

# Contract for the sale and purchase of land 2022 edition

TERM	MEANING OF TERM	eCOS ID: 130258947	NSW DAN:
vendor's agent	L S Properties Pty Ltd 13/2-6 Pandanus Parade, Cabarita Beach, NSW 2488		Phone: 1300 067 177 Fax: Ref:
co-agent			
vendor	CHRISTOPHER JOHN LEES and FIONA MAREE LEES 11 Castaway Lane Kingscliff NSW 2487		
vendor's solicitor	CJM Lawyers 1 Waugh Street Chinderah NSW 2487		Phone: 02 6674 0444 Fax:
date for completion	42 days after the contract date	(clause 15)	Email: peter@cjmlaw.com.au
land	11 Castaway Lane Kingscliff NSW 2487		
(Address, plan details and title reference)	Lot 12 in Strata Plan 98498 12/SP98498		
	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> Subject to existing tenancies		
improvements	<input type="checkbox"/> HOUSE <input 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 type="checkbox"/> air conditioning <input type="checkbox"/> clothes line <input type="checkbox"/> fixed floor coverings <input type="checkbox"/> range hood <input type="checkbox"/> blinds <input type="checkbox"/> curtains <input type="checkbox"/> insect screens <input type="checkbox"/> solar panels <input type="checkbox"/> built-in wardrobes <input type="checkbox"/> dishwasher <input type="checkbox"/> light fittings <input type="checkbox"/> stove <input type="checkbox"/> ceiling fans <input type="checkbox"/> EV charger <input type="checkbox"/> pool equipment <input type="checkbox"/> TV antenna <input type="checkbox"/> other:		
exclusions			
purchaser			
purchaser's solicitor			Phone: Fax: Ref:
Price	\$		
deposit	\$		(10% of the price, unless otherwise stated)
balance	\$		
contract date			(if not stated, the date this contract was made)

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

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

buyer's agent

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

**SIGNING PAGE**

<p><b>VENDOR</b></p> <hr/> <p>Signed By _____</p>  <p>Vendor _____</p>  <p>Vendor _____</p>	<p><b>PURCHASER</b></p> <hr/> <p>Signed By _____</p>  <p>Purchaser _____</p>  <p>Purchaser _____</p>												
<p><b>VENDOR (COMPANY)</b></p> <hr/> <p>Signed by _____</p> <p>in accordance with s127(1) of the Corporations Act 2001 by the authorised person(s) whose signature(s) appear(s) below:</p>  <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">                 _____                  Signature of authorised person             </td> <td style="width: 50%; border: none;">                 _____                  Signature of authorised person             </td> </tr> <tr> <td style="width: 50%; border: none;">                 _____                  Name of authorised person             </td> <td style="width: 50%; border: none;">                 _____                  Name of authorised person             </td> </tr> <tr> <td style="width: 50%; border: none;">                 _____                  Office held             </td> <td style="width: 50%; border: none;">                 _____                  Office held             </td> </tr> </table>	_____ Signature of authorised person	_____ Signature of authorised person	_____ Name of authorised person	_____ Name of authorised person	_____ Office held	_____ Office held	<p><b>PURCHASER (COMPANY)</b></p> <hr/> <p>Signed by _____</p> <p>in accordance with s127(1) of the Corporations Act 2001 by the authorised person(s) whose signature(s) appear(s) below:</p>  <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">                 _____                  Signature of authorised person             </td> <td style="width: 50%; border: none;">                 _____                  Signature of authorised person             </td> </tr> <tr> <td style="width: 50%; border: none;">                 _____                  Name of authorised person             </td> <td style="width: 50%; border: none;">                 _____                  Name of authorised person             </td> </tr> <tr> <td style="width: 50%; border: none;">                 _____                  Office held             </td> <td style="width: 50%; border: none;">                 _____                  Office held             </td> </tr> </table>	_____ Signature of authorised person	_____ Signature of authorised person	_____ Name of authorised person	_____ Name of authorised person	_____ Office held	_____ Office held
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_____ Office held	_____ Office held												

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

NO  yes

**Nominated Electronic Lodgment Network (ELN)** (clause 4)

**Manual transaction** (clause 30)

NO  yes

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

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

**land tax** is adjustable

NO  yes

**GST: Taxable supply**

NO  yes in full  yes to an extent

Margin scheme will be used in making the taxable supply

NO  yes

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

- not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- GST-free because the sale is the supply of a going concern under section 38-325
- GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O
- input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

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

NO  yes (if yes, vendor must provide further 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) – further 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 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 *RW rate* (residential withholding rate): \$

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

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

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

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

## List of Documents

General	Strata or community title (clause 23 of the contract)
<input type="checkbox"/> 1 property certificate for the land <input 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 to be lodged with a relevant plan <input 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 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	<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 1989 <input type="checkbox"/> 58 disclosure statement - off the plan contract <input type="checkbox"/> 59 other document relevant to off the plan contract
<b>Home Building Act 1989</b> <input type="checkbox"/> 25 insurance certificate <input type="checkbox"/> 26 brochure or warning <input type="checkbox"/> 27 evidence of alternative indemnity cover	<b>Other</b> <input type="checkbox"/> 60
<b>Swimming Pools Act 1992</b> <input type="checkbox"/> 28 certificate of compliance <input type="checkbox"/> 29 evidence of registration <input type="checkbox"/> 30 relevant occupation certificate <input type="checkbox"/> 31 certificate of non-compliance <input type="checkbox"/> 32 detailed reasons of non-compliance	

**HOLDER OF STRATA OR COMMUNITY TITLE 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:
 

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

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

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

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



<i>requisition</i>	an objection, question or requisition (but the term does not include a claim);
<i>rescind</i>	rescind this contract from the beginning;
<i>serve</i>	serve in writing on the other <i>party</i> ;
<i>settlement cheque</i>	an unendorsed <i>cheque</i> made payable to the person to be paid and – <ul style="list-style-type: none"> <li>• issued by a <i>bank</i> and drawn on itself; or</li> <li>• if authorised in writing by the vendor or the vendor's <i>solicitor</i>, some other <i>cheque</i>;</li> </ul>
<i>solicitor</i>	in relation to a <i>party</i> , the <i>party's</i> solicitor or licensed conveyancer named in this contract or in a notice <i>served</i> by the <i>party</i> ;
<i>TA Act</i>	Taxation Administration Act 1953;
<i>terminate</i>	terminate this contract for breach;
<i>title data</i>	the details of the title to the <i>property</i> made available to the <i>Electronic Workspace</i> by the <i>Land Registry</i> ;
<i>variation</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 *servicing* it –
- 5.2.1 if it arises out of this contract or it is a general question about the *property* or title - *within 21 days* after the contract date;
- 5.2.2 if it arises out of anything *served* by the vendor - *within 21 days* after the later of the contract date and that *service*; and
- 5.2.3 in any other case - *within* a reasonable time.

## 6 Error or misdescription

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

## 7 Claims by purchaser

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

## 8 Vendor's rights and obligations

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

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

## 9 Purchaser's default

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

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

## 10 Restrictions on rights of purchaser

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

## 11 Compliance with work orders

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

## 12 Certificates and inspections

The vendor must do everything reasonable to enable the purchaser, subject to the rights of any tenant –

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

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

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

## 14 Adjustments

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

## 15 Date for completion

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

## 16 Completion

### • Vendor

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

### • Purchaser

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

## 17 Possession

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

**18 Possession before completion**

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

**19 Rescission of contract**

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

**20 Miscellaneous**

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

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

## 21 Time limits in these provisions

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

## 22 Foreign Acquisitions and Takeovers Act 1975

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

## 23 Strata or community title

### • Definitions and modifications

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



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

## 24 Tenancies

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

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

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

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

**26 Crown purchase money**

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

**27 Consent to transfer**

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

**28 Unregistered plan**

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

**29 Conditional contract**

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

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

### 30 Manual transaction

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

### 31 Foreign Resident Capital Gains Withholding

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

**32 Residential off the plan contract**

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

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## Special Conditions

### 33. Inconsistencies and Standard Form

- a. If there are any inconsistencies between those **clauses 1 – 32** (inclusive) of this Contract and these “*Special Conditions*” then these Special Conditions shall prevail to the extent of the inconsistency.

### 34. Fixtures and fittings sold ‘as is’

- a. The Purchaser acknowledges that it:
  - i. accepts all fixtures, fittings, appliances and chattels (*collectively referred to herein as ‘inclusions’*) included in the sale in their present condition and state of repair as at the date of this contract, together with all faults latent and patent; and
  - ii. cannot make any objection, requisition or claim, or rescind, terminate or delay completion of this contract because of the condition or state of repair or any such faults of the inclusions.
- b. The Vendor gives no warranty as to the condition, fitness or suitability for purpose of the inclusions and any implied conditions or warranties in this regard are expressly excluded from this Contract.

### 35. Claims for Compensation and Current Condition

- a. The provisions of this **clause 35** are agreed to notwithstanding the provisions of anything to the contrary contained within this Contract, and specifically, **clauses 6 and 7** hereof.
- b. The Parties expressly agree that any claim for compensation shall be deemed to be an objection or requisition for the purposes of **clause 8** herein and shall entitle the Vendor to rescind this Contract.
- c. The Purchaser will acquire the Property “*as is*” and in its physical condition at the date of this Contract and the Purchaser agrees to make no claim or objection of any nature whatsoever in respect of the physical condition of the Land or the nature of the improvements thereon.

### 36. Rescission on Death/Liquidation

If at any time prior to the Completion Date the Vendor or the Purchaser (any or either of them) dies or becomes mentally ill, or being a company is wound up or goes into liquidation, then either Party (or their legal representative) may at any time thereafter rescind this Contract by notice in writing served on the other Party and the provisions of **clause 19** shall apply.

### 37. Non-Investment of Deposit Unless TFN’s Provided

The Parties acknowledge that the Deposit Holder shall not be required to invest the Deposit pursuant to **clause 2** herein unless both the Vendor and the Purchaser advise



the Deposit Holder in writing of their respective Tax File Numbers. The Parties acknowledge that they are aware that the Deposit Holder is not responsible for finding the highest rate of interest payable on the investment of the Deposit.

**38. Non-Reliance Upon Warranties/Representations**

The Purchaser hereby acknowledges and declares to the Vendor:

- a. That the Purchaser is purchasing the property relying on their own inspections and enquiries in relation to the property and does not rely on any warranties or representations made by or on behalf of the Vendor (except as are expressly contained herein); and
- b. That the Purchaser has satisfied himself as to the approved and capable use and condition of the property.

**39. Payment of Less Than 10% Deposit**

If:

- a. The Purchaser defaults in the observance or performance of any obligation hereunder which is, or the performance of which has, become essential;
- b. The Purchaser has paid to the Deposit Holder a Deposit of less than ten per centum (10%) of the Purchase Price; and
- c. The Vendor has terminated this Contract;

then the Vendor shall be entitled to recover from the Purchaser an amount equal to ten per centum (10%) of the Purchase Price less the amount of Deposit actually paid as liquidated damages, and it is furthermore agreed that this right shall be in addition to and shall not limit any other remedies available to the Vendor herein contained or implied, notwithstanding any rule of law or equity to the contrary. This **clause 39** shall not merge on the termination of this Contract.

**40. Notice to Complete**

If either Party is unable or unwilling to complete this Contract by the Completion Date then the other Party shall be entitled at any time after the Completion Date to serve a Notice to Complete making the time for completion of the essence. Such a Notice shall give not less than fourteen (14) days notice from the day on which the Notice is received by the recipient of the Notice. The Notice to Complete of such duration is hereby agreed and declared by the Parties to be reasonable and sufficient to render the time for completion as of the essence.

**41. Failure to Complete by the Completion Date**

- a. If completion does not take place on or before the Completion Date and the Vendor is not at fault then the Purchaser must pay interest on the unpaid balance of the Purchase Price at the rate of ten per centum (10%) per annum calculated daily from (and including) the Completion Date to (but excluding) the



actual day of completion, and such interest must be paid by the Purchaser to the Vendor at completion.

- b.** The Vendor is not obligated to complete this Contract unless the interest referred to in **clause 41.a.** herein is paid.
- c.** The interest payable pursuant to this **clause 41** is a genuine pre-estimate of the Vendor's loss as a result of the Purchaser's failure to complete in accordance with this Contract and is hereby agreed and declared to be reasonable by the Purchaser.
- d.** The right to interest conferred by this **clause 41** does not limit any other rights the Vendor may have as a result of the Purchaser's failure to complete in accordance with this Contract.
- e.** The Purchaser will pay to the Vendor's Solicitors the sum of four hundred and forty dollars and zero cents (\$440.00) (inclusive of GST) to cover legal costs and other expenses incurred as a consequence of the delay as a genuine pre-estimate of those additional expenses, to be allowed by the Purchaser as an additional adjustment on completion.

**42. If the Purchaser is a Corporation**

- a.** In consideration of the execution of this Contract by the Vendor, the Directors of the Purchaser as at the Contract Date (hereinafter collectively "*the Guarantors*") hereby jointly and severally guarantee the due performance and observance by the Purchaser of all the obligations contained in or arising out of this Contract. This Guarantee provided by way of this **clause 42** shall be a principal obligation as between the Guarantors and the Vendor and shall not be affected by any claim which the Purchaser may have (or claim to have) against the Vendor on any account whatsoever.
- b.** Nothing herein shall be construed as a requirement that the Guarantors consent to or be made aware of any transaction between the Vendor and the Purchaser, including any variation, release or compromise of the obligations of the Purchaser.
- c.** No payment shall operate to discharge or reduce the Guarantors' liability if such payment is voidable as a preference under any law relating to bankruptcy or the winding up of a company and no grant of discharge or release consequent upon such a payment shall discharge the liability placed upon the Guarantors hereunder.
- d.** The Guarantors' liability hereunder shall not be affected by the death of any Guarantor or by the granting of time or any other such indulgence to the Purchaser or the Guarantors or any claim or right to set off or cross action which the Purchaser may have claim to have against the Vendor on any account whatsoever, nor shall the Guarantors be entitled to any set off against the Vendor whatsoever.
- e.** The Guarantors hereby waive all rights inconsistent with the provisions herein including rights as to contribution, marshalling, consolidation and subrogation, which the Guarantors might otherwise be entitled to claim or enforce.





**43. Not Induced**

The Purchaser hereby acknowledges and declares that they have not been induced to enter into this Contract for Sale of Land by any statement made or given by the Vendor, the Agent, or on behalf of the Vendor or the Agent, and will make no objection, requisition or claim for compensation in regard to the foregoing matters or any of them.

**44. Deposit Bond**

In the event that the Deposit payable hereunder is paid by way of a deposit bond then the following provisions shall apply to the payment of the Deposit:

- a. In this Contract the word “*Bond*” means the real estate deposit bond issued to the Vendor at the request of the Purchaser.
- b. Subject to **clauses 44** herein, the delivery of the Bond upon or before the making of this Contract to the Deposit Holder shall, to the extent of the amount guaranteed under the Bond bears to the Deposit, be deemed for the purposes of this Contract to be payment of the Deposit, or part thereof, in accordance with this Contract.
- c. The Purchaser shall pay the amount stipulated in the Bond to the Vendor in cash or by unendorsed Bank Cheque on completion of this Contract, or at such other time as may be provided for the Deposit to be accounted for to the Vendor.
- d. If the Vendor serves on the Purchaser a notice in writing claiming the forfeit of the Deposit then, to the extent that the amount has not already been paid under the Bond, the Purchaser shall forthwith pay the Deposit (or so much thereof as has not been paid) to the Deposit Holder.
- e. The Vendor acknowledges that payment under the Bond shall, to the extent of the amount paid, be in satisfaction of the Purchaser’s obligation to pay the Deposit under **clause 44** herein.
- f. For the sake of clarity, the operation of this **clause 44** shall in no way limit the Vendor’s rights pursuant to **clause 39** should a Bond be paid that is less than ten per centum (10%) of the Purchase Price.

**45. Limited Title**

Notwithstanding any other provision herein, in the event that the title to the Land is Limited Title, but not Qualified Title, the Vendor shall be under no obligation to provide to the Purchaser any Abstract of Title or Old System Documents in relation to the subject Land.

**46. Real Estate Agent**

The Purchaser warrants that they were not introduced to the Vendor or the Property by or through a medium of Real Estate Agent or Agency other than the Vendor’s Agent as described on the front page of this Contract. In the event of a breach of this warranty the Purchaser shall indemnify the Vendor for and against any claim for commission by any person other than the Vendor’s Agent.

**47. Requisitions on Title**

In accordance with **clause 5.1** herein, the Purchaser is taken to have made the following requisitions as at the Contract Date, and the Vendor is taken to have made the corresponding replies. Notwithstanding anything to the contrary contained herein, the Purchaser shall not be entitled to raise any further requisitions in relation to this Contract, the property or the title.

<b>Number</b>	<b>Requisition</b>	<b>Reply</b>
1	Are there any restrictions on the right of the registered proprietor to convey to the purchaser the property and inclusions free of encumbrances and with vacant possession?	No.
2	Are there any encroachments by or upon the property?	Not as far as the Vendor is aware, but the Purchaser must rely on their own enquiries.
3	Has the construction and use of the improvements erected on the property been approved by the responsible authorities and comply with their requirements?	As far as the Vendor is aware, yes.
4	Is the vendor aware of anything that affects the use of the property that is not immediately apparent to the purchaser on normal inspection?	No.
5	Are there any advices, proposals, enquiries, notices, claims or disputes that might affect the property?	No.

**48. Conditions of Sale by Auction**

If the property is, or is intended to be, sold at auction:

- a. The term "*Bidders Record*" means the bidders record to be kept pursuant to clause 13 of the Property, Stock and Business Agents Regulation 2014 (NSW) ("*the Regulations*") and section 68 of the *Property, Stock and Business Agents Act 2002* NSW ("*the Act*").
- b. The following conditions are prescribed as applicable to and in respect of the sale by Auction of all Land and/or Livestock:
  - i. The Vendor's Reserve Price must be given in writing to the Auctioneer before the Auction commences (but not if the auction relates solely to livestock);
  - ii. A bid for the Vendor cannot be made unless the Auctioneer has, before the commencement of the Auction, announced clearly and precisely the number of bids that may be made by or on behalf of the Vendor;



- iii. The highest bidder is the Purchaser, subject to any Reserve Price;
  - iv. In the event of a disputed bid, the Auctioneer is the sole arbitrator and the Auctioneer's decision shall be final;
  - v. The Auctioneer may refuse to accept any bid that, in the Auctioneer's opinion, is not in the best interests of the Vendor;
  - vi. A bidder is taken to be a principal unless, before bidding, the bidder has given to the auctioneer a copy of a written authority to bid for or on behalf of another person;
  - vii. A bid cannot be made or accepted after the fall of the hammer; and
  - viii. As soon as practicable after the fall of the hammer the Purchaser is to sign the agreement (if any) for sale.
- c. The following conditions (in addition to those prescribed by **clause 51.b.** herein) are prescribed as applicable to and in respect of the sale by Auction of Residential Property or Rural Land:
- i. All bidders must be registered in the bidders record and display an identifying number when making a bid;
  - ii. Subject to **clause 51.d.** herein, the Auctioneer may make only one Vendor bid at an auction for the sale of Residential Property or Rural Land and no other Vendor bid may be made by the Auctioneer or any other person; and
  - iii. Immediately before making a Vendor bid the Auctioneer must announce that the bid is made on behalf of the Vendor or announces "*Vendor Bid*".
- d. The following conditions (in addition to those prescribed by **clauses 51.b. and 51.c.** herein) are prescribed as applicable to and in respect of the sale by Auction of Co-Owned Residential Property or Rural Land, or the sale of such Land by a Vendor as Executor, Trustee or Administrator:
- i. More than one Vendor bid may be made to purchase the interest of a Co-Owner;
  - ii. A bid by or on behalf of an Executor, Trustee or Administrator may be made to purchase in that capacity;
  - iii. Before the commencement of the Auction, the Auctioneer must announce that bids to purchase the interest of another Co-Owner or to purchase as Executor, Trustee or Administrator may be made by or on behalf of the Vendor; and
  - iv. Before the commencement of the Auction, the Auctioneer must announce the bidder registration number of any Co-Owner, Executor, Trustee or Administrator or any person registered to bid on behalf of any Co-Owner, Executor, Trustee, or Administrator.



- e. The following condition (in addition to those prescribed by **clause 51.b.** herein) is prescribed as applicable to and in respect of the sale by Auction of Livestock. The Purchaser of Livestock must pay the Agent who conducted the Auction, or under whose immediate and direct supervision the Auction was conducted, or the Vendor the full amount of the Purchase Price:
  - i. If the amount can reasonably be determined immediately after fall of hammer, then before the close of the next Business Day following the auction; or
  - ii. If that amount cannot reasonably be determined immediately after the fall of the hammer, then before the close of the next Business Day following determination of that amount. Unless some other time for payment is specified in a written agreement between the Purchaser and the Agent, or the Purchaser and the Vendor, made before the fall of the hammer.

**49. Electronic signing**

- a. For the purposes of the *Electronic Transactions Act 1999 (Cth)* and *Electronic Transactions Act 2000 (NSW)*, each of the parties consents to receiving and sending the Contract and notices under the same electronically.
- b. The parties further agree that this Contract may be:
  - i. signed in any number of counterparts with the same effect as if the signatures to each counterpart were on the same instrument;
  - ii. executed by way of a secure electronic signing platform, such as Adobe DocuSign, provided that the signing party must provide the other party, on request, a copy of the signing certificate for their records; and/or
  - iii. exchanged by way of emailed or facsimiled copies of the signed contract.
- c. Unless otherwise agreed, if Contracts are exchanged in accordance with **clause 52(b)(ii)**, the parties are under no obligation to forward the original wet-inked signature, the copy of which was used for exchange.



FOLIO: 12/SP98498

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SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
24/1/2024	4:15 PM	2	9/11/2018

LAND

-----

LOT 12 IN STRATA PLAN 98498  
AT KINGSCLIFF  
LOCAL GOVERNMENT AREA TWEED

FIRST SCHEDULE

-----

FIONA MAREE LEES  
CHRISTOPHER JOHN LEES  
AS JOINT TENANTS

(T AN848056)

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP98498
- 2 AN848057 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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



FOLIO: CP/SP98498

SEARCH DATE	TIME	EDITION NO	DATE
31/1/2024	9:05 AM	4	6/5/2021

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 98498  
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT KINGSCLIFF  
LOCAL GOVERNMENT AREA TWEED  
PARISH OF CUDGEN COUNTY OF ROUS  
TITLE DIAGRAM SP98498

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 98498

ADDRESS FOR SERVICE OF DOCUMENTS:

C/- STRATA NORTH  
PO BOX 889  
BALLINA NSW 2478

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP1162588 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (1) IN THE S.88B INSTRUMENT
- 3 DP1162588 POSITIVE COVENANT REFERRED TO AND NUMBERED (2) IN THE S.88B INSTRUMENT
- 4 DP1162588 EASEMENT TO DRAIN SEWAGE 3 & 3.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP1202149 EASEMENT TO DRAIN SEWAGE 3 METRE(S) WIDE AND VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 AP115306 INITIAL PERIOD EXPIRED
- 7 AR16073 CONSOLIDATION OF REGISTERED BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 1000)

STRATA PLAN 98498

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	54	2	77	3	77	4	77
5	77	6	54	7	55	8	75
9	75	10	75	11	75	12	55
13	44	14	44	15	43	16	43

END OF PAGE 1 - CONTINUED OVER

FOLIO: CP/SP98498

PAGE 2

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NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

2400263

PRINTED ON 31/1/2024

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

- C.P. DENOTES COMMON PROPERTY
- T.P. DENOTES TANGENT POINT
- G.P. DENOTES C.P. BLOCK ELECTRICAL SHED
- H.P. DENOTES CONCRETE FLOOR OF CARPORT
- D.P. DENOTES TILED CONCRETE PATH
- J.P. DENOTES TILED CONCRETE PATH AND STEPS
- K.P. DENOTES TILED CONCRETE PATIO, PATH AND STEPS
- P.P. DENOTES TILED PATIO
- Q.P. DENOTES TILED PATIO AND PATH
- R.P. DENOTES OPEN SPACE

IT IS A STRAIGHT LINE BETWEEN  
 1. WALL CORNERS 'A' AND 'B'  
 2. PATIO CORNERS 'C' AND 'D' &  
 3. BETWEEN CORNERS 'E' AND 'F'

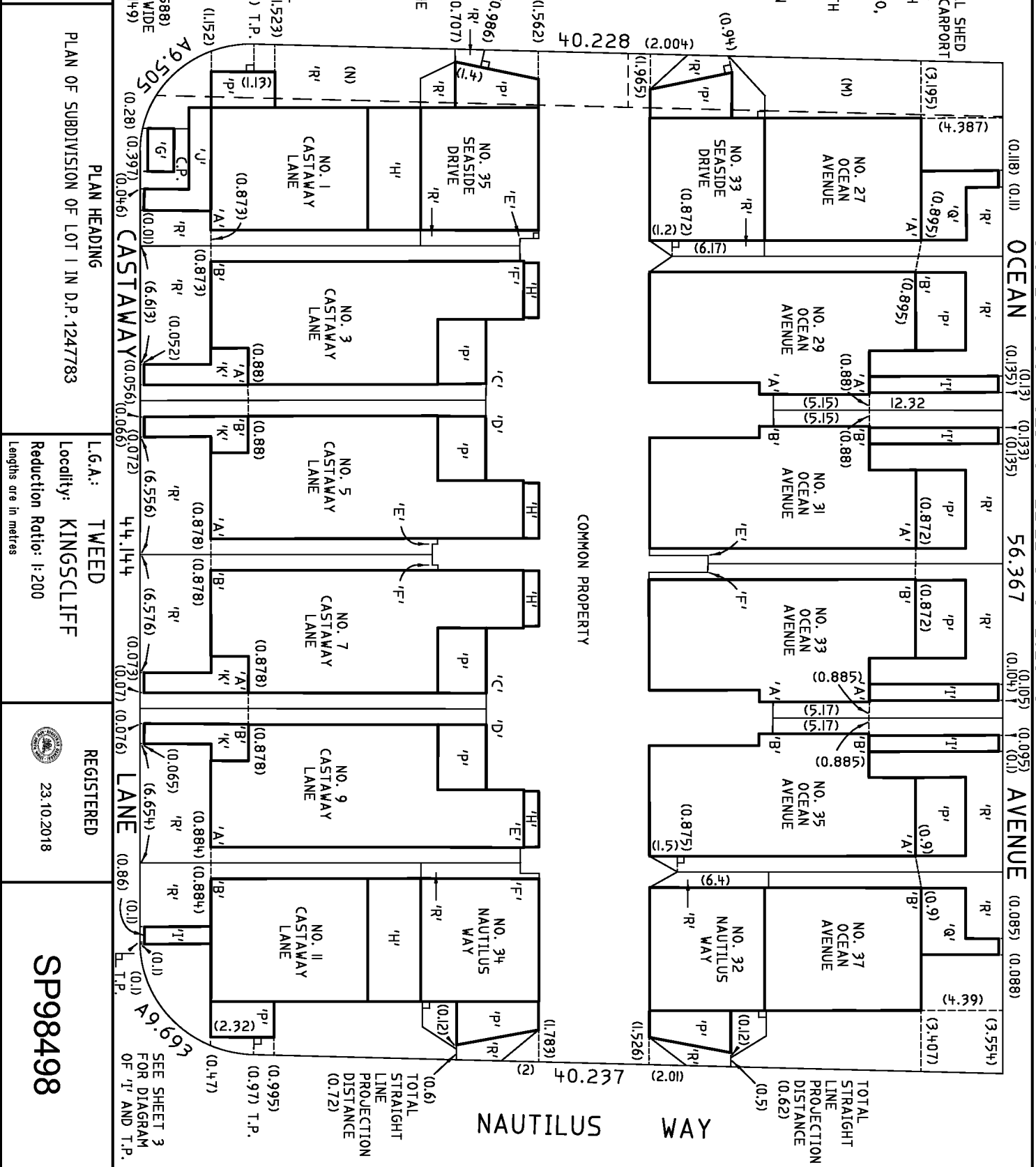


OFFSET DISTANCES ARE ON THE PROLONGATION OF THE OUTER FACE OF STRUCTURES UNLESS WHERE OTHERWISE SHOWN

**LOCATION PLAN**

ALL HABITABLE BUILDINGS ARE 1 & 2 LEVEL FIBROUS CEMENT UNITS  
 (M) EASEMENT TO DRAIN SEWAGE 3 WIDE AND 3.5 WIDE (D.P. 1162588)  
 (N) EASEMENT TO DRAIN SEWAGE 3 WIDE AND VARIABLE WIDTH (D.P. 1202149)

SURVEYOR  
 Name: MICHAEL GEORGE HAUJAR  
 Date: 28 SEPTEMBER 2018  
 Reference: 17595



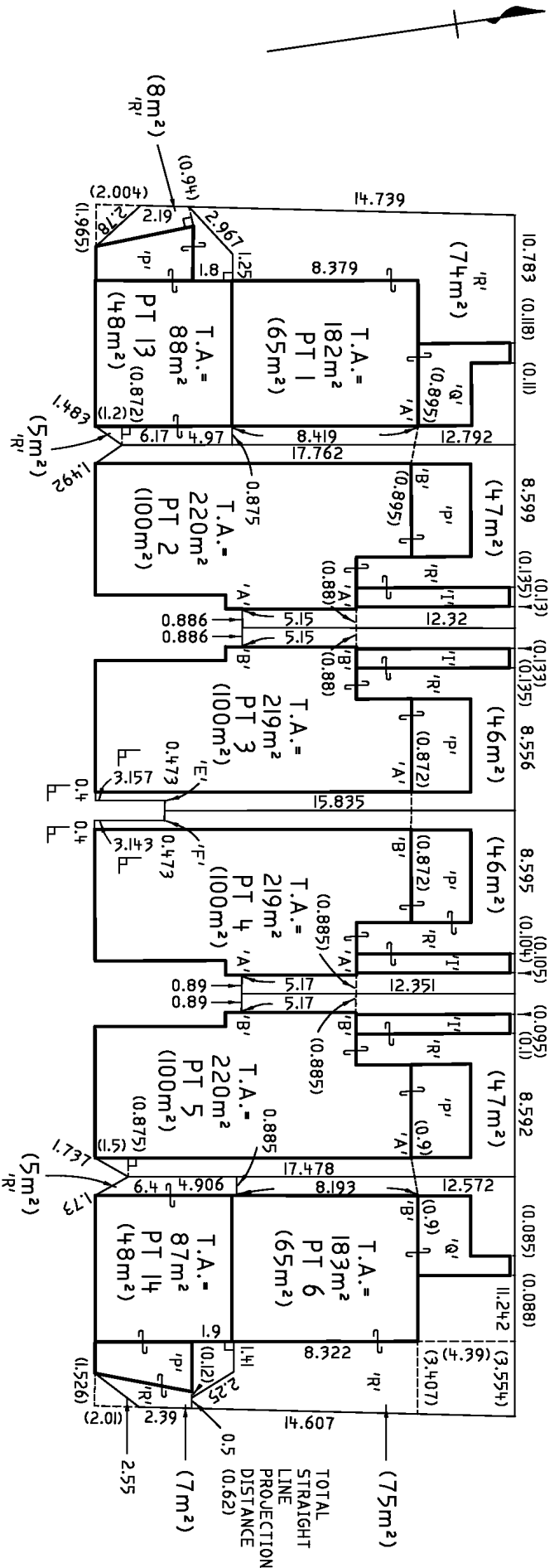
PLAN OF SUBDIVISION OF LOT 1 IN D.P. 1247783  
 PLAN HEADING

L.G.A.: TWEED  
 Locality: KINGSCLIFF  
 Reduction Ratio: 1:200  
 Lengths are in metres

REGISTERED  
 23.10.2018

SP98498





**LEVEL 1**

- WATER TANKS AND CONCRETE BASES, AIR CONDITIONERS AND CONCRETE BASES, CLOTHESLINES, STEPPING STONES SET ON CONCRETE AND CONCRETE AND BITUMEN DRIVEWAYS WITHIN LOTS FORM PART OF THEIR RESPECTIVE LOTS AND ARE NOT COMMON PROPERTY.
- PATIOS AND PATHS ARE PARTIALLY COVERED AND ARE INCLUDED IN LOT AREAS.
- THE STRATUM OF THE PATIOS, STEPS, PATHS AND CARPORTS IS LIMITED IN HEIGHT TO 10 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOOR EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
- TIMBER FENCES, RETRACTABLE AWNINGS AND PRIVACY SCREENS CONSTRUCTED OF TIMBER, METAL AND FIBROUS CEMENT WITHIN LOTS ARE COMMON PROPERTY.
- THE STRATUM OF OPEN SPACE IS LIMITED IN HEIGHT TO 5 BELOW AND 10 ABOVE THE UPPER SURFACE OF THE HABITABLE PART OF THE FLOOR OF LEVEL 1 OF THEIR RESPECTIVE FLOOR EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.

- ANY SERVICE LINE WITHIN ONE LOT WHICH SERVICES ANOTHER LOT IS COMMON PROPERTY
- FLOOR PLAN**

'T' DENOTES TILED CONCRETE PATH  
 'P' DENOTES TILED PATIO  
 'Q' DENOTES TILED PATIO AND PATH  
 'R' DENOTES OPEN SPACE

SURVEYOR  
 Name: MICHAEL GEORGE HAJJAR  
 Date: 28 SEPTEMBER 2018  
 Reference: I7595

PLAN OF SUBDIVISION OF LOT 1 IN D.P. 1247783

L.G.A.: TWEED  
 Locality: KINGSCLIFF  
 Reduction Ratio: 1:200  
 Lengths are in metres

REGISTERED  
 23.10.2018

SP98498

- PATIOS, STEPS, PATHS AND CARPORTS ARE INCLUDED IN LOT AREAS.
- EXCEPT WHERE SHOWN PATIOS, STEPS, PATHS AND CARPORTS ARE PARTIALLY COVERED.
- THE STRATUM OF THE PATIOS, STEPS, PATHS AND CARPORTS IS LIMITED IN HEIGHT TO 10 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOOR EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
- THE STRATUM OF OPEN SPACE IS LIMITED IN HEIGHT TO 5 BELOW AND 10 ABOVE THE UPPER SURFACE OF THE HABITABLE PART OF THE FLOOR OF LEVEL 1 OF THEIR RESPECTIVE FLOOR EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
- WATER TANKS AND CONCRETE BASES, AIR CONDITIONERS AND CONCRETE BASES, CLOTHELINES, STEPPING STONES SET ON CONCRETE AND CONCRETE AND BITUMEN DRIVEWAYS WITHIN LOTS FORM PART OF THEIR RESPECTIVE LOTS AND ARE NOT COMMON PROPERTY.
- PT DENOTES PART
- T.A. DENOTES TOTAL AREA
- AREAS ARE APPROXIMATE ONLY
- COMMON SERVICE LINES ARE COMMON PROPERTY
- OFFSET DISTANCES ARE ON THE PROLONGATION OF THE OUTER FACE OF STRUCTURES UNLESS OTHERWISE SHOWN
- ANY SERVICE LINE WITHIN ONE LOT WHICH SERVES ANOTHER LOT IS COMMON PROPERTY

└ DENOTES 90°

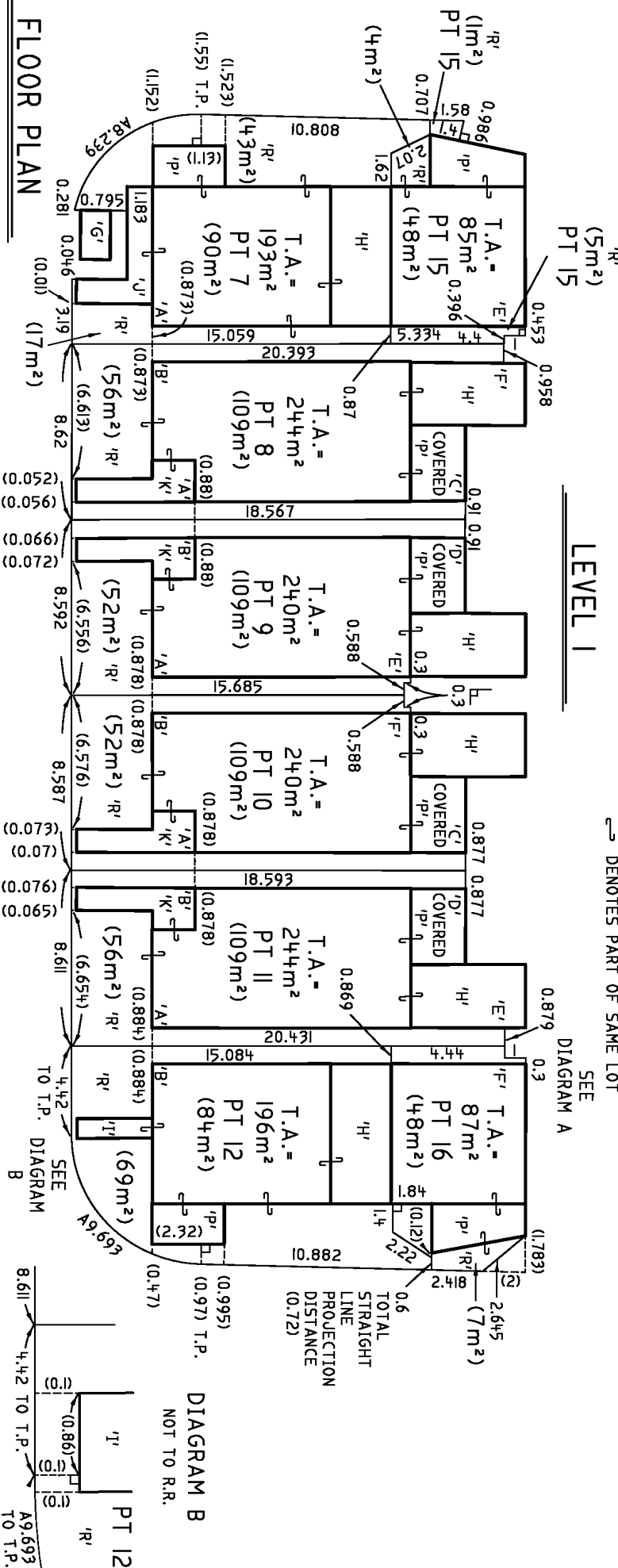
- TIMBER FENCES, RETRACTABLE AWNINGS AND PRIVACY SCREENS CONSTRUCTED OF TIMBER, METAL AND FIBROUS CEMENT WITHIN LOTS ARE COMMON PROPERTY.

↔ DENOTES PART OF SAME LOT

T.P. DENOTES TANGENT POINT  
 'G' DENOTES COMMON PROPERTY  
 BLOCK ELECTRICAL SHED  
 'H' DENOTES CONCRETE FLOOR OF CARPORT  
 'I' DENOTES TILED CONCRETE PATH  
 'J' DENOTES TILED CONCRETE PATH AND STEPS  
 'K' DENOTES TILED CONCRETE PATIO, PATH AND STEPS  
 'L' DENOTES TILED PATIO  
 'M' DENOTES OPEN SPACE

IT IS A STRAIGHT LINE BETWEEN  
 1. WALL CORNERS 'A' AND 'B'  
 2. PATIO CORNERS 'C' AND 'D' &  
 3. BETWEEN CORNERS 'E' AND 'F'

DIAGRAM A  
 NOT TO R.R.



LEVEL 1

DIAGRAM A  
 SEE

DIAGRAM B  
 NOT TO R.R.

TOTAL STRAIGHT LINE PROJECTION DISTANCE (0.72)

FLOOR PLAN

SURVEYOR  
 Name: MICHAEL GEORGE HAJJAR  
 Date: 28 SEPTEMBER 2018  
 Reference: 17595

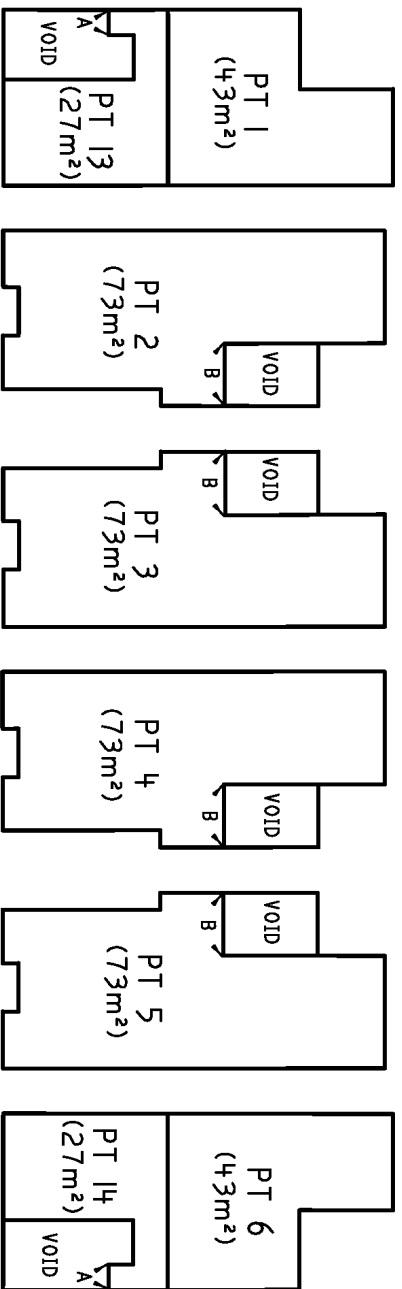
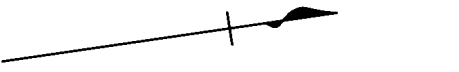
PLAN HEADING  
 PLAN OF SUBDIVISION OF LOT 1 IN D.P. 1247783

L.G.A.: TWEED  
 Locality: KINGSCLIFF  
 Reduction Ratio: 1:200  
 Lengths are in metres

REGISTERED  
 23.10.2018

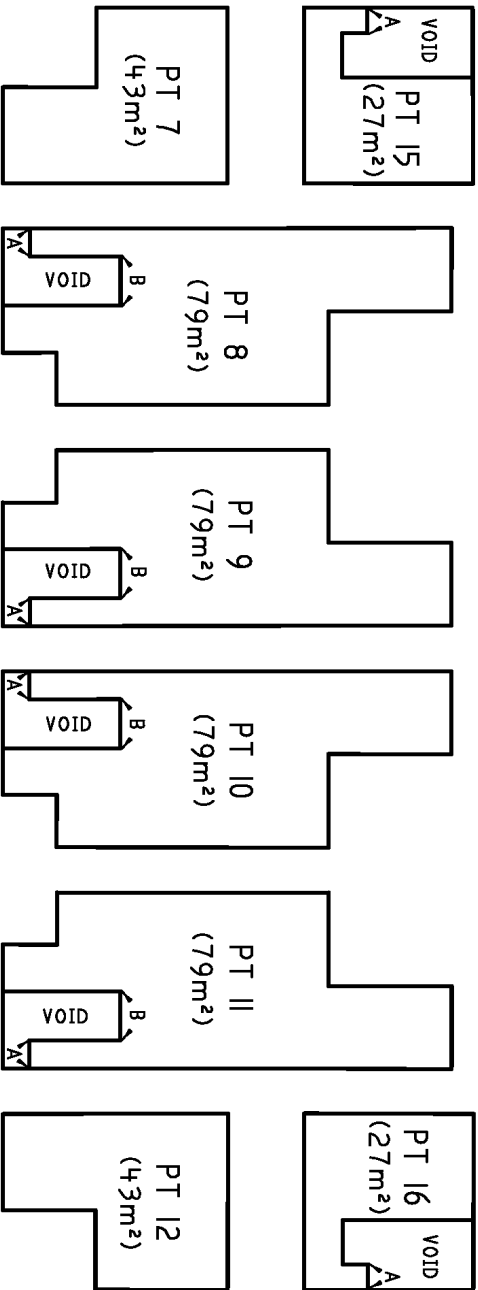
SP98498

- AREAS ARE APPROXIMATE ONLY  
- COMMON SERVICE LINES ARE COMMON PROPERTY  
- ANY SERVICE LINE WITHIN ONE LOT WHICH SERVES ANOTHER LOT IS COMMON PROPERTY



A DENOTES FACE OF STAIRS  
B DENOTES EDGE OF FLOOR

LEVEL 2



FLOOR PLAN


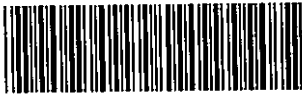
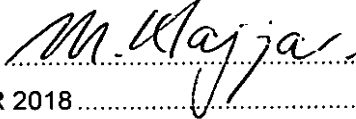
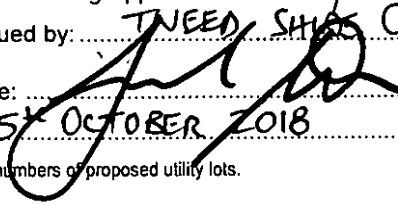
SURVEYOR  
Name: MICHAEL GEORGE HAJJAR  
Date: 28 SEPTEMBER 2018  
Reference: I7595

PLAN HEADING  
PLAN OF SUBDIVISION OF LOT 1 IN D.P. 1247783

L.G.A.: TWEED  
Locality: KINGSCLIFF  
Reduction Ratio: 1:200  
Lengths are in metres


REGISTERED  
23.10.2018

SP98498

SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 3 sheet(s)
Office Use Only Registered:  23.10.2018	Use Only  <b>SP98498 S</b>	
<b>PLAN OF SUBDIVISION OF:</b> LOT 1 IN D.P.1247783	LGA: TWEED Locality: KINGSCLIFF Parish: CUDGEN County: ROUS	
<b>This is a *FREEHOLD/*LEASEHOLD Strata Scheme</b>		
Address for Services of Documents ASJ Properties Pty Ltd PO Box 1447 Kingscliff NSW 2487  Provide an Australian postal address including a postcode	The by-laws adopted for the scheme are: * Model by-laws for residential strata schemes together with: Keeping of animals: Option *A/*B Smoke penetration: Option *A/*B (see Schedule 3 <i>Strata Schemes Management Regulation 2016</i> ) <del>* The strata by-laws lodged with the plan.</del>	
<b>Surveyor's Certificate</b> I MICHAEL HAJJAR ..... of P.O. BOX 1435 BALLINA NSW 2478 ..... being a land surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the <i>Strata Schemes Development Act 2015</i> has been met. <del>*The building encroaches on:</del> <del>*(a) a public place</del> <del>*(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^ .....</del> Signature:  ..... Date: 28 SEPTEMBER 2018 ..... Surveyor ID: 1161 ..... Surveyor's Reference: 1759S ..... <small>^ Insert the deposited plan number or dealing number of the instrument that created the easement</small>	<b>Strata Certificate (Accredited Certifier)</b> I <u>GORDON WREN</u> ..... being an Accredited Certifier, accreditation number <u>B.P.B. 0447</u> , certify that in regards to the strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 <i>Strata Schemes Development Regulation 2016</i> and the relevant parts of Section 58 <i>Strata Schemes Development Act 2015</i> . <del>*(a) This plan is part of a development scheme.</del> <del>*(b) The building encroaches on a public place and in accordance with section 62(3) <i>Strata Schemes Development Act 2015</i> the local council has granted a relevant planning approval that is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment.</del> <del>*(c) This certificate is given on the condition contained in the relevant planning approval that lot(s) ^ ..... will be created as utility lots and restricted in accordance with section 63 <i>Strata Schemes Development Act 2015</i>.</del> Certificate Reference: <u>SC 3228</u> ..... Relevant Planning Approval No.: <u>16/0013</u> ..... issued by: <u>TWEED SHIRAZ COUNCIL</u> ..... Signature:  ..... Date: <u>5<sup>th</sup> OCTOBER 2018</u> ..... <small>^ Insert lot numbers of proposed utility lots.</small>	


\* Strike through if inapplicable

<b>SP FORM 3.07</b>	<b>STRATA PLAN ADMINISTRATION SHEET</b>	Sheet 2 of 3 sheet(s)
---------------------	-----------------------------------------	-----------------------

Office Use Only  Registered:  23.10.2018	Use Only  <h1 style="margin: 0;">SP98498</h1>
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**VALUER'S CERTIFICATE**


I, SCOTT WALKER ..... being a qualified valuer, as defined in the *Strata Schemes Development Act 2015*, certify that the unit entitlements shown in the schedule herewith are apportioned in accordance with Schedule 2 *Strata Schemes Development Act 2015*

Signature:  Date 2/10/18

**SCHEDULE OF UNIT ENTITLEMENT**

LOT	UNIT ENTITLEMENT
1	54
2	77
3	77
4	77
5	77
6	54
7	55
8	75
9	75
10	75
11	75
12	55
13	44
14	44
15	43
16	43
<b>AGGREGATE</b>	<b>1000</b>

SP FORM 3.08 (Annexure)	<b>STRATA PLAN ADMINISTRATION SHEET</b>	Sheet 3 of 3 sheet(s)
-------------------------	-----------------------------------------	-----------------------


Office Use Only	Use Only
Registered:  23.10.2018	<b>SP98498</b>

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

- Any information which cannot fit in the appropriate panel of any previous administration sheets
- A schedule of street addresses
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*

Lot Number	Sub-Address Number	Address Number	Road Name	Road Type	Locality Name
CP		33-35	Seaside	Drive	Kingscliff
1		27	Ocean	Avenue	Kingscliff
2		29	Ocean	Avenue	Kingscliff
3		31	Ocean	Avenue	Kingscliff
4		33	Ocean	Avenue	Kingscliff
5		35	Ocean	Avenue	Kingscliff
6		37	Ocean	Avenue	Kingscliff
7		1	Castaway	Lane	Kingscliff
8		3	Castaway	Lane	Kingscliff
9		5	Castaway	Lane	Kingscliff
10		7	Castaway	Lane	Kingscliff
11		9	Castaway	Lane	Kingscliff
12		11	Castaway	Lane	Kingscliff
13		33	Seaside	Drive	Kingscliff
14		32	Nautilus	Way	Kingscliff
15		35	Seaside	Drive	Kingscliff
16		34	Nautilus	Way	Kingscliff

  
DIRECTOR  
AST PROPERTIES PTY LTD  
ANDREW JOHNSON  
AW 602 251 025

  
DIRECTOR  
AST PROPERTIES PTY LTD  
SARAH JOHNSON  
AW 602 251 025

Form: 15CH  
Release: 2.3

**CONSOLIDATED  
CHANGE OF BY-**

New South Wales  
Strata Schemes Management  
Real Property Act



**AR16073F**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to make available to any person for search upon payment of a fee, if any, the information contained in 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.

**(A) TORRENS TITLE**

For the common property  
CP/SP98498

**(B) LODGED BY**

Document Collection Box  <b>30P</b>	Name	<b>KANES</b>		CODE  <b>CH</b>
	Company	<b>123818E</b>		
	Address			
	E-mail	Contact Number		
	Customer Account Number	Reference	<b>SN: SP98498</b>	

(C) The Owner-Strata Plan No. 98498 certify that a special resolution was passed on 1/4/2021  
(D) pursuant to the requirements of section 141 of the Strata Schemes Management Act 2015, by which the by-laws were changed as follows -

(E) Repealed by-law No. NOT APPLICABLE

Added by-law No. Special By-Law 3

Amended by-law No. NOT APPLICABLE

as fully set out below:  
see Annexure A

(F) A consolidated list of by-laws affecting the above mentioned strata scheme and incorporating the change referred to at Note (E) is annexed hereto and marked as Annexure A

(G) The seal of The Owners-Strata Plan No. 98498 was affixed on 21 April 2021 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

Signature: [Signature]

Name: Chad Duensing

Authority: Strata Manager

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Authority: \_\_\_\_\_



## ANNEXURE "A" TO CONSOLIDATION/CHANGE OF BY-LAWS

**Parties:** By the Owners Strata Plan 98498

**Dated:** 02/03/2020

### 1. Vehicles

An owner or occupier of a lot must not park or stand any motor or other vehicle on common property, or permit a motor vehicle to be parked or stood on common property, except with the prior written approval of the owners corporation or as permitted by a sign authorised by the owners corporation.

### 2. Changes to common property

- (1) An owner or person authorised by an owner may install, without the consent of the owners corporation:
  - (a) any locking or other safety device for protection of the owner's lot against intruders or to improve safety within the owner's lot, or
  - (b) any screen or other device to prevent entry of animals or insects on the lot, or
  - (c) any structure or device to prevent harm to children.
- (2) Any such locking or safety device, screen, other device or structure must be installed in a competent and proper manner and must have an appearance, after it has been installed, in keeping with the appearance of the rest of the building.
- (3) Clause (1) does not apply to the installation of any thing that is likely to affect the operation of fire safety devices in the lot or to reduce the level of safety in the lots or common property.
- (4) The owner of a lot must:
  - (a) maintain and keep in a state of good and serviceable repair any installation or structure referred to in clause (1) that forms part of the common property and that services the lot, and
  - (b) repair any damage caused to any part of the common property by the installation or removal of any locking or safety device, screen, other device or structure referred to in clause (1) that forms part of the common property and that services the lot.

### 3. Damage to lawns and plants on common property

An owner or occupier of a lot must not, except with the prior written approval of the owners corporation:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on common property, or
- (b) use for his or her own purposes as a garden any portion of the common property.

### 4. Obstruction of common property

An owner or occupier of a lot must not obstruct lawful use of common property by any person except on a temporary and non-recurring basis.

### 5. Keeping of animals

- (1) An owner or occupier of a lot may keep an animal on the lot or the common property with the written approval of the owners corporation.
- (2) The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property and must give an owner or occupier written reasons for any refusal to grant approval.
- (3) If an owner or occupier of a lot keeps an animal on the lot, the owner or occupier must:
  - (a) keep the animal within the lot, and
  - (b) supervise the animal when it is on the common property, and





- (c) take any action that is necessary to clean all areas of the lot or the common property that are soiled by the animal.
  - (4) An owner or occupier of a lot who keeps an assistance animal on the lot must, if required to do so by the owners corporation, provide evidence to the owners corporation demonstrating that the animal is an assistance animal as referred to in section 9 of the *Disability Discrimination Act 1992* of the Commonwealth.
- 6. **Noise**

An owner or occupier of a lot, or any invitee of an owner or occupier of a lot, must not create any noise on a lot or the common property likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.
- 7. **Behaviour of owners, occupiers and invitees**
  - (1) An owner or occupier of a lot, or any invitee of an owner or occupier of a lot, when on common property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the owner or occupier of another lot or to any person lawfully using common property.
  - (2) An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier:
    - (a) do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property, and
    - (b) without limiting paragraph (a), that invitees comply with clause (1).
- 8. **Children playing on common property**
  - (1) Any child for whom an owner or occupier of a lot is responsible may play on any area of the common property that is designated by the owners corporation for that purpose but may only use an area designated for swimming while under adult supervision.
  - (2) An owner or occupier of a lot must not permit any child for whom the owner or occupier is responsible, unless accompanied by an adult exercising effective control, to be or remain on common property that is a laundry, car parking area or other area of possible danger or hazard to children.
- 9. **Smoke penetration**

*Option A*

  - (1) An owner or occupier, and any invitee of the owner or occupier, must not smoke tobacco or any other substance on the common property.
  - (2) An owner or occupier of a lot must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.
- 10. **Preservation of fire safety**

The owner or occupier of a lot must not do any thing or permit any invitees of the owner or occupier to do any thing on the lot or common property that is likely to affect the operation of fire safety devices in the parcel or to reduce the level of fire safety in the lots or common property.
- 11. **Storage of inflammable liquids and other substances and materials**
  - (1) An owner or occupier of a lot must not, except with the prior written approval of the owners corporation, use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material.

- (2) This by-law does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

**12. Appearance of lot**

- (1) The owner or occupier of a lot must not, without the prior written approval of the owners corporation, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.
- (2) This by-law does not apply to the hanging of any clothing, towel, bedding or other article of a similar type in accordance with by-law 14.

**13. Cleaning windows and doors**

- (1) Except in the circumstances referred to in clause (2), an owner or occupier of a lot is responsible for cleaning all interior and exterior surfaces of glass in windows and doors on the boundary of the lot, including so much as is common property.
- (2) The owners corporation is responsible for cleaning regularly all exterior surfaces of glass in windows and doors that cannot be accessed by the owner or occupier of the lot safely or at all.

**14. Hanging out of washing**

- (1) An owner or occupier of a lot may hang any washing on any lines provided by the owners corporation for that purpose. The washing may only be hung for a reasonable period.
- (2) An owner or occupier of a lot may hang washing on any part of the lot other than over the balcony railings. The washing may only be hung for a reasonable period.
- (3) In this by-law:  
*washing* includes any clothing, towel, bedding or other article of a similar type.

**15. Disposal of waste—bins for individual lots [applicable where individual lots have bins]**

- (1) An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the owners corporation.
- (2) An owner or occupier of a lot must not deposit in a toilet, or otherwise introduce or attempt to introduce into the plumbing system, any item that is not appropriate for any such disposal (for example, a disposable nappy).
- (3) An owner or occupier must:
  - (a) comply with all reasonable directions given by the owners corporation as to the disposal and storage of waste (including the cleaning up of spilled waste) on common property, and
  - (b) comply with the local council's guidelines for the storage, handling, collection and disposal of waste.
- (4) An owner or occupier of a lot must maintain bins for waste within the lot, or on any part of the common property that is authorised by the owners corporation, in clean and dry condition and appropriately covered.
- (5) An owner or occupier of a lot must not place any thing in the bins of the owner or occupier of any other lot except with the permission of that owner or occupier.
- (6) An owner or occupier of a lot must place the bins within an area designated for collection by the owners corporation not more than 12 hours before the time at which waste is normally collected and, when the waste has been collected, must promptly return the bins to the lot or other area authorised for the bins.
- (7) An owner or occupier of a lot must notify the local council of any loss of, or damage to, bins provided by the local council for waste.

- (8) The owners corporation may give directions for the purposes of this by-law by posting signs on the common property with instructions on the handling of waste that are consistent with the local council's requirements or giving notices in writing to owners or occupiers of lots.
  - (9) In this by-law:  
*bin* includes any receptacle for waste.  
*waste* includes garbage and recyclable material.
- 16. Disposal of waste—shared bins [applicable where bins are shared by lots]**
- (1) An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the owners corporation.
  - (2) An owner or occupier of a lot must not deposit in a toilet, or otherwise introduce or attempt to introduce into the plumbing system, any item that is not appropriate for any such disposal (for example, a disposable nappy).
  - (3) An owner or occupier must:
    - (a) comply with all reasonable directions given by the owners corporation as to the disposal and storage of waste (including the cleaning up of spilled waste) on common property, and
    - (b) comply with the local council's guidelines for the storage, handling, collection and disposal of waste.
  - (4) The owners corporation may give directions for the purposes of this by-law by posting signs on the common property with instructions on the handling of waste that are consistent with the local council's requirements or giving notices in writing to owners or occupiers of lots.
  - (5) In this by-law:  
*bin* includes any receptacle for waste.  
*waste* includes garbage and recyclable material.
- 17. Change in use or occupation of lot to be notified**
- (1) An occupier of a lot must notify the owners corporation if the occupier changes the existing use of the lot.
  - (2) Without limiting clause (1), the following changes of use must be notified:
    - (a) a change that may affect the insurance premiums for the strata scheme (for example, if the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes),
    - (b) a change to the use of a lot for short-term or holiday letting.
  - (3) The notice must be given in writing at least 21 days before the change occurs or a lease or sublease commences.
- 18. Compliance with planning and other requirements**
- (1) The owner or occupier of a lot must ensure that the lot is not used for any purpose that is prohibited by law.
  - (2) The owner or occupier of a lot must ensure that the lot is not occupied by more persons than are allowed by law to occupy the lot.

### Special By-Law 1 - Installation of Solar Panels, Hot Water System and Satellite Equipment

- 1.1 An owner must not install solar panels and associated parts, a solar hot water system and associated parts or satellite equipment and associated parts (the "items") to service individual lots on the common property without the prior written authorization of the Strata Committee.
- 1.2 If the Strata Committee authorizes the installation of the items on the common property then:
- (a) the lot owner is responsible for all costs associated with installation of the items;
  - (b) the lot owner is responsible for all on-going maintenance, servicing, operation and replacement costs of the items and area of common property upon which the items rest;
  - (c) installation must be carried out by a suitably qualified, licensed and insured contractor engaged at the expense of the lot owner;
  - (d) the lot owner must insure the items for the full replacement value at its sole cost and expense. The lot owner must provide evidence of insurance to the owner's corporation when so requested but in any case no more than twice per year;
  - (e) any damaged caused to the common property as a result of installation, operation and/or maintenance of the items must be repaired at the expenses of the lot owner;
  - (f) the items must not unduly interfere with the peaceful enjoyment of another lot, common property or another lot owner.
- 1.3 If the lot owner fails to comply with this by-law the owner's corporation may:
- (a) carry out the work to perform the obligation at the expense of the lot owner;
  - (b) enter onto any part of the relevant lot and the common property to carry out the work;
  - (c) recover the costs of carrying out that work from the lot owner as a debt (and include reference of that debt on levy notices and any other levy reports or information). The debt is payable by the lot owner upon written demand or at the direction of the owner's corporation and, if not paid at the end of 1 month from the date on which it is due, will bear until paid, simple interest at an annual rate of 10 per cent or, if the regulations provide for another rate, that other rate and the interest will form part of that debt.
- 1.4 Prior to the Strata Committee authorizing the installation of the items, the lot owner must agree in writing to comply with this by-law 1.
- 1.5 The obligations in this by-law 1 apply to the lot owner and any successors in title.

### Special By-Law 2 - Minor Renovations

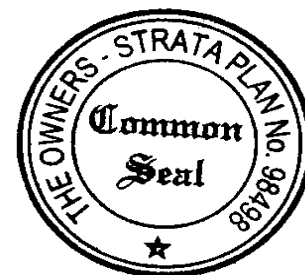
The Owners - Strata Plan 98498 by special resolution pursuant to section 110 of the Strata Schemes Management Act 2015 agree to pass a Special By-Law that delegates its function to approve minor renovations to the strata committee.



*C. O. O.*

### Special By-Law 3 - Installation of Privacy Blinds and External Fans

- 3.1 An owner must not install privacy blinds and external fans to service individual lots on the common property without the prior written authorisation of the Strata Committee.
- 3.2 If the Strata Committee authorizes the installation of the items on the common property then:
- (a) the lot owner is responsible for all costs associated with installation of the items;
  - (b) the lot owner is responsible for all on-going maintenance, servicing, operation and replacement costs of the items and area of common property upon which the items rest;
  - (c) installation must be carried out by a suitably qualified, licensed and insured contractor engaged at the expense of the lot owner;
  - (d) the lot owner must insure the items for the full replacement value at its sole cost and expense.
  - (e) any damaged caused to the common property as a result of installation, operation and/or maintenance of the items must be repaired at the expenses of the lot owner;
  - (f) the items must not unduly interfere with the peaceful enjoyment of another lot, common property or another lot owner.
- 3.3 If the lot owner falls to comply with this by-law the owner's corporation may:
- (a) carry out the work to perform the obligation at the expense of the lot owner;
  - (b) enter onto any part of the relevant lot and the common property to carry out the work;
  - (c) recover the costs of carrying out that work from the lot owner as a debt (and include reference of that debt on levy notices and any other levy reports or information). The debt is payable by the lot owner upon written demand or at the direction of the owner's corporation and, if not paid at the end of 1 month from the date on which it is due, will bear until paid, simple interest at an annual rate of 10 per cent or, if the regulations provide for another rate, that other rate and the interest will form part of that debt.
- 3.4 Prior to the Strata Committee authorizing the installation of the items, the lot owner must agree in writing to comply with this by-law 3.
- 3.5 The obligations in this by-law 3 apply to the lot owner and any successors in title.



*(Signature)*



**LAND  
REGISTRY  
SERVICES**



**AR16073F-L01**

## CONVEYANCING RULES Exemptions Form

Please accept this paper lodgment as it is an exemption to the electronic lodgment requirements. The reason has been indicated below.

**This form must be lodged with every paper Required Dealing (as defined in the Conveyancing Rules Version 5)**

### Exclusions

- Folio of the Register is not Electronically Tradeable
- If an ELN is not available and has not been available for one clear Business Day.

### Waivers

- CR 1/2018 – Non ELN-Enabled Jurisdictions. (For Mortgage transactions)

Non ELN-enabled Jurisdictions are currently Northern Territory, Tasmania and the Australian Capital Territory.

- CR 2/2018 – Non-Land Securities.

Refinance transactions involving non-land securities which cannot be lodged through an ELN may be lodged manually.

- CR 1/2020 – Certifications

This waiver applies to any National Mortgage Form lodged in paper signed on or before 30 June 2021.

- CR 1/2021 – Required dealing exceptions.

Waiver exception number: 23-1 (Insert the number which corresponds to exception relied on).

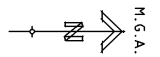
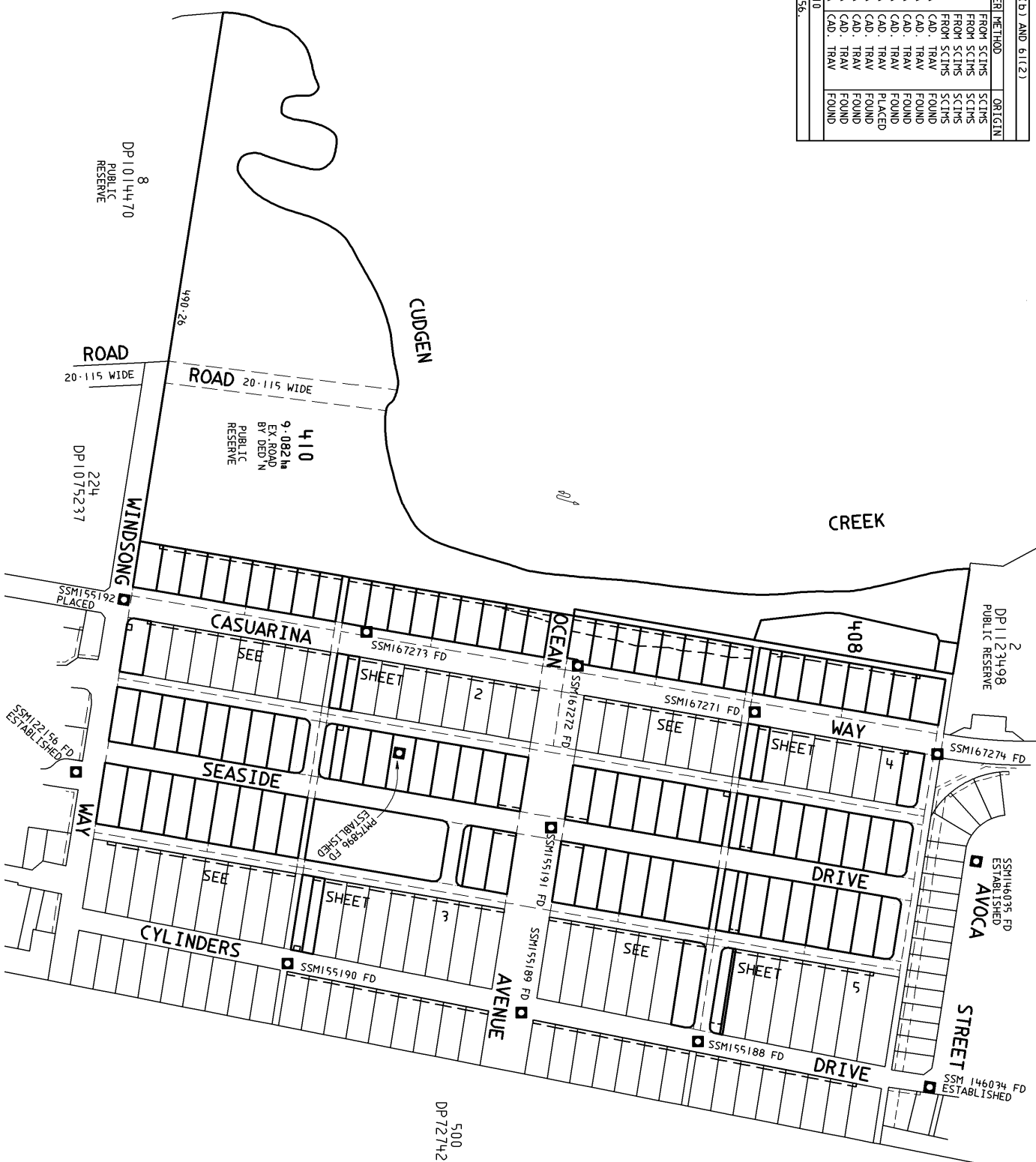
**For a list of exceptions to the mandated dealings see:**

[https://www.registrargeneral.nsw.gov.au/data/assets/pdf\\_file/0006/967200/Conveyancing-Rules-Waiver-CR1-2021.pdf](https://www.registrargeneral.nsw.gov.au/data/assets/pdf_file/0006/967200/Conveyancing-Rules-Waiver-CR1-2021.pdf)

PARK	E	N	CLASS	ORDER	METHOD	ORIGIN
SSM122156	556.330	337	6870750.212	1	FROM SCIMS	SCIMS
PMT5896	556.312	946	6871035.306	C	FROM SCIMS	SCIMS
SSM146034	556.618	989	6871503.349	3	FROM SCIMS	SCIMS
SSM146035	556.612	127	6871544.389	B	FROM SCIMS	SCIMS
SSM151888	556.577	158	6871298.878	D	CAD. TRAV	FOUND
SSM151889	556.550	706	6871193.009	D	CAD. TRAV	FOUND
SSM155190	556.505	699	6870936.779	D	CAD. TRAV	FOUND
SSM155191	556.381	242	6871169.290	D	CAD. TRAV	PLACED
SSM162271	556.275	468	6870792.483	D	CAD. TRAV	FOUND
SSM162272	556.233	062	6871398.888	D	CAD. TRAV	FOUND
SSM162273	556.201	933	6871192.977	D	CAD. TRAV	FOUND
SSM162274	556.313	941	6871006.439	D	CAD. TRAV	FOUND
SOURCE: M. G. A. CO-ORDS ADOPTED FROM SCIMS 20-12-10						
COMBINED SCALE FACTOR: 0.999638 ZONE: 56.						

CONNECTIONS

PMT5896 - SSM146034  
 33° 10' 47" S 59° 42' NE  
 33° 10' 47" S 59° 42' NE GROUND  
 SSM146034 - SSM122156  
 200° 58' 13" S 80° 86' NE  
 200° 58' 13" S 80° 85' NE GROUND  
 SSM122156 - PMT5896  
 356° 30' 38" S 285° 73' NE  
 356° 30' 33" S 285° 72' NE GROUND  
 PMT5896 - SSM155191  
 27° 00' 35" S 150° 44' E  
 SSM155190 - PMT5896  
 297° 04' 27" S 216° 55' E



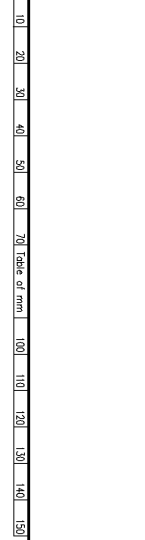
Surveyor: TIMOTHY JOSEPH REIN  
 Date of Survey: 2/2/2011  
 Surveyor's Ref: M05506/18282C  
 2010M/100(1486) Additional Sheets

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 88, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 169 IN DP1145388

LGA: TWEED SHIRE  
 Locality: KINGSCLIFF  
 Subdivision No: SC11/0020, SC11/0021  
 Lengths are in metres. Reduction Ratio 1:2500

Registered  
 28.07.2011

DP1162588





LINE	CHORD BEARING	CHORD	ARC	RADIUS	PF	DENOTES	DATE OF SURVEY	DATE OF SUBDIVISION	LOCALITY	LOCALITY	LOCALITY
1	324°21'30"	8.595	6.0	6.0	PF	DENOTES PEG FD	2/2/2011	44, 60, 61, 69-83	TWEED SHIRE	REGISTERED	28.07.2011
2	54°22'30"	8.377	6.0	6.0	PG	DENOTES PEG GONE		83, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410	KINGSCLIFF	REGISTERED	28.07.2011
3	144°22'30"	8.592	6.0	6.0	PR	DENOTES PUBLIC RESERVE					
4	234°22'30"	8.377	6.0	6.0	PR	DENOTES ROAD WIDENING					
18	324°22'30"	8.592	6.0	6.0	RM	DENOTES ROAD WIDENING					

SEE SHEET 4  
 SEE SHEET 5  
 SEE SHEET 6

DP1162588

Registered  
 28.07.2011

LOCALITY: TWEED SHIRE  
 LOCALITY: KINGSCLIFF  
 LOCALITY: SHEET 3

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 83, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410

DATE OF SURVEY: 2/2/2011  
 SURVEYOR'S REF: MOSSBOCK/18282C  
 SURVEYOR: TIMOTHY JOSEPH REIN

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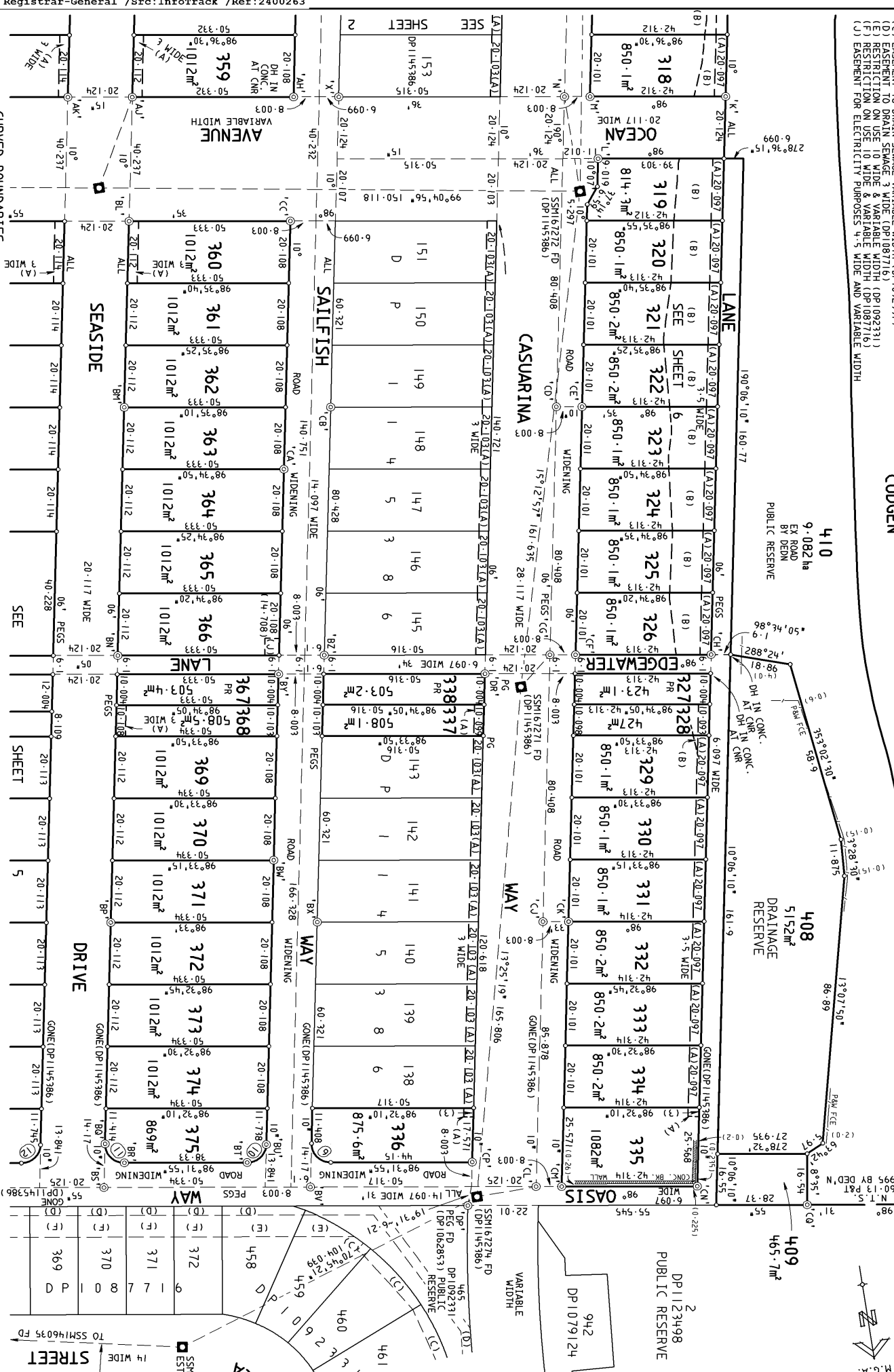
DATE OF SURVEY: 2/2/2011  
 SURVEYOR'S REF: MOSSBOCK/18282C  
 SURVEYOR: TIMOTHY JOSEPH REIN





PR DENOTES PUBLIC RESERVE  
 PG DENOTES PEG CONE (DP1145386)  
 (A) EASEMENT TO DRAIN SEWAGE 3 WIDE AND 3.5 WIDE  
 (B) EASEMENT TO DRAIN SEWAGE VARIABLE WIDTH (DP1002311)  
 (C) EASEMENT TO DRAIN SEWAGE 3 WIDE  
 (D) EASEMENT TO DRAIN SEWAGE 3 WIDE (DP1087716) (DP1092311)  
 (E) RESTRICTION ON USE 10 WIDE & VARIABLE WIDTH (DP1087716)  
 (F) RESTRICTION ON USE 10 WIDE & VARIABLE WIDTH (DP1087716)  
 (J) EASEMENT FOR ELECTRICITY PURPOSES 4.5 WIDE AND VARIABLE WIDTH

NOTE: FOR REFERENCE MARKS  
 SEE SHEET 6  
 CUDGEN



PLANNED SUBDIVISION OF LOTS 44, 60, 61, 69, 83, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

**CHURVED BOUNDARIES**

LINE	CHORD BEARING	CHORD	ARC	RADIUS
9	144°19'	8.601	9.589	6.0
10	54°19'	8.368	9.280	6.0
11	144°19'	8.601	9.589	6.0
12	54°19'	8.368	9.280	6.0

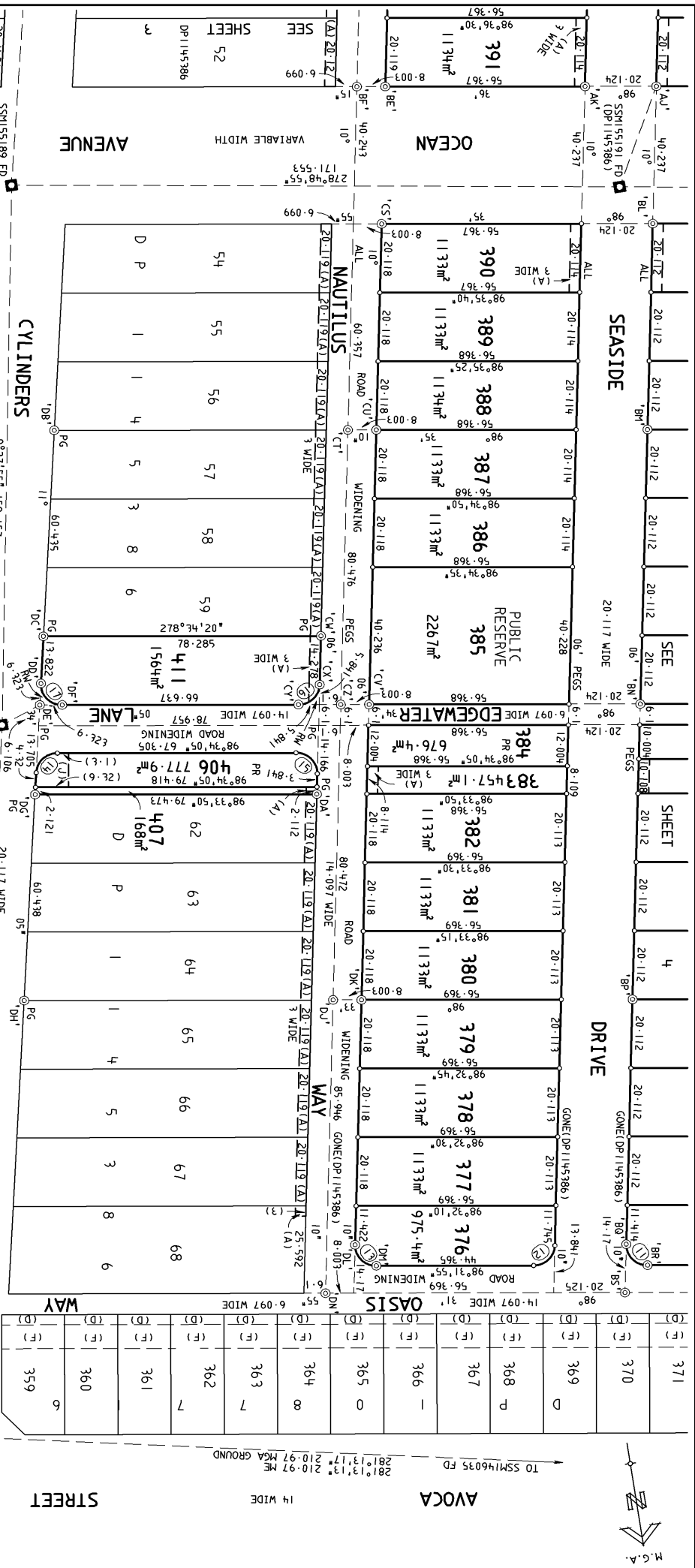
Surveyor: TIMOTHY JOSEPH REIN  
 Date of Survey: 2/2/2011  
 Surveyor's Ref: M05506/18282C  
 (2010M/7100K1486) Additional Sheets

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69, 83, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

LGA: TWEED SHIRE  
 Locality: KINGSCLIFF  
 Subdivision No: S011/0020, S011/0021  
 Lengths are in metres Reduction Ratio: 1: 800

Registered  
 28.07.2011

**DP1162588**



REFERENCE MARKS

4-255 & 15-08 FD (DP1145386)  
 31-21  
 3-235  
 1-125  
 4-112  
 3-5  
 16-965  
 1-935  
 0-85  
 0-5  
 0-995

REFERENCE MARKS

1-3  
 4-465 & 14-785  
 6-04  
 13-37  
 12-15  
 4-785 & 15-03  
 1-635 & 15-605 FD (DP1145386)  
 4-885  
 8-665

CURVED BOUNDARIES

CHORD BEARING CHORD ARC RADIUS

CHORD BEARING	CHORD	ARC	RADIUS
144°19'	8-601	9-589	6-0
54°19'	8-368	9-260	6-0
144°19'	8-601	9-589	6-0
235°04'05"	9-111	9-585	6-0
324°20'05"	8-260	9-585	6-0
54°20'05"	8-371	9-264	6-0
145°04'05"	8-705	9-739	6-0

PR DENOTES PUBLIC RESERVE  
 PG DENOTES PEG GONE (DP1145386)

DP 77420  
 DP 1066477  
 DP 1087716  
 DP 1087716  
 DP 1087716  
 DP 1087716

PG DENOTES PUBLIC RESERVE  
 PG DENOTES PEG GONE (DP1145386)

(A) EASEMENT TO DRAIN SEWAGE 3.5 M AND 3.5 M  
 (B) EASEMENT TO DRAIN SEWAGE 3 M AND 3 M  
 (C) EASEMENT TO DRAIN SEWAGE 3 M AND 3 M  
 (D) EASEMENT TO DRAIN SEWAGE 3 M AND 3 M  
 (E) EASEMENT TO DRAIN SEWAGE 3 M AND 3 M  
 (F) EASEMENT TO DRAIN SEWAGE 3 M AND 3 M  
 (G) EASEMENT TO DRAIN SEWAGE 3 M AND 3 M  
 (H) EASEMENT TO DRAIN SEWAGE 3 M AND 3 M  
 (I) EASEMENT TO DRAIN SEWAGE 3 M AND 3 M  
 (J) EASEMENT TO DRAIN SEWAGE 3 M AND 3 M

AJ	278°36'	R.M.D.H. & W. IN KERB
AK	208°02'	R.M.D.H. & W. IN PATH
AL	182°46'	R.M.D.H. & W. IN KERB
AM	576°42'	R.M.D.H. & W. IN KERB
AN	278°04'	R.M.D.H. & W. IN PATH
AO	208°04'	R.M.D.H. & W. IN KERB
AP	278°36'	R.M.D.H. & W. IN KERB
AQ	135°34'	R.M.D.H. & W. IN M.H.
AR	192°81'	R.M.G.I. PIPE
AS	204°11'	R.M.G.I. PIPE
AT	109°14'	R.M.G.I. PIPE
AV	289°21'	R.M.G.I. PIPE
AW	283°05'	R.M.D.H. & W. IN M.H.
AX	135°25'	R.M.D.H. & W. IN M.H.
AY	101°11'	R.M.G.I. PIPE
AZ	109°28'	R.M.D.H. & W. IN M.H.
BA	208°04'	R.M.D.H. & W. IN M.H.
BB	278°36'	R.M.D.H. & W. IN KERB

DATE OF SURVEY: 2/2/2011  
 SURVEYOR: TIMOTHY JOSEPH REIN  
 SURVEYOR'S REF: MOSSBOE/18282C  
 IN DP1145386

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69, 83, 85, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500.

LGA: TWEED SHIRE  
 LOCALITY: KINGSCLIFF  
 SUBDIVISION NO: SC11/0020, SC11/0021  
 REGISTERED  
 28.07.2011

DP1162588



PLAN FORM 6

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 21 sheet(s)

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create easements, restrictions on the use of land and positive covenants

Office Use Only

IT IS INTENDED TO DEDICATE CASTAWAY LANE AND THE ROAD WIDENING TO THE PUBLIC AS PUBLIC ROAD.

DP1162588

IT IS INTENDED TO CREATE LOTS 327, 338, 340, 350, 367, 384; 385, 394, 404, 406 AND 410 AS PUBLIC RESERVE.

Registered: 28.07.2011

Office Use Only

Title System: TORRENS

Purpose: SUBDIVISION

IT IS INTENDED TO CREATE LOT 408 AS A DRAINAGE RESERVE.

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE -

LGA: TWEED SHIRE

Locality: KINGSCLIFF

Parish: CUDGEN

County: ROUS

- 1. RESTRICTION ON USE OF LAND
2. POSITIVE COVENANT
3. RESTRICTION ON USE OF LAND
4. EASEMENT TO DRAIN SEWAGE 3 WIDE AND 3.5 WIDE
5. EASEMENT FOR ELECTRICITY PURPOSES 4.5 WIDE AND VARIABLE WIDTH
6. POSITIVE COVENANT
7. RESTRICTION ON USE OF LAND

Survey Certificate

I, ..TIMOTHY JOSEPH REIN..... of .B&P Surveys, PO Box 46, Murwillumbah, NSW, 2484...

a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2006 and was completed on: ..2/2/2011.....

The survey relates to Lots 301 - 409, 411 & 412 and connections.....

(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature [Signature] Dated: 27/6/11
Surveyor registered under the Surveying and Spatial Information Act 2002

Datum Line: ...PM75896-SSM146034.....

Type: Urban/Rural

Plans used in the preparation of survey/compilation

DP14895 DP133919 DP1062853 DP1145386

If space is insufficient use PLAN FORM 6A annexure sheet

Crown Lands NSW/Western Lands Office Approval

I.....in approving this plan certify (Authorised Officer)

that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed .....SUBDIVISION ..... set out herein (insert 'subdivision' or 'new road')

\* Authorised Person \* General Manager \* Accredited Certifier

Consent Authority: Tweed Shire Council

Date of Endorsement: 5 July 2011

Accreditation no: .....

Subdivision Certificate no: SC11/0020 + SC11/0021

File no: DA05/1464

If space is insufficient use PLAN FORM 6A annexure sheet

Surveyor's Reference: M05506/18282C

\* Strike through inapplicable parts.

PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

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Registered:



28.07.2011

Subdivision Certificate No.: SC 11/0020 & SC 11/0021

Date of Endorsement: 5 July 2011

*[Handwritten Signature]*

LOWALD IAN BARCLAY

DIRECTOR RICHTECH PLC.  
ABN 50010977536

*[Handwritten Signature]*

BRUCE HAMILTON BARCLAY

DIRECTOR / SECRETARY RICHTECH PLC.  
ABN 50010977536

PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 21 sheet(s)

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28.07.2011

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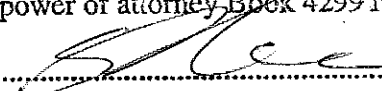
**Westpac Banking Corporation**

ABN 33 007 457 141

being the Mortgagee under Mortgage number

..... hereby consents  
to this Lease/Lien plan /

Certified correct for the purposes of the Real Property Act 1900 by the .....  
SIGNED by GREGORY ROBERT as attorney  
IN THE PRESENCE OF  
for Westpac Banking Corporation under  
power of attorney Book 4299 No. 332

  
.....  
(Signature) Tier Three Attorney  
By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney.

I certify that the attorney for the BANK with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this mortgage in my presence.

Signature of witness: Ryan  
Name of witness: JOHN MAN CHODERIL GAVIN  
Address of witness: LEVEL 7, 260 QUEEN ST  
BRISBANE.

ePlan

PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61,  
69-83, 85-120, 122-137, 144, 161 & 170-204 IN  
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DP1145386

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DP1162588

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Registered:



28.07.2011

Subdivision Certificate No.: SC11/0020 & SC11/0021 Date of Endorsement: 5 July 2011

*Yheang*  
VIVIEN LEONG  
INTACT GROUP PTY LTD  
20/2/2011  
ACN 054306688



PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

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Registered:



28.07.2011

Subdivision Certificate No.: SC11/0020 & SC11/0021 Date of Endorsement: 5 July 2011

*P.A. McKenzie-Blair*

P.A. MCKENZIE-BLAIR

PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

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Registered:  28.07.2011

Subdivision Certificate No.: SC11/0020 & SC11/0021

Date of Endorsement: 5 July 2011

Wingate Banking Corporation

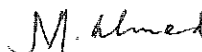
ABN 33 007 457 141

Under Power of Attorney Book 4299 No. 332

By Neeru Bala.....NEERU BALA

I certify that the Attorney for the Mortgage, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this Deposited Plan..... in my presence.

Signature of Witness:



Name of Witness:

Mansoor Ahmed

Address of Witness:

Bank Officer,  
1 King St, Concord West  
NSW 2138

PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

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Office Use Only

Registered:



28.07.2011

Subdivision Certificate No.: SC11/0020 & SC11/0021

Date of Endorsement: 5 July 2011

*St & B*

STEVEN W BLAIR

DIRECTOR HANWOOD WILLOWS PTY LTD.

ACN 056975556

PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 8 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61,  
69-83, 85-120, 122-137, 144, 161 & 170-204 IN  
DP1145386 AND LOT 1971 IN DP133919, AND  
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DP1145386

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Office Use Only

Registered:



28.07.2011

Subdivision Certificate No.: SC11/0020 & SC11/0021

Date of Endorsement: 5 July 2011

*M.L. Small*

MERRYK L. SMALL

SOLE DIRECTOR  
DOMLIS PTY LIMITED  
ACN 002525037

PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 9 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

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Subdivision Certificate No.: SC11/0020 & SC11/0021

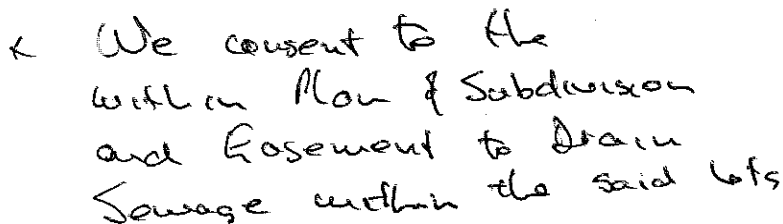
Date of Endorsement: 5 July 2011



ANTHONY JOSEPH CRESWICK



ZELMA LORRAINE CRESWICK

  
We consent to the  
within Plan of Subdivision  
and Easement to Drain  
Sewage within the said lots



GRAHAM MEREDITH  
SENIOR PARTNER

National Australia Bank Limited ABN 12 004 044 937  
by its Attorney who holds the position of Level 3  
Attorney under Power of Attorney No. 710425746

PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 10 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

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Subdivision Certificate No.: SC11/0020 & SC11/0021

Date of Endorsement: 5 July 2011

M Connor

M Connor

M Connor

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 11 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

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Date of Endorsement: 5 July 2011

Maree Sandifort - Westhoff  
MAREE Sandifort - Westhoff  
Tim John Sandifort - Westhoff  
Tim John Sandifort - Westhoff

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 12 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

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Registered:



28.07.2011

Subdivision Certificate No.: SC11/0020 & SC11/0021 Date of Endorsement: 5 July 2011

Signed in my presence for and on behalf of Perpetual Limited (A.C.N. 000 431 827) by its attorneys  
**Michelle Belcher** MANAGER and **Jo Iaali** MANAGER

who are personally known to me and each of whom declares that he/she has been appointed by the Board of Directors of that company as an attorney of the company for the purposes of the Power of Attorney dated 23/7/2011 (Registration No. 44351323) and that he/she has no notice of the revocation of his/her powers.

Signature of Witness

Signature of Attorney

Meena Sunder

Signature of Attorney

Full name of Witness

Documents Release Officer

Level 12 Angel Place  
129 Pitt Street Sydney  
NSW 2000 (02) 9229 9000



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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 13 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

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Registered:



28.07.2011

Subdivision Certificate No.: SC11/0020 & SC11/0021 Date of Endorsement: 5 July 2011

Director

Secretary

Rapid Metal Developments (Australia) Pty Ltd.  
A.C.N. 004 304 447

PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 14 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

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Office Use Only

Registered:



28.07.2011

Subdivision Certificate No.: SC11/0020 & SC11/0021 Date of Endorsement: 5 July 2011

Director

Secretary

Big River Group Pty Ltd (previously  
known as Big River Timbers Pty Ltd)  
ACN 000 009 754

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 15 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

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MARK JULIAN ROBINSON

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 16 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

Office Use Only

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Office Use Only

Registered:  28.07.2011

Subdivision Certificate No.: SC11/0020 & SC11/0021 Date of Endorsement: 5 July 2011

The seal of the Official Trustee in Bankruptcy was herein affixed by Tara Czinner as delegate of the Official Receiver

*Tara Czinner*



PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 17 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61,  
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DP1145386

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Registered:



28.07.2011

Subdivision Certificate No.: SC11/0020 & SC11/0021

Date of Endorsement: 5 July 2011

*Michael Gill*  
(RODNEY MICHAEL GILL)

*H. J. Gill*  
(HENRY THOMAS GILL)

*N. L. Nunan*  
NOELWA THERESA NUNAN

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PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 18 of 21 sheet(s)

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

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Subdivision Certificate No.: SC11/0020 & SC11/0021

Date of Endorsement: 5 July 2011

*J. Jutrisa*

JOSIP JUTRISA

*Mira Jutrisa*

MIRA JUTRISA

PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 19 of 21 sheet(s)

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28.07.2011

Subdivision Certificate No.: SC11/0020 & SC11/0021

Date of Endorsement: 5 July 2011

TERENCE WILLIAM STAINES

DIRECTOR / SECRETARY

- CUDGEN SUPERANNUATION SERVICES PTY LTD  
ABN 18239041178

LA Roberts

LARAINE SUSAN ROBERTS

DIRECTOR

CUDGEN SUPERANNUATION SERVICES

ABN 18239041178

PLAN FORM 6A

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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 20 of 21 sheet(s)

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Registered:  28.07.2011

Subdivision Certificate No.: SC11/0020 & SC11/0021

Date of Endorsement: 5 July 2011

AD298313  
Mortgagee under Mortgage No. AD298322  
Signed at ~~8th~~ 9th day of  
March, 2011 for National  
Australia Bank Limited ABN 12 004 044 937  
by James Andrew Schmiede,  
its duly appointed Attorney under Power of  
Attorney No. 39 Book 4512

.....  
Level 3 Attorney

*AK*  
.....  
Witness/Bank Officer



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DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 21 of 21 sheet(s)

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DP1145386

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28.07.2011

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Date of Endorsement: 5 July 2011

*J. Frizelle*  
JAMES FRIZELLE  
DIRECTOR  
FRIZELLE WHOLESALE PTY LTD.  
ABN 68000390447

ePlan

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

(Sheet 1 of 27 sheets)

PLAN : **DP1162588 (E)**

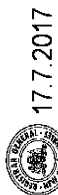
PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

**FULL NAME AND ADDRESS  
 OF PROPRIETOR OF THE LAND:**

Richtech Pty Limited ACN 010 977 536  
 being a company duly incorporated and  
 having its registered office at Unit 6, 1990  
 Logan Road, Upper Mount Gravatt QLD  
 4122

**PART 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit á prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited Lot(s), bodies or Prescribed Authority:
1	Restriction on Use of Land	Lots 301-326, 328-337, 339, 341-349, 351-366, 368-383, 386-393, 395-403, 405, 407 & 411-412 AND Lots 5, 6, 9-15, 20 & 21, 29-31, 45-52, 54-59, 62-65, 68, 138-143, 145-151, 153-160 & 162-169 in DP1145386	Tweed Shire Council
2	Positive Covenant	Lots 301-326, 328-337, 339, 341-349, 351-366, 368-383, 386-393, 395-403, 405, 407 & 411-412, AND Lots 5, 6, 9-15, 20, 21, 29-31, 45-52, 54-59, 62-65, 68, 138-143, 145-151, 153-160, 162-169 in DP1145386	Tweed Shire Council
3	Restriction on Use of Land (B)	Lots 316-326, 328 & 329	Tweed Shire Council
4	Easement to Drain Sewage 3 wide and 3.5 wide (A)	Lots 301-326, 328-337, 339, 359, 360, 368, 383, 390, 391 & 405, 407, 411, 412, AND Lots 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160, 162-169 in DP1145386	Tweed Shire Council
5	Easement for Electricity purposes 4.5 wide and variable width (J)	Lots 351, 366, 404, 406 & 412	Country Energy



17.7.2017

ITEM NO. 4 BURDENED LOTS 405, 407 & 411 ADDED VIDE AM566985 & 2017-894

ePlan

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

(Sheet 2 of 27 sheets)

PLAN: **DP1162588**

PLAN OF SUBDIVISION OF LOTS 44, 60, 61, 69-83, 85-120, 122-137, 144, 161 & 170-204 IN DP1145386 AND LOT 1971 IN DP133919, AND EASEMENT TO DRAIN SEWAGE WITHIN LOTS 1-15, 17-25, 35-43, 45-52, 54-59, 62-68, 138-143, 145-151, 153-160 & 162-169 IN DP1145386

6	Positive Covenant	Lots 317-326 & 328	Tweed Shire Council
7	Restriction on Use of Land	Lots 301-326, 328-337, 339 & 412 AND Lots 138-143, 145-151, 153-160 & 162-169 in DP1145386	Tweed Shire Council

**PART 2**

1. **TERMS OF RESTRICTION ON USE FIRSTLY REFERRED TO IN THE ABOVEMENTIONED PLAN**

- 1.1 No person occupying a Lot burdened shall have more than one dog upon any Lot burdened and shall not have any such dog unless the boundaries of the subject Lot are securely fenced.
- 1.2 No person occupying any Lot burdened may have a dog unless it is registered with the Tweed Shire Council and the relevant fee paid by the Applicant and a secure dog-proof compound has been constructed upon the Lot and such compound has been approved by the Tweed Shire Council.
- 1.3 No person occupying any Lot may retrieve a dog that has been impounded by the Tweed Shire Council unless that person can satisfy Tweed Shire Council that a secure dog-proof compound has been constructed on the subject Lot.
- 1.4 No person occupying any Lot shall have more than one cat upon any Lot, such cat being de-sexed and any such cat must be restrained within the building on the subject Lot or within a secure night cage between the hours of 6.00pm and 6.00am daily.

2. **TERMS OF POSITIVE COVENANT SECONDLY REFERRED TO IN THE ABOVEMENTIONED PLAN**

- 2.1 Roof water from dwellings or structures must be discharged to an infiltration pit sized to accommodate the three month average recurrence interval storm.
- 2.2 Any infiltration pit created on a Lot shall be approved by the Certifying Authority that certifies any construction certificate for any dwelling constructed on a Lot burdened and any application to the Certifying Authority for a construction certificate in respect of a dwelling shall be accompanied by a design for the proposed infiltration pit.



ePlan

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

**DP1162588**

(Sheet 3 of 27 sheets)

3. **TERMS OF RESTRICTION ON USE THIRDLY REFERRED TO IN THE ABOVEMENTIONED PLAN**

No building works, swimming pools, or structures except fences are to be placed within the area marked "B".

4. **TERMS OF EASEMENT FIFTHLY REFERRED TO IN THE ABOVEMENTIONED PLAN**

The terms of this Easement are as described in Part C in registered Memorandum AA26009.

5. **TERMS OF POSITIVE COVENANT SIXTHLY REFERRED TO IN THE ABOVEMENTIONED PLAN**

Each burdened lot shall manage the strip of land 5 metres wide along the western boundary of the lot burdened as an inner asset protection zone in accordance with Section A5.4 *Vegetation Management* and A5.5 *Maintenance of Property* within Planning for Bushfire Protection Guidelines 2006 and the associated Rural Fire Service document *Standards for Asset Protections Zones*.

Construction on the lots must be undertaken in accordance with Level 3 construction standards under AS3959. Alternatively, if a Level 2 construction standard under AS3959 is applied, a strip of land 10 metres wide along the western boundary of the lot burdened shall be managed as an inner asset protection zone in accordance with Section A5.4 *Vegetation Management* and A5.5 *Maintenance of Property* within Planning for Bushfire Protection Guidelines 2006 and the associated Rural Fire Service document *Standards for Asset Protections Zones*, unless otherwise approved by Tweed Shire Council.

6. **TERMS OF RESTRICTION ON USE SEVENTHLY REFERRED TO IN THE ABOVEMENTIONED PLAN**

No dwelling shall be constructed on the lot burdened unless noise attenuation measures are incorporated into the dwelling house designs in accordance with the recommendations of the Acoustic Assessment Report, Seaside City, Kingscliff prepared by Cardno and dated 13 August 2007, unless otherwise approved by Tweed Shire Council.

7. **NAME OF PERSON EMPOWERED TO RELEASE, VARY OR MODIFY, EASEMENT AND RESTRICTIONS, FIRSTLY, SECONDLY, THIRDLY, FOURTHLY, SIXTHLY AND SEVENTHLY REFERRED TO IN THE ABOVEMENTIONED PLAN**

Tweed Shire Council of Tumbulgum Road, Murwillumbah in the State of New South Wales.

8. **NAME OF PERSON EMPOWERED TO RELEASE, VARY OR MODIFY, EASEMENT FIFTHLY REFERRED TO IN THE ABOVEMENTIONED PLAN**

Country Energy of Buller Street, Port Macquarie in the State of New South Wales



ePlan

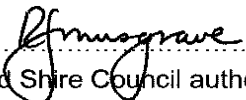
**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS ON USE**  
**INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919**

(Sheet 4 of 2) sheets)

DP1162588

.....  
Director Secretary  
RICHTECH PTY LTD ACN 010 977 536

.....  
Director

  
.....  
Tweed Shire Council authorised person

ePlan

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

(Sheet ~~7~~ of 27 sheets)  
5

Plan: **DP1162588**

~~4. NAME OF PERSON EMPOWERED TO RELEASE, VARY OR MODIFY, EASEMENT AND  
RESTRICTIONS, FIRSTLY, SECONDLY, THIRDLY AND FOURTHLY REFERRED TO IN THE  
ABOVEMENTIONED PLAN~~

~~Tweed Shire Council of Tumbulgum Road, Murwillumbah in the State of New South Wales.~~



Director Secretary  
RICHTECH PTY LTD ACN 010 977 536



Director

.....  
~~Tweed Shire Council authorised person~~

ePlan

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

**DP1162588**

(Sheet <sup>6</sup> of 27 sheets)

**Westpac Banking Corporation**

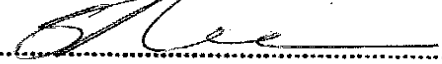
ABN 33 007 457 141

being the Mortgagee under Mortgage number

..... hereby consents  
to this Lease/Linen plan /


  
.....  
Westpac Banking Corporation

Certified correct for the purposes of the  
Real Property Act 1900 by the .....  
SIGNED by <sup>GREGORY ROBERT</sup>..... as attorney  
for Westpac Banking Corporation under  
power of attorney Book 4299 No. 332

  
.....  
(Signature) Tier Three Attorney

By executing this instrument the attorney  
states that the attorney has received no  
notice of the revocation of the power of  
attorney.

I certify that the attorney for the Bank.....  
with whom I am personally acquainted or as  
to whose identity I am otherwise satisfied,  
signed this mortgage in my presence.

Signature of witness:   
Name of witness: JONATHAN RODERICK GAVIN  
Address of witness: LEVEL 7, 260 QUEEN ST  
BRISBANE.

ePlan

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

(Sheet 7 of 27 sheets)

Plan: **DP1162588**

.....  
Director

.....  
Director

*Yheoy* VIVIEN LEONG  
.....  
Secretary  
Intact Group Instralasia-Asia Pty Ltd ACN 054306688  
20/2/2011

Signed by Vivien Leong  
who is personally known  
to me

*R. Barclay*  
RONALD IAN BARCLAY  
10 COLLIFFORD DR  
TOOWOOMBA Q 4350  
CIVIL ENGINEER

.....  
Paula Anne McKenzie-Blair

.....  
Steven Michael Blair

.....  
Westpac Banking Corporation - Authorised Person



ePlan

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

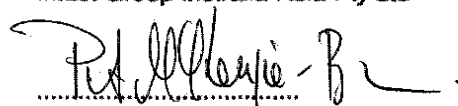
(Sheet 8 of 27 sheets)

Plan: **DP1162588**

.....  
Director


.....  
Director

.....  
Secretary  
Intact Group Instralasia-Asia Pty Ltd

  
.....  
Paula Anne McKenzie-Blair

SIGNED IN MY PRESENCE  
BY PAULA MCKENZIE-BLAIR  
WHO IS PERSONALLY KNOWN  
TO ME

.....  
Steven Michael Blair

  
RONALD IAN BARCLAY  
10 CUMFORD DR  
TODDUMBA Q 4350  
CIVIL ENGINEER

.....  
Westpac Banking Corporation - Authorised Person

ePlan

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

(Sheet 9 of 27 sheets)

Plan: **DP1162588**

.....  
Director

.....  
Director


.....  
Secretary  
Intact Group Instraalia-Asia Pty Ltd

.....  
Paula Anne McKenzie-Blair

  
.....  
Steven Michael Blair

.....  
Westpac Banking Corporation - Authorised Person

SIGNED IN MY PRESENCE  
BY STEVEN BLAIR  
WHO IS PERSONALLY KNOWN  
TO ME

  
RONALD IAN BALCHAY  
10 CUMFORD DR  
TODDUMBA Q 4350  
CIVIL ENGINEER

ePlan

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

(Sheet 10 of 27 sheets)

Plan: **DP1162588**

.....  
Director

.....  
Director

.....  
Secretary  
Intact Group Instraia-Asia Pty Ltd

.....  
Paula Anne McKenzie-Blair

.....  
Steven Michael Blair

*Neeru Bala* NEERU BALA  
.....  
Westpac Banking Corporation - Authorised Person

ePlan

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

(Sheet 11 of 27 sheets)

Plan: **DP1162588**



Director

.....  
Director

.....  
Secretary  
Hanwood Willows Pty Ltd  
ACN 056975556

ePlan

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

(Sheet 12 of 27 sheets)

Plan: **DP1162588**



Director

.....  
Director

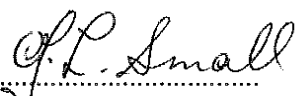
.....  
Secretary  
Hanwood Willows Pty Ltd  
ACN 056975556

ePlan

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

(Sheet 13 of 27 sheets)

Plan: **DP1162588**

*Sole*   
.....  
Director

.....  
Director

.....  
Secretary  
Domlis Pty Ltd  
ACN 002525037

ePlan

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

(Sheet 14 of 27 sheets)

Plan: **DP1162588**

SIGNED BY ANTHONY CRESWICK  
& ZELMA CRESWICK  
WHO ARE PERSONALLY KNOWN  
TO ME

*Ian Barclay*

IONAID IAN BARCLAY

10 WARRIFORD DR

TOOWOOMBA Q 4350

CIVIC ENGINEER

*[Signature]*  
.....  
Anthony Joseph Creswick

*[Signature]*  
.....  
Zelma Lorraine Creswick

*[Signature]*  
.....  
National Australia Bank - Authorised Person  
**GRAHAM MEREDITH**  
SENIOR PARTNER

ePlan

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

(Sheet 15 of 27 sheets)

Plan: **DP1162588**

SIGNED IN MY PRESENCE BY  
MICHAEL CONNOR & LEANNE  
CONNOR  
WHO ARE PERSONALLY  
KNOWN TO ME

*Robert*  
ROBERT IAN BARCLAY  
10 CORRIFOLD DL  
TOOWOOMBA Q 4350  
CIVIL ENGINEER

  
.....  
Michael Phillip Connor

  
.....  
Leanne Gai Connor

.....  
Timothy John Sandifort-Westhoff

.....  
Maree Therese Sandifort-Westhoff

.....  
Perpetual Limited - Authorised Person

.....  
Director Secretary  
Rapid Metal Developments (Australia) Pty Ltd

.....  
Director Secretary  
Big River Timbers Pty Ltd

.....  
Mark Julian Robinson

.....  
Official Trustee in Bankruptcy - Authorised Person



ePlan

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

(Sheet 16 of 27 sheets)

Plan: **DP1162588**

.....  
Michael Phillip Connor

.....  
Leanne Gai Connor

SIGNED IN MY PRESENCE  
BY TIM SANDIFORT-WESTHOFF  
& MAREE SANDIFORT-WESTHOFF  
WHO ARE PERSONALLY KNOWN  
TO ME

*Tim Sandifort-Westhoff*  
.....  
Timothy John Sandifort-Westhoff

*Maree Sandifort-Westhoff*  
.....  
Maree Therese Sandifort-Westhoff

*RO Suelby*  
*HOWARD IAN BARREWAY*  
*10 CUMFORD JL*  
*TROWOomba Q 4350*  
*CIVIL ENGINEER*

Perpetual Limited - Authorised Person

.....  
Director Secretary  
Rapid Metal Developments (Australia) Pty Ltd

.....  
Director Secretary  
Big River Timbers Pty Ltd

.....  
Mark Julian Robinson

.....  
Official Trustee in Bankruptcy - Authorised Person

ePlan

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(Sheet 17 of 27 sheets)

Plan: **DP1162588**

.....  
Michael Phillip Connor

.....  
Leanne Gai Connor

.....  
Timothy John Sandifort-Westhoff

.....  
Maree Therese Sandifort-Westhoff

**Corporate Trust**

Signed in my presence for and on behalf of Perpetual Limited (A.C.N. 000 431 027) by its attorneys

**Michelle Belcher** MANAGER Jo Iasi MANAGER

.....  
who are personally known to me and each of whom declares that he/she has been appointed by the Board of Directors of that company as an attorney of the company for the purposes of the Power of Attorney dated 23/1/2014 (Registration No. 44351323) and that he/she has no notice of the revocation of his/ her powers.

.....  
Signature of Witness

.....  
Signature of Attorney

.....  
Full name of Witnesses

.....  
Perpetual Limited - Authorised Person

.....  
Director  
Rapid Metal Developments (Australia) Pty Ltd

.....  
Secretary

.....  
Director  
Big River Timbers Pty Ltd

.....  
Secretary

.....  
Mark Julian Robinson

.....  
Official Trustee in Bankruptcy - Authorised Person

ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS ON USE  
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(Sheet 18 of 27 sheets)

Plan: **DP1162588**

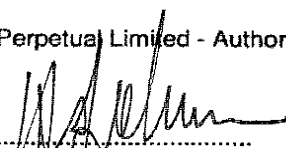
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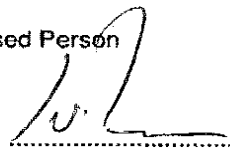
.....  
Leanne Gai Connor

.....  
Timothy John Sandifort-Westhoff

.....  
Maree Therese Sandifort-Westhoff

Perpetua Limited - Authorised Person

  
.....  
Director

  
.....  
Secretary

Rapid Metal Developments (Australia) Pty Ltd  
ACN 004 304 447

.....  
Director

.....  
Secretary

Big River Timbers Pty Ltd

.....  
Mark Julian Robinson

.....  
Official Trustee in Bankruptcy - Authorised Person

ePlan

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

(Sheet 19 of 27 sheets)

Plan: **DP1162588**

.....  
Michael Phillip Connor


.....  
Leanne Gai Connor

.....  
Timothy John Sandifort-Westhoff

.....  
Maree Therese Sandifort-Westhoff

Perpetual Limited - Authorised Person

.....  
Director Secretary  
Rapid Metal Developments (Australia) Pty Ltd

  
.....  
Director Secretary  
Big River Timbers Pty Ltd ACN 000 009 754

.....  
Mark Julian Robinson

.....  
Official Trustee in Bankruptcy - Authorised Person

ePlan

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

(Sheet 20 of 27 sheets)

Plan: **DP1162588**

.....  
Michael Phillip Connor

.....  
Leanne Gai Connor

.....  
Timothy John Sandifort-Westhoff

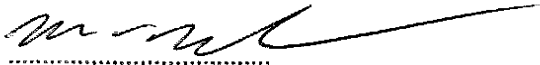
.....  
Maree Therese Sandifort-Westhoff


Perpetual Limited - Authorised Person

.....  
Director Secretary  
Rapid Metal Developments (Australia) Pty Ltd

.....  
Director Secretary  
Big River Timbers Pty Ltd

SIGNED IN MY PRESENCE BY  
MARK ROBINSON WHO IS  
PERSONALLY KNOWN TO ME

  
.....  
Mark Julian Robinson

  
HOWARD IAN BARCLAY  
10 CULHIFORD PL  
TERRACOMBSA Q 4350  
CIVIL ENGINEER

.....  
Official Trustee in Bankruptcy - Authorised Person

ePlan

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

(Sheet 21 of 27 sheets)

Plan: **DP1162588**

.....  
Michael Phillip Connor

.....  
Leanne Gai Connor

.....  
Timothy John Sandifort-Westhoff

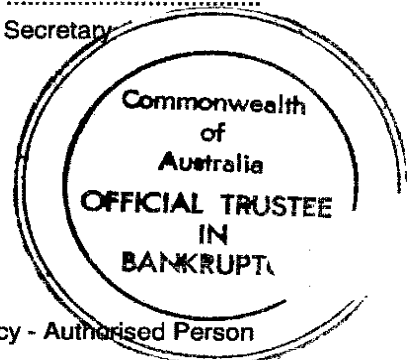
.....  
Maree Therese Sandifort-Westhoff

Perpetual Limited - Authorised Person

.....  
Director Secretary  
Rapid Metal Developments (Australia) Pty Ltd

.....  
Director Secretary  
Big River Timbers Pty Ltd

.....  
Mark Julian Robinson



*John Gunn*  
.....  
Official Trustee in Bankruptcy - Authorised Person

The seal of the Official Trustee in Bankruptcy was hereon affixed by Tava Cunnier as delegate of the Official Receiver

ePlan

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

(Sheet 22 of 27 sheets)

Plan: **DP1162588**

SIGNED BY NOELA NUNAN,  
HENRY GILL & RODNEY  
GILL IN MY PRESENCE  
WHO ARE PERSONALLY  
KNOWN TO ME

*N. J. Nunan*

Noela Theresa Nunan

*H. T. Gill*

Henry Thomas Gill

*Rodney Michael Gill*

Rodney Michael Gill

*R. I. Barclay*

RONALD IAN BARCLAY

10 COLLIFORD DR  
ROOPOOMBA Q 4350

CIVIL ENGINEER

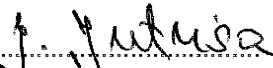
ePlan


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


(Sheet 23 of 27 sheets)

Plan: **DP1162588**

SIGNED BY JOE JUTRISA &  
MIRA JUTRISA  
WHO ARE PERSONALLY KNOWN  
TO ME

  
-----  
Josip Jutrisa

  
-----  
Mira Jutrisa

  
RONALD IAN BARCLAY  
10 CUMFORD DR  
TOWOOMBA Q 4350  
CIVIL ENGINEER



ePlan


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

(Sheet 24 of 27 sheets)

Plan: **DP1162588**

.....  
Director

  
.....  
Director *LARAINE SUSAN ROBERTS*

  
.....  
Secretary / *DIRECTOR* - *TERENCE WILLIAM STANES*  
Cudgen Superannuation Services Pty Limited  
ABN 18259041178

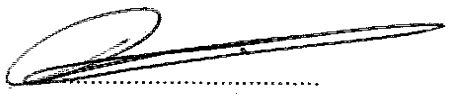
ePlan

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

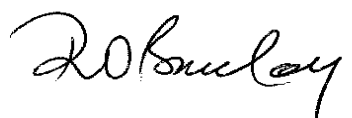
(Sheet 25 of 27 sheets)

Plan: **DP1162588**

SIGNED IN MY PRESENCE  
BY TERENCE STAINES  
WHO IS PERSONALLY  
KNOWN TO ME



.....  
Terence William Staines



RONALD IAN BARCLAY  
10 COLLIFORD DR  
TOWOOMBA Q 4350  
CIVIL ENGINEER

.....  
National Australia Bank - Authorised Person

ePlan

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

(Sheet 26 of 27 sheets)

Plan: **DP1162588**

AD298313

Mortgagee under Mortgage No. AD298322

Signed at this 9th day of

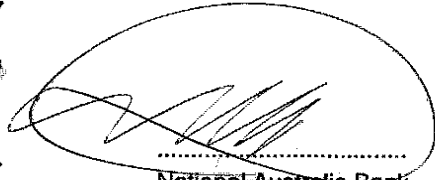
March, 2011 for National

Australia Bank Limited ABN 12 004 044 937

by James Andrew Schmiede

its duly appointed Attorney under Power of  
Attorney No. 39 Book 4512

.....  
Terence William Staines



.....  
National Australia Bank - Authorised Person

.....  
Level 3 Attorney

AK

.....  
Witness/Bank Officer

ePlan

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

(Sheet 7 of 27 sheets)

Plan: **DP1162588**



.....

Director

.....  
Director

.....  
Secretary

Frizelle (Wholesale) Pty Ltd

ABN 68000390447

REGISTERED



28.07.2011



CONNECTION

X' - Y'
PNT5896-SSM146034
33°10'47" 559-426 NE & MGA GROUND
SSM155190-SSM146034
11°18'28" 577-999 NE
11°18'28" 577-996 MGA GROUND
SSM167345-SSM186210
96°06'28" 675-867

RIBERRY DRIVE
20 WIDE &
VAR. WIDTH

Table with columns: MARK, CLASS, ORDER, METHOD, ORIGIN. Contains survey data points and their classifications.

Table with columns: LINE, CHORD BEARING, CHORD, ARC, RADIUS. Contains curved boundary data for various lines.

CURVED BOUNDARIES

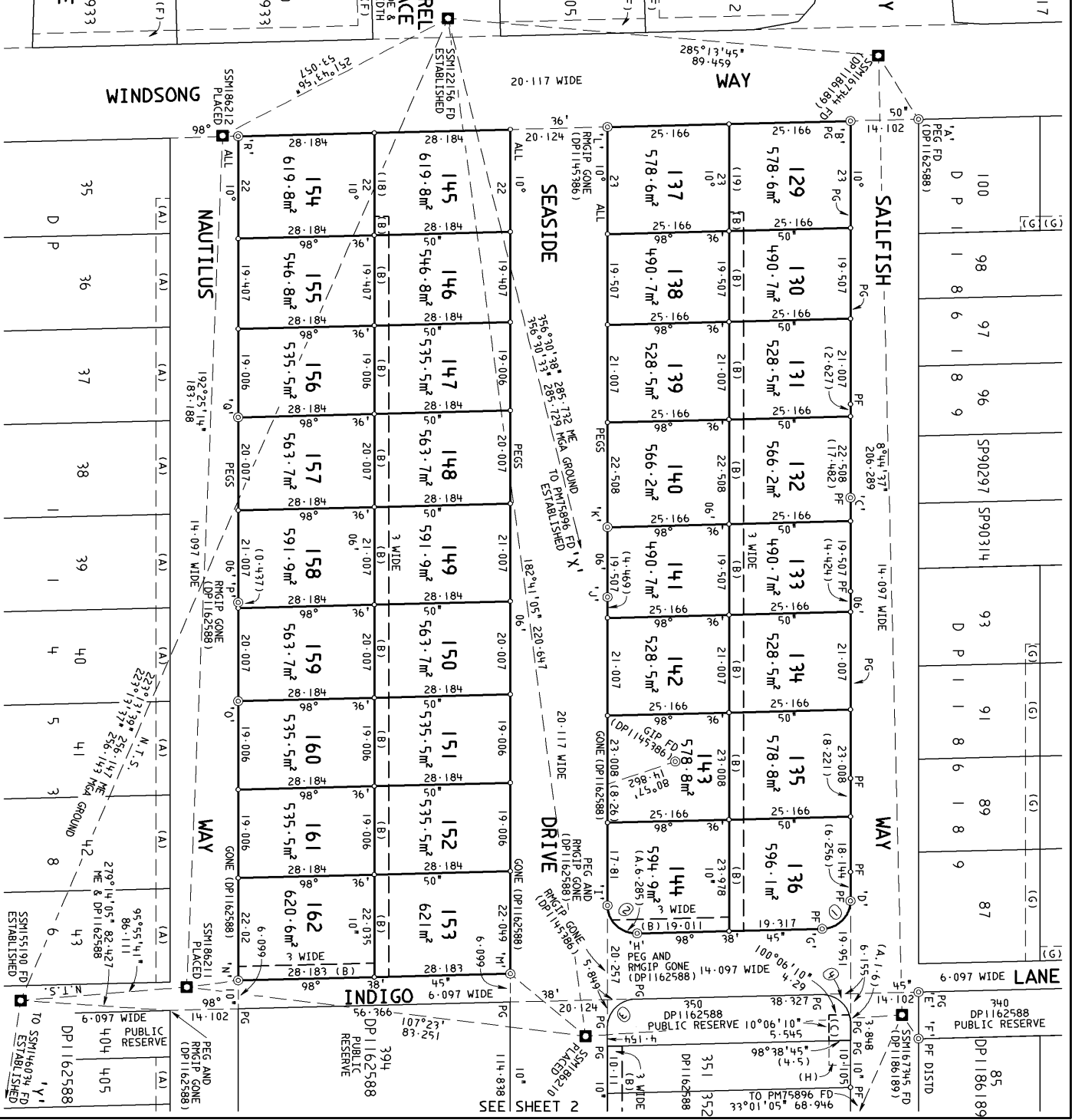
Table with columns: LINE, CHORD BEARING, CHORD, ARC, RADIUS. Contains curved boundary data for various lines.

REFERENCE MARKS

- List of reference marks including RIBERRY IN KERB, PETREL PLACE, WINDSONG, NAUTILUS, and INDIGO with their respective coordinates and descriptions.

SHE-OAK LANE
25.96 WIDE

- List of easement and drainage details for SHE-OAK LANE, including widths and purposes.



Surveyor: BRIAN DARRYL RAAEN
Date of Survey: 30/10/2014
Surveyor's Ref: M05506/20284C-C

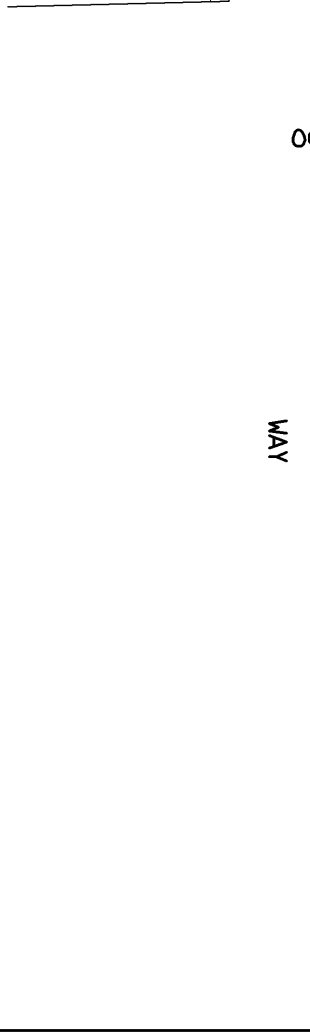
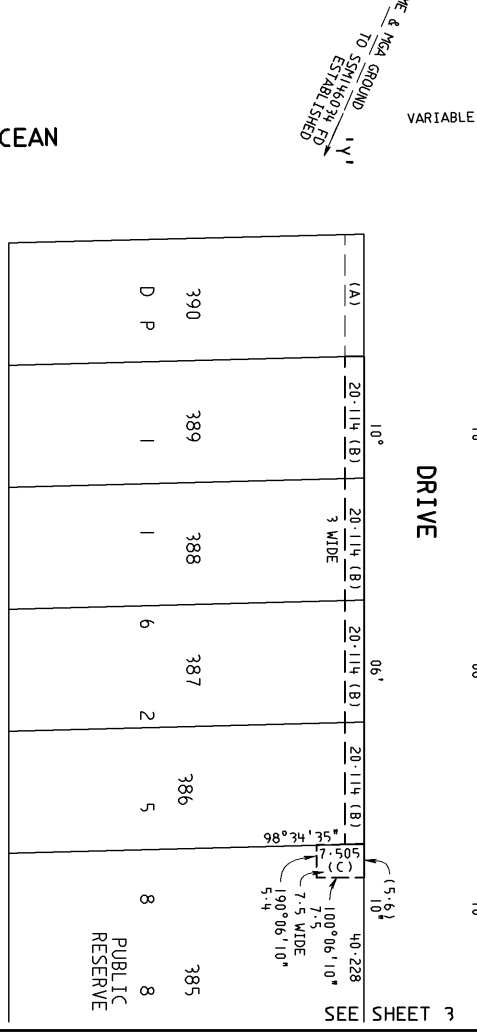
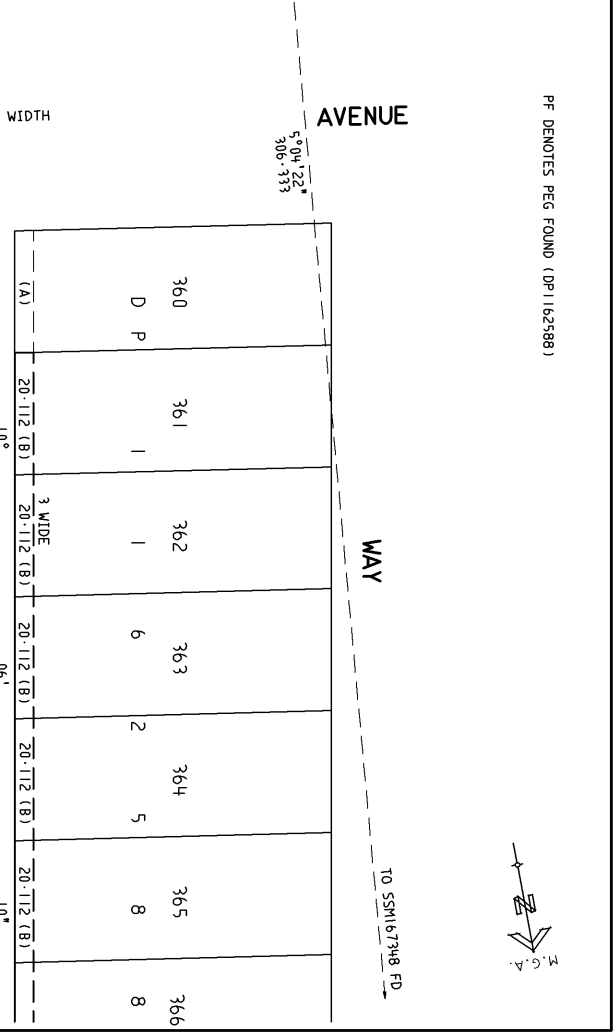
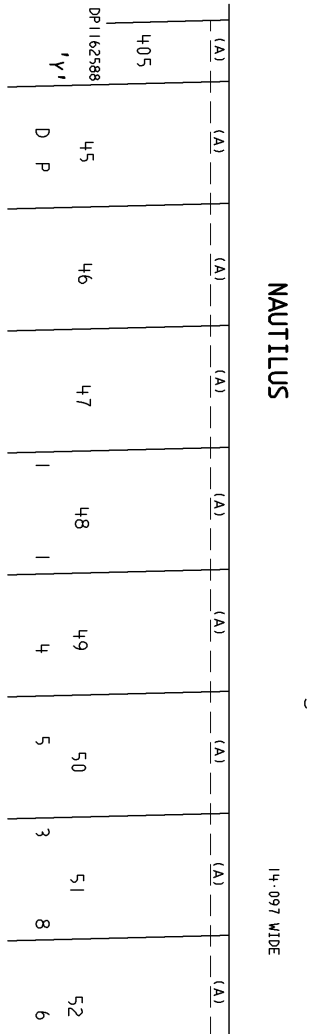
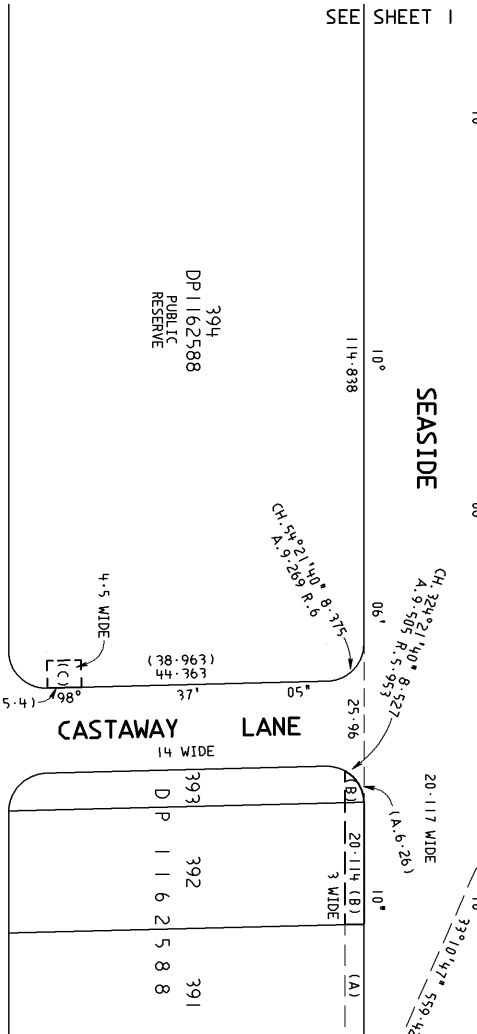
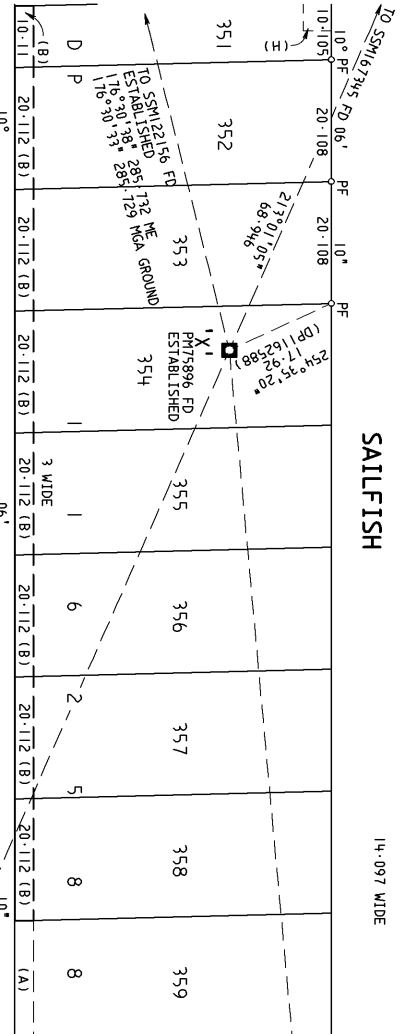
PLAN OF SUBDIVISION OF LOTS 341-349, 366-383 AND 394-395 AND PARTS OF LOTS 154, 184, 384, 395 AND 394 IN DP162588 AND EASEMENT TO DRAIN SEWAGE AFFECTING LOTS 351-356, 361-366, 386-389, 392 & 393 IN DP162588

LGA: TWEED
Locality: KINGSCLIFF
Subdivision No. SC14/0036

Registered
22.01.2015

DP1202149

	(G)	(G)	(G)	(G)	(G)	(G)	(G)	(G)	(G)
85	83	81	79	77	75	73	71		
D P									



(A)	(A)	(A)	(A)	(A)	(A)	(A)	(A)	(A)	(A)
405	45	46	47	48	49	50	51	52	
D P	D P								

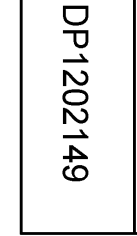
Surveyor: BRIAN DARRYL RAAEN  
 Date of Survey: 30/10/2014  
 Surveyor's Ref: M05506/20284C-C

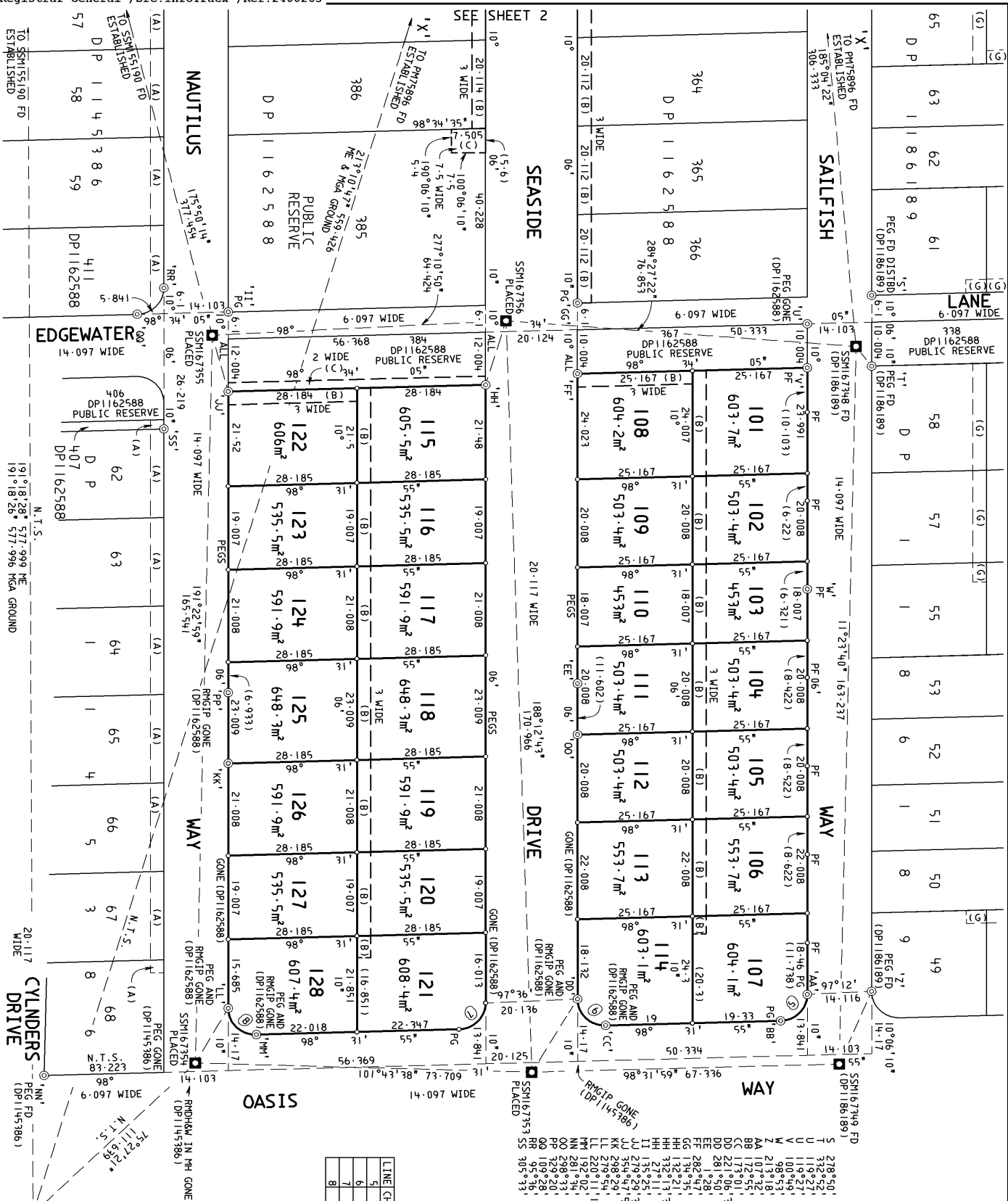
PLAN OF SUBDIVISION OF LOTS 341-349, 366-385 AND 390-395 AND EASEMENTS AFFECTING LOTS 341-395 AND 394 IN DP162588 AND EASEMENT TO DRAIN SEWAGE AFFECTING LOTS 351-359, 361-366, 386-389, 392 & 393 IN DP1182588

LGA: TWEED  
 Locality: KINGSCLIFF  
 Subdivision No: SC14/0036

Registered  
 22.01.2015

DP1202149





REFERENCE MARKS

S	278°30'	RHDHW IN KERB	3.39	& 10.585 FD (DP1145386)
T	332°52'	RHSM167348	5.64	FD (DP1186189)
U	119°27'	RHDHW IN GUTTER	4.1	FD (DP1162588)
V	108°27'	RHDHW IN KERB	11.305	FD (DP1162588)
W	108°27'	RHDHW IN KERB	3.46	& 10.844 GONE (DP1162588)
X	108°27'	RHDHW IN KERB	18.005	FD (DP1186189)
Y	213°01'	RHSM167349	3.995	& 10.575 FD (DP1162588)
Z	107°02'	RHDHW IN KERB	2.725	FD (DP1162588)
AA	172°05'	RHDHW IN PATH	3.995	& 10.575
BB	172°05'	RHDHW IN KERB	19.4	PLACED
CC	221°06'	RHSM167353	4.425	& 15.6
DD	281°50'	RHDHW IN KERB	0.85	FD (DP1145386)
EE	281°50'	RHDHW IN KERB	4.445	& 15.6
FF	281°50'	RHDHW IN KERB	4.445	& 15.6
GG	132°29'	RHDHW IN KERB	5.22	FD (DP1145386) BY ME
HH	332°31'	RHDHW IN KERB	8.52	
II	135°25'	RHSM167356	15.265	PLACED
JJ	270°11'	RHDHW IN NH	1.35	FD (DP1162588)
KK	279°29'	RHDHW IN NH	3.47	& 10.74
LL	354°47'	RHSM167355	3.47	
MM	298°29'	RHDHW IN KERB	3.625	& 11.19
NN	298°29'	RHDHW IN KERB	3.43	& 10.575
OO	298°29'	RHDHW IN KERB	13.82	& 15.6
PP	281°50'	RHSM167358	13.82	& 15.6
QQ	281°50'	RHDHW IN KERB	4.655	& 16.45
RR	281°50'	RHDHW IN NH	4.215	FD (DP1162588)
SS	305°33'	RHDHW IN NH	0.495	FD (DP1162588)
TT	305°33'	RHDHW IN NH	1.425	FD (DP1162588)

CURVED BOUNDARIES

LINE	CHORD BEARING	CHORD	ARC	RADIUS
5	54°19'	8.368	9.260	6.0
6	144°19'	8.601	9.589	6.0
7	54°19'	8.368	9.260	6.0
8	144°19'	8.601	9.589	6.0

PF DENOTES PEG FOUND (DP1162588)  
 PG DENOTES PEG GONE (DP1162588)

- (A) EASEMENT TO DRAIN SEWAGE 3 WIDE & 3.5 WIDE (DP1162588)
- (B) EASEMENT TO DRAIN SEWAGE 3 WIDE & VARIABLE WIDTH
- (C) PROPOSED EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE, 4.5 WIDE, 7.5 WIDE & VARIABLE WIDTH
- (G) EASEMENT TO DRAIN SEWAGE 3 WIDE (DP1186189)

Surveyor: BRIAN DARRYL RAAEN  
 Date of Survey: 30/10/2014  
 Surveyor's Ref: M05506/20284C-C

PLAN OF SUBDIVISION OF LOTS 341-349, 366-383 AND 384-395 AND PROPOSED EASEMENTS AFFECTING LOTS 341-349 AND 394 IN DP1162588 AND EASEMENT TO DRAIN SEWAGE AFFECTING LOTS 351-356, 361-366, 386-389, 392 & 393 IN DP1182588


LGA: TWEED  
 Locality: KINGSCLIFF  
 Subdivision No: SC14/0036

Registered  
 22.01.2015

DP1202149

DEPOSITED PLAN ADMINISTRATION SHEET


Sheet 1 of 7 sheet(s)

<p>Registered:  22.01.2015</p> <p>Title System: TORRENS</p> <p>Purpose: SUBDIVISION</p>	<p>Office Use Only</p> <h1 style="margin: 0;">DP1202149</h1> <p>Office Use Only</p>
<p><b>PLAN OF SUBDIVISION OF LOTS 341-349, 368-383 AND 395-403 IN DP1162588 AND PROPOSED EASEMENT FOR ELECTRICITY PURPOSES AFFECTING LOTS 350, 384, 385 AND 394 IN DP1162588 AND EASEMENT TO DRAIN SEWAGE AFFECTING LOTS 351-358, 361-366, 386-389, 392 &amp; 393 IN DP1162588</b></p>	<p>LGA: TWEED</p> <p>Locality: KINGSCLIFF</p> <p>Parish: CUDGEN</p> <p>County: ROUS</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 style="text-align: center;">Survey Certificate</p> <p>I, <b>BRIAN DARRYL RAAEN</b> ..... of <b>B &amp; P Surveys, PO Box 46, Murwillumbah, NSW, 2484</b> ..... a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><i>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on 30/10/2014</i> .....</p> <p><i>*(b) The part of the land shown in the plan (<del>*being</del>/<del>*excluding</del> ^.....) was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation.</i></p> <p><i>*(e) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</i></p> <p>Signature: <i>B. Raen</i> ..... Dated: <i>11/12/14</i> .....</p> <p>Surveyor ID: 1881.....</p> <p>Datum Line: 'X' - 'Y' .....</p> <p>Type: *Urban/*Rural</p> <p>The terrain is *Level-Undulating / *Steep Mountainous.</p> <p><i>*Strike through if inapplicable.</i></p> <p><i>^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</i></p>
<p style="text-align: center;">Subdivision Certificate</p> <p>I, <i>Raymond Musgrave</i> ..... <del>*Authorised Person/*General Manager/*Accredited Certifier</del>, 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: <i>R. Musgrave</i> .....</p> <p>Accreditation number: .....</p> <p>Consent Authority: <b>TWEED SHIRE COUNCIL</b></p> <p>Date of endorsement: <b>22.12.14</b></p> <p>Subdivision Certificate number: <b>SCI4/0036</b></p> <p>File number: DA13/0174.....</p> <p><i>*Strike through if inapplicable.</i></p>	<p>Plans used in the preparation of survey/compilation.</p> <p>DP1145386 DP1162588 DP1186189</p> <p style="text-align: right;">If space is insufficient continue on PLAN FORM 6A</p>
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p>	<p>Surveyor's Reference: M05506/20284C-C</p>
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	



DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 7 sheet(s)

Office Use Only  
 Registered:  22.01.2015

Office Use Only

**PLAN OF SUBDIVISION OF LOTS 341-349, 368-383 AND 395-403 IN DP1162588 AND PROPOSED EASEMENT FOR ELECTRICITY PURPOSES AFFECTING LOTS 350, 384, 385 AND 394 IN DP1162588 AND EASEMENT TO DRAIN SEWAGE AFFECTING LOTS 351-358, 361-366, 386-389, 392 & 393 IN DP1162588**

DP1202149

Subdivision Certificate number: SC14/0036  
 Date of Endorsement: 22.12.14

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
  - 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.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:-

1. EASEMENT TO DRAIN SEWAGE 3 WIDE AND VARIABLE WIDTH
2. RESTRICTION ON USE OF LAND
3. POSITIVE COVENANT
4. POSITIVE COVENANT

RELEASE:-

1. EASEMENT TO DRAIN SEWAGE 3 WIDE & 3.5 WIDE (DP1162588)

Lot	Street Number	Street Name	Street Type	Locality
101	13	Sailfish	Way	Kingscliff
102	11	Sailfish	Way	Kingscliff
103	9	Sailfish	Way	Kingscliff
104	7	Sailfish	Way	Kingscliff
105	5	Sailfish	Way	Kingscliff
106	3	Sailfish	Way	Kingscliff
107	1	Sailfish	Way	Kingscliff
108	14	Seaside	Drive	Kingscliff
109	12	Seaside	Drive	Kingscliff
110	10	Seaside	Drive	Kingscliff
111	8	Seaside	Drive	Kingscliff
112	6	Seaside	Drive	Kingscliff
113	4	Seaside	Drive	Kingscliff
114	2	Seaside	Drive	Kingscliff
115	13	Seaside	Drive	Kingscliff
116	11	Seaside	Drive	Kingscliff
117	9	Seaside	Drive	Kingscliff
118	7	Seaside	Drive	Kingscliff
119	5	Seaside	Drive	Kingscliff
120	3	Seaside	Drive	Kingscliff
121	1	Seaside	Drive	Kingscliff
122	14	Nautilus	Way	Kingscliff
123	12	Nautilus	Way	Kingscliff


If space is insufficient use additional annexure sheet

Surveyor's Reference: M05506/20284C-C



DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 7 sheet(s)

Office Use Only  
 Registered:  22.01.2015

**PLAN OF SUBDIVISION OF LOTS 341-349, 368-383 AND 395-403 IN DP1162588 AND PROPOSED EASEMENT FOR ELECTRICITY PURPOSES AFFECTING LOTS 350, 384, 385 AND 394 IN DP1162588 AND EASEMENT TO DRAIN SEWAGE AFFECTING LOTS 351-358, 361-366, 386-389, 392 & 393 IN DP1162588**

Subdivision Certificate number: SC14/0036  
 Date of Endorsement: 22.12.14

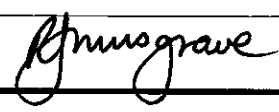
Office Use Only  
**DP1202149**

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
  - 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
124	10	Nautilus	Way	Kingscliff
125	8	Nautilus	Way	Kingscliff
126	6	Nautilus	Way	Kingscliff
127	4	Nautilus	Way	Kingscliff
128	2	Nautilus	Way	Kingscliff
129	63	Sailfish	Way	Kingscliff
130	61	Sailfish	Way	Kingscliff
131	59	Sailfish	Way	Kingscliff
132	57	Sailfish	Way	Kingscliff
133	55	Sailfish	Way	Kingscliff
134	53	Sailfish	Way	Kingscliff
135	51	Sailfish	Way	Kingscliff
136	49	Sailfish	Way	Kingscliff
137	64	Seaside	Drive	Kingscliff
138	62	Seaside	Drive	Kingscliff
139	60	Seaside	Drive	Kingscliff
140	58	Seaside	Drive	Kingscliff
141	56	Seaside	Drive	Kingscliff
142	54	Seaside	Drive	Kingscliff
143	52	Seaside	Drive	Kingscliff
144	50	Seaside	Drive	Kingscliff
145	65	Seaside	Drive	Kingscliff
146	63	Seaside	Drive	Kingscliff
147	61	Seaside	Drive	Kingscliff
148	59	Seaside	Drive	Kingscliff
149	57	Seaside	Drive	Kingscliff
150	55	Seaside	Drive	Kingscliff
151	53	Seaside	Drive	Kingscliff
152	51	Seaside	Drive	Kingscliff
153	49	Seaside	Drive	Kingscliff
154	66	Nautilus	Way	Kingscliff
155	64	Nautilus	Way	Kingscliff


If space is insufficient use additional annexure sheet

Surveyor's Reference: M05506/20284C-C



DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 4 of 7 sheet(s)

Office Use Only  
 Registered:  22.01.2015

**PLAN OF SUBDIVISION OF LOTS 341-349, 368-383 AND 395-403 IN DP1162588 AND PROPOSED EASEMENT FOR ELECTRICITY PURPOSES AFFECTING LOTS 350, 384, 385 AND 394 IN DP1162588 AND EASEMENT TO DRAIN SEWAGE AFFECTING LOTS 351-358, 361-366, 386-389, 392 & 393 IN DP1162588**

Subdivision Certificate number: SC14/0036  
 Date of Endorsement: 22.12.14

Office Use Only  
**DP1202149**

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
  - Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
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  - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Lot	Street Number	Street Name	Street Type	Locality
156	62	Nautilus	Way	Kingscliff
157	60	Nautilus	Way	Kingscliff
158	58	Nautilus	Way	Kingscliff
159	56	Nautilus	Way	Kingscliff
160	54	Nautilus	Way	Kingscliff
161	52	Nautilus	Way	Kingscliff
162	50	Nautilus	Way	Kingscliff

If space is insufficient use additional annexure sheet

Surveyor's Reference: M05506/20284C-C



PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 5 of 7 sheet(s)

Office Use Only

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Registered: 22.01.2015



DP1202149

PLAN OF SUBDIVISION OF LOTS 341-349, 368-383 AND 395-403 IN DP1162588 AND PROPOSED EASEMENT FOR ELECTRICITY PURPOSES AFFECTING LOTS 350, 384, 385 AND 394 IN DP1162588 AND EASEMENT TO DRAIN SEWAGE AFFECTING LOTS 351-358, 361-366, 386-389, 392 & 393 IN DP1162588

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- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
- 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.

Subdivision Certificate number: SC14/0036

Date of Endorsement: 22.12.14

ASJ Properties Pty Ltd ACN 602 251 025

Director  
Andrew Raymond Johnson


Director  
Sarah Johnson

If space is insufficient use additional annexure sheet

Surveyor's Reference: M05506/20284C-C

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 6 of 7 sheet(s)


Office Use Only  
Registered:  22.01.2015


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**DP1202149**

PLAN OF SUBDIVISION OF LOTS 341-349, 368-383 AND 395-403 IN DP1162588 AND PROPOSED EASEMENT FOR ELECTRICITY PURPOSES AFFECTING LOTS 350, 384, 385 AND 394 IN DP1162588 AND EASEMENT TO DRAIN SEWAGE AFFECTING LOTS 351-358, 361-366, 386-389, 392 & 393 IN DP1162588

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• A schedule of lots and addresses - See 60(c) SSI Regulation 2012  
• 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.

Subdivision Certificate number: SC14/0036  
Date of Endorsement: 22.12.14

  
RONALD IAN BARCLAY  
DIRECTOR RICHTECH PTY LTD  
ABN 50 010 977 536

  
BRUCE HAMILTON BARCLAY  
DIRECTOR  
RICHTECH PTY LTD

If space is insufficient use additional annexure sheet

Surveyor's Reference: M05506/20284C-C

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 7 of 7 sheet(s)

Office Use Only

Office Use Only

Registered:  22.01.2015

DP1202149

PLAN OF SUBDIVISION OF LOTS 341-349, 368-383 AND 395-403 IN DP1162588 AND PROPOSED EASEMENT FOR ELECTRICITY PURPOSES AFFECTING LOTS 350, 384, 385 AND 394 IN DP1162588 AND EASEMENT TO DRAIN SEWAGE AFFECTING LOTS 351-358, 361-366, 386-389, 392 & 393 IN DP1162588

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

Subdivision Certificate number: SC14/0036

Date of Endorsement: 22.12.14

Westpac Banking Corporation


ABN 33 007 457 141

being the Mortgagee under Mortgage number

AD 269007 hereby consents to this Lease/Lien plan instrument

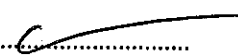
I certify that I am an eligible witness and that the attorney whose signature appears opposite signed this instrument in my presence. [See \* below]

Certified correct for the purposes of the Real Property Act 1900 by the MORTGAGEE SIGNED by JENINE BAIRD as attorney for Westpac Banking Corporation under power of attorney registered Book 4299 no. 332

Signature of witness: 

Name of witness: **Averil Joy Klein**

Address of witness: 1 King Street  
Concord West NSW

  
(Signature) Tier Three Attorney  
By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney

\*s117RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation

If space is insufficient use additional annexure sheet

Surveyor's Reference: M05506/20284C-C

ePlan

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

(Sheet 1 of 18 sheets)

Plan: **DP1202149**

PLAN OF SUBDIVISION OF LOTS 341-349,  
 368-383 AND 395-403 IN DP1162588 AND  
 PROPOSED EASEMENT FOR  
 ELECTRICITY PURPOSES AFFECTING  
 LOTS 350, 384, 385 & 394 IN DP1162588  
 AND EASEMENT TO DRAIN SEWAGE  
 AFFECTING LOTS 351-358, 361-366, 386-  
 389, 392 & 393 IN DP1162588 covered by  
 Subdivision Certificate No. *SC14/0036*  
 of *22-12-2014*.

**FULL NAME AND ADDRESS  
 OF PROPRIETOR OF THE LAND:**

Richtech Pty Limited ACN 010 977 536  
 being a company duly incorporated and  
 having its registered office at Unit 29, 50-56  
 Sanders Street, Upper Mount Gravatt QLD  
 4122

**PART 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited Lot(s), bodies or Prescribed Authority:
1	Easement to Drain Sewage 3 Wide & Variable Width	Lots 101-108, 115-122, 129-136, 144-153 & 162 AND Lots 351-358, 361-366, 386-389, 392 & 393 in DP1162588	Tweed Shire Council
2	Restriction on Use of Land	Each Lot	Every other Lot
3	Positive Covenant	Each lot	Tweed Shire Council
4	Positive Covenant	Each lot	Tweed Shire Council

**PART 1A (Release)**

Number of item shown in the intention panel on the plan	Identity of easement to be released and referred to in the plan	Burdened lot(s) or parcel(s):	Benefited Lot(s), bodies or Prescribed Authority:
1	Easement to Drain Sewage 3 Wide & 3.5 Wide (DP1162588)	Lots 368 & 383 in DP1162588	Tweed Shire Council

*R. J. Musgrave*

ePlan

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

(Sheet 2 of ~~8~~ sheets)

Plan: **DP1202149**

PLAN OF SUBDIVISION OF LOTS 341-349,  
368-383 AND 395-403 IN DP1162588 AND  
PROPOSED EASEMENT FOR ELECTRICITY  
PURPOSES AFFECTING LOTS 350, 384, 385  
& 394 IN DP1162588 AND EASEMENT TO  
DRAIN SEWAGE AFFECTING LOTS 351-358,  
361-366, 386-389, 392 & 393 IN DP1162588  
covered by Subdivision Certificate No *SC 14/0036*  
of  
*22-12-2014.*

**PART 2**

1. **TERMS OF RESTRICTION ON USE NUMBERED 2 IN THE ABOVEMENTIONED PLAN**

**1.1 Definitions**

- (1) **"DRP" or "Design Review Panel"** means a committee nominated by Richtech Pty Limited from time to time.
- (2) **"Building Works"** means any works or proposed works in respect of a Lot or Lots including without limitation external constructions, excavations, alterations, additions, erection of plant and equipment, antennas, aerials, repairs to dwellings or associated structures, fences, retaining walls, driveways, or recreational facilities including landscaping, tree planting, repainting and the erection of outdoor structures.
- (3) **"Consolidation"** means a proposal by a landowner of a Lot to consolidate that Lot with one or more Lots as one land title.
- (4) **"Development Application"** means an application to the relevant Authority for development consent in respect of a Lot.
- (5) **"Dwelling"** means a residence, the construction of which has been approved by the Design Review panel.
- (6) **"Substantially commenced"** means in respect of the construction of a dwelling: the completion of:-
  - a) the footings in the ground or the completion of a concrete slab;
  - b) erection of the structural frame;
  - c) installation of roof sheeting;
  - d) installation of external cladding;
  - e) installation of driveway;
  - f) landscaping of street frontages.

*B. Musgrave*



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**1.2 Restriction**

- (1) No development application may be made without the prior written approval of the Design Review Panel.
- (2) No building works (including temporary structures) may be commenced on a Lot without the prior written approval of the Design Review Panel which approval may be given, given on conditions, or refused in the discretion of the Design Review Panel. The Design Review Panel will not unreasonably withhold its consent if the building works comply with Tweed Shire Council Development Control Plan 2008, Section B11 – Seaside City.
- (3) Building works must not differ from works approved by the Design Review Panel without a variation which may be approved or refused by the Design Review Panel in its absolute discretion.
- (4) No consolidation may take place without the prior written approval of the Design Review Panel.
- (5) No advertisement, hoarding, sign or similar structure may be erected or remain on a Lot or on a building erected on a Lot other than one "For Sale" sign or a builder's sign either of which is to be no larger than 1 metre x 75 centimetres without the written consent of the Design Review Panel.
- (6) The Lot shall be kept clean and tidy and of neat appearance at all times and free of all accumulation, rubbish or waste material. If any Lot is not kept neat and tidy prior to the erection of a dwelling or the grass is not kept shorter than 30 centimetres, Richtech may enter upon the subject Lot and remove all accumulation of rubbish and waste material and mow the said Lot and charge the Registered Proprietor thereof for doing same.
- (7) No building material or any other item may be stored on a vacant Lot without the written approval of the Design Review Panel in its absolute discretion.
- (8) No person may live in any temporary structure or caravan on a Lot at any time or in any part of a main dwelling during its construction.

*R. Musgrave*

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(Sheet 4 of ~~8~~ sheets)

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- (9) No caravan may be placed or remain on a Lot unless it is screened and stored in a manner consistent with the design of the main dwelling to the satisfaction of the Design Review Panel in its absolute discretion.
- (10) For the benefit of any adjoining land owned by Richtech Pty Limited but only during the ownership thereof by Richtech Pty Limited its successors and assigns (other than Purchasers on sale) no fence shall be erected on any lot burdened to divide such Lot from the adjoining Lot or Lots without the consent of Richtech Pty Limited provided that such consent shall not be withheld if:-
- (1) Such fence is erected without expense to Richtech Pty Limited; and
- (2) Such fence has been approved by the Design Review Panel.
- (11) No sand, soil or gravel or other material may be excavated from a Lot except as approved by the Design Review Panel in its absolute discretion.
- (12) A Lot must not be left in a vacant state for more than two (2) years from the date of registration of the Plan of Subdivision creating the Lot without the construction of a dwelling having been substantially commenced.

2. **TERMS OF POSITIVE COVENANT NUMBERED 3 IN THE ABOVEMENTIONED PLAN**

Each burdened Lot shall be managed as an inner protection area as outlined within Section 4.1.3 and Appendix 5 of 'Planning for Bushfire Protection Guidelines 2006' and the NSW Rural Fire Service's Document 'Standards for Asset Protection Zones'.

Public road access and water, electricity and gas services are to comply with Section 4.1.3 of 'Planning for Bushfire Protection Guidelines 2006'.

Landscaping of each lot shall comply with the principles of Appendix 5 of 'Planning for Bushfire Protection Guidelines 2006'.

3. **TERMS OF POSITIVE COVENANT NUMBERED 4 IN THE ABOVEMENTIONED PLAN**

Roof water from dwellings or structures must be discharged to an approved infiltration pit located within the subject lot. Any infiltration pit created on a Lot shall be approved by the Principle Certifying Authority.

*Grungrave*

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(Sheet 5 of 8 sheets)

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4. NAME OF PERSON EMPOWERED TO RELEASE, VARY OR MODIFY EASEMENTS, RESTRICTIONS OR POSITIVE COVENANTS FIRSTLY, SECONDLY, THIRDLY AND FOURTHLY REFERRED TO IN THE ABOVEMENTIONED PLAN

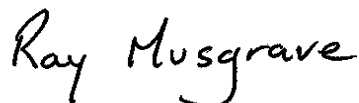
Tweed Shire Council of Tumbulgum Road, Murwillumbah in the State of New South Wales.

~~Director~~ \_\_\_\_\_ ~~Secretary~~

~~Director~~



Tweed Shire Council authorised person



ePlan

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS ON USE  
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(Sheet 6 of 8 sheets)

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*RD Barclay*

RONALD IAN BARCLAY  
DIRECTOR RICHTECH PTY LTD  
ABN 50 010 977 536

*BH Barclay*

BRUCE HAMILTON BARCLAY  
DIRECTOR  
RICHTECH PTY LTD


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**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS ON USE  
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(Sheet 7 of 8 sheets)

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**Westpac Banking Corporation**  
ABN 33 007 457 141  
being the Mortgagee under Mortgage number *AD 869007* hereby consents to this ~~Lease/~~*Lease/* ~~plan~~ *instrument* 

<p>I certify that I am an eligible witness and that the attorney whose signature appears opposite signed this instrument in my presence. [See * below]</p>	<p>Certified correct for the purposes of the Real Property Act 1900 by the <i>MORTGAGEE</i> SIGNED by <i>JENINE BARD</i> as attorney for Westpac Banking Corporation under power of attorney registered Book-4299 no. 332</p>
<p>Signature of witness:  Name of witness: <b>Averil Joy Klein</b></p>	<p> ..... (Signature) <b>Tier Three Attorney</b></p>
<p>Address of witness: <b>1 King Street Concord West NSW</b></p>	<p>By executing this instrument the attorney states that the attorney has received no notice of the revocation of the power of attorney</p>
<p><i>*s117RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation</i></p>	

ePlan

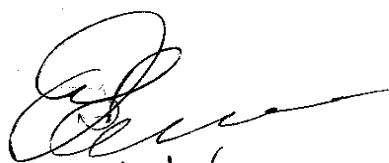
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*ASJ Properties Pty Ltd ACN 602 251 025*



*Director  
Andrew Raymond Johnson*



*Director  
Sarah Johnson*

REGISTERED



22.01.2015

# Planning Certificate under Section

## 10.7 (formerly Section 149)

### Environmental Planning and Assessment Act, 1979

Land No. 84292

**Applicant:** InfoTrack  
GPO Box 4029  
SYDNEY NSW 2000

**Certificate No:** ePlanCer24/0201  
**Date of Issue:** 25/01/2024  
**Fee Paid:** \$67.00  
**Receipt No:**

**Your Reference:**

**eCustomer Reference:** 2400263

**Property Description:** Lot 12 SP 98498; No. 11 Castaway Lane KINGSCLIFF

*In accordance with the requirements of section 10.7 of the Environmental Planning and Assessment Act 1979 (as amended), the following prescribed matters relate to the land at the date of this certificate.*

#### ITEM 1

##### Names of relevant planning instruments and development control plans

- (1) *The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.*
- (2) *The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.*
- (3) *Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—*
  - (a) *it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or*
  - (b) *for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved.*
- (4) *In this section—*

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

##### Item 1(1)

**The following local environmental planning instrument applies to the carrying out of development on the land:**

Tweed Shire LEP 2014

**The following State environmental planning policies (SEPPs) apply to the carrying out of development on the land.**

State Environmental Planning Policy (Industry and Employment) 2021 - Chapter 3 Advertising and Signage

State Environmental Planning Policy (Housing) 2021 - Chapter 2 Affordable Housing

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 7 Canal Estate Development

State Environmental Planning Policy (Housing) 2021 - Chapter 3 Diverse Housing

State Environmental Planning Policy (Transport and Infrastructure) 2021 - Chapter 3 Educational Establishments and Child Care Facilities

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Resilience and Hazards) 2021 - Chapter 3 Hazardous and Offensive Development

State Environmental Planning Policy (Primary Production) 2021 - Chapter 2 Primary Production and Rural Development

State Environmental Planning Policy (Resilience and Hazards) 2021 - Chapter 4 Remediation of Land

State Environmental Planning Policy (Resilience and Hazards) 2021 - Chapter 2 Coastal Management

State Environmental Planning Policy (Transport and Infrastructure) 2021 - Chapter 2 Infrastructure

State Environmental Planning Policy (Resources and Energy) 2021 - Chapter 2 Mining, Petroleum Production and Extractive Industries

State Environmental Planning Policy (Biodiversity and Conservation) 2021 - Chapter 2 Vegetation in non-rural areas

State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Sustainable Buildings) 2022

**Item 1(2)**

**The following draft local environmental plan(s) and draft planning proposal(s) have been placed on public exhibition and apply to the carrying out of development on the land:**

There are no draft Local Environmental Plans currently applying to the subject land.

**Item 1(3)**

**The following development control plan(s) that have been prepared in draft or adopted may apply to the carrying out of development on the land:**

Section A1 - Residential and Tourist Development Code

Section A2 - Site Access and Parking Code

Section A3 - Development of Flood Liable Land

Section A4 - Advertising Signs Code

Section A5 - Subdivision Manual

Section A6 - Biting Midge and Mosquito Control

Section A7 - Child Care Centres

Section A8 - Brothels Policy

Section A9 - Energy Smart Homes Policy

Section A10 - Exempt and Complying Development

Section A13 - Socio Economic Impact Assessment

Section A15 - Waste Minimisation and Management

Section A16 - Preservation of Trees or Vegetation

Section A17 - Business, Enterprise Corridor and General Industrial Zones

Section A18 - Heritage

Section A19 - Biodiversity and Habitat Management



Section B9 - Tweed Coast Strategy

Section B26 - Kingscliff Locality Plan

## ITEM 2

### Zoning and land use under relevant planning instruments

*The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—*

- (a) *the identity of the zone, whether by reference to—*
  - (i) *a name, such as “Residential Zone” or “Heritage Area”, or*
  - (ii) *a number, such as “Zone No 2 (a)”,*
- (b) *the purposes for which development in the zone—*
  - (i) *may be carried out without development consent, and*
  - (ii) *may not be carried out except with development consent, and*
  - (iii) *is prohibited,*
- (c) *whether additional permitted uses apply to the land,*
- (d) *whether development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the fixed minimum land dimensions,*
- (e) *whether the land is in an area of outstanding biodiversity value under the [Biodiversity Conservation Act 2016](#),*
- (f) *whether the land is in a conservation area, however described,*
- (g) *whether an item of environmental heritage, however described, is located on the land.*

#### **Item 2(a-c)**

**The subject land is within the following zone(s) and is affected by the following land use table:**

#### **Zone R3 Medium Density Residential**

##### **1 Objectives of zone**

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

##### **2 Permitted without consent**

Environmental facilities; Environmental protection works; Home occupations

##### **3 Permitted with consent**

Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Group homes; Home industries; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Respite day care centres; Roads; Seniors housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

##### **4 Prohibited**

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Local distribution premises; Marinas; Moorings; Mortuaries; Open cut mining; Passenger transport facilities; Public administration buildings; Registered clubs; Research stations; Restricted premises; Rural

industries; Rural workers' dwellings; Service stations; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Wharf or boating facilities; Wholesale supplies

[End of Zone R3 Table]

### **Item 2(d)**

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

Not applicable.

### **Item 2(e) - Biodiversity Value:**

The subject land is not in an area of outstanding biodiversity value under the [Biodiversity Conservation Act 2016](#).

### **Item 2(f) - Conservation Area:**

The subject land is not within a heritage conservation area identified within the applicable Tweed Local Environmental Plan.

### **Item 2(g) - Item of Environmental Heritage:**

The subject land does not contain nor constitute an item of environmental heritage as listed in the applicable Tweed Local Environmental Plan.

### **Other Clauses under Tweed Local Environmental Plan 2000 (if this Plan applies)**

The subject land is not affected by any special clauses in Tweed Local Environmental Plan 2000.

## **ITEM 3**

### **Contributions Plans:**

- (1) *The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.*
- (2) *If the land is in a special contributions area under the Act, Division 7.1, the name of the area.*

The following contributions plan(s) apply (or may apply depending upon proposed future development) to the subject land:

Section 94 Plan No 4 - Tweed Road Contribution Plan

Section 94 Plan No 11 - Tweed Shire Library Facilities

Section 94 Plan No 12 - Bus Shelters

Section 94 Plan No 13 - Eviron Cemetery

Section 94 Plan No 15 - Developer Contributions for Community Facilities

Section 94 Plan No 18 - Council Administration Offices and Technical Support Facilities

Section 94 Plan No 22 - Cycleways

Section 94 Plan No 26 - Shirewide/Regional Open Space

Section 94 Plan No 28 - Seaside City

Section 94 Plan No 32 - Developer Contributions for Heavy Haulage

## **ITEM 4**

### **Complying Development**

- (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.*
- (2) *If complying development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.*

- (3) *If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—*
- (a) *a restriction applies to the land, but it may not apply to all of the land, and*
  - (b) *the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*
- (4) *If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land.*

### **Part 3 Housing Code**

Yes. Complying Development under the Housing Code may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### **Part 3A Rural Housing Code**

Yes. Complying Development under the Rural Housing Code may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### **Part 3B Low Rise Housing Diversity Code**

Yes. Complying Development under the Low Rise Housing Diversity Code may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### **Part 3C Greenfield Housing Code**

Yes. Complying Development under the Greenfield Housing Code may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### **Part 4 Housing Alterations Code**

Yes. Complying Development under the Housing Alterations Code may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### **Part 4A General Development Code**

Yes. Complying Development under the General Development Code may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### **Part 5 Industrial and Business Alterations Code**

Yes. Complying Development under the Industrial and Business Alterations Code may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### **Part 5A Industrial and Business Buildings Code**

Yes. Complying Development under the Industrial and Business Buildings Code may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### **Part 5B Container Recycling Facilities Code**

Yes. Complying Development under the Container Recycling Facilities Code may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### **Part 6 Subdivisions Code**

Yes. Complying Development under the Subdivisions Code may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### **Part 7 Demolition Code**

Yes. Complying Development under the Demolition Code may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### **Part 8 Fire Safety Code**

Yes. Complying Development under the Fire Safety Code may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### **Part 9 Agritourism and Farm Stay Accommodation Code**

**Yes. Complying Development under the Agritourism and Farm Stay Accommodation Code may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.**

### Qualifying Statement on Council Data Affecting this Item

Tweed Shire Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land. A restriction applies to the land, but it may not apply to all of the land.

#### ITEM 5

##### Exempt Development

- (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.*
- (2) *If exempt development may not be carried out on the land because of 1 of those clauses, the reasons why it may not be carried out under the clause.*
- (3) *If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that—*
  - (a) *a restriction applies to the land, but it may not apply to all of the land, and*
  - (b) *the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.*
- (4) *If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.*

Yes. Exempt Development may be carried out on this land subject to an assessment of compliance with the requirements of the SEPP.

### Qualifying Statement on Council Data Affecting this Item

Tweed Shire Council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land. A restriction applies to the land, but it may not apply to all of the land.

#### ITEM 6

##### Affected building notices and building product rectification orders

- (1) *Whether the council is aware that—*
  - (a) *an affected building notice is in force in relation to the land, or*
  - (b) *a building product rectification order is in force in relation to the land that has not been fully complied with, or*
  - (c) *a notice of intention to make a building product rectification order given in relation to the land is outstanding.*
- (2) *In this section—*

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

**building product rectification order** has the same meaning as in the [Building Products \(Safety\) Act 2017](#).

##### Item (1)(a-c)

Council is not aware of any affected building notice or building product rectification order or a notice of intention to make a building product rectification order for the subject land.

#### ITEM 7

##### Land reserved for acquisition:

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

The subject land is not identified as being subject to acquisition by a public authority (as referred to in section 3.15 of the EP&A Act 1979) under the provisions of any environmental planning instrument deemed or draft environmental planning instrument.

#### ITEM 8

### Road Widening and Road Realignment:

Whether the land is affected by road widening or road realignment under—

- (a) the [Roads Act 1993](#), Part 3, Division 2, or
- (b) an environmental planning instrument, or
- (c) a resolution of the council.

#### Item 8(a-c)

The subject land is not affected by any road widening or realignment proposal under either Division 2 or Part 3 of the Roads Act, 1993, any environmental planning instrument or any resolution of the Council.

### ITEM 9

#### Flood related development controls

- (1) If the land or part of the land is within the flood planning area and subject to flood related development controls.
- (2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.
- (3) In this section—  
**flood planning area** has the same meaning as in the Floodplain Development Manual.  
**Floodplain Development Manual** means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.  
**probable maximum flood** has the same meaning as in the Floodplain Development Manual.

#### Item 9(1-3)

- (1) The subject land is not affected by any flooding under Council's Development Control Plan A3 – Development of Flood Liable Land.

#### Floodplain Risk Management Study

Council has adopted the Tweed Valley Floodplain Risk Management Study (and Draft Plan) 2005 - Part 2 Planning Controls for High Flow Areas dated August 2006. The subject land is not affected by this Policy.

- (2) The land or part of the land is not affected by the probable maximum flood.

### ITEM 10

#### Council and other public authority policies on hazard risk restrictions

- (1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.
- (2) In this section—  
**adopted policy** means a policy adopted—
  - (a) by the council, or
  - (b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

#### Land Slip:

The council has not adopted a policy to restrict development of the subject land because of the likelihood of land slip. Geotechnical investigations may be required prior to development of some sites, depending upon the

characteristics of the site and the nature of development proposed.

**Bushfire:**

The Council has not adopted a policy to restrict development of the subject land because of the likelihood of bushfire hazard.

**Tidal Inundation:**

Council has no records that indicate that the land is affected by tidal inundation. Accordingly, the Council has not adopted a policy to restrict development of the land in respect of tidal inundation.

**Subsidence:**

Council records do not indicate that the land is affected by subsidence. Accordingly, the Council has not adopted a policy to restrict development of the land in respect to subsidence.

**Acid Sulfate Soils:**

The subject land is identified as Class 4 on Councils "Acid Sulfate Soil Planning Map" under the relevant Tweed Local Environmental Plan.

**Contamination:**

Council has by resolution, adopted a policy which may restrict development of the subject land in respect of potential contamination of that land.

Due to the historical nature of land uses in the Tweed Shire, there is a possibility that land previously used for such purposes as agriculture, industrial, residential, commercial or similar uses would contain contamination. Enquiries should be made at the Council for any information held in their files and enquiries should also be made with all other relevant authorities. Tweed Shire Council has not yet prepared any detailed information as to whether this land is contaminated land.

**Coastal Hazards:**

This property is not affected.

**Aircraft Noise:**

The subject site does not lie within an Australian Noise Exposure Forecast (ANEF) zone surrounding Gold Coast Airport. Additional information on aircraft noise and the ANEF can be obtained from Gold Coast Airport on (07) 5589 1100 or by visiting their website at <http://www.goldcoastairport.com.au/>.

**Any Other Risk:**

Council has adopted a policy to restrict development of the subject land due to the following other identified risk:

- **Cattle Tick Dip Sites:**

Council records do not indicate that the land is or has been used as a Cattle Tick Dip Site.

---

**ITEM 11**

**Bush Fire Prone Land**

- |                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(1) <i>If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.</i></p> <p>(2) <i>If none of the land is bush fire prone land, a statement to that effect.</i></p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The subject land is not identified as bush fire prone land in accordance with the Bush Fire Prone Land map certified in accordance with Section 10.3(2) of the Environmental Planning and Assessment Act, 1979, as amended.

---

**ITEM 12**

**Loose-fill asbestos insulation**

<p><i>If the land includes residential premises, within the meaning of the <a href="#">Home Building Act 1989</a>, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.</i></p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The land is not known to be affected or listed on any register.

## ITEM 13

### Mine Subsidence:

Whether the land is declared to be a mine subsidence district, within the meaning of the [Coal Mine Subsidence Compensation Act 2017](#).

No

## ITEM 14

### Paper subdivision information

- (1) The name of a development plan adopted by a relevant authority that—
  - (a) applies to the land, or
  - (b) is proposed to be subject to a ballot.
- (2) The date of a subdivision order that applies to the land.
- (3) Words and expressions used in this section have the same meaning as in this Regulation, Part 10 and the Act, Schedule 7.

There is no paper subdivision information relating to this land.

## ITEM 15

### Property Vegetation Plans

If the land is land in relation to which a property vegetation plan is approved and in force under the [Native Vegetation Act 2003](#), Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

The subject land is not affected by a Property Vegetation Plan under the Native Vegetation Act 2003.

## ITEM 16

### Biodiversity Stewardship Sites:

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the [Biodiversity Conservation Act 2016](#), Part 5, a statement to that effect, but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

**Note—**

Biodiversity stewardship agreements include biobanking agreements under the [Threatened Species Conservation Act 1995](#), Part 7A that are taken to be biodiversity stewardship agreements under the [Biodiversity Conservation Act 2016](#), Part 5.

Council has not been notified of the existence of any biodiversity stewardship agreements by the Chief Executive of the Office of Environment and Heritage.

## ITEM 17

### Biodiversity certified land:

If the land is biodiversity certified land under the [Biodiversity Conservation Act 2016](#), Part 8, a statement to that effect.

**Note—**

Biodiversity certified land includes land certified under the [Threatened Species Conservation Act 1995](#), Part 7AA that is taken to be certified under the [Biodiversity Conservation Act 2016](#), Part 8.

Council is not aware of any Biodiversity Certifications on this site.

## ITEM 18

### Orders under Trees (Disputes between Neighbours) Act 2006

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, but only if the council has been notified of the order.

Council has not been notified of any Order made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

## ITEM 19

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

- (1) If the [Coastal Management Act 2016](#) applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the [Local Government Act 1993](#), section 496B, for coastal protection services that relate to existing coastal protection works.
- (2) In this section—  
**existing coastal protection works** has the same meaning as in the [Local Government Act 1993](#), section 553B.  
**Note—**  
Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

The subject site is not affected by any Annual Charges for coastal protection services under the *Local Government Act 1993*.

## ITEM 20

### Western Sydney Aerotropolis

- Whether under [State Environmental Planning Policy \(Precincts—Western Parkland City\) 2021](#), Chapter 4 the land is—
- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or
  - (b) shown on the [Lighting Intensity and Wind Shear Map](#), or
  - (c) shown on the [Obstacle Limitation Surface Map](#), or
  - (d) in the “public safety area” on the [Public Safety Area Map](#), or
  - (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the [Wildlife Buffer Zone Map](#).

Not applicable to Tweed Shire.

## ITEM 21

### Development consent conditions for seniors housing

If [State Environmental Planning Policy \(Housing\) 2021](#), Chapter 3, Part 5 applies to the land, 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).

State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land.

There are no historic development consents relating to Seniors Housing on the land.

## ITEM 22



### Site compatibility certificates and development consent conditions for affordable rental housing

- (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 and, if there is a certificate—
  - (a) the period for which the certificate is current, and
  - (b) that a copy may be obtained from the Department.
- (2) If [State Environmental Planning Policy \(Housing\) 2021](#), Chapter 2, Part 2, Division 1 or 5 applies to the land, 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).
- (3) 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).
- (4) In this section—  
**former site compatibility certificate** means a site compatibility certificate issued under [State Environmental Planning Policy \(Affordable Rental Housing\) 2009](#).

#### Item (1)(a-b)

There are no current site compatibility certificates under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate that council is aware of in relation to the land.

#### Item (2)

State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2 does not apply to the land.

There are no development consents of a kind referred to in State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, section 21(1) or 40(1) relating to the land.

#### Item (3)

There are no development consents of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1) relating to the land.

### Prescribed matters in accordance with the Contaminated Land Management Act 1997

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

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,
- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

#### **(a) Significantly Contaminated Land**

As at the date of this certificate, Council has not been notified by the NSW Environment Protection Authority (EPA) that the land is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.

#### **(b) Management Order**

As at the date of this certificate, Council has not been notified by the NSW Environment Protection Authority (EPA) that the land is the subject of a management order within the meaning of the Contaminated Land Management Act 1997.

#### **(c) Approved Voluntary Management Proposal**

As at the date of this certificate, Council has not been notified by the NSW Environment Protection Authority (EPA) that the land is the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.

**(d) Ongoing Maintenance Order**

As at the date of this certificate, Council has not been notified by the NSW Environment Protection Authority (EPA) that the land is the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.

**(e) Site Audit Statement**

As at the date of this certificate, Council has not been notified that the land is the subject of a site audit statement within the meaning of Part 4 of the Contaminated Land Management Act 1997. Council has not been notified/provided with a copy of any site audit statement pertaining to the subject land.

**NOTE:** *The information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021.*

*Information provided under Section 10.7(2) is in accordance with the matters prescribed under Schedule 2 of the Environmental Planning and Assessment Regulation 2021.*

*When information pursuant to Section 10.7(5) is requested, the Council is under no obligation to furnish any particular information pursuant to that Section. The absence of any reference to any matters affecting the land shall not imply that the land is not affected by any matter not referred to in this Certificate.*

*In addition to the above information you may wish to obtain advice on additional matters affecting the site. A certificate under Section 10.7(5) of the Environmental Planning and Assessment Act 1979 may provide advice on the following additional matters:*

- *Development Approval/s issued within the last five years;*
- *Draft Environmental Planning Instruments;*
- *Tree Preservation Orders;*
- *Further Information Regarding Contamination;*
- *Height under Tweed Local Environmental Plan 2000; Tweed City Centre Local Environmental Plan 2012 and Tweed Local Environmental Plan 2014*
- *Aircraft Noise;*
- *Future Road Corridor;*
- *Future Road Widening; and*
- *Farmland Protection*

*Council draws your attention to Section 10.7(6) which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5).*

**Please contact the Development Assessment Unit for further information about any instruments or affectations referred to in the Certificate.**



**TROY GREEN**  
**GENERAL MANAGER**

Per .....

Council Reference: DD24/0117  
Your Reference:  
eCustomer Reference: 2400263



Customer Service | 1300 292 872 | (02) 6670 2400

**25 January 2024**

InfoTrack  
GPO Box 4029  
**SYDNEY NSW 2001**

[tsc@tweed.nsw.gov.au](mailto:tsc@tweed.nsw.gov.au)  
[www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au)



PO Box 816  
Murwillumbah NSW 2484

Please address all communications  
to the General Manager

ABN: 90 178 732 496

Dear Sir/Madam

**Sewer Diagram**  
**Lot 12 SP 98498; No. 11 Castaway Lane KINGSCLIFF**

The sewer detail shown identifies the location of Council's sewer main connection point servicing this property.

Sewer drainage lines located within the allotment and servicing the individual buildings are privately owned and controlled by the Body Corporate.

Reference should be made to the Developer/Subdivider for details relating to these drainage lines.

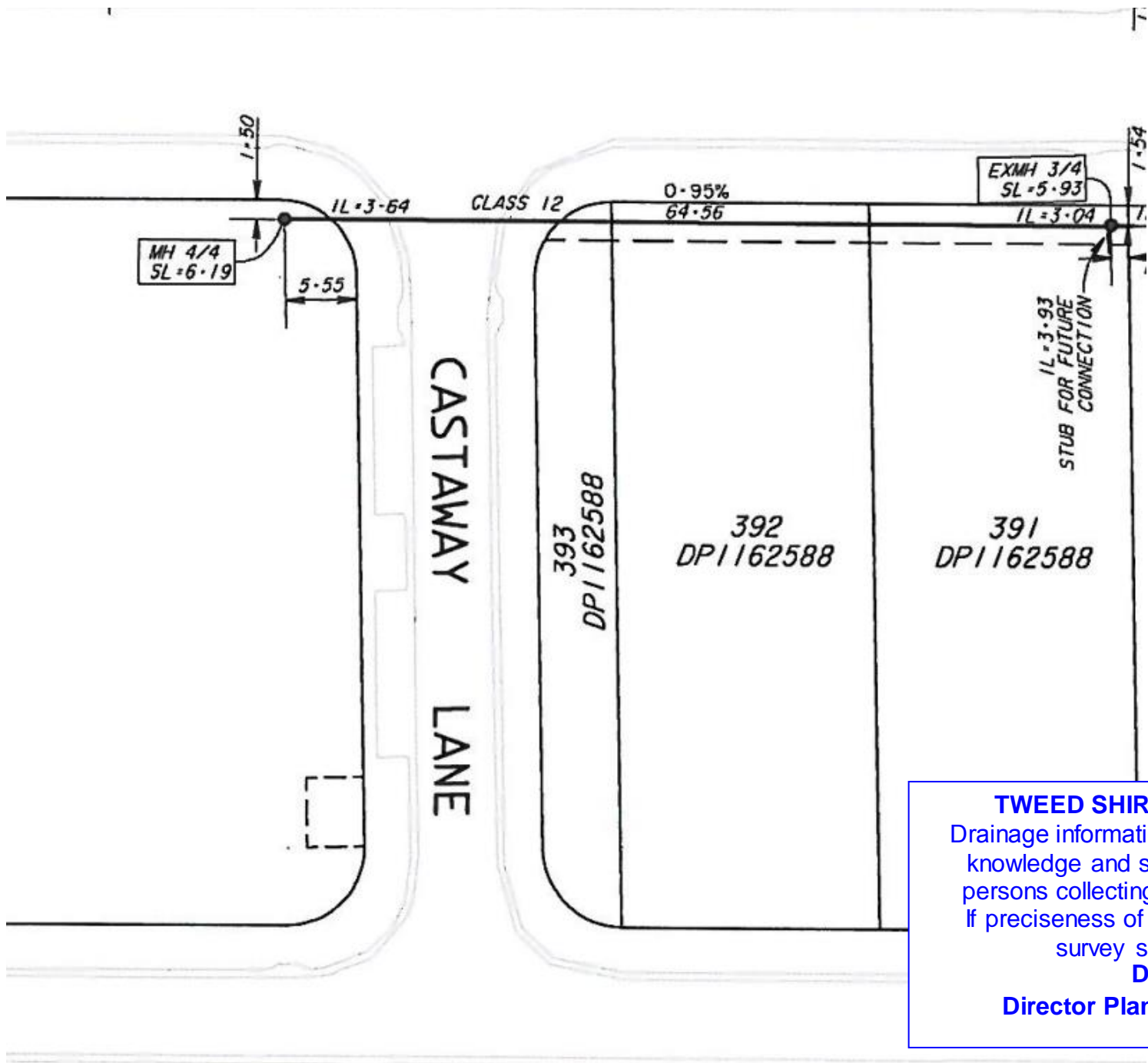
For further information regarding this matter please contact Council's Building and Environmental Health Unit.

Yours faithfully

A handwritten signature in black ink, appearing to read "Marcela Lopez".

**Marcela Lopez**  
**ACTING MANAGER BUILDING AND ENVIRONMENTAL HEALTH**

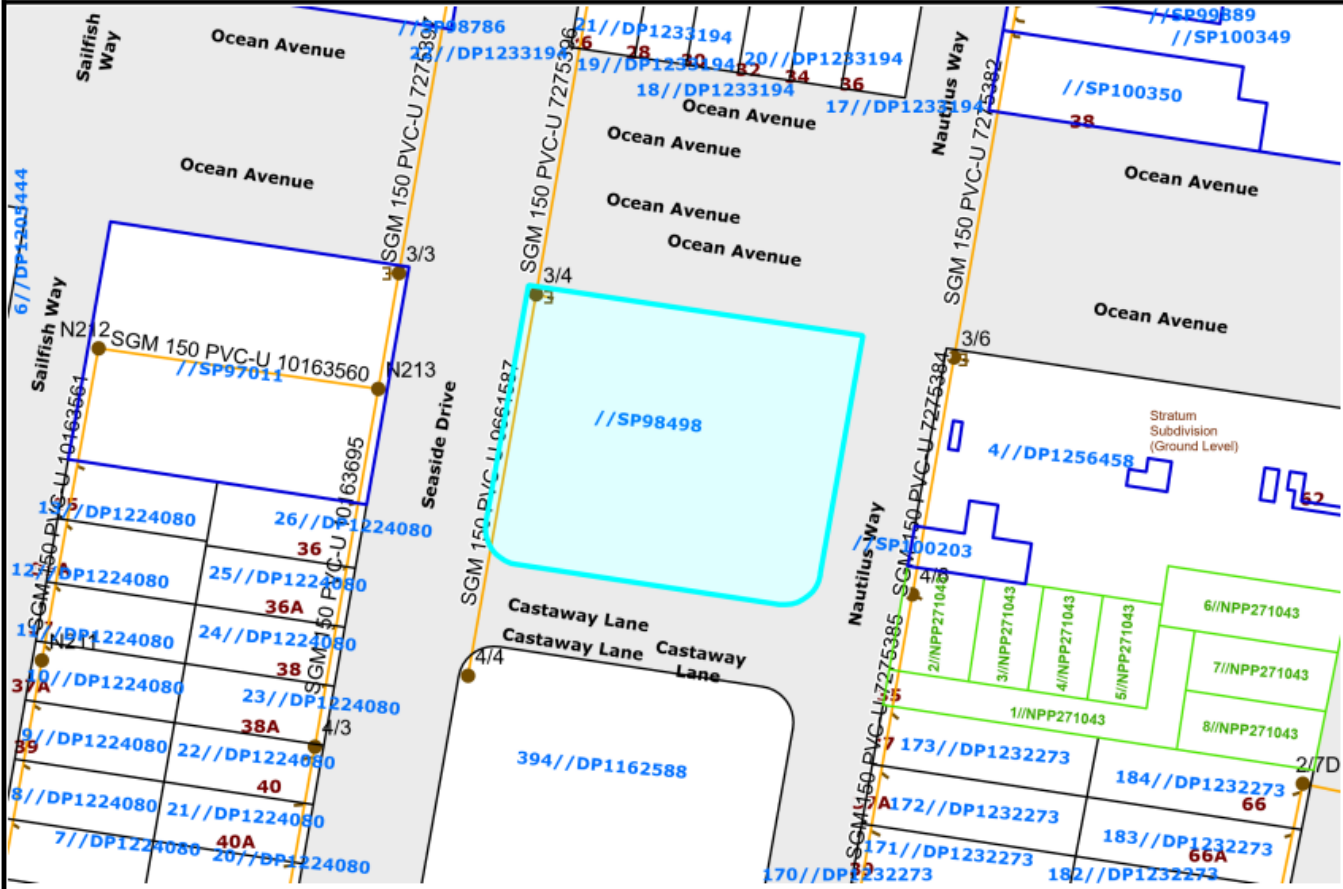
Enclosure



**TWEED SHIRE COUNCIL WARNING**  
 Drainage information is to the best of Council's knowledge and supplied for the guidance of persons collecting property or planning data. If preciseness of location is critical, a private survey should be arranged.  
**Denise Galle**  
**Director Planning and Regulations**

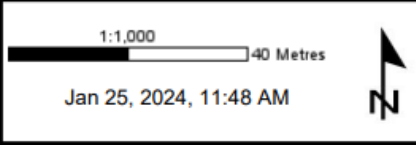
### Sewer Network Report

Owners: The Owners Strata Plan 98498 Lot & DP: //98498  
Land No: 84280



- Sewer Node**
- ⊕ Air Vac Release
  - ⊖ Bypass Kit
  - ⊠ Boundary Kit
  - ) End Cap
  - ⊠ Flushing Point
  - ▶ Open Valve
  - Public Manhole
  - ⊠ Private Property Pump
  - ⊠ Public Property Pump
  - ⊠ Pump Station Public
  - Pump Station Private
  - SRM Manhole
  - ⊠ Metering Point
  - ⊕ Emergency Storage Tanks
  - ⊠ Rodding Eye
  - ⊠ Scour Valve
  - ⊠ Lamphole
  - ⊕ Vacuum Chamber
  - ⊕ Vent Stack
  - ▲ Reducer
- Sewer Vacuum Mains**
- Pipe Diameter 0 - 100mm
  - Pipe Diameter 110 - 160mm
  - Sewer Rising Mains Location
  - Sewer Gravity Mains Location
  - 0 - 200
  - 225 - 600
  - 700 - 900
  - Sewer Service Connection
  - ⊠ Sewer DSP
  - ⊠ Sewer Basin

Civic and Cultural Centre  
3 Tumbulgum Road  
(PO Box 816)  
Murwillumbah NSW 2484  
T | (02) 6670 2400 | 1300 292 872 F | (02) 6670 2429  
W | www.tweed.nsw.gov.au



Disclaimer: While every care is taken to ensure the accuracy of this data, Tweed Shire council makes no representations or warranties expressed or implied, statutory or otherwise, about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which may be incurred as a result of data being inaccurate in any way and for any reason. This information is supplied for general guidance and is to be considered indicative and diagrammatic only. It should not be used for survey or construction purposes and prior to any excavations a "Dial before you Dig" enquiry must be made by calling 1100. The information contained in this document remains valid for the 30 days only from the date of supply.



Enquiry ID 4049571  
Agent ID 81429403  
Issue Date 24 Jan 2024  
Correspondence ID 1778842599  
Your reference 2400263

INFOTRACK PTY LIMITED  
GPO Box 4029  
SYDNEY NSW 2001

**Land Tax Certificate under section 47 of the *Land Tax Management Act, 1956.***

**Property Tax status Certificate under section 49 of the *Property Tax (First Home Buyer Choice) Act, 2022.***

This information is based on data held by Revenue NSW.

---

Land ID	Land address	Taxable land value	Property Tax Status
S98498/12	11 CASTAWAY LANE KINGSCLIFF 2487	NOT AVAILABLE	Not Opted In

There is **no land tax** (including surcharge land tax) charged on the land up to and including the 2024 tax year.

If the property is opted in, the owner of the land will need to arrange for the charge to be removed. Please call us on 1300 135 195.

---

Yours sincerely,

Scott Johnston  
Chief Commissioner of State Revenue

## Important information

### Who is protected by a clearance certificate?

A clearance certificate states whether there is any land tax (including surcharge land tax) owing on a property. The certificate protects a purchaser from outstanding land tax liability by a previous owner, however it does not provide protection to the owner of the land.

### When is a certificate clear from land tax?

A certificate may be issued as 'clear' if:

- the land is not liable or is exempt from land tax
- the land tax has been paid
- Revenue NSW is satisfied payment of the tax is not at risk, or
- the owner of the land failed to lodge a land tax return when it was due, and the liability was not detected at the time the certificate was issued.

**Note:** A clear certificate does not mean that land tax was not payable, or that there is no land tax adjustment to be made on settlement if the contract for sale allows for it.

### When is a certificate not clear from land tax?

Under section 47 of the *Land Tax Management Act 1956*, land tax is a charge on land owned in NSW at midnight on 31 December of each year. The charge applies from the taxing date and does not depend on the issue of a land tax assessment notice. Land tax is an annual tax so a new charge may occur on the taxing date each year.

### How do I clear a certificate?

A charge is removed for this property when the outstanding land tax amount is processed and paid in full. Payment can be made during settlement via an accepted Electronic Lodgement Network or at an approved settlement room.

To determine the land tax amount payable, you must use one of the following approved supporting documents:

- Current year land tax assessment notice. This can only be used if the settlement date is no later than the first instalment date listed on the notice. If payment is made after this date interest may apply.
- Clearance quote or settlement letter which shows the amount to clear.

The charge on the land will be considered removed upon payment of the amount shown on these documents

### How do I get an updated certificate?

A certificate can be updated by re-processing the certificate through your Client Service Provider (CSP), or online at [www.revenue.nsw.gov.au/taxes/land/clearance](http://www.revenue.nsw.gov.au/taxes/land/clearance).

Please allow sufficient time for any payment to be processed prior to requesting a new version of the clearance certificate.

### Land value, tax rates and thresholds

The taxable land value shown on the clearance certificate is the value used by Revenue NSW when assessing land tax. Details on land tax rates and thresholds are available at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au).

## Contact details



Read more about Land Tax and use our online service at [www.revenue.nsw.gov.au](http://www.revenue.nsw.gov.au)



1300 139 816\*



Phone enquiries  
8:30 am - 5:00 pm, Mon. to Fri.

\* Overseas customers call +61 2 7808 6906  
Help in community languages is available.