

Duty Imprint

Dealing Number

OFFICE USE ONLY

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in DERM see the department's website.

(UNIT 1)

- 1. Interest being transferred** (if shares show as a fraction)
FEE SIMPLE

Lodger (Name, address, E-mail & phone number)	Lodger
HOY & MCCORMACK	Code
PO BOX 104	GC207
CURRUMBIN 4223	
TELEPHONE : 55981166	

Note: A Form 24 - Property Information (Transfer) must be attached to this Form where interest being transferred is "fee simple" (Land Title Act 1994), "State leasehold" (Land Act 1994) or "Water Allocation" (Water Act 2000)

- | 2. Lot on Plan Description | County | Parish | Title Reference |
|----------------------------|---------|--------|-----------------|
| LOT 1 ON SP 135158 | STANLEY | WARNER | 50331016 |

- 3. Transferor**
KARRADON PTY LTD A.C.N. 010 361 083 AS TRUSTEE UNDER INSTRUMENT 710502918

- 4. Consideration**
\$265,000.00

- | | | | |
|----------------------|-------------|---|------------------------------------|
| 5. Transferee | Given names | Surname/Company name and number | (include tenancy if more than one) |
| | | DG PAPPIN PROPERTIES PTY LTD A.C.N.
168 135 902 AS TRUSTEE | |

- 6. Transfer/Execution** The Transferor transfers to the Transferee the estate and interest described in item 1 for the consideration and in the case of monetary consideration acknowledges receipt thereof. The Transferor declares that the information contained in items 3 to 6 on the attached Form 24 is true and correct. The Transferee states the information contained in items 1, 2, 4 to 6 on the attached Form 24 is true and correct. Where a solicitor signs on behalf of the Transferee the information in items 1, 2, 4 to 6 on Form 24 is based on information supplied by the Transferee.

NOTE: Witnessing officer must be aware of their obligations under section 162 of the Land Title Act 1994.

Separate executions are required for each transferor and transferee. Signatories are to provide to the witness, evidence that they are the person entitled to sign the instrument (including proof of identity).

Witnessing Officer (signature, full name & qualification)

Execution Date

Transferor's Signature

Witnessing Officer (signature, full name & qualification)

Execution Date

Transferor's Signature

Witnessing Officer (signature, full name & qualification)

Execution Date

***Transferee's or Solicitor's Signature**

.....
Witnessing Officer (signature, full name & qualification)

Execution Date

***Transferee's or Solicitor's Signature**

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

***Note: A Solicitor is required to print full name if signing on behalf of the Transferee and no witness is required in this instance**

**READ THIS BEFORE SIGNING A TITLES REGISTRY
FORM 1—TRANSFER OR FORM 2—MORTGAGE**

**IF YOU FAIL TO PROVIDE TO THE WITNESSING OFFICER ADEQUATE EVIDENCE OF YOUR ENTITLEMENT TO
SIGN THE FORM, THE WITNESSING OFFICER MAY DECLINE TO WITNESS YOUR SIGNATURE**

Note – This page is NOT part of the form and should NOT be lodged in the titles registry

Signing and witnessing of titles registry transfer or mortgage forms

A person who witnesses the signature of an individual on a titles registry form is required by law to take reasonable steps to ensure the person signing the form is entitled to do so.

If you take your transfer or mortgage form/s to a Justice of the Peace or Commissioner for Declarations (or other person qualified under Schedule 1 of the *Land Title Act 1994* to witness a titles registry form, such as a lawyer) to have your signature witnessed, you must provide to the satisfaction of the witness, the following—

1. proof of identity showing your photo and signature; **and**
2. supporting documentation that shows your name and property details, and helps to confirm you are entitled to sign the form/s.

1. Proof of identity documents

Proof of identity documents may include—

- driver licence; or
- passport.

2. Supporting documentation that helps to confirm you are entitled to sign the form/s

If you are **selling property** or are **only refinancing**, supporting documentation may include either—

- a local government current rates notice for the property, or
- a recently issued current title search statement for the property, or
- a recently issued registration confirmation statement for the property, or
- a current certificate of title (if one exists) for the property.

If you are a **purchaser** and/or **financing the purchase**, supporting documentation may include either—

- a copy of the contract of sale for the property; or
- official loan documentation from your lender; or
- a letter from a solicitor confirming you are entitled to sign the form.

(This form must accompany Land Registry Form 1 – Transfer when lodged in the Land Registry)

*Duties Act 2001, Land Valuation Act 2010, Land Tax Act 2010, Local Government Act 2009, Water Act 2000, Electrical Safety Act 2002, Fire and Rescue Service Act 1990
South-East Queensland Water (Distribution and Retail Restructuring) Act 2009***PART A – Transferee to complete**

Title reference [50331016]

Page 1 of 2

Electronic version – for completion before printing.

Where insufficient space in an item, use Form 20
(Enlarged Panel).

Mark appropriate [] with 'X'

Refer to guide for completion for further information.

Official use only**1. Transferee**(a) Given names & surname
or Company & ACN/ABN(b) Date of birth
(dd/mm/yyyy)(c) Residential or business address
after possession

DG PAPPIN PROPERTIES PTY LTD A.C.N. 168 135 902

3 BELAH COURT ALBANY CREEK 4035

(d) Contact details after possession

(i) Phone number -

(ii) Postal address - As above [X] OR complete address below(e) Name of trust - **N/A** [] OR complete - ONEFOUR COMBARTON TRUST

(f) Is transferee a foreign person / corporation?

N/A [] **NO** [X] **YES** [] ➤Attach completed Form 25
(Foreign Ownership Information)

(g) Does transferee ordinarily reside in Australia?

N/A [] **NO** [] **YES** [X]**2. Transaction**

(a) Date of possession (dd/mm/yyyy) – 10/03/2014

➤ The date of possession is the actual date the transferee has legal control or ownership of the property. Usually, this is the date of settlement, or the date as agreed to by both parties.

(b) Date of settlement (dd/mm/yyyy) – 10/03/2014

➤ The date of settlement must be completed even where it is the same as the date of possession.

This form is comprised of two Parts -

- Part A – Transferee to complete
- Part B – Transferor to complete

BOTH parts must be submitted
with the Form 1 Transfer.

(This form must accompany Land Registry Form 1 – Transfer when lodged in the Land Registry)

PART B – Transferor to complete

Title reference [50331016]

Page 2 of 2

Electronic version – for completion before printing.

Mark appropriate [] with 'X'

Where insufficient space in an item, use Form 20
(Enlarged Panel).

Refer to guide for completion for further information.

3. Transferor's residential or business address after settlement

4/4 COMBARTON STREET BRENDAL 4500

4. Details of sale price

(a) Property excluding water allocation

Cash \$265,000.00
 Vendor terms \$
 Assumption of liabilities \$
 Other (specify above) \$

Total \$265,000.00

(b) Water allocation - N/A [X] OR complete below

Cash \$
 Vendor terms \$
 Assumption of liabilities \$
 Other (specify above) \$

Total \$

5. Property details

(a) Land / Water allocation description

(b) Property address

Lot	Plan type & no.	Street no.	Street name	Suburb/Town/Locality	Postcode
1	SP135158	1/4	COMBARTON STREET	BRENDAL	4500

(c) Property transferred Includes

(d) Current land use

(e) Water allocation - N/A [X] OR complete below

Plant & machinery	[]	Vacant land	[]
Livestock	[]	Dwelling	[]
Crops	[]	Multi-unit	[]
Existing right	[]	Flats	[]
Movable chattels	[]	Guest house /	[]
Water licence	[]	Private hotel	[]
Interim water allocation	[]	Farming	[]
	[]	Industrial	[]
Other (specify above)		Commercial	[X]

Other (specify above)

(i) Is water allocation unsupplemented?
 NO [] YES [] > complete (ii) below

(ii) Reference number of the water allocation
 dealing certificate - unsupplemented

(f) Safety switch

(i) Is an electrical safety switch installed? N/A [X] NO [] YES []
 (ii) Has transferee been informed in writing about its existence? N/A [X] NO [] YES []

(g) Smoke alarm

(i) Is a compliant smoke alarm/s installed? N/A [X] NO [] YES []
 (ii) Has transferee been informed in writing about its existence? N/A [X] NO [] YES []

6. Transaction information

(a) Has an agreement in writing for the transfer of dutiable property been entered into?

NO [] YES [X] > If Yes, complete (b) below

(b) Date of written agreement (dd/mm/yyyy) -

(c) Are the transferor and transferee related or associated at the date of the transfer?

NO [] YES [] > If Yes, complete (d) below

(d) State the degree of relationship or association and supply evidence of value to Office of State Revenue -

The Directors of the Transferor company are the parents of the Director of the Transferee company > See guide for completion

(e) Is the consideration less than the unencumbered value of the property included in this transaction?

NO [X] YES [] > See guide for completion

(f) Does this transaction form part of an arrangement that includes other dutiable transactions?

NO [X] YES [] > See guide for completion