

CLIENT AUTHORISATION

Approved under Section 48BA (5)(b) "client authorisation", Land Titles Act 1925

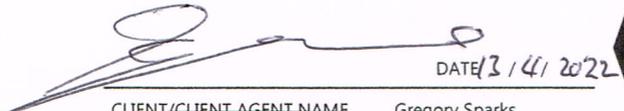
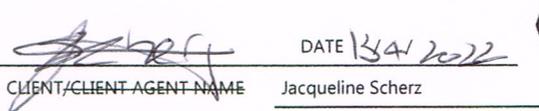
When this form is signed, the Legal Practitioner is authorised to act for the Client(s) in a Conveyancing Transaction(s).

Privacy Notice: The collection of personal information in this form is required by law under the *Land Titles Act 1925*, to ensure accurate and legal transfer of title or registration of other interests relating to land and for maintaining publicly searchable registers and indexes. Personal information collected on this form will be handled in accordance with the Territory Privacy Principles in Schedule 1 of the *Information Privacy Act 2014*. More detailed information about how Access Canberra handles this personal information is available at: <https://www.act.gov.au/acprivacy>.

Legal Practitioner Reference: 103395

| CLIENT DETAILS | CLIENT 1 | CLIENT 2 |
|----------------|--|----------|
| NAME | Scaramouch Holdings Pty Ltd (22 958 061 185) | |
| ACN/ARBN | | |
| ADDRESS | PO Box 692, Noosaville Qld 4566 | |

| TRANSACTION DETAILS | CONVEYANCING TRANSACTION(S) 1 | CONVEYANCING TRANSACTION(S) 2 |
|--|--|---|
| AUTHORITY TYPE | <input checked="" type="checkbox"/> SPECIFIC AUTHORITY (set out conveyancing transaction details below) | <input type="checkbox"/> STANDING AUTHORITY ends on revocation or expiration date: __/__/__ (tick relevant conveyancing transaction(s) below) |
| | <input type="checkbox"/> BATCH AUTHORITY (attach details of conveyancing transaction(s)) | |
| PROPERTY ADDRESS | Unit 4, 79-81 Gladstone Street, Fyshwick | |
| LAND TITLE REFERENCE(S) (and/or property description) | Unit 4 Block 5 Section 37 Fyshwick Vol: 1725 Folio: 64 Ed: 7 | |
| CONVEYANCING TRANSACTION(S) | <input type="checkbox"/> TRANSFER <input type="checkbox"/> MORTGAGE <input type="checkbox"/> CAVEAT <input type="checkbox"/> TRANSMISSION APPLICATION <input checked="" type="checkbox"/> DISCHARGE/RELEASE OF MORTGAGE <input type="checkbox"/> WITHDRAWAL OF CAVEAT <input type="checkbox"/> OTHER | <input type="checkbox"/> TRANSFER <input type="checkbox"/> MORTGAGE <input type="checkbox"/> CAVEAT <input type="checkbox"/> TRANSMISSION APPLICATION <input type="checkbox"/> DISCHARGE/RELEASE OF MORTGAGE <input type="checkbox"/> WITHDRAWAL OF CAVEAT <input type="checkbox"/> OTHER |
| ADDITIONAL INSTRUCTIONS | | |

| CLIENT AUTHORISATION AND SIGNING | CLIENT 1 / CLIENT AGENT 1 | CLIENT 2 / CLIENT AGENT 2 |
|----------------------------------|--|--|
| | <p>I CERTIFY that:</p> <p>(a) I am the Client or Client Agent; and</p> <p>(b) I have the legal authority to instruct the Legal Practitioner in relation to the Conveyancing Transaction(s); and</p> <p>(c) if I am acting as a Client Agent that I have no notice of the revocation of my authority to act on behalf of the Client.</p> <p>I AUTHORISE the Legal Practitioner to act on my behalf, or where I am a Client Agent to act on behalf of the Client, in accordance with the terms of this Client Authorisation:</p> <p>(a) sign documents on my behalf as required for the Conveyancing Transaction(s); and</p> <p>(b) submit or authorise submission of documents for lodgment with the Land Registry; and</p> <p>(c) authorise any financial settlement involved in the Conveyancing Transaction(s); and</p> <p>(d) do anything else necessary to complete the Conveyancing Transaction(s).</p> | |
| |  DATE 13/4/2022 |  DATE 13/4/2022 |
| | CLIENT/CLIENT AGENT NAME Gregory Sparks CAPACITY Director | CLIENT/CLIENT AGENT NAME Jacqueline Scherz CAPACITY Director |
| | If applicable AUSTRALIAN CONSULAR OFFICE WITNESS or IDENTITY AGENT (if not a Legal Practitioner Agent) | If applicable AUSTRALIAN CONSULAR OFFICE WITNESS or IDENTITY AGENT (if not a Legal Practitioner Agent) |
| | NAME DATE | NAME DATE |

| LEGAL PRACTITIONER DETAILS AND SIGNING | LEGAL PRACTITIONER | LEGAL PRACTITIONER AGENT (if applicable) |
|--|--|--|
| NAME | BEDFORDS LEGAL PTY LTD | |
| ACN/ARBN | 630 716 666 | |
| ADDRESS | Level 6, 1 Bowes Place, Woden ACT 2606 | |
| | <p>I/We CERTIFY that reasonable steps have been taken to ensure that this Client Authorisation was signed by each of the persons named above as Client or Client Agent.</p> <p>SIGNATURE OF LEGAL PRACTITIONER OR LEGAL PRACTITIONER AGENT IF APPLICABLE:</p> | |
| | DATE / / | DATE / / |
| | SIGNATORY NAME: CAPACITY: | SIGNATORY NAME: CAPACITY: |

TERMS OF THIS CLIENT AUTHORISATION

1 WHAT IS AUTHORISED

The Client authorises the Legal Practitioner to act on behalf of the Client in accordance with the terms of this Client Authorisation and any Rules and any Prescribed Requirement to:

- (a) sign documents on the Client's behalf as required for the Conveyancing Transaction(s); and
- (b) submit or authorise submission of documents for lodgment with the Land Registry; and
- (c) authorise any financial settlement involved in the Conveyancing Transaction(s); and
- (d) do anything else necessary to complete the Conveyancing Transaction(s).

The Client acknowledges that the Client is bound by any documents required in connection with a Conveyancing Transaction that the Legal Practitioner signs on the Client's behalf in accordance with this Client Authorisation.

2 MORTGAGEES

Where:

- (a) the Legal Practitioner represents the Client in the Client's capacity as mortgagee; and
- (b) the Client represents to the Legal Practitioner that the Client has taken reasonable steps to verify the identity of the mortgagor,

the Client indemnifies the Legal Practitioner for any loss resulting from the Client's failure to take reasonable steps to verify the identity of the mortgagor.

3 REVOCATION

This Client Authorisation may be revoked by either the Client or the Legal Practitioner giving notice in writing to the other that they wish to end this Client Authorisation.

4 PRIVACY AND CLIENT INFORMATION

Client acknowledges that information relating to the Client that is required to complete a Conveyancing Transaction(s), including the Client's Personal Information, may be collected by and disclosed to the Duty Authority, the Land Registry, the Registrar-General, the Legal Practitioner and third parties (who may be located overseas) involved in the completion or processing of the Conveyancing Transaction(s), and consents to the collection and disclosure of that information to any of those recipients, including to those who are overseas.

The Legal Practitioner or Legal Practitioner Agent acknowledges that the personal information collected from its Client(s) is for the purpose of registration of interests in land and the Legal Practitioner or Legal Practitioner Agent must not disclose this information to third parties outside this purpose.

The Legal Practitioner or Legal Practitioner Agent acknowledges and certifies that they have provided their client(s) with these Terms, which include how their clients can access or locate Access Canberra Privacy Policy. The Access Canberra privacy policy can be found at <https://www.act.gov.au/acprivacy> and provides information about how Access Canberra will handle the personal information collected in this form.

5 APPLICABLE LAW

This Client Authorisation is governed by the *Land Titles Act 1925* and is only applicable for Conveyancing Transactions in the Australian Capital Territory for paper Registry Instruments. Instruments lodged electronically

under the *Electronic Conveyancing National Law (ACT) Act 2020* (E-Conveyancing Law) are to comply with the participation rules made under the E-Conveyancing Law, section 23.

6 MEANING OF WORDS USED IN THIS CLIENT AUTHORISATION

In this Client Authorisation, capitalised terms have the meaning set out below:

Batch Authority means an authority for the Legal Practitioner to act for the Client in a batch of Conveyancing Transactions details of which are attached to this Client Authorisation.

Capacity means the role of the signatory (for example an attorney or a director of a company).

Client means the person or persons named in this Client Authorisation.

Client Agent means a person authorised to act as the Client's agent but does not include the Legal Practitioner acting solely in this role.

Duty Authority means the ACT Revenue Office.

Identity Agent means a person who is an agent of either a Legal Practitioner, or a mortgagee represented by a Legal Practitioner, and who:

- (a) the Legal Practitioner or mortgagee reasonably believes is reputable, competent and appropriately insured; and
- (b) is authorised by the Legal Practitioner or mortgagee to conduct verification of identity on behalf of the Legal Practitioner or mortgagee in accordance with the Verification of Identity Standard.

Land Registry means the agency responsible for maintaining the titles register.

Personal Information has the meaning given to it in the *Information Privacy Act 2014*.

Prescribed Requirement means any published requirement of the Registrar-General that Legal Practitioners are required to comply with.

Legal Practitioner is an Australian lawyer who holds a local practising certificate or interstate practising certificate under the *Legal Profession Act 2006* (ACT) and who is authorised to execute a Registry Instrument pursuant to a Client Authorisation; or to execute a caveat, on behalf of a party to that Registry Instrument; or to prepare a Registry Instrument on behalf of a party to that Registry Instrument, for execution by that party, or that party's attorney.

Legal Practitioner Agent means a person authorised by a Legal Practitioner to act as the Legal Practitioner's agent including to sign the Client Authorisation. For the avoidance of doubt this can include an Identity Agent if so authorised.

Specific Authority means an authority for the Legal Practitioner to act for the Client in completing the Conveyancing Transactions described in this Client Authorisation.

Standing Authority means an authority for the Legal Practitioner to act for the Client as described in this Client Authorisation for the period of time set out in this Client Authorisation.