfire:

All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of bushfire. Refer to Clause 11 of this certificate to check if the land is bushfire prone.

- 10.3. Contamination:

All land in QPRC is affected by policies adopted by the council that restricts the development of the land because of the likelihood of contamination. Refer to Clause 12 of this certificate to check if the land has been identified in the Loose-Fill Asbestos Insulation Register.

Lot 214 DP 1250266

Site Audit Statement No. 18013 SAS 20181204 dated 5 December 2018 prepared by accredited Site Auditor Rod Harwood (Harwood Environmental Consultants) advises that this land in Stages 1-4 (inclusive) of Neighbourhood 2 in Googong Township, Lots 1, 8, 9 and 10 in DP 1246784 is suitable for the following: Residential with accessible soil, including garden (minimal home-grown produce contributing to less than 10% fruit and vegetable intake), excluding poultry, and day care centre, preschool, primary school.

10.4. Salinity:

Lot 214 DP 1250266	No.
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10.5. Highly erodible soils:

Lot 214 DP 1250266	No.
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10.6. Slopes over 18 degrees:

Lot 214 DP 1250266	No.
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10.7. Aircraft noise:

Lot 214 DP 1250266	No.
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<https://www.canberraairport.com.au/corporate/community/aircraft-noise/>

10.8. Land near Cooma Road Quarry:

Lot 214 DP 1250266	No.
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10.9. Land near Hume Industrial Area and Goulburn to Bombala Railway Line:

Lot 214 DP 1250266	No.
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11. Bush fire prone land

Is the land bush fire prone?

Lot 214 DP 1250266	No.
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12. Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division.

No.

Council is not aware of any residential premises on the land that are affected by loose-fill asbestos insulation (Division 1A of Part 8 of the *Home Building Act 1989*) and that are listed on the NSW register that is required to be maintained under that Division.

NSW Fair Trading maintains a NSW Register of homes that are affected by loose-fill asbestos insulation: www.fairtrading.nsw.gov.au/loose-fill-asbestos-insulation-register

Some buildings located in the Queanbeyan-Palerang local government area have been identified as containing loose-fill asbestos insulation (sometimes referred to as “Mr Fluffy” insulation), for example, in the roof space. You should make your own enquiries as to the age of the buildings on the land to which this certificate relates.

If the land contains a building constructed prior to 1980, Queanbeyan-Palerang Regional Council strongly recommends that any potential purchaser obtains advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land; and, if so, the health risks (if any) this may pose for the building’s occupants.

Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting that may have been used at this site.

Contact NSW Fair Trading for further information:

<https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation>

13. Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

No.

14. Paper subdivision information

The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

No.

15. Property Vegetation Plans

Whether Council has been notified that a property vegetation plan under the *Native Vegetation Act 2003* applies to the land.

Lot 214 DP 1250266 No.

16. Biodiversity stewardship sites

Whether the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

Lot 214 DP 1250266 No.

17. Biodiversity certified land

Whether the land is biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

Lot 214 DP 1250266 No.

18. Orders under *Trees (Disputes Between Neighbours) Act 2006*

Whether Council has been notified whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

No.

19. Annual charges under *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works

In relation to a coastal council—whether the owner (or any previous owner) of the land has 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 (within the meaning of section 553B of that Act).

Not applicable.

20. Western Sydney Aerotropolis

For land to which *State Environmental Planning Policy (Precincts-Western Parkland City) 2021* applies, whether the land is:

- 20.1. in an ANEF or ANEC contour of 20 or greater as referred to in that Chapter, section 4.17, or
- 20.2. shown on the Lighting Intensity and Wind Shear Map, or
- 20.3. shown on the Obstacle Limitation Surface Map, or
- 20.4. in the “public safety area” on the Public Safety Area Map, or
- 20.5. in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.

Not applicable.

21. Development consent for seniors housing

If *State Environmental Planning Policy (Housing) 2021*, Chapter 3, Part 5 applies to the land, are there any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, section 88(2)? Section 88(2) restricts who may occupy seniors housing accommodation.

Application No	Description
----------------	-------------

Not applicable.

22. Site compatibility certificates and conditions for affordable rental housing

- 22.1. Whether there is a current site compatibility certificate under *State Environmental Planning Policy (Housing) 2021*, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land:

former site compatibility certificate means a site compatibility certificate issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

No.

- 22.2. If *State Environmental Planning Policy (Housing) 2021*, Chapter 2, Part 2, Division 1 or 5 applies to the land, are there any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, section 21(1) or 40(1)? Section 21(1) or 40(1) specify certain conditions to be met for a period of at least 15 years commencing on the day an occupation certificate is issued.

Application No	Description
----------------	-------------

Not applicable.

- 22.3. Are there any conditions of a development consent in relation to land that are of a kind referred to in *State Environmental Planning Policy (Affordable Rental Housing) 2009*, clause 17(1) or 38(1)? Section 17(1) or 38(1) specify certain conditions to be met for a period of at least 10 years commencing on the day an occupation certificate is issued.

Application No	Description
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Not applicable.

23. Water or sewerage services

Whether water or sewerage services are provided to, or to be provided to, the land 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.

Not applicable.

Matters prescribed by section 59(2) Contaminated Land Management Act 1997

- (a) Whether there is land to which a certificate relates regarding significantly contaminated land within the meaning of that Act.

Lot 214 DP 1250266 No.

- (b) Whether there is land to which a certificate relates regarding being subject to a management order within the meaning of that Act.

Lot 214 DP 1250266 No.

- (c) Whether there is land to which a certificate relates regarding the subject of an approved voluntary management proposal within the meaning of that Act.

Lot 214 DP 1250266 No.

- (d) Whether there is land to which a certificate relates regarding being subject to an ongoing maintenance order within the meaning of that Act.

Lot 214 DP 1250266 No.

- (e) Whether there is land to which a certificate relates regarding being the subject of a site audit statement within the meaning of that Act.

**Lot 214 DP 1250266 Yes. This land is subject to a Site Audit Statement.
Refer to Clause 10 of this certificate.**

Additional notes

Googong recycled water supply:

This land has connections to potable and recycled water schemes. Recycled water is provided for toilet flushing and outdoor use (excluding filling of pools and spas). Recycled water is treated to a high standard and there is a low risk of any negative health effects from approved uses. Potable (drinking) water is provided for all other uses. Property owners are advised that annual access charges and usage fees are levied to fund the operation and maintenance of the recycled water scheme. Similar charges are applied for the potable water scheme.

Notes and disclaimer

1. The information in this certificate only relates to the real property identifier associated with the property and not to any licence or permissive occupancy that may be attached to and included in the property details contained in the description of the land.
2. The NSW *Environmental Planning and Assessment Act 1979* is referred to in this Certificate as 'the Act'.
3. This certificate contains information provided to Council by third parties and is as current as the latest information available to Council at the time of production of this document. Council does not warrant the accuracy of the information contained within the information provided by third parties and has not independently verified the information. It is strongly recommended that you contact the relevant third parties to confirm the accuracy of the information.

Checked: JB

Rebecca Ryan
General Manager
Queanbeyan-Palerang Regional Council

12 June 2025

QPRC: ND

Certificate Number: ENG.2025.0885

20 June 2025

Megan North Lawyers
2/72 Monaro Street
QUEANBEYAN NSW 2620

Dear Sir/Madam

RE: Application for Sewer Drainage Diagram

113 ERSKINE LOOP GOOGONG NSW 2620
LOT 214 DP 1250266

Thank you for your request for a sewer diagram for the above mentioned property.

The attached diagram is indicative of the location of the internal drains that connect the building to the Council's sewer. However the actual location of the drains should be accurately determined on site.

The attached diagram also indicates the location of a Council sewer that services this property. However the actual location of the main should be accurately determined on site.

You are also advised that there may be other drains, services and easements affecting this property and that further investigation may be necessary to determine the location of all such facilities.

Yours faithfully

Ruth Ormella
Director
Development and Environment

A handwritten signature in black ink, appearing to read 'Ruth Ormella', is written over a horizontal line.

PER

.....

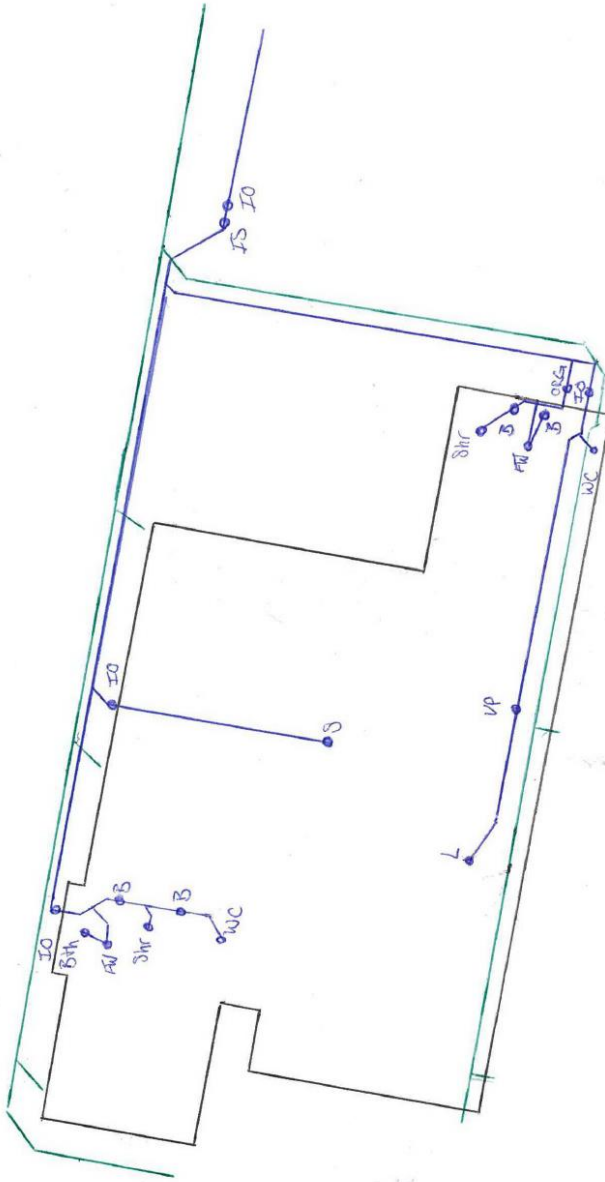
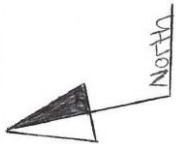
Enc
OFFICES
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W: www.qprc.nsw.gov.au

ABN 95 933 070 982



- Sewer

- Storm Water

SEWER SERVICE DIAGRAM

Lot No. 214 DP No. 1250266 House No. 113
SUBURB OF Geelong
Licence No. 107 to 108 SSD No. 20/6/25
Now / COC No. 20/6/25 Date 20/6/25

Street Esplanade Loop
LGA QPRC
Signature [Signature]

NOTES: • This diagram was supplied by the plumber/drafter whose licence number appears above.
• It has been drawn to show the approximate location of the private sewerage service pipes and may not be accurate.
• Any broken/dashed lines denote the assumed (not verified) position of private sewerage services.
• Further acceptable abbreviations may be used as identified in AS/NZS 3500.2:2003 Sanitary Plumbing and Drainage Table 6.1 and Fair Trading's Sewer Service Diagram Requirements document.

BS	Sink (bar)	Air Admittance Valve	AAV	Boundary Trap	Onsite Refuse Generator	Onsite Treatment System
(L)	Trough (laundry)	Basin	B	Inspection Shaft	ORG	Chamber
WC	Water Closet	Bath Waste	Bth	Inspection Opening	FW	Pit
Vert	Vertical Pipe	Bidet	Bid	ORG Gully	Vertical Junction	Grease Interceptor
WS	Waste Stack	Clean Out	CO	FW	Sloped Junction	Pump Unit
SVP	Sewer Vent Pipe	Floor Waste Gully	FW	Vertical Junction	On Back Junction	Reflux Valve
OV	Vent Pipe	Shower	Shr	On Back Junction		Capped Point
IPWF	Induct Pipe Mica Flap	Sink (kitchen)	S			Provisional (future) drain p

