

**Warning statement**

Property Agents and Motor Dealers Act 2000 - Chapter 11

This form is effective from 1 October 2010.

Department of **Employment, Economic
Development and Innovation****Instructions**

This form is to be attached to a proposed relevant contract of sale for residential property to be read and signed by a proposed buyer **BEFORE** the proposed buyer signs the proposed relevant contract.

The seller or seller's agent must give the proposed buyer a clear statement directing the buyer's attention to the proposed relevant contract and to this warning statement before the proposed buyer signs the proposed relevant contract. Failure to give the proposed buyer a clear statement may give the buyer a right to terminate the contract under section 370 within 90 days of receiving a copy of the relevant contract unless settlement occurs earlier.

Property address

Note: If no street address is applicable, use lot and plan information to identify the property

Street name and number Unit 1 / 121 Landsborough Parade

Suburb GOLDEN BEACH

State

Q L D

Postcode

4 5 5 1

WARNING

DO NOT sign the proposed relevant contract for the above property until you have read and understood ALL SECTIONS of this form. DO NOT sign if you feel pressured.

The relevant contract is subject to a five (5) business day cooling-off period. You may terminate this contract during the cooling-off period. However, the seller may deduct a termination penalty of up to 0.25% of the purchase price from the deposit.

You should obtain independent:

- **legal advice** See note 1
- **valuation** See note 2

Cooling-off period**What is the cooling-off period?**

The cooling-off period is five (5) business days, during which you can change your mind about purchasing this property. Use this time to seek independent legal advice and an independent valuation of the property.

When does the cooling-off period start?

Your cooling-off period starts on the day you receive a copy of the completed relevant contract from the seller or seller's agent. The proposed contract becomes a relevant contract when both parties have signed. In any dispute about the commencement of the cooling-off period, it will be up to the seller to prove the buyer received a copy of the relevant contract. If you receive a copy of the relevant contract on a day other than a business day, the cooling-off period commences on the first business day after you receive a copy of the relevant contract.

When does the cooling-off period end?

Your cooling-off period ends at 5.00pm on the fifth business day after the cooling-off period started. A business day is a day other than a Saturday, Sunday or public holiday.

Can I waive or shorten the cooling-off period?

Yes, but only if you engage an independent lawyer who must give you a lawyer's certificate explaining the purpose and nature of the certificate. You should seek advice from your lawyer about the effect of waiving or shortening your cooling-off period. If you are waiving the cooling-off period, the lawyer's certificate must be given to the seller or seller's agent before you and the seller enter into the relevant contract.

What should I do during the five (5) day cooling-off period?

It is strongly recommended that you seek independent legal advice and obtain an independent valuation of the property during this time and that you understand and agree with the terms and conditions of the contract.

How do I terminate the contract during the cooling-off period and what happens if the relevant contract is terminated?

If you want to terminate the contract at any time before the end of the five (5) day cooling-off period, you must give a signed, dated notice to the seller indicating that you wish to terminate the contract during the cooling-off period. The notice must state that the relevant contract is terminated under section 370A of the *Property Agents and Motor Dealers Act 2000*. The seller must refund your deposit within 14 days of the termination. The seller may deduct a termination penalty of up to 0.25% of the purchase price. Make sure you terminate any building contract associated with this property if you terminate this contract during the cooling-off period.

What happens after the cooling-off period ends?

If you do not terminate the contract during the cooling-off period, you are legally bound by the contract, subject to the terms and conditions of the contract.

Other important information

Read the attached proposed relevant contract. Do not be pressured into signing the proposed relevant contract before you have read it.

Note 1 - Independent legal advice

Do you fully understand the legal consequences of signing the attached proposed relevant contract? Before signing the proposed relevant contract, it is strongly recommended that you seek independent legal advice and clarify any queries or concerns you have about buying the property. Are you sure the person you have obtained advice from is totally independent from the seller or seller's agent? Exercise extreme caution in accepting the advice of anyone referred to you by the seller or seller's agent.

Note 2 - Independent valuation of the property

Are you sure the purchase price for this property is fair? You should consider obtaining an independent valuation of the property before you sign the contract, or before your cooling-off period ends. When choosing a valuer you should ask whether the valuer has any relationship with any person involved in selling the property and whether they have professional indemnity insurance. Before you engage the valuer ask about the cost of the valuation. For more information about valuations, go to www.fairtrading.qld.gov.au/house-valuation.htm.

Building contracts

For building contracts associated with the purchase of residential property, you should ensure that the building contract price is not over-valued or inflated. Get a valuation or compare homes of similar value advertised or displayed by other home builders. Domestic building contracts also have a cooling-off period under the *Domestic Building Contracts Act 2000* (section 72). Please check the Building Services Authority of Queensland website at www.bsa.qld.gov.au for further information about building contracts. Remember to terminate any building contracts related to this property if you terminate this contract.

Claim fund and property developers

A claim fund exists which, in some cases, enables buyers to make a claim if they suffer financial loss because a real estate agent commits a claimable offence. Strict guidelines and timeframes apply. If you suffer loss while buying an investment property or buying any property from a property developer you can not make a claim for loss against the fund.

How do I know if I'm dealing with a licensed real estate agent or property developer and/or obtain further information about purchasing real estate?

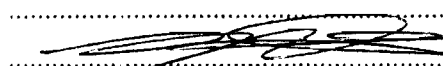
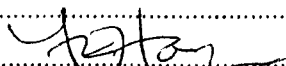
The Fair Trading website at www.fairtrading.qld.gov.au provides you with useful information about purchasing property. You can check that you are dealing with a licensed real estate agent or property developer at www.fairtrading.qld.gov.au/are-you-licensed.htm or by phoning 13 13 04.

Buyer's acknowledgment

I/we have read all sections of this warning statement and I/we acknowledge that by signing this warning statement, my/our attention has been directed to this warning statement and the attached proposed relevant contract by a clear statement and I/we have signed the warning statement BEFORE I/we signed the attached proposed relevant contract.

Signing this Warning Statement negates any termination right I/we may have had under section 370 of the *Property Agents and Motor Dealers Act 2000*.

Name Luigi Pacifico GONVANO + Frances Evelyn Harper ATF Fontana Super Fund.

Name _____
Signature  Signature 

Date 04112013
D D M M Y Y Y Y
Date 04112013
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Office of the Commissioner for Body Corporate and Community Management

BCCM Form 14**Information sheet (body corporate information)**

Body Corporate and Community Management Act 1997

This form is effective from 1 August 2013

WARNING

You are strongly advised to obtain independent legal advice regarding any questions or concerns you have about purchasing the property or your prospective rights and obligations as a member of a body corporate.

Notice to agent: The *Property Agents and Motor Dealers Act 2000* and *Body Corporate and Community Management Act 1997* (the Act) include strict requirements for presentation of prescribed warning statements and information sheets. Failure to comply may result in cancellation of the contract.

By law the seller or the seller's agent must attach this information sheet to the contract. Do NOT sign the contract of sale without reading this information sheet.

In addition to the contract, you should have before you:

- a separate warning statement, if the lot is a residential property, provided by the seller under the *Property Agents and Motor Dealers Act 2000*
- a disclosure statement provided by the seller, containing essential information about the body corporate that you will become a member of through purchasing this property (e.g. the amount of annual contributions currently set by the body corporate and payable by the lot owner)
- for proposed lots (off the plan), a community management statement for the scheme provided by the seller, containing important details about the scheme including details of any proposed future development of the scheme, the lot entitlements, by-laws and the regulation module applying to the scheme.

Community titles schemes

This contract warning contains important information you should read and understand before signing a contract to buy a lot in a community titles scheme. Community titles schemes include proposed lots purchased off the plan and existing lots within duplexes, residential unit blocks, high-rise apartment complexes, townhouse complexes and some commercial premises. They contain individually owned lots and common property such as lawns and access roadways.

Some new unit owners do not realise owning a lot in a community titles scheme brings with it certain obligations. You should carefully consider whether living or investing in a community titles scheme suits your lifestyle and financial needs. When a community titles scheme is established, a body corporate is created to administer the scheme. Each lot owner is automatically a member of their body corporate and enjoys certain rights and responsibilities.

Owners are **NOT** able to decline to be members of their body corporate. Normally, an elected committee carries out day-to-day functions on behalf of the body corporate. Bodies corporate may also engage service providers such as body corporate managers and on-site managers, caretakers and letting agents.

Common obligations of a body corporate include:

- administering the common property and any body corporate assets
- enforcing the by-laws for the scheme, such as noise levels, the keeping of pets, car parking and a range of other matters
- arranging compulsory body corporate insurance
- conducting general meetings of owners, adopting budgets, and levying contributions to fund the operation of the body corporate
- maintaining bank accounts, keeping records, and preparing financial statements

Common obligations of individual lot owners include:

- making financial contributions towards the body corporate administrative costs
- complying with by-laws
- maintaining their lot in good condition

Great state. Great opportunity.


 Queensland
 1859

Suggested searches and matters to investigate

There are significant differences between owning a lot in a community titles scheme and owning other types of property (such as a detached house). In addition to carrying out conveyancing searches, it is also recommended you investigate a number of special body corporate matters through the following sources:

1. Department of Natural Resources and Mines

Buyers can obtain a copy of the community management statement (CMS) and plans for the scheme. Further information is available from Property, titles and valuations by phoning 13 QGOV (13 74 68) or via the Department website: www.dnrm.qld.gov.au

2. Department of Justice and Attorney-General, Office of the Commissioner for Body Corporate and Community Management

Conduct a search at the Office of the Commissioner for Body Corporate and Community Management for any Adjudicator's Orders (a decision regarding the outcome of a dispute) made concerning the scheme. General information and fact sheets are also provided about body corporate rules and regulations. For more information, phone 1800 060 119 or visit www.justice.qld.gov.au/bccm

3. Body Corporate Secretary

Obtain a **Body Corporate Information Certificate** from the body corporate secretary, or body corporate manager, whose name and address is supplied in the disclosure statement. Compare the disclosure statement with the information certificate, as inaccurate information in the disclosure statement may give you grounds to cancel the contract (Sections 209 or 217 of the Act).

A search of the body corporate records can provide other important information, such as whether any improvements to the lot you are purchasing (balcony enclosure, air conditioning) were approved, whether any conditions apply, and who is responsible for their maintenance and insurance.

Also, check for any agreements the body corporate may have entered into, for example, caretaking, letting, body corporate management or lift maintenance.

Checklist

- By purchasing this property, do you know you will be part of a body corporate?
- Are you aware of any contracts the body corporate is a party to?
- Have you read and understood the body corporate by-laws?
- Do you understand your likely financial contributions to the body corporate?
- Are you aware that an adjustment of lot entitlements may increase or decrease your financial contributions to the body corporate?
- Are you aware that your financial contributions to the body corporate will vary as the financial liabilities of the body corporate change?
- Do you understand your maintenance responsibilities?
- Do you understand the role of the body corporate manager and on-site manager (if appointed)?

Buyer's Acknowledgement


I/we have read all sections of this information sheet and I/we have acknowledged and signed the information sheet BEFORE I/we signed the attached contract.

If the lot is residential property, I/we acknowledge that by signing this information sheet, my/our attention has been directed to this information sheet and the attached proposed relevant contract by a clear statement and that signing this information sheet negates any termination right I/we may have had under section 206A or 213A of the *Body Corporate and Community Management Act 1997*.

Name Luigi P Bonano & Frances E Harper ATF Forterra Super Fund.
Postal address PO BOX 254 BEERWAN QLD 4579.
Telephone 07 54949817 Email jazzbass86@gmail.com
Signature [Signature] Date 4 NOV 2013

Body Corporate and Community Management

 www.justice.qld.gov.au

 1800 060 119

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Contract

For Residential Lots in a Community Titles Scheme

Fifth Edition

Accredited Agency
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This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of Residential Lots in a Community Titles Scheme in Queensland except for new residential property in which case the issue of GST liability must be dealt with by special condition

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

Reference Schedule

Contract Date: 5/11/13

Agent: Next Property Group (Pelican Waters)

ABN: 96 026 523 015 **Licence Number:** 3508356

Address: PO Box 270, MAROOCHYDORE QLD 4558

Telephone: 07 5443 2222 **Facsimile:** 07 5443 3792 **Mobile:**

Email Address: info@nextpropertygroup.com.au

Client No: 105 3893 Duties x 200

Transaction No: 507-364-255

Duty Paid \$ 9450.00 Exempt

UTI \$

Date: 17/12/13 Signee: [Signature]

Parties

Seller: Aaron Joel Brady

ABN: **Email Address:**

Address: Unit 1/121 Landsborough Parade GOLDEN BEACH QLD 4551

Telephone: **Facsimile:** **Mobile:**

Seller's Solicitor: PROCTOR Graham Lawyers [or any other solicitor notified to the Buyer]

ABN: **Ref:** (Lesley Harrison)

Address: **Facsimile:** **Mobile:**

Telephone: 5445 2608

Email Address:

Buyer: Luigi Pacifico GONANO and Frances Elwyn HARPER
AS trustees for Fontaria Super Fund.

ABN: **Email Address:** jazzbass86@gmail.com

Address: PO BOX 254 BEERWATH QLD 4519

Telephone: 07 54949817 **Facsimile:** **Mobile:** 0468 325 864

Buyer's Solicitor: Lember + Williams, Megan Saxon. [or any other solicitor notified to the Seller]

ABN: **Ref:**

Address: **Facsimile:** **Mobile:**

Telephone: **Facsimile:** **Mobile:**

Email Address:

Property

Lot: Address: Unit 1/121 Landsborough Parade GOLDEN BEACH QLD 4551

Description: Lot: 1 on SP :235212

Scheme: Coral Lee Courts Community Titles Scheme: 41908

County: Canning Parish: Bribie

Title Reference: 50828850

Present Use: Residential **Local Government:** Sunshine Coast Regional Council

Excluded Fixtures:

Included Chattels:

INITIAL [Signatures]



Matters Affecting Property

Title Encumbrances: Nil

[If the Property is sold free from Title Encumbrances insert "Nil"]
[If the Property is sold subject to Title Encumbrances, they must be described]

Tenancies:

Tenant's Name:
Term and Options:
Starting Date of Term:
Ending Date of Term:
Rent:

Bond:

Managing Agent:

Address:
Telephone:
Email:

Facsimile:

Mobile:

Price

Deposit Holder: Next Property Group *AS*

Purchase Price: \$ 315,000.00 *AS*

[Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer]

Deposit: \$ 1,000.00 Initial Deposit payable when Buyer signs this contract
\$ 14,000.00 Balance Deposit (if any) payable on: *unclear*

Default Interest Rate: % [If no figure is inserted, the Contract Rate published by the Queensland Law Society Inc will apply]

Finance

Finance Amount: \$ NIL

[Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 3 does not apply]

Financier: NIA *AS*

Finance Date:

Building and/or Pest Inspection Date

Inspection Date: 10 Days from contract date

[If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4 does not apply]

Pool Safety for non-shared pools only

Complete the following questions if there is a non-shared pool on the Lot

[WARNING TO SELLER: Failure to comply with the Pool Safety Requirements is an offence with substantial penalties.]

Q1. Is there a non-shared pool on the Lot?

Yes

No Clause 4.7 of this contract does not apply

Q2. If the answer to Q1 is Yes, is there a Compliance or Exemption Certificate for the non-shared pool at the time of contract?

Yes Clause 5.3(1)(f) applies

No Clause 4.7 applies (except where this contract is formed on a sale by auction)

If there is a pool on the Lot and Q2 is not completed then clause 4.7 applies.

[WARNING TO BUYER: If there is no Compliance or Exemption Certificate at settlement, the Buyer becomes responsible at its cost to obtain a Pool Safety Certificate within 90 days after settlement. The Buyer can also become liable to pay any costs of rectification necessary to comply with the Pool Safety Requirements to obtain a Pool Safety Certificate. The Buyer commits an offence and can be liable to substantial penalties if the Buyer fails to comply with this requirement.]

Q3. If the answer to Q2 is No, has a Notice of no pool safety certificate been given prior to contract?

Yes

No

Note: this is an obligation of the Seller under Section 16 of the Building Regulation 2006

Pool Safety Inspector:

[The Pool Safety Inspector must be licensed under the Building Act 1975 and Building Regulation 2006]

Pool Safety Inspection Date:

[Clause 4.7(2) applies except where this contract is formed on a sale by auction]

AS INITIAL... *AS*

Electrical Safety Switch and Smoke Alarm

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

*installed in the Lot

*not installed in the Lot
**Mark whichever is applicable*

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

The Seller gives notice to the Buyer that a Compliant Smoke Alarm(s) is/are:

*installed in the Lot

*not installed in the Lot
**Mark whichever is applicable*

[WARNING: Failure to install a Compliant Smoke Alarm is an offence under the Fire and Rescue Service Act 1990]

Additional Body Corporate Information

Interest Schedule Lot Entitlement of Lot: 1

Aggregate Interest Schedule Lot Entitlement: 2

Contribution Schedule Lot Entitlement of Lot: 1

Aggregate Contribution Schedule Lot Entitlement: 2

Insurance Policies

Insurer: *Resilium*
Policy No: *17245997PF*
Building: *\$450,000*
Public Liability: *\$10,000,000*
Other:

Pool Safety for shared pools only

Complete the following questions if there is a shared pool on the Land.

A. Is there a shared pool on the Land or on adjacent land used in association with the Land?

Yes

No

B. If the answer to A is Yes, is there a Compliance or Exemption Certificate for the shared pool at the time of contract?

Yes

No

C. If the answer to B is No, has a Notice of no pool safety certificate been given prior to contract?

Yes

No

Note: This is an obligation of the Seller under Section 16 of the Building Regulation 2006.

Neighbourhood Disputes (Dividing Fences and Trees) Act 2011

The Seller gives notice to the Buyer in accordance with Section 83 of the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 that:

*neither the Land or the Property is the subject of an application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Land or the Property

*the Land or the Property is the subject of an application to, or an order made by, QCAT in relation to a tree on the Land or the Property, a copy of which has been given to the Buyer prior to the Buyer signing the contract

** Mark whichever is applicable*

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

Handwritten initials: AS, JAT, [Signature]

Special Conditions

1.1. The Seller and the Buyer separately acknowledge that should this Contract of Sale be signed on email or facsimile of the Contract then accordingly the Seller and the Buyer separately shall be bound by all terms and conditions contained in the Contract upon signing of the email / facsimile by them, and further that they shall sign the original Contract immediately upon receipt. *JS*

1.2. The parties acknowledge that in the event that the Deposit is less than the amount of commission and other expenses payable by the Seller to the Agent pursuant to an agreement between the Seller and the Agents ("Agents Commission"). The Seller irrevocably directs the Buyer and the Buyers Solicitor to pay to the Agents from the balance of purchase monies payable at the completion of this Contract, the Agents Commission less the Deposit. *JS*

2.1 This contract is subject to the buyer being satisfied to his sole discretion with the results of his due diligence process regarding title details and searches. The due diligence date is ten days from date of contract. *JS*

2.2 Both the buyer and the seller have the option to terminate this contract if the sale of Lot 2 on SP 235212 (Title reference 50828851) to Luigi Pacifico Gonano does not occur concurrently. *JS*

2.3 This contract is subject to and conditional upon the property sale at 209 Range Rd Peachester being unconditional by 14 November 2013. *JS*

Settlement Settlement Date: 13 December 2013

(or the next Business Day if that is not a Business Day in the Place for Settlement)

Place for Settlement: Sunshine Coast, Queensland

(If Brisbane is inserted this is a reference to Brisbane CBD)

Signing

[Signature]
.....
Seller

[Signature]
.....
Witness

[Signature]
.....
Buyer

[Signature]
.....
Witness

Deposit Holder [Who acknowledges having received the Initial Deposit and agrees to hold that amount and any Balance Deposit when received as Deposit Holder for the parties as provided in the Contract]

The REIQ Terms of Contract for Residential Lots in a Community Titles Scheme (Pages 6-13)
Fifth Edition Contain the Terms of this Contract.

Seller's Disclosure

[WARNING : The Seller is taken to have knowledge of significant Body Corporate matters that may affect the Buyer, where the Seller ought reasonably to be aware of those matters.

Section 223(4) Body Corporate and Community Management Act 1997

Latent or Patent Defects in Common Property or Body Corporate Assets

[Sections 223(2)(a) and 223(2)(b) Body Corporate and Community Management Act 1997]

[Annex details of disclosure made by the Seller (if any)]

Actual or Contingent or Expected Liabilities of Body Corporate

[Sections 223(2)(c) and 223(2)(d) Body Corporate and Community Management Act 1997]

[Annex details of disclosure made by the Seller (if any)]

Circumstances in Relation to Affairs of the Body Corporate

[Section 223(3) Body Corporate and Community Management Act 1997]

[Annex details of disclosure made by the Seller (if any)]

Exceptions to warranties in Clause 7.4

[Annex details of disclosure made by the Seller (if any)]

Handwritten initials: JZ/A and JS

Terms of Contract

For Residential Lots in a Community Titles Scheme

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1. Definitions

1.1 In this contract:

- (1) terms in **bold** in the Reference Schedule and the Disclosure Statement have the meanings shown opposite them unless the context requires otherwise; and
- (2) (a) **"Approved Safety Switch"** means a residual current device as defined in the *Electrical Safety Regulation 2002*;
- (b) **"Balance Purchase Price"** means the Purchase Price, less the Deposit, adjusted under clause 2.6;
- (c) **"Bank"** means:
 - (i) an entity carrying on banking business as defined by section 5 of the *Banking Act 1959* of the Commonwealth; or
 - (ii) a bank constituted under a law of a state;
- (d) **"Body Corporate"** means the body corporate of the Scheme;
- (e) **"Bond"** means a bond under the *Residential Tenancies and Rooming Accommodation Act 2008*;
- (f) **"Building"** means any building that forms part of the Lot or in which the Lot is situated;
- (g) **"Business Day"** means a week day other than a public holiday in the Place for Settlement;
- (h) **"Compliance or Exemption Certificate"** means:
 - (i) a Pool Safety Certificate; or
 - (ii) a building certificate that may be used instead of a Pool Safety Certificate under section 246AN(2) of the *Building Act 1975*; or
 - (iii) an exemption from compliance on the grounds of impracticality under section 245B of the *Building Act 1975*;
- (i) **"Compliant Smoke Alarm"** means a smoke alarm complying with sections 104RB (2) or (4) of the *Fire and Rescue Service Act 1990*;
- (j) **"Contract Date"** or **"Date of Contract"** means the date inserted in the Reference Schedule;
- (k) **"Court"** includes any tribunal established under statute;
- (l) **"Disclosure Statement"** means the statement under section 206 (existing lot) or section 213 (proposed lot) of the *Body Corporate and Community Management Act 1997*;
- (m) **"Encumbrances"** includes:
 - (i) unregistered encumbrances
 - (ii) statutory encumbrances; and
 - (iii) Security Interests.
- (n) **"Essential Term"** includes, in the case of breach by:
 - (i) the Buyer: clauses 2.2, 2.5(1), 5.1 and 6.1; and
 - (ii) the Seller: clauses 5.1, 5.3(1)(a) – (d), 5.3(1)(e)(ii) & (iii), 5.3(1)(f), 5.5 and 6.1; but nothing in this definition precludes a Court from finding other terms to be essential;
- (o) **"Financial Institution"** means a Bank, building society or credit union;
- (p) **"General Purpose Socket Outlet"** means an electrical socket outlet as defined in the *Electrical Safety Regulation 2002*;
- (q) **"GST"** means the goods and services tax under the *GST Act*;
- (r) **"GST Act"** means *A New Tax System (Goods and Services Tax) Act* and includes other GST related legislation;
- (s) **"Improvements"** means fixed structures in the Lot (such as stoves, hot water systems, fixed carpets, curtains, blinds and their fittings, clothes lines, fixed satellite dishes and television antennae, in-ground plants) but does not include the Reserved Items;
- (t) **"Keys"** means keys, codes or devices in the Seller's possession for all locks or security systems on the Property;
- (u) **"Land"** means the Scheme land;
- (v) **"Notice of no pool safety certificate"** means the Form 36 under the *Building Regulation 2006* to the effect that there is no Pool Safety Certificate issued for the Land and/or the Lot;
- (w) **"Notice of nonconformity"** means a Form 26 under the *Building Regulation 2006* advising how the pool does not comply with the relevant pool safety standard;
- (x) **"Outgoings"** means:
 - (i) rates or charges on the Lot by any competent authority (for example, council rates, water rates, fire service levies);
 - (ii) land tax; and
 - (iii) regular periodic contributions payable to the Body Corporate (other than Special Contributions);
- (y) **"Plan"** means the building units, group titles or survey plan containing the Lot;
- (z) **"Pool Safety Requirements"** means the requirements for pool safety contained in the *Building Act 1975* and *Building Regulation 2006*;
- (aa) **"Pool Safety Certificate"** has the meaning in section 231C(a) of the *Building Act 1975*;
- (bb) **"Pool Safety Inspection Date"** means the Pool Safety Inspection Date inserted in the Reference Schedule. If no date is inserted in the Reference Schedule, the Pool Safety Inspection Date is taken to be the earlier of the following:
 - (i) the Inspection Date for the Building and/or Pest Inspection; or
 - (ii) 2 Business Days before the Settlement Date;
- (cc) **"Pool Safety Inspector"** means a person authorised to give a Pool Safety Certificate;
- (dd) **"PPSR"** means the Personal Property Securities Register established under *Personal Property Securities Act 2009* (Cth);
- (ee) **"Property"** means:
 - (i) the Lot;
 - (ii) the Improvements; and
 - (iii) the Included Chattels;



- (ff) **"Regulation Module"** means the regulation module for the Scheme;
- (gg) **"Rent"** means any periodic amount, including outgoings, payable under the Tenancies;
- (hh) **"Reserved Items"** means the Excluded Fixtures and all chattels in the Lot other than the Included Chattels;
- (ii) **"Scheme"** means the community titles scheme containing the Lot;
- (jj) **"Security Interests"** means all security interests registered on the PPSR over Included Chattels and Improvements;
- (kk) **"Site Value"** means
 - (i) In the case of non-rural land, site value under the *Land Valuation Act 2010* or
 - (ii) In the case of rural land, the unimproved value of the land under the *Land Valuation Act 2010*.
- (ll) **"Special Contribution"** means an amount:
 - (i) levied by the Body Corporate under the Regulation Module for a liability for which no provision or inadequate provision has been made in the budget of the Body Corporate; or
 - (ii) payable in connection with an exclusive use by-law; that is not an Outgoing;
- (mm) **"Transfer Documents"** means:
 - (i) the form of transfer under the *Land Title Act 1994* required to transfer title in the Lot to the Buyer; and
 - (ii) any other document to be signed by the Seller necessary for stamping or registering the transfer; and
- (nn) **"Transport Infrastructure"** has the meaning defined in the *Transport Infrastructure Act 1994*.

1.2 Words and phrases defined in the *Body Corporate and Community Management Act 1997* have the same meaning in this contract unless the context indicates otherwise.

2. Purchase Price

2.1 GST

Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.

2.2 Deposit

- (1) The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Reference Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it.
- (2) The Buyer will be in default if it:
 - (a) does not pay the Deposit when required;
 - (b) pays the Deposit by a post-dated cheque; or
 - (c) pays the Deposit by cheque which is dishonoured on presentation.
- (3) The Seller may recover from the Buyer as a liquidated debt any part of the Deposit which is not paid when required.

2.3 Investment of Deposit

If:

- (1) the Deposit Holder is instructed by either the Seller or the Buyer; and
 - (2) it is lawful to do so;
- the Deposit Holder must:

- (3) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties; and
- (4) provide the parties' tax file numbers to the Financial Institution (if they have been supplied).

2.4 Entitlement to Deposit and Interest

- (1) The party entitled to receive the Deposit is:
 - (a) if this contract settles, the Seller;
 - (b) if this contract is terminated without default by the Buyer, the Buyer; and
 - (c) if this contract is terminated owing to the Buyer's default, the Seller.
- (2) The interest on the Deposit must be paid to the person who is entitled to the Deposit.
- (3) If this contract is terminated, the Buyer has no further claim once it receives the Deposit and interest unless the termination is due to the Seller's default or breach of warranty.
- (4) The Deposit is invested at the risk of the party who is ultimately entitled to it.

2.5 Payment of Balance Purchase Price

- (1) On the Settlement Date, the Buyer must pay the Balance Purchase Price by Bank cheque as the Seller directs.
- (2) Despite any other provision of this contract, reference to a "Bank cheque" in clause 2.5(1):
 - (a) includes a cheque drawn by a building society or credit union on itself;
 - (b) does not include a cheque drawn by a building society or credit union on a Bank; and the Seller is not obliged to accept a cheque referred to in clause 2.5(2)(b) on the Settlement Date.

2.6 Adjustments to Balance Purchase Price

- (1) The Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date. The Buyer is liable for Outgoings and is entitled to Rent after the Settlement Date.
- (2) Subject to clauses 2.6(3), 2.6(4), 2.6(5), 2.6(6) and 2.6(17), Outgoings for periods including the Settlement Date must be adjusted:
 - (a) for those paid, on the amount paid;
 - (b) for those assessed but unpaid, on the amount payable (excluding any discount); and
 - (c) for those not assessed:
 - (i) on the amount the relevant authority or the Body Corporate advises will be assessed (excluding any discount); or
 - (ii) if no advice on the assessment to be made is available, on the amount of the latest assessment (excluding any discount).
- (3) If there is no separate assessment of rates for the Lot at the Settlement Date and the Local Government informs the Buyer that it will not apportion rates between the Buyer and the Seller, then:
 - (a) the amount of rates to be adjusted is that proportion of the assessment equal to the ratio of the interest schedule lot entitlement of the Lot to the aggregate interest schedule lot entitlement of the Scheme; and

- (b) if an assessment of rates includes charges imposed on a "per lot" basis, then the portion of those charges to be adjusted is the amount assessed divided by the number of lots in that assessment.

Land tax must be adjusted:

- (a) on the assessment that the Office of State Revenue would issue for the land tax year current at the Settlement Date if the Seller was one natural person resident in Queensland and the Lot was the Seller's only land; or
- (b) based on the assumptions in clause 2.6(4)(a), if there is no separate Site Value for the Lot, on a notional Site Value equal to:

Site Value of the Land	x	Interest schedule lot entitlement of Lot Aggregate interest schedule lot entitlement
------------------------	---	--

If land tax is unpaid at the Settlement Date and the Office of State Revenue advises that it will issue a final clearance for the Lot on payment of a specified amount, then the Buyer may deduct the specified amount from the Balance Purchase Price at settlement and must pay it promptly to the Office of State Revenue. If an amount is deducted under this clause, then land tax will be treated as paid at the Settlement Date for the purposes of clause 2.6(2).

Any Outgoings assessable on the amount of water used must be adjusted on the charges that would be assessed on the total water usage for the assessment period, determined by assuming that the actual rate of usage shown by the meter reading made before settlement continues throughout the assessment period. The Buyer must obtain and pay for the meter reading.

If any Outgoings are assessed but unpaid at the Settlement Date, then the Buyer may deduct the amount payable from the Balance Purchase Price at settlement and pay it promptly to the relevant authority or the Body Corporate, as appropriate. If an amount is deducted under this clause, the relevant Outgoing will be treated as paid at the Settlement Date for the purposes of clause 2.6(2).

Arrears of Rent for any rental period ending on or before the Settlement Date belong to the Seller and are not adjusted at settlement.

Unpaid Rent for the rental period including both the Settlement Date and the following day ("Current Period") is not adjusted until it is paid.

Rent already paid for the Current Period or beyond must be adjusted at settlement.

If Rent payments are reassessed after the Settlement Date for periods including the Settlement Date, any additional Rent payment from a Tenant or refund due to a Tenant must be apportioned under clauses 2.6(8), 2.6(9) and 2.6(10).

Payments under clause 2.6(11) must be made within 4 days after notification by one party to the other but only after any additional payment from a Tenant has been received.

- (13) The Seller is liable for any Special Contribution levied on or before the Contract Date. The Buyer is liable for any Special Contribution levied after the Contract Date.
- (14) For the purposes of clause 2.6(13), an amount payable under an exclusive use by-law will be treated as levied on the date it is due.
- (15) The cost of Bank cheques payable at settlement:
- (a) to the Seller or its mortgagee are the responsibility of the Buyer; and
- (b) to parties other than the Seller or its mortgagee are the responsibility of the Seller.
- (16) The Seller is not entitled to require payment of the Balance Purchase Price by means other than Bank cheque without the consent of the Buyer.
- (17) Upon written request by the Buyer, the Seller will, prior to Settlement, give the Buyer a written statement, supported by reasonable evidence, of –
- (a) all Outgoings and all Rent for the Property to the extent they are not capable of discovery by search or enquiry at any office of public record or pursuant to the provisions of any statute; and
- (b) any other information which the Buyer may reasonably require for the purpose of calculating or apportioning any Outgoings or Rent under this clause 2.6.

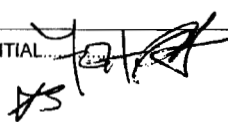
If the Seller becomes aware of a change to the information provided the Seller will as soon as practicably provide the updated information to the Buyer.

3. Finance

- 3.1 This contract is conditional on the Buyer obtaining approval of a loan for the Finance Amount from the Financier by the Finance Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain approval.
- 3.2 The Buyer must give notice to the Seller that:
- (1) approval has not been obtained by the Finance Date and the Buyer terminates this contract; or
- (2) the finance condition has been either satisfied or waived by the Buyer.
- 3.3 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 3.2 by 5pm on the Finance Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 3.4 The Seller's right under clause 3.3 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 3.2.

4. Building and Pest Inspection Reports and Pool Safety

- 4.1 This contract is conditional on the Buyer obtaining a written building report from the Building Inspector and a written pest report from the Pest Inspector (which may be a single report) on the Property by the Inspection Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain the reports (subject to the right of the Buyer to elect to obtain only one of the reports).
- 4.2 The Buyer must give notice to the Seller that:
- (1) a satisfactory Inspector's report under clause 4.1 has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or
- (2) clause 4.1 has been either satisfied or waived by the Buyer.



- 4.3 If the Buyer terminates this contract and the Seller asks the Buyer for a copy of the building and pest reports, the Buyer must give a copy of each report to the Seller without delay.
- 4.4 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.2 by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 4.5 The Seller's right under clause 4.4 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 4.2.
- 4.6 If required under the *Queensland Building Services Authority Act 1991*, the Inspector referred to in clause 4.1 must hold a current licence under that Act.

4.7 Pool Safety for non-shared pools on Lot

- (1) This clause 4.7 applies if:
- (a) there is a pool on the Lot and the answer to Q2 of the Reference Schedule is No or Q2 is not completed (for a non-shared pool on the Lot); and
- (b) this contract was not formed on a sale by auction.
- (2) This contract is conditional upon:
- (a) the issue of a Pool Safety Certificate; or
- (b) a Pool Safety Inspector issuing a Notice of nonconformity stating the works required before a Pool Safety Certificate can be issued;
- by the Pool Safety Inspection Date.
- (3) The Buyer is responsible for arranging an inspection by a Pool Safety Inspector at the Buyer's cost. The Seller authorises:
- (a) the Buyer to arrange the inspection; and
- (b) the Pool Safety Inspector to advise the Buyer of the results of the inspection and to give the Buyer a copy of any notice issued.
- (4) If a Pool Safety Certificate has not issued by the Pool Safety Inspection Date, the Buyer may give notice to the Seller that the Buyer:
- (a) terminates this contract; or
- (b) waives the benefit of this clause 4.7

The Buyer must act reasonably.

- (5) The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.7(4) by 5pm on the Pool Safety Inspection Date.
- (6) The Seller's right under clause 4.7(5) is subject to the Buyer's continuing right to give written notice to the Seller of termination or waiver pursuant to clause 4.7(4).
- (7) The right of a party to terminate under this clause 4.7, ceases upon receipt by that party of a copy of a current Pool Safety Certificate.
- (8) If the Buyer terminates this contract under clause 4.7(4)(a), and the Seller has not obtained a copy of the Notice of nonconformity issued by the Pool Safety Inspector, the Seller may request a copy and the Buyer must provide this to the Seller without delay.
- (9) For the purpose of this clause 4.7, "formed on a sale by auction" means forms on a sale by auction –
- (a) directly on the fall of the hammer, by outcry; or
- (b) directly at the end of another similar type of competition for purchase.

5. Settlement

5.1 Time and Date

- (1) Settlement must occur between 9am and 5pm on the Settlement Date.

- (2) If the parties do not agree on where settlement is to occur, it must take place in the Place for Settlement at the office of a solicitor or Financial Institution nominated by the Seller, or, if the Seller does not make a nomination, at the land registry office in or nearest to the Place for Settlement.

5.2 Transfer Documents

- (1) The Transfer Documents must be prepared by the Buyer's Solicitor and delivered to the Seller a reasonable time before the Settlement Date.
- (2) If the Buyer pays the Seller's reasonable expenses, it may require the Seller to produce the Transfer Documents at the Office of State Revenue nearest the Place for Settlement for stamping before settlement.

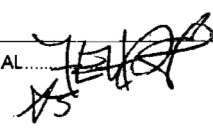
5.3 Documents and Keys at Settlement

- (1) In exchange for payment of the Balance Purchase Price, the Seller must deliver to the Buyer at settlement:
- (a) any instrument of title for the Lot required to register the transfer to the Buyer; and
- (b) unstamped Transfer Documents capable of immediate registration after stamping; and
- (c) any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2; and
- (d) if requested, the Keys in the Seller's or the Seller's Agent's possession or control for all locks and security systems on the Lot or the common property; and
- (e) if there are Tenancies:
- (i) the Seller's copy of any Tenancy agreements;
- (ii) a notice to each tenant advising of the sale in the form required by law; and
- (iii) any notice required by law to transfer to the Buyer the Seller's interest in any Bond; and
- (f) if the answer to Q2 in the Reference Schedule is Yes, a copy of a current Compliance or Exemption Certificate, if not already provided to the Buyer.
- (2) If the Keys are not delivered at Settlement under clause 5.3 (1)(d), the Seller must deliver the Keys to the Buyer. The Seller may discharge its obligation under this provision by authorising the Seller's Agent to release the Keys to the Buyer.

5.4 Assignment of Covenants and Warranties

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

- (1) covenants by the tenants under the Tenancies;
- (2) guarantees and Bonds (subject to the requirements of the *Residential Tenancies and Rooming Accommodation Act 2008*) supporting the Tenancies; and
- (3) manufacturers' warranties regarding the Included Chattels;
- (4) builders' warranties on the Improvements;
- to the extent that they are assignable and the Buyer accepts the assignment. However, the right to recover arrears of Rent is not assigned to the Buyer and section 117 of the *Property Law Act 1974* does not apply.



Possession of Property and Title to Included Chattels

On the Settlement Date, in exchange for the Balance Purchase Price, the Seller must give the Buyer vacant possession of the Lot and the Improvements except for the Tenancies. Title to the Included Chattels passes at settlement.

Reservations

- 1) The Seller must remove the Reserved Items from the Property before the Settlement Date.
- 2) The Seller must repair at its expense any damage done to the Property in removing the Reserved Items. If the Seller fails to do so, the Buyer may repair that damage.
- 3) Any Reserved Items not removed before settlement will be considered abandoned and the Buyer may, without limiting its other rights, complete this contract and appropriate those Reserved Items or dispose of them in any way.
- 4) The Seller indemnifies the Buyer against any damages and expenses resulting from the Buyer's actions under clauses 5.6(2) or 5.6(3).

Time

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

Suspension of Time

1) This clause 6.2 applies if a party is unable to perform a Settlement Obligation solely as a consequence of a Natural Disaster but does not apply where the inability is attributable to –

- (a) damage to, destruction of or diminution in value of the Property or other property of the Seller or Buyer; or
- (b) termination or variation of any agreement between a party and another person whether relating to the provision of finance, the release of an Encumbrance, the sale or purchase of another property or otherwise.

Time for the performance of the parties' Settlement Obligations is suspended and ceases to be of the essence of the contract and the parties are deemed not to be in breach of their Settlement Obligations. An Affected Party must take reasonable steps to minimise the effect of the Natural Disaster on its ability to perform its Settlement Obligations.

When an Affected Party is no longer prevented from performing its Settlement Obligations due to the Natural Disaster, the Affected Party must give the other party a notice of that fact, promptly.

When the Suspension Period ends, whether notice under clause 6.2(4) has been given or not, either party may give the other party a Notice to Settle.

A Notice to Settle must be in writing and state:

- (a) that the Suspension Period has ended; and
- (b) a date, being not less than 5 nor more than 10 Business Days after the date the Notice to Settle is given, which shall become the Settlement Date;
- (c) that time is of the essence.

When Notice to Settle is given, time is again of the essence of the contract.

(8) In this clause 6.2:

- (a) "Affected Party" means a party referred to in clause 6.2(1);
- (b) "Natural Disaster" means a tsunami, flood, cyclone, earthquake, bushfire or other act of nature;
- (c) "Settlement Obligations" means, in the case of the Buyer, its obligations under clauses 2.5(1) and 5.1(1) and, in the case of the Seller, its obligations under clauses 5.1(1), 5.3(1)(a) – (e) and 5.5;
- (d) "Suspension Period" means the period during which the Affected Party (or if both the Buyer and Seller are Affected Parties, either of them) remains unable to perform a Settlement Obligation solely as a consequence of a Natural Disaster.

7. Matters Affecting the Property

7.1 Title

The Lot is sold subject to the *Body Corporate and Community Management Act 1997* and the by-laws of the Body Corporate.

7.2 Encumbrances

The Property is sold free of all Encumbrances other than the Title Encumbrances, Tenancies and interests registered on the Plan.

7.3 Requisitions

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

7.4 Seller's Warranties

- (1) The Seller warrants that, except as disclosed in this contract, at settlement:
 - (a) it will be the registered owner of an estate in fee simple in the Lot and will own the rest of the Property;
 - (b) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
 - (c) there will be no unsatisfied judgment, order (except for an order referred to in clause 7.6(1)(b)) or writ affecting the Property.
- (2) The Seller warrants that, except as disclosed in this contract, at the Contract Date and at settlement there are no current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property.
- (3) The Seller warrants that, except as disclosed in this contract, at the Contract Date:
 - (a) there is no unregistered lease, easement or other right capable of registration and which is required to be registered to give indefeasibility affecting the common property or Body Corporate assets;
 - (b) there is no proposal to record a new community management statement for the Scheme and it has not received a notice of a meeting of the Body Corporate to be held after the Contract Date or notice of any proposed resolution or a decision of the Body Corporate to consent to the recording of a new community management statement for the Scheme;



- (c) all Body Corporate consents to improvements made to common property and which benefit the Lot, or the registered owner of the Lot, are in force;
 - (d) the community management statement recorded for the Scheme contains details of all allocations that affect the Lot or the registered owner of the Lot; and
 - (e) the Additional Body Corporate Information is correct (if completed).
- (4) If the Seller breaches a warranty in clause 7.4(1) or clause 7.4(2), the Buyer may terminate this contract by notice to the Seller.
- (5) If:
- (a) the Seller breaches a warranty in clause 7.4(3); or
 - (b) the Additional Body Corporate Information is not completed;
- and, as a result, the Buyer is materially prejudiced, the Buyer may terminate this contract by notice to the Seller given within 14 days after the Contract Date but may not claim damages or compensation.
- (6) Clauses 7.4(4) and 7.4(5) do not restrict any statutory rights the Buyer may have which cannot be excluded by this contract.
- (7) (a) The Seller warrants that, except as disclosed in this contract or a notice given by the Seller to the Buyer under the *Environmental Protection Act 1994* ("EPA"), at the Contract Date:
- (i) there is no outstanding obligation on the Seller to give notice to the administering authority under EPA of notifiable activity being conducted on the Land; and
 - (ii) the Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of EPA.
- (b) If the Seller breaches a warranty in clause 7.4(7), the Buyer may:
- (i) terminate this contract by notice in writing to the Seller given no later than 2 Business Days before the Settlement Date; or
 - (ii) complete this contract and claim compensation, but only if the Buyer claims it in writing before the Settlement Date.
- (8) The Seller does not warrant that the Present Use is lawful.

7.5 Survey and Mistake

- (1) The Buyer may survey the Lot.
- (2) If there is:
 - (a) an error in the boundaries or area of the Lot;
 - (b) an encroachment by structures onto or from the Lot; or
 - (c) a mistake or omission in describing the Lot or the Seller's title to it;
 which is:
 - (d) immaterial; or
 - (e) material, but the Buyer elects to complete this contract;
 the Buyer's only remedy against the Seller is for compensation, but only if claimed by the Buyer in writing on or before settlement.

- (3) The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.5(2).
- (4) If there is a material error, encroachment or mistake, the Buyer may terminate this contract before settlement.

7.6 Requirements of Authorities

- (1) Subject to clause 7.6(5), any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property ("**Work or Expenditure**") must be fully complied with:
 - (a) if issued before the Contract Date, by the Seller before the Settlement Date;
 - (b) if issued on or after the Contract Date, by the Buyer.
- (2) If any Work or Expenditure that is the Seller's responsibility under clause 7.6(1)(a) is not done before the Settlement Date, the Buyer is entitled to claim the reasonable cost of work done by the Buyer in accordance with the notice or order referred to in clause 7.6(1) from the Seller after settlement as a debt.
- (3) Any Work or Expenditure that is the Buyer's responsibility under clause 7.6(1)(b), which is required to be done before the Settlement Date, must be done by the Seller unless the Buyer directs the Seller not to and indemnifies the Seller against any liability for not carrying out the work. If the Seller does the work, or spends the money, the reasonable cost of that Work or Expenditure must be added to the Balance Purchase Price.
- (4) The Buyer may terminate this contract by notice to the Seller if there is an outstanding notice at the Contract Date under section 246AG of the *Building Act 1975* that affects the Lot. The Buyer may terminate this contract by notice to the Seller if there is an outstanding notice at the Contract Date under sections 247 or 248 of the *Building Act 1975* or sections 588 or 590 of the *Sustainable Planning Act 2009* that affects the Property or Land.
- (5) Clause 7.6(1) does not apply to orders disclosed under section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*.

7.7 Property Adversely Affected

- (1) If at the Contract Date:
 - (a) the Present Use is not lawful under the relevant town planning scheme;
 - (b) the Lot or the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;
 - (c) access or any service to the Lot or the Land passes unlawfully through other land;
 - (d) any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Lot or the Land;
 - (e) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;
 - (f) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*;

that has not been disclosed in this contract, the Seller may terminate this contract by notice to the Buyer no later than 2 Business Days before the Settlement Date.

Upon notice is given under clause 7.7(1), the Buyer will be treated as having accepted the Property subject to the matters referred to in that clause.

The Seller authorises the Buyer to:
 inspect records held by any authority, including Security Interests on the PPSR, relating to the Property or the Land; and
 apply for a certificate of currency of the Body Corporate's insurance from any insurer.

Concessions
 Notwithstanding any other provision in this contract, the Seller will not contribute to the cost of construction of any fence between the Lot and any adjoining land.
 The Buyer waives any right to claim contribution from the Seller.

General Obligations Until Settlement

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

Upon written notice to the Seller, the Buyer and its agents may enter the Property:

- to read any meter;
- to inspect under clause 4;
- to inspect the Property before settlement; and
- to value the Property before settlement.

Obligations After Contract Date

The Seller must use the Property reasonably until Settlement. The Seller must not do anything regarding the Property or Tenancies that may significantly alter or result in later expense for the Buyer.

The Seller must promptly upon receiving any notice, reading or order that affects the Property or requires work on the Property, give a copy to the Buyer. Without limiting clause 8.3(1), the Seller must not, without the prior written consent of the Buyer, give any notice or seek or consent to any order that affects the Property or make any agreement affecting the Property binds the Buyer to perform.

Corporate Meetings

The Seller must promptly give the Buyer a copy of any notice it receives of a proposed meeting of the Body Corporate to be held after the Contract Date; and
 resolutions passed at that meeting and prior to settlement.

The Buyer may terminate this contract by notice in writing to the Seller given before settlement if it is materially prejudiced by:

- any resolution of the Body Corporate passed after the Contract Date, other than a resolution of the Body Corporate passed to record a new community management statement, details of which are disclosed to the Buyer in this contract;

where the Scheme is a subsidiary scheme, any resolution of a body corporate of a higher scheme.

(3) In clause 8.4(2) a resolution includes a decision of the Body Corporate Committee to consent to recording a new community management statement.

(4) If the Buyer is not given a copy of the resolutions before settlement, it may sue the Seller for damages.

8.5 Information Regarding the Property

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

- (1) copies of all documents relating to any unregistered interests in the Property;
- (2) full details of the Tenancies to allow the Buyer to properly manage the Property after settlement; and
- (3) copies of all Security Interests or sufficient details of the Security Interests to enable the Buyer to undertake a search of the PPSR; and
- (4) further copies or details if those previously given cease to be complete and accurate.

8.6 Possession Before Settlement

If possession is given before settlement:

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

9. Parties' Default

9.1 Seller and Buyer May Affirm or Terminate

Without limiting any other right or remedy of the parties including those under this contract, or any right at common law, if the Seller or Buyer, as the case may be, fails to comply with an Essential Term, or makes a fundamental breach of an intermediate term, the Seller (in the case of the Buyer's default) or the Buyer (in the case of the Seller's default) may affirm or terminate this contract.

9.2 If Seller Affirms

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

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

9.3 If Buyer Affirms

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

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

9.4 If Seller Terminates

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

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

9.5 If Buyer Terminates

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

- (1) recover the Deposit and any interest earned;

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(2) sue the Seller for damages.

9.6 Seller's Resale

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

9.7 Seller's Damages

The Seller may claim damages for any loss it suffers as a result of the Buyer's default, including its legal costs on an indemnity basis and the cost of any Work or Expenditure under clause 7.6(3).

9.8 Buyer's Damages

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

9.9 Interest on Late Payments

- (1) Without affecting the Seller's other rights, if any money payable by the Buyer under this contract is not paid when due, the Buyer must pay the Seller at settlement interest on that money calculated at the Default Interest Rate from the due date for payment until payment is made.
- (2) The Seller may recover that interest from the Buyer as liquidated damages.
- (3) Any judgment for money payable under this contract will bear interest from the date of judgment to the date of payment and the provisions of this clause 9.9 apply to calculation of that interest.

10. General

10.1 Agent

The Agent is appointed as the Seller's agent to introduce a buyer.

10.2 Foreign Investment Review Board

The Buyer warrants that either:

- (1) the Treasurer has consented under the *Foreign Acquisitions and Takeovers Act 1975 (Cth)* to the Buyer's purchase of the Property; or
- (2) the Treasurer's consent is not required to the Buyer's purchase of the Property.

10.3 Duty

The Buyer must pay all duty on this contract.

10.4 Notices

- (1) Notices under this contract must be in writing and may be given by a party's solicitor.
- (2) Notices are effectively given if:
 - (a) delivered or posted to the other party or its solicitor; or
 - (b) sent to the facsimile number of the other party or its solicitor.
- (3) Posted notices will be treated as given 2 Business Days after posting.
- (4) Notices sent by facsimile will be treated as given when the sender obtains a clear transmission report.
- (5) Notices given after 5pm will be treated as given on the next Business Day.

- (6) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.

10.5 Business Days

- (1) If anything is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.
- (2) If the Finance Date or Inspection Date fall on a day that is not a Business Day, then it falls on the next Business Day.

10.6 Rights After Settlement

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

10.7 Further Acts

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

10.8 Severance

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

10.9 Interpretation

(1) **Plurals and Genders**

Reference to:

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

(2) **Parties**

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

(3) **Statutes and Regulations**

Reference to statutes includes all statutes amending, consolidating or replacing them.

(4) **Inconsistencies**

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

(5) **Headings**

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

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Document No: 17312371

Date: 04/11/2013 16:15

Title Reference: 50828850

Date Created: 03/11/2010

Document Title: 13660027

REGISTERED OWNER

Document No: 715302289 09/09/2013

DEED OF GRANT

LAND

in Fee Simple

SURVEY PLAN 235212

County of CANNING

Parish of BRIBIE

Local Government: SUNSHINE COAST

COMMUNITY MANAGEMENT STATEMENT 41908

ENCUMBRANCES AND INTERESTS

Rights and interests reserved to the Crown by
Deed of Grant No. 10641220 (POR 27)

MORTGAGE No 715302290 09/09/2013 at 16:21

COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

LEGISLATIVE ADVICES - NIL

REGISTERED DEALINGS - NIL

DATE OF TITLE ISSUED - No

- Charges do not necessarily appear in order of priority

** End of Current Title Search **

THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2013]

Issued By: D APPLICATIONS ABR

Handwritten signature and initials, possibly 'Jat' and 'AS', located at the bottom of the page.



DISCLOSURE STATEMENT

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Body Corporate and Community Management Act 1997

Accredited Agency

Section 206

Body Corporate **Body Corporate for:** *Coral Lee Court* **Community Titles Scheme** *41908*
Lot No: *1* on *SP* *235212*
Address

PRESCRIBED INFORMATION

Secretary of Body Corporate **Name:** *Gayle & Adrian Brady*
Address: *Unit 2/121 Landsborough Parade GOLDEN BEACH QLD 4551*
Telephone: **Facsimile:**

Body Corporate Manager **Name:**
Address:
Telephone:

Body Corporate Committee Is there a Committee for the Body Corporate? *No*

If there is a committee, is the Body Corporate Manager engaged to perform the functions of the committee? *

**Do not complete if there is no Committee for the Body Corporate*

Annual Contributions and Levies Amount of annual contributions currently fixed by the body corporate as payable by the owner of the lot:
Administrative Fund: \$ *0.00* each year by instalments in
 on the day of each
Sinking Fund: \$ *0.00* each year by instalments in
 on the day of each
Other: *Insurance \$793.50 per annum due on the 22/3/14 split evenly between Units 1 & 2*


Improvements on Common Property for which Buyer will be Responsible [Insert details] *Nil*


Body Corporate Assets Required to be Recorded on Register [Insert details] *Nil*

Information prescribed under Regulation Module [Insert details]

AS...Initials *JA*

Signing


.....
Seller/Seller's Agent

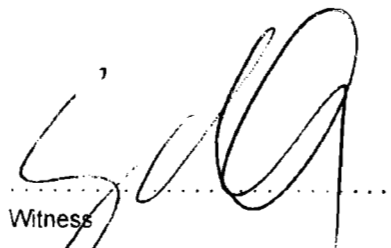

.....
Witness

4-11-13
.....
Date

Buyer's Acknowledgment

The Buyer acknowledges having received and read this statement before entering into the contract.


.....
Buyer


.....
Witness

4 November, 2013.
.....
Date

Selling agent's disclosure to buyer

- What we must tell you before you sign

Property Agents and Motor Dealers Act 2000

This form is effective from 1 July 2009

WARNING

The client is advised to seek independent legal advice before signing this form.

This form must be completed and handed to the buyer before the contract for sale of residential property is entered into. Failure to make the required disclosure to the buyer will attract a penalty.

To the buyer: The purpose of this form is to make you aware of relationships that your selling agent has with persons to whom they refer you, and of benefits that your selling agent and other people receive from the sale.

A selling agent must complete this form if they are one or more of the following:

- Real estate agent
- Real estate salesperson acting for a real estate agent
- Property developer
- Property developer salesperson
- Person acting as a real estate agent although not authorised by a licence to do so
- Person acting as a property developer although not authorised by a licence to do so

No attachments or schedules may be added to this form.

If you need more information about this form, you can visit the Office of Fair Trading website at www.fairtrading.qld.gov.au.

Part 1 - Selling agent details

Please mark appropriate box. **Name** Next Property Group (Pelican Waters)

Licence No. / Registered No. 3508356

Part 2 - Property details

Address Unit 1/121 Landsborough Parade GOLDEN BEACH QLD 4551

Lot 1 Plan 235212

Title Reference 50828850

Part 3 - Selling agent's disclosure

3.1 Benefits

Notice to selling agent:

You **MUST** complete this section if you have referred the buyer to anyone for professional services associated with the sale and

- (a) you have any relationship (personal or commercial) with that person or entity to whom you have referred the buyer; and/or
- (b) you derive or expect to derive any consideration (whether monetary or otherwise) from that person or entity to whom you have referred the buyer.

For guidance on completing table and meaning of benefit see notes on page 3 of this form.

Name of person/ entity to whom buyer referred	Nature of relationship with selling agent	Benefit derived by selling agent (if any) \$ Amount (see notes page 3)	Benefit to person/entity to whom buyer referred (if any). \$ Amount (see notes page 3)

Only complete this section if the described applies. If this does not apply to you, go to section 3.2.

If you have disclosed a benefit in this section, you **DO NOT** need to disclose it again in section 3.2.
If insufficient space, an additional Form 27c must be completed for the additional information.

Notes to completing Sections 3.1 and 3.2

In Section 3.1:

1. 'Relationship' includes, but is not limited to, the following types of relationship:
 - Family
 - Business (other than a casual business relationship)
 - Fiduciary
 - Relationship in which one person is accustomed, or obliged, to act in accordance with the directions, instructions, or wishes of the other.
2. In Column 3 of the table you must disclose the amount (\$) or value (%) of consideration which you derive or expect to derive from the person or entity to whom you have referred the buyer.
3. In Column 4 of the table you must disclose the amount, value or nature of any benefit, which the person or entity to whom you have referred the buyer has received, receives or expects to receive in connection with the sale, or for promoting the sale, or for providing a service in connection with the sale, of the property.
4. For guidance on what to disclose as a 'benefit' see note below for Section 3.2.

In Section 3.2:

What you should disclose as a 'benefit'

It is your obligation to disclose any benefit, to your knowledge, which any person has received, receives, or expects to receive in connection with the sale, or for promoting the sale, or providing a service in connection with the sale, of the property.

The following lists are not exhaustive.

You NEED to disclose:

- your fees, commissions and remuneration
- fees, commissions and remuneration to be paid to financial institutions, finance brokers, financial advisers, financiers, valuers, marketing agents and promoters
- all benefits dependent on a successful sale (e.g. a commission or fee paid to any person as a success fee)
- marketing, advertising and promotion costs, where their payment is contingent on the sale of the lot ('the lot' is the property described in Item 2 on page 1 of this form).

Examples:

- a) where a marketing company will receive money or another benefit because the lot has sold
- DO disclose
- b) where a marketing company will receive money or another benefit for the sale of three lots, and the lot is one of those - DO disclose, even where the other two lots have not yet sold.

As a general rule, you need to disclose any benefits contingent on the sale of the property.

You NEED NOT disclose:

- mortgage pay-outs
- performance bonuses
- expenses incurred prior to the sale in preparation of the property for sale (such as painting or maintenance) and in developing the land (such as professional fees and disbursements paid to engineers, surveyors, architects and town planners)
- vendor's profit or net proceeds of sale
- property developer's profit or development fees
- non-monetary benefits, where the total value of those benefits in any 12 month period does not exceed \$100
- solicitors' professional fees and ordinary disbursements in relation to the developing, selling or purchasing of the property
- amounts payable to local, State or Federal Government.

\$ Amount (or value or nature) of the benefit

You must provide the amount, value or nature of the benefit as *accurately* as is possible at the time of the disclosure.

You should express the benefit as follows:

1. **Amount** (\$) including GST. If you can not do this, then -
2. a **value** (%). If you can not do this, then -
3. describe the **nature** of the benefit. You should **ONLY** do this if the benefit can not be described as an amount or value.

If you do not know the exact amount or value of the benefit, provide a reasonable estimate of the final amount or value, based on the purchase price at the time of disclosure.

Selling agent's commission

If you are a **real estate agent** – you are only required to disclose the total commission paid to your agency. You are not required to disclose how the commission is distributed to persons involved in the sale.

If you are a **property developer** – you must disclose the total commission paid on sale to your employees and/or salespersons. You are not required to disclose how the commission is distributed to persons involved in the sale.

This page is part of the approved form and must not be detached.



STATEMENT TO BUYER

Member Office

To Buyer/s Name(s): Luigi P GONANO + Frances E Harper ATF Fonterra Super Fund

Buyer/s Address: P.O. Box 254 Beerwah Qld 4519.

Fax Number:

Email Address: jazzbass86@gmail.com

Regarding

Property Address: Unit 1/121 Landsborough Parade GOLDEN BEACH QLD 4551

To the proposed Buyer/s: Your attention is drawn to the PAMD Form 30C Warning Statement, the BCCM Form 14 Information Sheet (if applicable) and proposed relevant contract accompanying this document.

Agent/s Name(s): Next Property Group (Pelican Waters)

Agent/s Signature(s):

Date: 4/11/13

TO BE COMPLETED BY THE BUYER:

I/we acknowledge receipt of the following documents prior to signing the proposed relevant contract accompanying this document:

- PAMD Form 30C Warning Statement
- Copies of any applications or orders under the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* relating to trees affecting the property that is the subject of the contract (if applicable)
- Section 206 Disclosure Statement (as required under the *Body Corporate and Community Management Act 1997*) (if applicable)
- the BCCM Form 14 Information Sheet (if applicable)

I/we acknowledge that my/our attention was drawn to the PAMD Form 30C Warning Statement, the BCCM Form 14 Information Sheet (if applicable) and proposed relevant contract accompanying this document before I/we signed the proposed relevant contract.

Buyer/s Name(s): Luigi P GONANO + Frances E Harper ATF Fonterra SF

Buyer/s Signature(s):

Date: 4-11-2013.



**Lember
And
Williams**

Mr LP Gonano & Ms FE Harper as trustees
PO Box 254
BEERWAH QLD 4519

Contact: Meagan Sayer
Email: admin@lemerandwilliams.com.au
Partners: Carolyn Williams & Michelle Lember
Reply to: Maleny Office
Our Ref: ML:MS:LE:513461
Your Ref:
Date: 6 February 2014

Dear Mr Gonano & Ms Harper

**Your purchase from Brady
Property: Unit 1/121 Landsborough Parade, Golden Beach**

As your matter is now finalised, in accordance with the Legal Profession Regulation 2007, we **enclose** a Trust Account Statement for your records.

Yours faithfully

LEMBER AND WILLIAMS

Liability limited by a scheme approved under professional standards legislation.

Caboolture Office

Cnr Annie & East Streets, Caboolture
PO Box 779, Caboolture Qld 4510
P 07 5495 1499
F 07 5495 7066

Maleny Office

6 Coral Street, Maleny
PO Box 626, Maleny Qld 4552
P 07 5495 1499
F 07 5495 7066

**E admin@landw.com.au
www.landw.com.au**



Lember And Williams

Cnr Annie & East Streets
Caboolture Qld 4510
PO Box 779
Caboolture Qld 4510
P: (07) 5495 1499
F: (07) 5495 7066

Mr LP Gonano & Ms FE Harper as trustees
PO Bcx 254
BEERWAH QLD 4519

Trust Account Statement

For Period : All

Trust Account : Lember And Williams Law Practice Trust Account, Australia and New Zealand Banking Group Limited 0

Matter no. 513461
Purchase from Brady
Unit 1, 121 Landsborough Parade, Golden Beach
Mr Luigi Pacifico Gonano & Ms Frances Elwyn Harper
209 Range Road
PEACHESTER QLD 4519

Date	Reference	Paid To / Received From Journaled To/From Reason	Withdrawal Amount	Deposit Amount	Balance
20/11/2013 21/11/2013*	Rec001696	Received From: LP Gonano & FE Harper PO Box 254 BEERWAH QLD 4519 Reason: Fees & Disbursements		\$700.00 ✓	\$700.00
06/12/2013	Pay41142	Paid To: DNRM Reason: Fee on Settlement Notice	\$29.80		\$670.20
12/12/2013 13/12/2013*	Rec001801	Received From: Mr LP Gonano & Ms FE Harper as trustees PO Box 254 BEERWAH QLD 4519 Reason: Purchase monies, fees & disbursements and stamp duty	bank fee 30	+30 \$310,890.00	\$311,560.20
13/12/2013	Pay003361	Paid To: UnityWater Reason: Purchase monies	\$124.06		\$311,436.14
13/12/2013	Pay003362	Paid To: Proctor Graham Lawyers Reason: Purchase monies	\$605.00		\$310,831.14

Liability limited by a scheme approved under Professional Standards Legislation.

Trust Account Statement

For Period: All

Trust Account: Lember And Williams Law Practice Trust Account, Australia and New Zealand Banking Group Limited 01

Date	Reference	Paid To / Received From Journaled To/From Reason	Withdrawal Amount	Deposit Amount	Balance
13/12/2013	Pay003363	Paid To: Bank cheque - AJ Brady Reason: Purchase monies	\$55,146.37		\$255,684.77
13/12/2013	Pay003364	Paid To: Bank cheque - Proctor Graham Trust Account Reason: Purchase monies	\$115,000.00		\$140,684.77
13/12/2013	Pay003365	Paid To: Bank cheque - Commonwealth Bank of Australia Reason: Purchase monies	\$129,284.39		\$11,400.38
17/12/2013	Pay41147	Paid To: DNRM Reason: Transfer registration fee	\$732.00 ✓		\$10,668.38
17/12/2013	Pay41148	Paid To: Commissioner of State Revenue Reason: Stamp duty	\$9,450.00 ✓		\$1,218.38
20/12/2013	Pay003433	Paid To: Lember And Williams Reason: Invoice # 14225 Trust To Office Transfer	\$1,218.38 ✓		\$0.00
Account Totals:			\$311,590.00	\$311,590.00	\$0.00

T-6

107.18

Ball of fees

1218.38
107.18
<u>1325.56</u>

107.18 ✓

Liability limited by a scheme approved under Professional Standards Legislation.