

## CONTRACT FOR SALE OF RESIDENTIAL LOTS IN A COMMUNITY TITLES SCHEME

(WARNING: This Contract is not, without amendment, suitable for use in respect of off the plan sales)

(Note: Where there is insufficient space in any Item place details in an Annexure and refer to the Annexure in the Item - e.g. 'Refer Additional Expenses Annexure')

### Item Schedule

Item	Item Schedule	
<b>1. CONTRACT DATE</b>	THE <u>3<sup>RD</sup></u> DAY OF <u>FEBRUARY</u> 20..... (Note: Seller/Seller's Agent must complete)	Clause 1(16)
<b>2. SELLER'S AGENT</b>	Name: <u>Sell Exclusive Pty Ltd T/as Sell Exclusive Real Estate</u> Address: <u>Shop 6, 9 Benabrow Avenue, Bellara QLD 4507</u> ABN: <u>30143691918</u> Phone: <u>(07) 3408 6170</u> Mobile: ..... Email: <u>info@sellexclusive.com.au</u> Licence Number: <u>3388038</u> Expiry Date: <u>15/07/2022</u>	Clause 36
<b>3. SELLER</b>	Name: <u>On The Brinie Pty Ltd</u> DOB: ..... Address: ..... ABN / ACN ..... Phone: ..... Mobile: <u>0404 108 488</u> Email: <u>stridleonbrie@lprimus.com.au</u> Solicitor / Self Acting <u>WARLOW SCOTT LANGRISH</u> Address: <u>Lafra 9, 239 GEORGE ST, BRISBANE, QLD 4000</u> Phone: <u>3002 7428</u> Mobile: ..... Email: <u>ANDREW.P@MDL.COM.AU</u> Contact: <u>ANDREW RYE</u>	Clauses 1(50), 13.2, 14, 15, 16, 35 and 36
<b>4. BUYER'S AGENT (If Applicable)</b>	Name: ..... Address: ..... ABN: ..... Phone: ..... Mobile: ..... Email: .....	
<b>5. BUYER</b>	Name: <u>Steven James &amp; Sandra Gregory</u> Address: <u>85 Bestmann Road East, Sandstone Point, QLD 4511</u> ABN / ACN ..... Phone: ..... Mobile: <u>0410 165 755</u> Email: <u>admin@brieunit.com</u> Solicitor / Self Acting <u>Zande Law</u> Address: <u>PO BOX 636, North Lakes, QLD 4509</u> Phone: <u>3385 0999</u> Mobile: ..... Email: <u>hireland@zandelaw.com.au</u> Contact: .....	Clauses 1(12), 13.3, 14, 15, 16, 17, 29 and 31



6. LOT DESCRIPTION

Clauses 1(43), 1(47), 13, 22, 25, 26, 27 and 28

Address: Unit 1/ 15-17 Sylvan Beach Esp, Bellara, QLD 4507

Lot No. 1 on GTP / BUP / SP 204009 Title Reference: 50713757

Community Title Scheme (Name and No.):

Local Government: Moreton Bay Council Present Use: Residential

7. PURCHASE PRICE Unless expressly provided any GST payable is included in the purchase price. Clauses 1(44) and 6

Purchase Price \$ 700,000

(WARNING: Some property sales may attract GST and require a tax invoice to be issued separate to this Contract. Seek appropriate professional advice if unsure).

8. DEPOSIT Clause 3

Initial Deposit: \$16,000.00 Payable: on signing of Contract, by Buyer

Balance Deposit: Payable by a date no later than:

9. DEPOSIT HOLDER Clauses 3.1 and 3.7

Name: Sellexclusive Pty Ltd

Trust Account: Sellexclusive Trust Account

Bank: NAB BANK BSB: 084566 Account No.: 1773603351

10. FINANCE Complete all details for Clause 5 to apply. Clauses 5, 20(2) and 34.2

Finance Amount: Sufficient To Complete Finance Date: 21 Days From Date Of Contract

Lender: Buyers Choice

11. INSPECTIONS Only completed details will apply Clauses 1(35), 1(36), 1(41), 4, 20(1) and 34

Note: This Item is not applicable where the Property is sold by Auction

(a) Building Inspection: Yes / No

(b) Pest Inspection: Yes / No

(c) Pool Safety Inspection: Yes / No (Applicable only if Item 13.2(c) is ticked)

(d) Community Management Statement: Yes / No

(regarding the current registered CMS available from the Department of Natural Resources, Mines and Energy)

Inspection Date: 7 Days From Date Of Contract (Date to be completed by)

Note: If 'yes' is selected in Item 11(a), (b), (c) or (d), an Inspection Date must be inserted.

Acknowledged Defects/Exclusions:

Empty box for Acknowledged Defects/Exclusions

12. SETTLEMENT Clauses 1(18), 1(19), 1(20), 1(51), 1(52), 1(53), 11, 12 and 34

12.1 Date: / / OR 45 days from the Date of Contract

OR

12.2 Settlement will be conducted by: (If neither (a) nor (b) is checked, e-conveyance will apply)

(a) e-conveyance (Clause 12.1) and; the Electronic Workspace will be opened by the Seller unless otherwise agreed.

(b) Non e-conveyance (Clause 12.2) and the place of settlement will be:

Handwritten signatures and initials