

TRANSFER

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.

1. Interest being transferred (if shares show as a fraction)	Lodger (Name, address, email & phone number)	Lodger Code
Fee Simple		

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	Title Reference
Lot 50709 on SP 277728	51037986

3. Transferor
Oakstead Harbour Project Pty Ltd A.C.N. 161 237 047

4. Consideration
\$356,300.00

5. Transferee	Given names	Surname/Company name and number	(include tenancy if more than one)
		Alexkat Pty Ltd A.C.N. 167 768 836	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 that 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).

Oakstead Harbour Project Pty Ltd A.C.N. 161 237 047 by its duly constituted attorney Jason Damien Waral who declares he has not received notice of revocation of Power of Attorney No.715193222

.....
RUTH ANNABEL FIELDER.....
SOLICITOR.....
Witnessing Officer (signature, full name & qualification)

18/5/2016
Execution Date

.....

.....
Transferor's Signature

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

/ /
Execution Date

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.....
.....
Transferor's Signature

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Witnessing Officer (signature, full name & qualification)

/ /
Execution Date

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*Transferee's or Solicitor's Signature

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Witnessing Officer (signature, full name & qualification)

/ /
Execution Date

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.....
.....
*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.

(This form must accompany **Titles Registry Form 1 – Transfer** when lodged in the Titles 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 [51037986]

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
Alexkat Pty Ltd A.C.N. 167 768 836
- (b) Date of birth (dd/mm/yyyy)
- (c) Residential or business address after possession
5 Marina Street
SHORNCLIFFE QLD 4107
- (d) Contact details after possession
 - (i) Phone number -
 - (ii) Postal address – As above [] OR complete address below
 - (iii) Email address -
- (e) Name of trust – **N/A** [] OR complete - Harbour Road Trust
- (f) Is transferee a foreign person / corporation? **N/A** [] **NO** [] **YES** [] ➤ Attach completed Form 25 (Foreign Ownership Information)
NOTE: The definition of a foreign person or corporation is defined in the Foreign Ownership Land Register Act 1988.
- (g) Does transferee ordinarily reside in Australia? **N/A** [] **NO** [] **YES** []

2. Transaction

- (a) Date of possession (dd/mm/yyyy) - ➤ 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) - ➤ 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 Titles Registry Form 1 – Transfer when lodged in the Titles Registry)

PART B – Transferor to complete

Title reference [51037986]

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

C/- Peloton Group, Suite 11, 2 – 4 Kings Lane, Darlinghurst NSW 2010

4. Details of sale price (Sale price must include GST if applicable)

(a) Property excluding water allocation		(b) Water allocation – N/A [X] OR complete below	
Cash	\$365,300.00	Cash	\$
Vendor Terms	\$	Vendor Terms	\$
Assumption of liabilities	\$	Assumption of liabilities	\$
Rebate	\$ 0.00		\$
Other (specify above)		Other (specify above)	
Total \$356,300.00		Total \$	

5. Property details

(a) Land / Water allocation (b) Property address description

Lot	Plan type & no.	Street no.	Street name	Suburb/Town/Locality	Post Code
50709	SP 277728	37B	Harbour Road	Hamilton	4007

(c) Property transferred includes (d) Current land use

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

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

- (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 [] NO [] YES [X]
- (ii) Has transferee been informed in writing about its existence? N/A [] NO [] YES [X]

(g) Smoke alarm

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

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) - 2/21/2014
- (c) Are the transferor and transferee related or associated at the date of the transfer? NO [X] YES [] > If Yes, complete (d) below
- (d) State the degree of relationship or association and supply evidence of value to Office of State Revenue - > 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
- (g) Is GST payable on this transaction? See guide for completion NO [] YES [X] > If Yes, complete (h) below
- (h) Is the transaction under the margin scheme? NO [] YES [X]

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 23417298

Search Date: 18/05/2016 09:29

Title Reference: 51037986

Date Created: 17/05/2016

Previous Title: 51037890

REGISTERED OWNER

Dealing No: 717221362 03/05/2016

OAKSTEAD HARBOUR PROJECT PTY LTD A.C.N. 161 237 047

ESTATE AND LAND

Estate in Fee Simple

LOT 50709 SURVEY PLAN 277728

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 48584

COMMUNITY MANAGEMENT STATEMENT 36407

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40036071 (Lot 269 on SP 135370)
2. BUILDING MANAGEMENT STATEMENT No 710148022 01/12/2006 at 11:13
benefiting and burdening the lot
3. AMENDMENT No 714430919 24/04/2012 at 15:48
BUILDING MANAGEMENT STATEMENT: 710148022
4. BUILDING MANAGEMENT STATEMENT No 710148143 01/12/2006 at 11:24
benefiting and burdening the lot
5. AMENDMENT No 713625938 14/12/2010 at 15:20
BUILDING MANAGEMENT STATEMENT: 710148143
6. MORTGAGE No 716209248 16/12/2014 at 15:28
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.B.N. 11
005 357 522

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ INFOTRACK PTY LIMITED