

# Contract for the sale and purchase of land 2022 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	INSTA PROPERTY 18 Marion Street, Bankstown NSW 2200 Email: <a href="mailto:kien@instaproperty.com.au">kien@instaproperty.com.au</a>	Phone: 0449 046 789
co-agent vendor	SAMY HOANG ANH NGUYEN	
vendor's solicitor	ANNA NGUYEN LAWYERS PO BOX 118, BANKSTOWN NSW 1885	Phone: (02) 79048888 / 0401965126 Email: <a href="mailto:annanguyen.lawyers@gmail.com">annanguyen.lawyers@gmail.com</a> Reference: CV2980
date for completion	42 <sup>nd</sup> days after the contract date (clause 15)	
land (address, plan details and title reference)	13/4 GORDON STREET, BANKSTOWN NSW 2200 Lot 13 in Strata Plan 60132 Folio Identifier: 13/SP60132	

improvements  VACANT POSSESSION  subject to existing tenancies  
 HOUSE  garage  carport  home unit  carspace  storage space  
 none  other:

attached copies documents in the List of Documents as marked or numbered:  
 other documents:

**A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.**

inclusions	<input checked="" type="checkbox"/> air conditioning	<input type="checkbox"/> clothes line	<input checked="" type="checkbox"/> fixed floor coverings	<input checked="" type="checkbox"/> range hood
	<input checked="" type="checkbox"/> blinds	<input type="checkbox"/> curtains	<input checked="" type="checkbox"/> insect screens	<input type="checkbox"/> solar panels
	<input checked="" type="checkbox"/> built-in wardrobes	<input type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input checked="" type="checkbox"/> stove
	<input type="checkbox"/> ceiling fans	<input type="checkbox"/> EV charger	<input type="checkbox"/> pool equipment	<input type="checkbox"/> TV antenna
	<input type="checkbox"/> other:			
exclusions				
purchaser				
purchaser's solicitor				
price	\$			
deposit	\$	(10% of the price, unless otherwise stated)		
balance	\$			
contract date	(if not stated, the date this contract was made)			

Where there is more than one purchaser  JOINT TENANTS  
 tenants in common  in unequal shares, specify: \_\_\_\_\_

**GST AMOUNT** (optional) The price includes GST of: \$

buyer's agent

Note: Clause 20.15 provides "Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked."

**SIGNING PAGE**

<b>VENDOR</b>	<b>PURCHASER</b>
<p><b>Signed by</b></p>  <p>_____</p> <p>Vendor</p>  <p>_____</p> <p>Vendor</p>	<p><b>Signed by</b></p>  <p>_____</p> <p>Purchaser</p>  <p>_____</p> <p>Purchaser</p>
<b>VENDOR (COMPANY)</b>	<b>PURCHASER (COMPANY)</b>
<p><b>Signed by</b> _____ in accordance with s127(1) of the Corporations Act 2001 by the authorised person(s) whose signature(s) appear(s) below:</p>  <p>_____      _____</p> <p>Signature of authorised person      Signature of authorised person</p> <p>_____      _____</p> <p>Name of authorised person      Name of authorised person</p> <p>_____      _____</p> <p>Office held      Office held</p>	<p><b>Signed by</b> _____ in accordance with s127(1) of the Corporations Act 2001 by the authorised person(s) whose signature(s) appear(s) below:</p>  <p>_____      _____</p> <p>Signature of authorised person      Signature of authorised person</p> <p>_____      _____</p> <p>Name of authorised person      Name of authorised person</p> <p>_____      _____</p> <p>Office held      Office held</p>

**Choices**

Vendor agrees to accept a **deposit-bond**  NO  yes

**Nominated Electronic Lodgment Network (ELN)** (clause 4): PEXA

**Manual transaction** (clause 30)  NO  yes  
(if yes, vendor must provide further details, including any applicable exception, in the space below):

**Tax information (the parties promise this is correct as far as each party is aware)**

**Land tax** is adjustable  NO  yes  
**GST:** Taxable supply  NO  yes in full  yes to an extent  
 Margin scheme will be used in making the taxable supply  NO  yes

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- GST-free because the sale is the supply of a going concern under section 38-325
- GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O
- input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

Purchaser must make a **GSTRW payment** (GST residential withholding payment)  NO  yes (if yes, vendor must provide details)

If the details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice at least 7 days before the date for completion.

**GSTRW payment (GST residential withholding payment) – details**

Frequently the supplier will be the vendor. However, sometimes further information will be required as to which entity is liable for GST, for example, if the supplier is a partnership, a trust, part of a GST group or a participant in a GST joint venture.

Supplier's name:

Supplier's ABN:

Supplier's GST branch number (if applicable):

Supplier's business address:

Supplier's representative:

Supplier's contact phone number:

Supplier's proportion of **GSTRW payment**: \$

**If more than one supplier, provide the above details for each supplier.**

Amount purchaser must pay – price multiplied by the **GSTRW rate** (residential withholding rate): \$

Amount must be paid:  AT COMPLETION  at another time (specify):

Is any of the consideration not expressed as an amount in money?  NO  yes

If "yes", the GST inclusive market value of the non-monetary consideration: \$

Other details (including those required by regulation or the ATO forms):

## List of Documents

General	Strata or community title (clause 23 of the contract)
<input checked="" type="checkbox"/> 1 property certificate for the land <input checked="" type="checkbox"/> 2 plan of the land <input type="checkbox"/> 3 unregistered plan of the land <input type="checkbox"/> 4 plan of land to be subdivided <input type="checkbox"/> 5 document to be lodged with a relevant plan <input checked="" type="checkbox"/> 6 section 10.7(2) planning certificate under Environmental Planning and Assessment Act 1979 <input type="checkbox"/> 7 additional information included in that certificate under section 10.7(5) <input checked="" type="checkbox"/> 8 sewerage infrastructure location diagram (service location diagram) <input checked="" type="checkbox"/> 9 sewer lines location diagram (sewerage service diagram) <input type="checkbox"/> 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract <input type="checkbox"/> 11 <i>planning agreement</i> <input type="checkbox"/> 12 section 88G certificate (positive covenant) <input type="checkbox"/> 13 survey report <input type="checkbox"/> 14 building information certificate or building certificate given under <i>legislation</i> <input type="checkbox"/> 15 occupation certificate <input type="checkbox"/> 16 lease (with every relevant memorandum or variation) <input type="checkbox"/> 17 other document relevant to tenancies <input type="checkbox"/> 18 licence benefiting the land <input type="checkbox"/> 19 old system document <input type="checkbox"/> 20 Crown purchase statement of account <input type="checkbox"/> 21 building management statement <input type="checkbox"/> 22 form of requisitions <input type="checkbox"/> 23 <i>clearance certificate</i> <input type="checkbox"/> 24 land tax certificate	<input checked="" type="checkbox"/> 33 property certificate for strata common property <input checked="" type="checkbox"/> 34 plan creating strata common property <input checked="" type="checkbox"/> 35 strata by-laws <input type="checkbox"/> 36 strata development contract or statement <input type="checkbox"/> 37 strata management statement <input type="checkbox"/> 38 strata renewal proposal <input type="checkbox"/> 39 strata renewal plan <input type="checkbox"/> 40 leasehold strata - lease of lot and common property <input type="checkbox"/> 41 property certificate for neighbourhood property <input type="checkbox"/> 42 plan creating neighbourhood property <input type="checkbox"/> 43 neighbourhood development contract <input type="checkbox"/> 44 neighbourhood management statement <input type="checkbox"/> 45 property certificate for precinct property <input type="checkbox"/> 46 plan creating precinct property <input type="checkbox"/> 47 precinct development contract <input type="checkbox"/> 48 precinct management statement <input type="checkbox"/> 49 property certificate for community property <input type="checkbox"/> 50 plan creating community property <input type="checkbox"/> 51 community development contract <input type="checkbox"/> 52 community management statement <input type="checkbox"/> 53 document disclosing a change of by-laws <input type="checkbox"/> 54 document disclosing a change in a development or management contract or statement <input type="checkbox"/> 55 document disclosing a change in boundaries <input type="checkbox"/> 56 information certificate under Strata Schemes Management Act 2015 <input type="checkbox"/> 57 information certificate under Community Land Management Act 2021 <input type="checkbox"/> 58 disclosure statement - off the plan contract <input type="checkbox"/> 59 other document relevant to off the plan contract
<p><b>Home Building Act 1989</b></p> <input type="checkbox"/> 25 insurance certificate <input type="checkbox"/> 26 brochure or warning <input type="checkbox"/> 27 evidence of alternative indemnity cover	<p><b>Other</b></p> <input type="checkbox"/> 60
<p><b>Swimming Pools Act 1992</b></p> <input type="checkbox"/> 28 certificate of compliance <input type="checkbox"/> 29 evidence of registration <input type="checkbox"/> 30 relevant occupation certificate <input type="checkbox"/> 31 certificate of non-compliance <input type="checkbox"/> 32 detailed reasons of non-compliance	

**HOLDER OF STRATA OR COMMUNITY SCHEME RECORDS – Name, address, email address and telephone number**

Westside Strata Management  
 PO Box 241  
 Fairfield NSW 1860  
 Phone: (02) 9791 9933 Email: strata@westside.net.au

**IMPORTANT NOTICE TO VENDORS AND PURCHASERS**

Before signing this contract you should ensure that you understand your rights and obligations, some of which are not written in this contract but are implied by law.

**WARNING—SMOKE ALARMS**

The owners of certain types of buildings and strata lots must have smoke alarms, or in certain cases heat alarms, installed in the building or lot in accordance with regulations under the *Environmental Planning and Assessment Act 1979*. It is an offence not to comply. It is also an offence to remove or interfere with a smoke alarm or heat alarm. Penalties apply.

**WARNING—LOOSE-FILL ASBESTOS INSULATION**

Before purchasing land that includes residential premises, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A, built before 1985, a purchaser is strongly advised to consider the possibility that the premises may contain loose-fill asbestos insulation, within the meaning of the *Home Building Act 1989*, Part 8, Division 1A. In particular, a purchaser should—

- (a) search the Register required to be maintained under the *Home Building Act 1989*, Part 8, Division 1A, and
- (b) ask the relevant local council whether it holds records showing that the residential premises contain loose-fill asbestos insulation.

For further information about loose-fill asbestos insulation, including areas in which residential premises have been identified as containing loose-fill asbestos insulation, contact NSW Fair Trading.

### **Cooling off period (purchaser's rights)**

- 1 This is the statement required by the *Conveyancing Act 1919*, section 66X. This statement applies to a contract for the sale of residential property.
- 2 **EXCEPT** in the circumstances listed in paragraph 3, the purchaser may rescind the contract before 5pm on—
  - (a) for an off the plan contract—the tenth business day after the day on which the contract was made, or
  - (b) in any other case—the fifth business day after the day on which the contract was made.
- 3 There is **NO COOLING OFF PERIOD**—
  - (a) if, at or before the time the contract is made, the purchaser gives to the vendor, or the vendor's solicitor or agent, a certificate that complies with the Act, section 66W, or
  - (b) if the property is sold by public auction, or
  - (c) if the contract is made on the same day as the property was offered for sale by public auction but passed in, or
  - (d) if the contract is made in consequence of the exercise of an option to purchase the property, other than an option that is void under the Act, section 66ZG.
- 4 A purchaser exercising the right to cool off by rescinding the contract forfeits 0.25% of the purchase price of the property to the vendor.
- 5 The vendor is entitled to recover the forfeited amount from an amount paid by the purchaser as a deposit under the contract. The purchaser is entitled to a refund of any balance.

### **DISPUTES**

If you get into a dispute with the other party, the Law Society and Real Estate Institute encourage you to use informal procedures such as negotiation, independent expert appraisal, the Law Society Conveyancing Dispute Resolution Scheme or mediation (for example mediation under the Law Society Mediation Program).

### **AUCTIONS**

Regulations made under the Property and Stock Agents Act 2002 prescribe a number of conditions applying to sales by auction.

## WARNINGS

1. **Various Acts of Parliament and other matters can affect the rights of the parties to this contract. Some important matters are actions, claims, decisions, licences, notices, orders, proposals or rights of way involving:**

<b>APA Group</b> <b>Australian Taxation Office</b> <b>Council</b> <b>County Council</b> <b>Department of Planning and Environment</b> <b>Department of Primary Industries</b> <b>Electricity and gas</b> <b>Land and Housing Corporation</b> <b>Local Land Services</b>	<b>NSW Department of Education</b> <b>NSW Fair Trading</b> <b>Owner of adjoining land</b> <b>Privacy</b> <b>Public Works Advisory</b> <b>Subsidence Advisory NSW</b> <b>Telecommunications</b> <b>Transport for NSW</b> <b>Water, sewerage or drainage authority</b>
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If you think that any of these matters affects the property, tell your solicitor.
2. **A lease may be affected by the Agricultural Tenancies Act 1990, the Residential Tenancies Act 2010 or the Retail Leases Act 1994.**
3. **If any purchase money is owing to the Crown, it will become payable before obtaining consent, or if no consent is needed, when the transfer is registered.**
4. **If a consent to transfer is required under legislation, see clause 27 as to the obligations of the parties.**
5. **The vendor should continue the vendor's insurance until completion. If the vendor wants to give the purchaser possession before completion, the vendor should first ask the insurer to confirm this will not affect the insurance.**
6. **Most purchasers will have to pay transfer duty (and, sometimes, if the purchaser is not an Australian citizen, surcharge purchaser duty) on this contract. Some purchasers may be eligible to choose to pay first home buyer choice property tax instead of transfer duty. If a payment is not made on time, interest and penalties may be incurred.**
7. **If the purchaser agrees to the release of deposit, the purchaser's right to recover the deposit may stand behind the rights of others (for example the vendor's mortgagee).**
8. **The purchaser should arrange insurance as appropriate.**
9. **Some transactions involving personal property may be affected by the Personal Property Securities Act 2009.**
10. **A purchaser should be satisfied that finance will be available at the time of completing the purchase.**
11. **Where the market value of the property is at or above a legislated amount, the purchaser may have to comply with a foreign resident capital gains withholding payment obligation (even if the vendor is not a foreign resident). If so, this will affect the amount available to the vendor on completion.**
12. **Purchasers of some residential properties may have to withhold part of the purchase price to be credited towards the GST liability of the vendor. If so, this will also affect the amount available to the vendor. More information is available from the ATO.**

The vendor sells and the purchaser buys the *property* for the price under these provisions instead of Schedule 3 Conveyancing Act 1919, subject to any *legislation* that cannot be excluded.

**1 Definitions (a term in italics is a defined term)**

1.1	In this contract, these terms (in any form) mean –
	<i>adjustment date</i> the earlier of the giving of possession to the purchaser or completion;
	<i>adjustment figures</i> details of the adjustments to be made to the price under clause 14;
	<i>authorised Subscriber</i> a <i>Subscriber</i> (not being a <i>party's solicitor</i> ) named in a notice served by a <i>party</i> as being authorised for the purposes of clause 20.6.8;
	<i>bank</i> the Reserve Bank of Australia or an authorised deposit-taking institution which is a bank, a building society or a credit union;
	<i>business day</i> any day except a bank or public holiday throughout NSW or a Saturday or Sunday;
	<i>cheque</i> a cheque that is not postdated or stale;
	<i>clearance certificate</i> a certificate within the meaning of s14-220 of Schedule 1 to the <i>TA Act</i> , that covers one or more days falling within the period from and including the contract date to completion;
	<i>completion time</i> the time of day at which completion is to occur;
	<i>conveyancing rules</i> the rules made under s12E of the Real Property Act 1900;
	<i>deposit-bond</i> a deposit bond or guarantee with each of the following approved by the vendor –
	<ul style="list-style-type: none"> <li>• the issuer;</li> <li>• the expiry date (if any); and</li> <li>• the amount;</li> </ul>
	<i>depositholder</i> vendor's agent (or if no vendor's agent is named in this contract, the vendor's <i>solicitor</i> , or if no vendor's <i>solicitor</i> is named in this contract, the buyer's agent);
	<i>discharging mortgagee</i> any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a <i>Digitally Signed</i> discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the <i>property</i> to be transferred to the purchaser;
	<i>document of title</i> document relevant to the title or the passing of title;
	<i>ECNL</i> the Electronic Conveyancing National Law (NSW);
	<i>electronic document</i> a dealing as defined in the Real Property Act 1900 which may be created and <i>Digitally Signed</i> in an <i>Electronic Workspace</i> ;
	<i>electronic transaction</i> a <i>Conveyancing Transaction</i> to be conducted for the <i>parties</i> by their legal representatives as <i>Subscribers</i> using an <i>ELN</i> and in accordance with the <i>ECNL</i> and the <i>participation rules</i> ;
	<i>electronic transfer</i> a transfer of land under the Real Property Act 1900 for the <i>property</i> to be prepared and <i>Digitally Signed</i> in the <i>Electronic Workspace</i> established for the purposes of the <i>parties' Conveyancing Transaction</i> ;
	<i>FRCGW percentage</i> the percentage mentioned in s14-200(3)(a) of Schedule 1 to the <i>TA Act</i> (12.5% as at 1 July 2017);
	<i>FRCGW remittance</i> a remittance which the purchaser must make under s14-200 of Schedule 1 to the <i>TA Act</i> , being the lesser of the <i>FRCGW percentage</i> of the price (inclusive of GST, if any) and the amount specified in a <i>variation served by a party</i> ;
	<i>GST Act</i> A New Tax System (Goods and Services Tax) Act 1999;
	<i>GST rate</i> the rate mentioned in s4 of A New Tax System (Goods and Services Tax Imposition - General) Act 1999 (10% as at 1 July 2000);
	<i>GSTRW payment</i> a payment which the purchaser must make under s14-250 of Schedule 1 to the <i>TA Act</i> (the price multiplied by the <i>GSTRW rate</i> );
	<i>GSTRW rate</i> the rate determined under ss14-250(6), (8) or (9) of Schedule 1 to the <i>TA Act</i> (as at 1 July 2018, usually 7% of the price if the margin scheme applies, 1/11 <sup>th</sup> if not);
	<i>incoming mortgagee</i> any mortgagee who is to provide finance to the purchaser on the security of the <i>property</i> and to enable the purchaser to pay the whole or part of the price;
	<i>legislation</i> an Act or a by-law, ordinance, regulation or rule made under an Act;
	<i>manual transaction</i> a <i>Conveyancing Transaction</i> in which a dealing forming part of the <i>Lodgment Case</i> at or following completion cannot be <i>Digitally Signed</i> ;
	<i>normally</i> subject to any other provision of this contract;
	<i>participation rules</i> the participation rules as determined by the <i>ECNL</i> ;
	<i>party</i> each of the vendor and the purchaser;
	<i>property</i> the land, the improvements, all fixtures and the inclusions, but not the exclusions;
	<i>planning agreement</i> a valid voluntary agreement within the meaning of s7.4 of the Environmental Planning and Assessment Act 1979 entered into in relation to the <i>property</i> ;
	<i>populate</i> to complete data fields in the <i>Electronic Workspace</i> ;

<i>requisition</i>	an objection, question or requisition (but the term does not include a claim);
<i>rescind</i>	rescind this contract from the beginning;
<i>serve</i>	serve in writing on the other <i>party</i> ;
<i>settlement cheque</i>	an unendorsed <i>cheque</i> made payable to the person to be paid and – <ul style="list-style-type: none"> <li>• issued by a <i>bank</i> and drawn on itself; or</li> <li>• if authorised in writing by the vendor or the vendor's <i>solicitor</i>, some other <i>cheque</i>;</li> </ul>
<i>solicitor</i>	in relation to a <i>party</i> , the <i>party's</i> solicitor or licensed conveyancer named in this contract or in a notice <i>served</i> by the <i>party</i> ;
<i>TA Act</i>	Taxation Administration Act 1953;
<i>terminate</i>	terminate this contract for breach;
<i>title data</i>	the details of the title to the <i>property</i> made available to the <i>Electronic Workspace</i> by the <i>Land Registry</i> ;
<i>variation</i>	a variation made under s14-235 of Schedule 1 to the <i>TA Act</i> ;
<i>within</i>	in relation to a period, at any time before or during the period; and
<i>work order</i>	a valid direction, notice or order that requires work to be done or money to be spent on or in relation to the <i>property</i> or any adjoining footpath or road (but the term does not include a notice under s22E of the Swimming Pools Act 1992 or clause 22 of the Swimming Pools Regulation 2018).

- 1.2 Words and phrases used in this contract (italicised and in Title Case, such as *Conveyancing Transaction*, *Digitally Signed*, *Electronic Workspace*, *ELN*, *ELNO*, *Land Registry*, *Lodgment Case* and *Subscriber*) have the meanings given in the *participation rules*.

## 2 Deposit and other payments before completion

- 2.1 The purchaser must pay the deposit to the *depositholder* as stakeholder.
- 2.2 *Normally*, the purchaser must pay the deposit on the making of this contract, and this time is essential.
- 2.3 If this contract requires the purchaser to pay any of the deposit by a later time, that time is also essential.
- 2.4 The purchaser can pay any of the deposit by –
- 2.4.1 giving cash (up to \$2,000) to the *depositholder*;
- 2.4.2 unconditionally giving a *cheque* to the *depositholder* or to the vendor, vendor's agent or vendor's *solicitor* for sending to the *depositholder*; or
- 2.4.3 electronic funds transfer to the *depositholder's* nominated account and, if requested by the vendor or the *depositholder*, providing evidence of that transfer.
- 2.5 The vendor can *terminate* if –
- 2.5.1 any of the deposit is not paid on time;
- 2.5.2 a *cheque* for any of the deposit is not honoured on presentation; or
- 2.5.3 a payment under clause 2.4.3 is not received in the *depositholder's* nominated account by 5.00 pm on the third *business day* after the time for payment.
- This right to *terminate* is lost as soon as the deposit is paid in full.
- 2.6 If the vendor accepts a *deposit-bond* for the deposit, clauses 2.1 to 2.5 do not apply.
- 2.7 If the vendor accepts a *deposit-bond* for part of the deposit, clauses 2.1 to 2.5 apply only to the balance.
- 2.8 If any of the deposit or of the balance of the price is paid before completion to the vendor or as the vendor directs, it is a charge on the land in favour of the purchaser until *termination* by the vendor or completion, subject to any existing right.
- 2.9 If each *party* tells the *depositholder* that the deposit is to be invested, the *depositholder* is to invest the deposit (at the risk of the *party* who becomes entitled to it) with a *bank*, in an interest-bearing account in NSW, payable at call, with interest to be reinvested, and pay the interest to the *parties* equally, after deduction of all proper government taxes and financial institution charges and other charges.

## 3 Deposit-bond

- 3.1 This clause applies only if the vendor accepts a *deposit-bond* for the deposit (or part of it).
- 3.2 The purchaser must provide the *deposit-bond* to the vendor's *solicitor* (or if no solicitor the *depositholder*) at or before the making of this contract and this time is essential.
- 3.3 If the *deposit-bond* has an expiry date and completion does not occur by the date which is 14 days before the expiry date, the purchaser must *serve* a replacement *deposit-bond* at least 7 days before the expiry date. The time for service is essential.
- 3.4 The vendor must approve a replacement *deposit-bond* if –
- 3.4.1 it is from the same issuer and for the same amount as the earlier *deposit-bond*; and
- 3.4.2 it has an expiry date at least three months after its date of issue.
- 3.5 A breach of clauses 3.2 or 3.3 entitles the vendor to *terminate*. The right to *terminate* is lost as soon as –
- 3.5.1 the purchaser *serves* a replacement *deposit-bond*; or
- 3.5.2 the deposit is paid in full under clause 2.
- 3.6 Clauses 3.3 and 3.4 can operate more than once.

- 3.7 If the purchaser *serves* a replacement *deposit-bond*, the vendor must *serve* the earlier *deposit-bond*.
- 3.8 The amount of any *deposit-bond* does not form part of the price for the purposes of clause 16.5.
- 3.9 The vendor must give the purchaser any original *deposit-bond* –
- 3.9.1 on completion; or
- 3.9.2 if this contract is *rescinded*.
- 3.10 If this contract is *terminated* by the vendor –
- 3.10.1 *normally*, the vendor can immediately demand payment from the issuer of the *deposit-bond*; or
- 3.10.2 if the purchaser *serves* prior to *termination* a notice disputing the vendor's right to *terminate*, the vendor must forward any original *deposit-bond* (or its proceeds if called up) to the *depositholder* as stakeholder.
- 3.11 If this contract is *terminated* by the purchaser –
- 3.11.1 *normally*, the vendor must give the purchaser any original *deposit-bond*; or
- 3.11.2 if the vendor *serves* prior to *termination* a notice disputing the purchaser's right to *terminate*, the vendor must forward any original *deposit-bond* (or its proceeds if called up) to the *depositholder* as stakeholder.
- 4 Electronic transaction**
- 4.1 This *Conveyancing Transaction* is to be conducted as an *electronic transaction* unless –
- 4.1.1 the contract says this transaction is a *manual transaction*, giving the reason, or
- 4.1.2 a *party* *serves* a notice stating why the transaction is a *manual transaction*, in which case the *parties* do not have to complete earlier than 14 days after *service* of the notice, and clause 21.3 does not apply to this provision,
- and in both cases clause 30 applies.
- 4.2 If, because of clause 4.1.2, this *Conveyancing Transaction* is to be conducted as a *manual transaction* –
- 4.2.1 each *party* must –
- bear equally any disbursements or fees; and
  - otherwise bear that *party's* own costs;
- incurred because this *Conveyancing Transaction* was to be conducted as an *electronic transaction*; and
- 4.2.2 if a *party* has paid all of a disbursement or fee which, by reason of this clause, is to be borne equally by the *parties*, that amount must be adjusted under clause 14.
- 4.3 The *parties* must conduct the *electronic transaction* –
- 4.3.1 in accordance with the *participation rules* and the *ECNL*; and
- 4.3.2 using the nominated *ELN*, unless the *parties* otherwise agree. This clause 4.3.2 does not prevent a *party* using an *ELN* which can interoperate with the nominated *ELN*.
- 4.4 A *party* must pay the fees and charges payable by that *party* to the *ELNO* and the *Land Registry*.
- 4.5 *Normally*, the vendor must *within 7 days* of the contract date create and *populate* an *Electronic Workspace* with *title data* and the date for completion, and invite the purchaser to the *Electronic Workspace*.
- 4.6 If the vendor has not created an *Electronic Workspace* in accordance with clause 4.5, the purchaser may create and *populate* an *Electronic Workspace* and, if it does so, the purchaser must invite the vendor to the *Electronic Workspace*.
- 4.7 The *parties* must, as applicable to their role in the *Conveyancing Transaction* and the steps taken under clauses 4.5 or 4.6 –
- 4.7.1 promptly join the *Electronic Workspace* after receipt of an invitation;
- 4.7.2 create and *populate* an *electronic transfer*;
- 4.7.3 invite any *discharging mortgagee* or *incoming mortgagee* to join the *Electronic Workspace*; and
- 4.7.4 *populate* the *Electronic Workspace* with a nominated *completion time*.
- 4.8 If the transferee in the *electronic transfer* is not the purchaser, the purchaser must give the vendor a direction signed by the purchaser personally for that transfer.
- 4.9 The vendor can require the purchaser to include a covenant or easement in the *electronic transfer* only if this contract contains the wording of the proposed covenant or easement, and a description of the land burdened and benefited.
- 4.10 If the purchaser must make a *GSTRW payment* or an *FRCGW remittance*, the purchaser must *populate* the *Electronic Workspace* with the payment details for the *GSTRW payment* or *FRCGW remittance* payable to the Deputy Commissioner of Taxation at least 2 *business days* before the date for completion.
- 4.11 Before completion, the *parties* must ensure that –
- 4.11.1 all *electronic documents* which a *party* must *Digitally Sign* to complete the *electronic transaction* are *populated* and *Digitally Signed*;
- 4.11.2 all certifications required by the *ECNL* are properly given; and
- 4.11.3 they do everything else in the *Electronic Workspace* which that *party* must do to enable the *electronic transaction* to proceed to completion.
- 4.12 If the computer systems of any of the *Land Registry*, the *ELNO*, Revenue NSW or the Reserve Bank of Australia are inoperative for any reason at the *completion time* agreed by the *parties*, a failure to complete this contract for that reason is not a default under this contract on the part of either *party*.

- 4.13 If the computer systems of the *Land Registry* are inoperative for any reason at the *completion time* agreed by the *parties*, and the *parties* choose that financial settlement is to occur despite this, then on financial settlement occurring –
- 4.13.1 all *electronic documents Digitally Signed* by the vendor and any discharge of mortgage, withdrawal of caveat or other *electronic document* forming part of the *Lodgment Case* for the *electronic transaction* are taken to have been unconditionally and irrevocably delivered to the purchaser or the purchaser's mortgagee at the time of financial settlement together with the right to deal with the land; and
- 4.13.2 the vendor is taken to have no legal or equitable interest in the *property*.
- 4.14 If the *parties* do not agree about the delivery before completion of one or more documents or things that cannot be delivered through the *Electronic Workspace*, the *party* required to deliver the documents or things –
- 4.14.1 holds them on completion in escrow for the benefit of; and
- 4.14.2 must immediately after completion deliver the documents or things to, or as directed by; the *party* entitled to them.

## 5 Requisitions

- 5.1 If a form of *requisitions* is attached to this contract, the purchaser is taken to have made those *requisitions*.
- 5.2 If the purchaser is or becomes entitled to make any other *requisition*, the purchaser can make it only by *servicing* it –
- 5.2.1 if it arises out of this contract or it is a general question about the *property* or title - *within 21 days* after the contract date;
- 5.2.2 if it arises out of anything *served* by the vendor - *within 21 days* after the later of the contract date and that *service*; and
- 5.2.3 in any other case - *within a reasonable time*.

## 6 Error or misdescription

- 6.1 *Normally*, the purchaser can (but only before completion) claim compensation for an error or misdescription in this contract (as to the *property*, the title or anything else and whether substantial or not).
- 6.2 This clause applies even if the purchaser did not take notice of or rely on anything in this contract containing or giving rise to the error or misdescription.
- 6.3 However, this clause does not apply to the extent the purchaser knows the true position.

## 7 Claims by purchaser

- Normally*, the purchaser can make a claim (including a claim under clause 6) before completion only by *servicing* it with a statement of the amount claimed, and if the purchaser makes one or more claims before completion –
- 7.1 the vendor can *rescind* if in the case of claims that are not claims for delay –
- 7.1.1 the total amount claimed exceeds 5% of the price;
- 7.1.2 the vendor *serves* notice of intention to *rescind*; and
- 7.1.3 the purchaser does not *serve* notice waiving the claims *within 14 days* after that *service*; and
- 7.2 if the vendor does not *rescind*, the *parties* must complete and if this contract is completed –
- 7.2.1 the lesser of the total amount claimed and 10% of the price must be paid out of the price to and held by the *depositholder* until the claims are finalised or lapse;
- 7.2.2 the amount held is to be invested in accordance with clause 2.9;
- 7.2.3 the claims must be finalised by an arbitrator appointed by the *parties* or, if an appointment is not made *within 1 month* of completion, by an arbitrator appointed by the President of the Law Society at the request of a *party* (in the latter case the *parties* are bound by the terms of the Conveyancing Arbitration Rules approved by the Law Society as at the date of the appointment);
- 7.2.4 the purchaser is not entitled, in respect of the claims, to more than the total amount claimed and the costs of the purchaser;
- 7.2.5 net interest on the amount held must be paid to the *parties* in the same proportion as the amount held is paid; and
- 7.2.6 if the *parties* do not appoint an arbitrator and neither *party* requests the President to appoint an arbitrator *within 3 months* after completion, the claims lapse and the amount belongs to the vendor.

## 8 Vendor's rights and obligations

- 8.1 The vendor can *rescind* if –
- 8.1.1 the vendor is, on reasonable grounds, unable or unwilling to comply with a *requisition*;
- 8.1.2 the vendor *serves* a notice of intention to *rescind* that specifies the *requisition* and those grounds; and
- 8.1.3 the purchaser does not *serve* a notice waiving the *requisition within 14 days* after that *service*.

- 8.2 If the vendor does not comply with this contract (or a notice under or relating to it) in an essential respect, the purchaser can *terminate* by *servicing* a notice. After the *termination* –
- 8.2.1 the purchaser can recover the deposit and any other money paid by the purchaser under this contract;
- 8.2.2 the purchaser can sue the vendor to recover damages for breach of contract; and
- 8.2.3 if the purchaser has been in possession a *party* can claim for a reasonable adjustment.

## 9 Purchaser's default

- If the purchaser does not comply with this contract (or a notice under or relating to it) in an essential respect, the vendor can *terminate* by *servicing* a notice. After the *termination* the vendor can –
- 9.1 keep or recover the deposit (to a maximum of 10% of the price);
- 9.2 hold any other money paid by the purchaser under this contract as security for anything recoverable under this clause –
- 9.2.1 for 12 months after the *termination*; or
- 9.2.2 if the vendor commences proceedings under this clause *within* 12 months, until those proceedings are concluded; and
- 9.3 sue the purchaser either –
- 9.3.1 where the vendor has resold the *property* under a contract made *within* 12 months after the *termination*, to recover –
- the deficiency on resale (with credit for any of the deposit kept or recovered and after allowance for any capital gains tax or goods and services tax payable on anything recovered under this clause); and
  - the reasonable costs and expenses arising out of the purchaser's non-compliance with this contract or the notice and of resale and any attempted resale; or
- 9.3.2 to recover damages for breach of contract.

## 10 Restrictions on rights of purchaser

- 10.1 The purchaser cannot make a claim or *requisition* or *rescind* or *terminate* in respect of –
- 10.1.1 the ownership or location of any fence as defined in the Dividing Fences Act 1991;
- 10.1.2 a service for the *property* being a joint service or passing through another property, or any service for another property passing through the *property* ('service' includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television or water service);
- 10.1.3 a wall being or not being a party wall in any sense of that term or the *property* being affected by an easement for support or not having the benefit of an easement for support;
- 10.1.4 any change in the *property* due to fair wear and tear before completion;
- 10.1.5 a promise, representation or statement about this contract, the *property* or the title, not set out or referred to in this contract;
- 10.1.6 a condition, exception, reservation or restriction in a Crown grant;
- 10.1.7 the existence of any authority or licence to explore or prospect for gas, minerals or petroleum;
- 10.1.8 any easement or restriction on use the substance of either of which is disclosed in this contract or any non-compliance with the easement or restriction on use; or
- 10.1.9 anything the substance of which is disclosed in this contract (except a caveat, charge, mortgage, priority notice or writ).
- 10.2 The purchaser cannot *rescind* or *terminate* only because of a defect in title to or quality of the inclusions.
- 10.3 *Normally*, the purchaser cannot make a claim or *requisition* or *rescind* or *terminate* or require the vendor to change the nature of the title disclosed in this contract (for example, to remove a caution evidencing qualified title, or to lodge a plan of survey as regards limited title).

## 11 Compliance with work orders

- 11.1 *Normally*, the vendor must by completion comply with a *work order* made on or before the contract date and if this contract is completed the purchaser must comply with any other *work order*.
- 11.2 If the purchaser complies with a *work order*, and this contract is *rescinded* or *terminated*, the vendor must pay the expense of compliance to the purchaser.

## 12 Certificates and inspections

- The vendor must do everything reasonable to enable the purchaser, subject to the rights of any tenant –
- 12.1 to have the *property* inspected to obtain any certificate or report reasonably required;
- 12.2 to apply (if necessary in the name of the vendor) for –
- 12.2.1 any certificate that can be given in respect of the *property* under *legislation*; or
- 12.2.2 a copy of any approval, certificate, consent, direction, notice or order in respect of the *property* given under *legislation*, even if given after the contract date; and
- 12.3 to make 1 inspection of the *property* in the 3 days before a time appointed for completion.

**13 Goods and services tax (GST)**

- 13.1 Terms used in this clause which are not defined elsewhere in this contract and have a defined meaning in the *GST Act* have the same meaning in this clause.
- 13.2 *Normally*, if a *party* must pay the price or any other amount to the other *party* under this contract, GST is not to be added to the price or amount.
- 13.3 If under this contract a *party* must make an adjustment or payment for an expense of another party or pay an expense payable by or to a third party (for example, under clauses 14 or 20.7) –
- 13.3.1 the *party* must adjust or pay on completion any GST added to or included in the expense; but
- 13.3.2 the amount of the expense must be reduced to the extent the party receiving the adjustment or payment (or the representative member of a GST group of which that party is a member) is entitled to an input tax credit for the expense; and
- 13.3.3 if the adjustment or payment under this contract is consideration for a taxable supply, an amount for GST must be added at the *GST rate*.
- 13.4 If this contract says this sale is the supply of a going concern –
- 13.4.1 the *parties* agree the supply of the *property* is a supply of a going concern;
- 13.4.2 the vendor must, between the contract date and completion, carry on the enterprise conducted on the land in a proper and business-like way;
- 13.4.3 if the purchaser is not registered by the date for completion, the *parties* must complete and the purchaser must pay on completion, in addition to the price, an amount being the price multiplied by the *GST rate* ("the retention sum"). The retention sum is to be held by the *depositholder* and dealt with as follows –
- if *within* 3 months of completion the purchaser *serves* a letter from the Australian Taxation Office stating the purchaser is registered with a date of effect of registration on or before completion, the *depositholder* is to pay the retention sum to the purchaser; but
  - if the purchaser does not *serve* that letter *within* 3 months of completion, the *depositholder* is to pay the retention sum to the vendor; and
- 13.4.4 if the vendor, despite clause 13.4.1, *serves* a letter from the Australian Taxation Office stating the vendor has to pay GST on the supply, the purchaser must pay to the vendor on demand the amount of GST assessed.
- 13.5 *Normally*, the vendor promises the margin scheme will not apply to the supply of the *property*.
- 13.6 If this contract says the margin scheme is to apply in making the taxable supply, the *parties* agree that the margin scheme is to apply to the sale of the *property*.
- 13.7 If this contract says the sale is not a taxable supply –
- 13.7.1 the purchaser promises that the *property* will not be used and represents that the purchaser does not intend the *property* (or any part of the *property*) to be used in a way that could make the sale a taxable supply to any extent; and
- 13.7.2 the purchaser must pay the vendor on completion in addition to the price an amount calculated by multiplying the price by the *GST rate* if this sale is a taxable supply to any extent because of –
- a breach of clause 13.7.1; or
  - something else known to the purchaser but not the vendor.
- 13.8 If this contract says this sale is a taxable supply in full and does not say the margin scheme applies to the *property*, the vendor must pay the purchaser on completion an amount of one-eleventh of the price if –
- 13.8.1 this sale is not a taxable supply in full; or
- 13.8.2 the margin scheme applies to the *property* (or any part of the *property*).
- 13.9 If this contract says this sale is a taxable supply to an extent –
- 13.9.1 clause 13.7.1 does not apply to any part of the *property* which is identified as being a taxable supply; and
- 13.9.2 the payments mentioned in clauses 13.7 and 13.8 are to be recalculated by multiplying the relevant payment by the proportion of the price which represents the value of that part of the *property* to which the clause applies (the proportion to be expressed as a number between 0 and 1). Any evidence of value must be obtained at the expense of the vendor.
- 13.10 *Normally*, on completion the vendor must give the recipient of the supply a tax invoice for any taxable supply by the vendor by or under this contract.
- 13.11 The vendor does not have to give the purchaser a tax invoice if the margin scheme applies to a taxable supply.
- 13.12 If the vendor is liable for GST on rents or profits due to issuing an invoice or receiving consideration before completion, any adjustment of those amounts must exclude an amount equal to the vendor's GST liability.
- 13.13 If the vendor *serves* details of a *GSTRW payment* which the purchaser must make, the purchaser does not have to complete earlier than 5 *business days* after that *service* and clause 21.3 does not apply to this provision.
- 13.14 If the purchaser must make a *GSTRW payment* the purchaser must, at least 2 *business days* before the date for completion, *serve* evidence of submission of a *GSTRW payment* notification form to the Australian Taxation Office by the purchaser or, if a direction under either clause 4.8 or clause 30.4 has been given, by the transferee named in the transfer the subject of that direction.

## 14 Adjustments

- 14.1 *Normally*, the vendor is entitled to the rents and profits and will be liable for all rates, water, sewerage and drainage service and usage charges, land tax, levies and all other periodic outgoings up to and including the *adjustment date* after which the purchaser will be entitled and liable.
- 14.2 The *parties* must make any necessary adjustment on completion, and –
- 14.2.1 the purchaser must provide the vendor with *adjustment figures* at least 2 *business days* before the date for completion; and
- 14.2.2 the vendor must confirm the *adjustment figures* at least 1 *business day* before the date for completion.
- 14.3 If an amount that is adjustable under this contract has been reduced under *legislation*, the *parties* must on completion adjust the reduced amount.
- 14.4 The *parties* must not adjust surcharge land tax (as defined in the Land Tax Act 1956) but must adjust any other land tax for the year current at the *adjustment date* –
- 14.4.1 only if land tax has been paid or is payable for the year (whether by the vendor or by a predecessor in title) and this contract says that land tax is adjustable;
- 14.4.2 by adjusting the amount that would have been payable if at the start of the year –
- the person who owned the land owned no other land;
  - the land was not subject to a special trust or owned by a non-concessional company; and
  - if the land (or part of it) had no separate taxable value, by calculating its separate taxable value on a proportional area basis.
- 14.5 The *parties* must not adjust any first home buyer choice property tax.
- 14.6 If any other amount that is adjustable under this contract relates partly to the land and partly to other land, the *parties* must adjust it on a proportional area basis.
- 14.7 If on completion the last bill for a water, sewerage or drainage usage charge is for a period ending before the *adjustment date*, the vendor is liable for an amount calculated by dividing the bill by the number of days in the period then multiplying by the number of unbilled days up to and including the *adjustment date*.
- 14.8 The vendor is liable for any amount recoverable for work started on or before the contract date on the *property* or any adjoining footpath or road.

## 15 Date for completion

The *parties* must complete by the date for completion and, if they do not, a *party* can serve a notice to complete if that *party* is otherwise entitled to do so.

## 16 Completion

### • Vendor

- 16.1 *Normally*, on completion the vendor must cause the legal title to the *property* (being the estate disclosed in this contract) to pass to the purchaser free of any charge, mortgage or other interest, subject to any necessary registration.
- 16.2 The legal title to the *property* does not pass before completion.
- 16.3 If the vendor gives the purchaser a document (other than the transfer) that needs to be lodged for registration, the vendor must pay the lodgment fee to the purchaser.
- 16.4 If a *party* serves a land tax certificate showing a charge on any of the land, by completion the vendor must do all things and pay all money required so that the charge is no longer effective against the land.

### • Purchaser

- 16.5 On completion the purchaser must pay to the vendor –
- 16.5.1 the price less any –
- deposit paid;
  - *FRCGW remittance* payable;
  - *GSTRW payment*; and
  - amount payable by the vendor to the purchaser under this contract; and
- 16.5.2 any other amount payable by the purchaser under this contract.
- 16.6 If any of the deposit is not covered by a *deposit-bond*, at least 1 *business day* before the date for completion the purchaser must give the vendor an order signed by the purchaser authorising the *depositholder* to account to the vendor for the deposit, to be held by the vendor in escrow until completion.
- 16.7 On completion the deposit belongs to the vendor.

## 17 Possession

- 17.1 *Normally*, the vendor must give the purchaser vacant possession of the *property* on completion.
- 17.2 The vendor does not have to give vacant possession if –
- 17.2.1 this contract says that the sale is subject to existing tenancies; and
- 17.2.2 the contract discloses the provisions of the tenancy (for example, by attaching a copy of the lease and any relevant memorandum or variation).
- 17.3 *Normally*, the purchaser can claim compensation (before or after completion) or *rescind* if any of the land is affected by a protected tenancy (a tenancy affected by Schedule 2, Part 7 of the Residential Tenancies Act 2010).

**18 Possession before completion**

- 18.1 This clause applies only if the vendor gives the purchaser possession of the *property* before completion.
- 18.2 The purchaser must not before completion –
- 18.2.1 let or part with possession of any of the *property*;
- 18.2.2 make any change or structural alteration or addition to the *property*; or
- 18.2.3 contravene any agreement between the *parties* or any direction, document, *legislation*, notice or order affecting the *property*.
- 18.3 The purchaser must until completion –
- 18.3.1 keep the *property* in good condition and repair having regard to its condition at the giving of possession; and
- 18.3.2 allow the vendor or the vendor's authorised representative to enter and inspect it at all reasonable times.
- 18.4 The risk as to damage to the *property* passes to the purchaser immediately after the purchaser enters into possession.
- 18.5 If the purchaser does not comply with this clause, then without affecting any other right of the vendor –
- 18.5.1 the vendor can before completion, without notice, remedy the non-compliance; and
- 18.5.2 if the vendor pays the expense of doing this, the purchaser must pay it to the vendor with interest at the rate prescribed under s101 Civil Procedure Act 2005.
- 18.6 If this contract is *rescinded* or *terminated* the purchaser must immediately vacate the *property*.
- 18.7 If the *parties* or their *solicitors* on their behalf do not agree in writing to a fee or rent, none is payable.

**19 Rescission of contract**

- 19.1 If this contract expressly gives a *party* a right to *rescind*, the *party* can exercise the right –
- 19.1.1 only by *servicing* a notice before completion; and
- 19.1.2 in spite of any making of a claim or *requisition*, any attempt to satisfy a claim or *requisition*, any arbitration, litigation, mediation or negotiation or any giving or taking of possession.
- 19.2 *Normally*, if a *party* exercises a right to *rescind* expressly given by this contract or any *legislation* –
- 19.2.1 the deposit and any other money paid by the purchaser under this contract must be refunded;
- 19.2.2 a *party* can claim for a reasonable adjustment if the purchaser has been in possession;
- 19.2.3 a *party* can claim for damages, costs or expenses arising out of a breach of this contract; and
- 19.2.4 a *party* will not otherwise be liable to pay the other *party* any damages, costs or expenses.

**20 Miscellaneous**

- 20.1 The *parties* acknowledge that anything stated in this contract to be attached was attached to this contract by the vendor before the purchaser signed it and is part of this contract.
- 20.2 Anything attached to this contract is part of this contract.
- 20.3 An area, bearing or dimension in this contract is only approximate.
- 20.4 If a *party* consists of 2 or more persons, this contract benefits and binds them separately and together.
- 20.5 A *party's solicitor* can receive any amount payable to the *party* under this contract or direct in writing that it is to be paid to another person.
- 20.6 A document under or relating to this contract is –
- 20.6.1 signed by a *party* if it is signed by the *party* or the *party's solicitor* (apart from a direction under clause 4.8 or clause 30.4);
- 20.6.2 *served* if it is *served* by the *party* or the *party's solicitor*;
- 20.6.3 *served* if it is *served* on the *party's solicitor*, even if the *party* has died or any of them has died;
- 20.6.4 *served* if it is *served* in any manner provided in s170 of the Conveyancing Act 1919;
- 20.6.5 *served* if it is sent by email or fax to the *party's solicitor*, unless in either case it is not received;
- 20.6.6 *served* on a person if it (or a copy of it) comes into the possession of the person;
- 20.6.7 *served* at the earliest time it is *served*, if it is *served* more than once; and
- 20.6.8 *served* if it is provided to or by the *party's solicitor* or an *authorised Subscriber* by means of an *Electronic Workspace* created under clause 4. However, this does not apply to a notice making an obligation essential, or a notice of *rescission* or *termination*.
- 20.7 An obligation to pay an expense of another *party* of doing something is an obligation to pay –
- 20.7.1 if the *party* does the thing personally - the reasonable cost of getting someone else to do it; or
- 20.7.2 if the *party* pays someone else to do the thing - the amount paid, to the extent it is reasonable.
- 20.8 Rights under clauses 4, 11, 13, 14, 17, 24, 30 and 31 continue after completion, whether or not other rights continue.
- 20.9 The vendor does not promise, represent or state that the purchaser has any cooling off rights.
- 20.10 The vendor does not promise, represent or state that any attached survey report is accurate or current.
- 20.11 A reference to any *legislation* (including any percentage or rate specified in *legislation*) is also a reference to any corresponding later *legislation*.
- 20.12 Each *party* must do whatever is necessary after completion to carry out the *party's* obligations under this contract.
- 20.13 Neither taking possession nor *servicing* a transfer of itself implies acceptance of the *property* or the title.

- 20.14 The details and information provided in this contract (for example, on pages 1 - 4) are, to the extent of each *party's* knowledge, true, and are part of this contract.
- 20.15 Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked.
- 20.16 Each *party* consents to –
- 20.16.1 any *party* signing this contract electronically; and
- 20.16.2 the making of this contract by the exchange of counterparts delivered by email, or by such other electronic means as may be agreed in writing by the *parties*.
- 20.17 Each *party* agrees that electronic signing by a *party* identifies that *party* and indicates that *party's* intention to be bound by this contract.

## 21 Time limits in these provisions

- 21.1 If the time for something to be done or to happen is not stated in these provisions, it is a reasonable time.
- 21.2 If there are conflicting times for something to be done or to happen, the latest of those times applies.
- 21.3 The time for one thing to be done or to happen does not extend the time for another thing to be done or to happen.
- 21.4 If the time for something to be done or to happen is the 29th, 30th or 31st day of a month, and the day does not exist, the time is instead the last day of the month.
- 21.5 If the time for something to be done or to happen is a day that is not a *business day*, the time is extended to the next *business day*, except in the case of clauses 2 and 3.2.
- 21.6 *Normally*, the time by which something must be done is fixed but not essential.

## 22 Foreign Acquisitions and Takeovers Act 1975

- 22.1 The purchaser promises that the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer under the Foreign Acquisitions and Takeovers Act 1975.
- 22.2 This promise is essential and a breach of it entitles the vendor to *terminate*.

## 23 Strata or community title

### • Definitions and modifications

- 23.1 This clause applies only if the land (or part of it) is a lot in a strata, neighbourhood, precinct or community scheme (or on completion is to be a lot in a scheme of that kind).
- 23.2 In this contract –
- 23.2.1 'change', in relation to a scheme, means –
- a registered or registrable change from by-laws set out in this contract;
  - a change from a development or management contract or statement set out in this contract; or
  - a change in the boundaries of common property;
- 23.2.2 'common property' includes association property for the scheme or any higher scheme;
- 23.2.3 'contribution' includes an amount payable under a by-law;
- 23.2.4 'information certificate' includes a certificate under s184 Strata Schemes Management Act 2015 and s171 Community Land Management Act 2021;
- 23.2.5 'interest notice' includes a strata interest notice under s22 Strata Schemes Management Act 2015 and an association interest notice under s20 Community Land Management Act 2021;
- 23.2.6 'normal expenses', in relation to an owners corporation for a scheme, means normal operating expenses usually payable from the administrative fund of an owners corporation for a scheme of the same kind;
- 23.2.7 'owners corporation' means the owners corporation or the association for the scheme or any higher scheme;
- 23.2.8 'the *property*' includes any interest in common property for the scheme associated with the lot; and
- 23.2.9 'special expenses', in relation to an owners corporation, means its actual, contingent or expected expenses, except to the extent they are –
- normal expenses;
  - due to fair wear and tear;
  - disclosed in this contract; or
  - covered by moneys held in the capital works fund.
- 23.3 Clauses 11, 14.8 and 18.4 do not apply to an obligation of the owners corporation, or to property insurable by it.
- 23.4 Clauses 14.4.2 and 14.6 apply but on a unit entitlement basis instead of an area basis.
- ### • Adjustments and liability for expenses
- 23.5 The *parties* must adjust under clause 14.1 –
- 23.5.1 a regular periodic contribution;
- 23.5.2 a contribution which is not a regular periodic contribution but is disclosed in this contract; and
- 23.5.3 on a unit entitlement basis, any amount paid by the vendor for a normal expense of the owners corporation to the extent the owners corporation has not paid the amount to the vendor.

- 23.6 If a contribution is not a regular periodic contribution and is not disclosed in this contract –
- 23.6.1 the vendor is liable for it if it was determined on or before the contract date, even if it is payable by instalments; and
- 23.6.2 the purchaser is liable for all contributions determined after the contract date.
- 23.7 The vendor must pay or allow to the purchaser on completion the amount of any unpaid contributions for which the vendor is liable under clause 23.6.1.
- 23.8 *Normally*, the purchaser cannot make a claim or *requisition* or *rescind* or *terminate* in respect of –
- 23.8.1 an existing or future actual, contingent or expected expense of the owners corporation;
- 23.8.2 a proportional unit entitlement of the lot or a relevant lot or former lot, apart from a claim under clause 6; or
- 23.8.3 a past or future change in the scheme or a higher scheme.
- 23.9 However, the purchaser can *rescind* if –
- 23.9.1 the special expenses of the owners corporation at the later of the contract date and the creation of the owners corporation when calculated on a unit entitlement basis (and, if more than one lot or a higher scheme is involved, added together), less any contribution paid by the vendor, are more than 1% of the price;
- 23.9.2 in the case of the lot or a relevant lot or former lot in a higher scheme, a proportional unit entitlement for the lot is disclosed in this contract but the lot has a different proportional unit entitlement at the contract date or at any time before completion;
- 23.9.3 a change before the contract date or before completion in the scheme or a higher scheme materially prejudices the purchaser and is not disclosed in this contract; or
- 23.9.4 a resolution is passed by the owners corporation before the contract date or before completion to give to the owners in the scheme for their consideration a strata renewal plan that has not lapsed at the contract date and there is not attached to this contract a strata renewal proposal or the strata renewal plan.
- **Notices, certificates and inspections**
- 23.10 Before completion, the purchaser must *serve* a copy of an interest notice addressed to the owners corporation and signed by the purchaser.
- 23.11 After completion, the purchaser must insert the date of completion in the interest notice and send it to the owners corporation.
- 23.12 The vendor can complete and send the interest notice as agent for the purchaser.
- 23.13 The vendor must *serve* at least 7 days before the date for completion, an information certificate for the lot, the scheme or any higher scheme which relates to a period in which the date for completion falls.
- 23.14 The purchaser does not have to complete earlier than 7 days after *service* of the information certificate and clause 21.3 does not apply to this provision. On completion the purchaser must pay the vendor the prescribed fee for the information certificate.
- 23.15 The vendor authorises the purchaser to apply for the purchaser's own information certificate.
- 23.16 The vendor authorises the purchaser to apply for and make an inspection of any record or other document in the custody or control of the owners corporation or relating to the scheme or any higher scheme.
- **Meetings of the owners corporation**
- 23.17 If a general meeting of the owners corporation is convened before completion –
- 23.17.1 if the vendor receives notice of it, the vendor must immediately notify the purchaser of it; and
- 23.17.2 after the expiry of any cooling off period, the purchaser can require the vendor to appoint the purchaser (or the purchaser's nominee) to exercise any voting rights of the vendor in respect of the lot at the meeting.

## 24 Tenancies

- 24.1 If a tenant has not made a payment for a period preceding or current at the *adjustment date* –
- 24.1.1 for the purposes of clause 14.2, the amount is to be treated as if it were paid; and
- 24.1.2 the purchaser assigns the debt to the vendor on completion and will if required give a further assignment at the vendor's expense.
- 24.2 If a tenant has paid in advance of the *adjustment date* any periodic payment in addition to rent, it must be adjusted as if it were rent for the period to which it relates.
- 24.3 If the *property* is to be subject to a tenancy on completion or is subject to a tenancy on completion –
- 24.3.1 the vendor authorises the purchaser to have any accounting records relating to the tenancy inspected and audited and to have any other document relating to the tenancy inspected;
- 24.3.2 the vendor must *serve* any information about the tenancy reasonably requested by the purchaser before or after completion; and
- 24.3.3 *normally*, the purchaser can claim compensation (before or after completion) if –
- a disclosure statement required by the Retail Leases Act 1994 was not given when required;
  - such a statement contained information that was materially false or misleading;
  - a provision of the lease is not enforceable because of a non-disclosure in such a statement; or
  - the lease was entered into in contravention of the Retail Leases Act 1994.

- 24.4 If the *property* is subject to a tenancy on completion –
- 24.4.1 the vendor must allow or transfer –
- any remaining bond money or any other security against the tenant's default (to the extent the security is transferable);
  - any money in a fund established under the lease for a purpose and compensation for any money in the fund or interest earned by the fund that has been applied for any other purpose; and
  - any money paid by the tenant for a purpose that has not been applied for that purpose and compensation for any of the money that has been applied for any other purpose;
- 24.4.2 if the security is not transferable, each *party* must do everything reasonable to cause a replacement security to issue for the benefit of the purchaser and the vendor must hold the original security on trust for the benefit of the purchaser until the replacement security issues;
- 24.4.3 the vendor must give to the purchaser –
- at least 2 *business days* before the date for completion, a proper notice of the transfer (an attornment notice) addressed to the tenant, to be held by the purchaser in escrow until completion;
  - any certificate given under the Retail Leases Act 1994 in relation to the tenancy;
  - a copy of any disclosure statement given under the Retail Leases Act 1994;
  - a copy of any document served on the tenant under the lease and written details of its service, if the document concerns the rights of the landlord or the tenant after completion; and
  - any document served by the tenant under the lease and written details of its service, if the document concerns the rights of the landlord or the tenant after completion;
- 24.4.4 the vendor must comply with any obligation to the tenant under the lease, to the extent it is to be complied with by completion; and
- 24.4.5 the purchaser must comply with any obligation to the tenant under the lease, to the extent that the obligation is disclosed in this contract and is to be complied with after completion.
- 25 Qualified title, limited title and old system title**
- 25.1 This clause applies only if the land (or part of it) –
- 25.1.1 is under qualified, limited or old system title; or
- 25.1.2 on completion is to be under one of those titles.
- 25.2 The vendor must *serve* a proper abstract of title *within 7 days* after the contract date.
- 25.3 If an abstract of title or part of an abstract of title is attached to this contract or has been lent by the vendor to the purchaser before the contract date, the abstract or part is *served* on the contract date.
- 25.4 An abstract of title can be or include a list of documents, events and facts arranged (apart from a will or codicil) in date order, if the list in respect of each document –
- 25.4.1 shows its date, general nature, names of parties and any registration number; and
- 25.4.2 has attached a legible photocopy of it or of an official or registration copy of it.
- 25.5 An abstract of title –
- 25.5.1 must start with a good root of title (if the good root of title must be at least 30 years old, this means 30 years old at the contract date);
- 25.5.2 in the case of a leasehold interest, must include an abstract of the lease and any higher lease;
- 25.5.3 *normally*, need not include a Crown grant; and
- 25.5.4 need not include anything evidenced by the Register kept under the Real Property Act 1900.
- 25.6 In the case of land under old system title –
- 25.6.1 in this contract 'transfer' means conveyance;
- 25.6.2 the purchaser does not have to *serve* the transfer until after the vendor has *served* a proper abstract of title; and
- 25.6.3 each vendor must give proper covenants for title as regards that vendor's interest.
- 25.7 In the case of land under limited title but not under qualified title –
- 25.7.1 *normally*, the abstract of title need not include any document which does not show the location, area or dimensions of the land (for example, by including a metes and bounds description or a plan of the land);
- 25.7.2 clause 25.7.1 does not apply to a document which is the good root of title; and
- 25.7.3 the vendor does not have to provide an abstract if this contract contains a delimitation plan (whether in registrable form or not).
- 25.8 On completion the vendor must give the purchaser any *document of title* that relates only to the *property*.
- 25.9 If on completion the vendor has possession or control of a *document of title* that relates also to other property, the vendor must produce it as and where necessary.
- 25.10 The vendor must give a proper covenant to produce where relevant.
- 25.11 The vendor does not have to produce or covenant to produce a document that is not in the possession of the vendor or a mortgagee.
- 25.12 If the vendor is unable to produce an original document in the chain of title, the purchaser will accept a photocopy from the *Land Registry* of the registration copy of that document.

**26 Crown purchase money**

- 26.1 This clause applies only if purchase money is payable to the Crown, whether or not due for payment.  
 26.2 The vendor is liable for the money, except to the extent this contract says the purchaser is liable for it.  
 26.3 To the extent the vendor is liable for it, the vendor is liable for any interest until completion.  
 26.4 To the extent the purchaser is liable for it, the *parties* must adjust any interest under clause 14.

**27 Consent to transfer**

- 27.1 This clause applies only if the land (or part of it) cannot be transferred without consent under *legislation* or a *planning agreement*.  
 27.2 The purchaser must properly complete and then *serve* the purchaser's part of an application for consent to transfer of the land (or part of it) *within 7 days* after the contract date.  
 27.3 The vendor must apply for consent *within 7 days* after *service* of the purchaser's part.  
 27.4 If consent is refused, either *party* can *rescind*.  
 27.5 If consent is given subject to one or more conditions that will substantially disadvantage a *party*, then that *party* can *rescind within 7 days* after receipt by or *service* upon the *party* of written notice of the conditions.  
 27.6 If consent is not given or refused –  
 27.6.1 *within 42 days* after the purchaser *serves* the purchaser's part of the application, the purchaser can *rescind*; or  
 27.6.2 *within 30 days* after the application is made, either *party* can *rescind*.  
 27.7 Each period in clause 27.6 becomes 90 days if the land (or part of it) is –  
 27.7.1 under a *planning agreement*; or  
 27.7.2 in the Western Division.  
 27.8 If the land (or part of it) is described as a lot in an unregistered plan, each time in clause 27.6 becomes the later of the time and 35 days after creation of a separate folio for the lot.  
 27.9 The date for completion becomes the later of the date for completion and 14 days after *service* of the notice granting consent to transfer.

**28 Unregistered plan**

- 28.1 This clause applies only if some of the land is described as a lot in an unregistered plan.  
 28.2 The vendor must do everything reasonable to have the plan registered *within 6 months* after the contract date, with or without any minor alteration to the plan or any document to be lodged with the plan validly required or made under *legislation*.  
 28.3 If the plan is not registered *within that time* and in that manner –  
 28.3.1 the purchaser can *rescind*; and  
 28.3.2 the vendor can *rescind*, but only if the vendor has complied with clause 28.2 and with any *legislation* governing the rescission.  
 28.4 Either *party* can *serve* notice of the registration of the plan and every relevant lot and plan number.  
 28.5 The date for completion becomes the later of the date for completion and 21 days after *service* of the notice.  
 28.6 Clauses 28.2 and 28.3 apply to another plan that is to be registered before the plan is registered.

**29 Conditional contract**

- 29.1 This clause applies only if a provision says this contract or completion is conditional on an event.  
 29.2 If the time for the event to happen is not stated, the time is 42 days after the contract date.  
 29.3 If this contract says the provision is for the benefit of a *party*, then it benefits only that *party*.  
 29.4 If anything is necessary to make the event happen, each *party* must do whatever is reasonably necessary to cause the event to happen.  
 29.5 A *party* can *rescind* under this clause only if the *party* has substantially complied with clause 29.4.  
 29.6 If the event involves an approval and the approval is given subject to a condition that will substantially disadvantage a *party* who has the benefit of the provision, the *party* can *rescind within 7 days* after either *party* *serves* notice of the condition.  
 29.7 If the *parties* can lawfully complete without the event happening –  
 29.7.1 if the event does not happen *within* the time for it to happen, a *party* who has the benefit of the provision can *rescind within 7 days* after the end of that time;  
 29.7.2 if the event involves an approval and an application for the approval is refused, a *party* who has the benefit of the provision can *rescind within 7 days* after either *party* *serves* notice of the refusal; and  
 29.7.3 the date for completion becomes the later of the date for completion and 21 days after the earliest of –  
 ● either *party* *serving* notice of the event happening;  
 ● every *party* who has the benefit of the provision *serving* notice waiving the provision; or  
 ● the end of the time for the event to happen.

- 29.8 If the *parties* cannot lawfully complete without the event happening –
- 29.8.1 if the event does not happen *within* the time for it to happen, either *party* can *rescind*;
- 29.8.2 if the event involves an approval and an application for the approval is refused, either *party* can *rescind*;
- 29.8.3 the date for completion becomes the later of the date for completion and 21 days after either *party* serves notice of the event happening.
- 29.9 A *party* cannot *rescind* under clauses 29.7 or 29.8 after the event happens.

### 30 Manual transaction

- 30.1 This clause applies if this transaction is to be conducted as a *manual transaction*.
- **Transfer**
- 30.2 *Normally*, the purchaser must *serve* the transfer at least 7 days before the date for completion.
- 30.3 If any information needed for the transfer is not disclosed in this contract, the vendor must *serve* it.
- 30.4 If the purchaser *serves* a transfer and the transferee is not the purchaser, the purchaser must give the vendor a direction signed by the purchaser personally for that transfer.
- 30.5 The vendor can require the purchaser to include a covenant or easement in the transfer only if this contract contains the wording of the proposed covenant or easement, and a description of the land burdened and benefited.
- **Place for completion**
- 30.6 *Normally*, the *parties* must complete at the completion address, which is –
- 30.6.1 if a special completion address is stated in this contract - that address; or
- 30.6.2 if none is stated, but a first mortgagee is disclosed in this contract and the mortgagee would usually discharge the mortgage at a particular place - that place; or
- 30.6.3 in any other case - the vendor's *solicitor's* address stated in this contract.
- 30.7 The vendor by reasonable notice can require completion at another place, if it is in NSW, but the vendor must pay the purchaser's additional expenses, including any agency or mortgagee fee.
- 30.8 If the purchaser requests completion at a place that is not the completion address, and the vendor agrees, the purchaser must pay the vendor's additional expenses, including any agency or mortgagee fee.
- **Payments on completion**
- 30.9 On completion the purchaser must pay to the vendor the amounts referred to in clauses 16.5.1 and 16.5.2, by cash (up to \$2,000) or *settlement cheque*.
- 30.10 *Normally*, the vendor can direct the purchaser to produce a *settlement cheque* on completion to pay an amount adjustable under this contract and if so –
- 30.10.1 the amount is to be treated as if it were paid; and
- 30.10.2 the *cheque* must be forwarded to the payee immediately after completion (by the purchaser if the *cheque* relates only to the *property* or by the vendor in any other case).
- 30.11 If the vendor requires more than 5 *settlement cheques*, the vendor must pay \$10 for each extra *cheque*.
- 30.12 If the purchaser must make a *GSTRW payment* the purchaser must –
- 30.12.1 produce on completion a *settlement cheque* for the *GSTRW payment* payable to the Deputy Commissioner of Taxation;
- 30.12.2 forward the *settlement cheque* to the payee immediately after completion; and
- 30.12.3 *serve* evidence of receipt of payment of the *GSTRW payment* and a copy of the settlement date confirmation form submitted to the Australian Taxation Office.
- 30.13 If the purchaser must pay an *FRCGW remittance*, the purchaser must –
- 30.13.1 produce on completion a *settlement cheque* for the *FRCGW remittance* payable to the Deputy Commissioner of Taxation;
- 30.13.2 forward the *settlement cheque* to the payee immediately after completion; and
- 30.13.3 *serve* evidence of receipt of payment of the *FRCGW remittance*.

### 31 Foreign Resident Capital Gains Withholding

- 31.1 This clause applies only if –
- 31.1.1 the sale is not an excluded transaction within the meaning of s14-215 of Schedule 1 to the *TA Act*, and
- 31.1.2 a *clearance certificate* in respect of every vendor is not attached to this contract.
- 31.2 If the vendor *serves* any *clearance certificate* or *variation*, the purchaser does not have to complete earlier than 5 *business days* after that *service* and clause 21.3 does not apply to this provision.
- 31.3 The purchaser must at least 2 *business days* before the date for completion, *serve* evidence of submission of a purchaser payment notification to the Australian Taxation Office by the purchaser or, if a direction under either clause 4.8 or clause 30.4 has been given, by the transferee named in the transfer the subject of that direction.
- 31.4 The vendor cannot refuse to complete if the purchaser complies with clause 31.3 and, as applicable, clauses 4.10 or 30.13.
- 31.5 If the vendor *serves* in respect of every vendor either a *clearance certificate* or a *variation* to 0.00 percent, clauses 31.3 and 31.4 do not apply.

**32 Residential off the plan contract**

- 32.1 This clause applies if this contract is an off the plan contract within the meaning of Division 10 of Part 4 of the Conveyancing Act 1919 (the Division).
- 32.2 No provision of this contract has the effect of excluding, modifying or restricting the operation of the Division.
- 32.3 If the purchaser makes a claim for compensation under the terms prescribed by sections 4 to 6 of Schedule 3 to the Conveyancing (Sale of Land) Regulation 2022 –
- 32.3.1 the purchaser cannot make a claim under this contract about the same subject matter, including a claim under clauses 6 or 7; and
  - 32.3.2 the claim for compensation is not a claim under this contract.

13/4 GORDON ST BANKSTOWN NSW 2200

# Annexure to the Contract for the Sale and Purchase of Land 2022 Edition

## 33 Conditions to prevail

The parties agree that in the case of any inconsistency the terms and conditions from 35 onwards will prevail to the extent of the inconsistency.

## 34 Contract Headings

All Headings contained in the Contract are for reference only and are not intended to and do not form part of the substance of this Contract.

## 35 Amendments

The terms of the Standard Clauses 1 to 32 are amended as follows:

- (a) Clause 4.8 amend as follows: “4.8 If the transferee in the *electronic transfer* is not the purchaser, the purchaser must give the vendor a direction signed by the purchaser personally for that transfer and the purchaser shall be responsible for the payment of any costs, duties, taxes or any like charges resulting from the said change in the transferee.
- (b) Clause 6.2 deleted entirely;
- (c) Clause 7.1.1 deleted and the words “any amounts is claimed” inserted instead;
- (d) Clause 7.1.3 replace “14” and inserting “7” in its place.
- (e) Clause 8.1.1 delete the words “on reasonable grounds”.
- (f) Clause 8.1.2 delete the words “and those grounds”.
- (g) Clause 8.1.3 replace “14” and inserting “7” in its place.
- (h) Clause 10.1 Insert the words “or delay completion” after the word “terminate” on the first line.
- (i) Clause 10.1.1 Insert the words “state of repair or absence” before the words “of any fence”.
- (j) Clause 10.1.2 At the end of the clause insert the words “including mains or pipes of any water, sewerage or drainage authority”.
- (k) Clause 10.1.9 the word “substance” is replaced with “existence”
- (l) Clause 11.2 deleted entirely;
- (m) Clause 14.4.2 is amended by deleting the words “the person who owned land owned no other land” and replacing it with “by adjusting that amount obtained by applying the percentage rate which the Vendor is assessed in the year in which settlement takes place to the average value of the land (as defined in the Land Tax Management Act 1956) (with no threshold) in that tax year”.
- (n) Clause 14.8 deleted entirely;
- (o) Clause 16.3 delete the words “the vendor must pay the lodgement fee to the purchaser”;

- (p) Clause 19 insert the following additional clause: “19.3 Despite clause 19.2.3, the purchaser’s only remedy for a breach of warranty prescribed by the *Conveyancing (Sale of Land) Regulation 2017 (NSW)* is the remedy prescribed by that regulation.”;
- (q) Clause 23.2.6 Insert the words "including insurance premiums paid by the vendor but properly payable by the Owners Corporation" after the words "normal operating expenses".
- (r) Clause 23.5.2 delete the words “but is disclosed in this contract”;
- (s) Clause 23.6 deleted entirely including 23.6.1 and 23.6.2;
- (t) Clause 23.7 deleted entirely;
- (u) Clause 23.13 replace “vendor” with “purchaser/s”;
- (v) Clause 23.14 deleted entirely;
- (w) Clause 24.3.3 deleted entirely;
- (x) Clause 25 deleted entirely;
- (y) Clause 28 deleted entirely
- (z) Clause 29 deleted entirely;
- (aa) Clause 30.9, 30.10, 30.12.1, 30.12.2, 30.13.1 and 30.13.2  
delete “settlement” and substitute “bank”;
- (bb) Clause 30.11 deleted entirely;
- (cc) Clause 31.2 replace “5” and inserting “2” in its place.
- (dd) Clause 31.4 delete and replaced with “If the Vendor serves any clearance certificate or variation, the purchaser must settle in accordance with this contract’.

## 36 Interpretation

In this contract unless the context requires otherwise:

- (a) a reference to any Agreement or document is to that Agreement or document (and, where applicable, any of its provision) as amended or replaced from time to time
- (b) the singular includes the plural and vice versa;
- (c) a gender includes the other genders;
- (d) a reference to a document includes the document as modified from time to time and any document replacing it;
- (e) **person** includes a natural person and anybody or entity whether incorporated or not;
- (f) **month** means calendar month and **year** means 12 months;
- (g) **in writing** includes any communication sent by letter, facsimile transmission or email.

### **37 Foreign Takeover Act and Foreign Investment Review Board**

The Purchaser(s) warrant:

- (a) That the purchaser/s is not a foreign person within the meaning of the Foreign Acquisition and Takeovers Act 1975; or
- (b) That the purchaser/s is/are a foreign person within the meaning of the Foreign Acquisition and Takeovers Act 1975 and that the Treasurer of the Commonwealth of Australia has advised in writing that the Treasurer has no objection to the acquisition of the property by the Purchaser/s. The Vendor is to be provided with a copy of the FIRB approval before exchange of the Contracts is to occur and is an essential term of this Contract.
- (c) In the event the Foreign Acquisitions and Takeovers Act 1975 applies to the Purchaser and to this transaction, in breach of the promise contained in clause 22 in this Contract, the Purchaser agrees to indemnify and to compensate the Vendor in respect of any loss, damage, penalty, fine or legal costs which may be incurred by the Vendor as a consequence of the Purchaser's breach of clause 22. This promise and indemnity shall not merge on completion and is notwithstanding clause 22.

### **38 No variation**

This contract cannot be amended or varied except as agreed in writing by the parties.

### **39 Deposit by instalment**

**39.1** If the Purchaser requests in writing and the Vendor accepts in writing, notwithstanding clause 2.2, the Purchaser shall pay the total deposit of 10% of the purchase price as specified on the front page of the contract in the amounts and upon the dates as follows:

- (a) 5% – upon the date of this Contract, and
- (b) The balance of 5% – upon the first to occur of:
  - (i) completion of this contract, and
  - (ii) the date upon which the Vendor terminates this contract due to default by the Purchaser.

**39.2** Notwithstanding clause 2.2, the Purchaser shall pay the instalment of the deposit payable through PEXA upon completion, or by bank cheque upon Purchasers' default, time being of the essence.

**39.3** The Purchaser acknowledges that, notwithstanding any other correspondence issuing from any person (and, in particular, from the Agent or any representative of the Vendor), the deposit payable pursuant to this contract is equivalent to 10% of the purchase price to secure the Purchaser's obligations pursuant to this contract. This clause does not restrict the Vendor from making any further claim under Clause 9 of the contract.

### **40 Completion**

#### **40.1 Notice to complete**

If this contract is not completed on or by the Completion Date, the party not in default will be entitled by notice in writing to the other to fix a date for Completion and in this regard making time for Completion essential.

## **40.2 Reasonable time for notice**

- (a) It is agreed between the parties that 14 days between (but excluding) the date of service of a notice under clause 40.1 and the date for Completion specified in the notice is reasonable and adequate time for the insertion in any notice served by one party on the other requiring Completion period includes days which are not business days.
- (b) The party that served the notice may at any time withdraw the notice without prejudice to the continuing right of that party to give any further notice.
- (c) Where the Purchaser does not settle on the Completion Date and the Vendor then issues a Notice to Complete, the Purchaser shall pay the Vendor's additional costs of \$330.00 which shall be paid as an adjustment in favour of the Vendor on settlement.

## **40.3 Liquidated damages**

- (a) If Completion does not take place on or before the Completion Date for any reason not attributable to the Vendor, then without prejudice to all other remedies of the Vendor, the Purchaser must pay on Completion to the Vendor by way of liquidated damages, interest on the purchase price less the deposit at the rate of 10% per annum calculated daily from the Completion Date until the actual date of Completion.
- (b) The Purchaser is not entitled to require the Vendor to complete this contract unless the payment under clause 40.3(a) is paid to the Vendor on Completion.

## **41 Delay in Completion**

If completion does not take place on or before the Completion Date other than as a result of the default of the Vendor, the Purchaser must in addition to the price pay to the Vendor on completion an amount of \$110.00. This amount will be payable for each appointment for completion which is cancelled or does not take place, to cover additional legal fees for rescheduling settlements. It is an essential term of this contract that this cost is paid on completion.

## **42 Real estate agent**

The Purchaser warrants that the Purchaser was not introduced to the Vendor or the Land by any real estate agent other than the Vendor's agent, if any, who is entitled to charge a commission, named on the front page of this contract. The Purchaser agrees to indemnify the Vendor against any claim for commission (including the Vendor's costs of defending any claim) arising out of a breach of this warranty.

## **43 State of repair**

### **43.1 Land sold in present condition**

The Purchaser(s) acknowledge that the Land, including inclusions and services to the Land, if any, are sold in their present condition and state of repair, subject to reasonable wear and tear and to all faults and defects, both latent or patent and such infestation and dilapidation as may exist at the time of making of this Contract and the Vendor is not required to make any alteration or repair to them, and the Purchaser shall make no

requisition, objection or claim for compensation in relation to any of these matters.

#### **43.2 *Furnishing, Fittings and Condition of property***

The subject matter of this sale is land and fixtures only and does not include any furnishings, fittings, goods or personalty on the property. The purchaser must not require the Vendor to remove any furnishings, fittings, goods, rubbish or personalty at any time. The Purchaser must not make any objection, requisition or claim for compensation nor delay completion because there are any such furnishings, fittings, goods, personalty or rubbish on the property or in or on the improvements at the time of completion or which remain there after completion.

The purchaser acknowledges that the Vendor will not prior to completion:

- (a) mow any lawns or remove any garden refuse and other rubbish from the property;
- (b) if any services to the property are disconnected, do anything or pay any amounts for the reconnection of those services;
- (c) provide any keys or remote-control devices which may be missing for any lock/door/window on the property; and
- (d) clean and chemically balance the pool, if a pool is an improvement erected on the property.

#### **43.3 *Inclusions***

- i) Any fixtures, fittings, plant and equipment that are included in the sale become the property of the Purchaser and are sold on a “walk in, walk out” basis.
- ii) The Vendor is not responsible for loss or breakdown of, or damage or fair wear and tear, occurring after the date of this Contract in respect of the said plant, equipment or any inclusions.
- iii) The Purchaser shall not make nor be entitled to make any requisitions, claim for compensation, delay completion, rescind or terminate in respect of any matter or thing noted, disclosed, referred to in or arising of this clause.

#### **43.4 *Swimming pool (if applicable)***

The Purchaser acknowledged that in the event that a swimming pool is situated on the subject property, the Vendor does not warrant that such swimming pool complies with the requirements imposed by the Swimming Pools Act 1992 and the regulations prescribed therein. The Purchaser agrees that upon completion, he/she shall comply with the requirements of the Act and such regulations relating to access to the swimming pool and the erection of the Warning Notice. It is further agreed that the clause shall not merge on completion.

#### **43.5 *Building Certificate***

The vendor does not have a building certificate

- (a) The Purchaser is not entitled to require the Vendor to:
  - (i) Apply for or do anything to obtain a building certificate; nor

- (ii) Comply with the local council's requirements for the issue of building certificate.
- (b) Completion of this Contract is not conditional on the Vendor or Purchaser obtaining a building certificate

#### **43.6 *No Guarantee of Area***

- (a) The Vendor does not have a survey report of the property. The Purchaser must make and rely on its own enquiries regarding the position of the improvements on, the area of and the boundaries of the land.
- (b) The Vendor has taken the area of the Property from the records of Department of Land and presumed such areas to be correct and does not guarantee the accuracy of the area of the Land.
- (c) The Purchaser must not make any requisition or claim, delay completion of or rescind or terminate this Contract in connection any deficiency or excess in the area of the Land which may be disclosed by any survey or in any other manner.

#### **43.7 *Fences***

The Purchaser acknowledges that they may not make a claim or requisition or delay completion:

- (a) If any of the fences on or surrounding the property are not on the correct boundary.
- (b) As to the nature or state of repair of any fence.
- (c) If there are no fences or if any fence is a 'give and take fence'.
- (d) If a swimming pool, as defined in the Swimming Pools Act 1992 is not fenced as required by law.

#### **43.8 *Solar panels***

The Purchaser acknowledges that if there are solar panels installed on the roof of the dwelling constructed on the property hereby sold, and the parties agree as follows:

- (a) Whether or not any benefits currently provided to the vendor by agreement with the current energy supplier with respect to feed-in tariffs pass with the sale of this property is a matter for enquiry and confirmation by the purchaser;
- (b) The purchaser agrees that they will negotiate with the current energy supplier or an energy supplier of their choice with respect to any feed-in tariffs for the electricity generated or any other benefits provided by the said solar panels and the purchaser shall indemnify and hold harmless the vendor against any claims for any benefits whatsoever with respect to the said solar panels; and
- (c) The vendor makes no representations or warranties with respect to the solar panels in relation to their condition, state of repair, fitness for the purposes for which they were installed, their in-put to the electricity grid or any benefits arising from any electricity generated by the said solar panels.
- (d) The purchaser cannot make any requisitions, objection or claim; or rescind, terminate or delay completion of this Contract by reason or any of the above matters under this clause.

#### **43.9 No Drainage Diagram (if applicable)**

The Vendor discloses to the purchaser that no drainage diagram indicating sewerage connections to the main sewer traversing the subject property is available and that the vendor is unable to provide evidence as to the existence or approval of any sewerage connections as may exist on the subject property. The purchaser acknowledges they are aware of the fact that such diagram is unavailable. The purchaser warrants to the vendor that the purchaser enters into this contract notwithstanding that such diagram is unavailable and that the vendor cannot provide evidence as to the existence or approval of any sewerage connections. The purchaser agrees that they cannot make any objection, requisition or claim for compensation, have any right of rescission or termination nor delay completion by reasons of the facts disclosed in this provision.

#### **43.10 No Action**

Subject to s 52A of the *Conveyancing Act 1919* (NSW) and the *Conveyancing (Sale of Land) Regulation 2010* (NSW), the Purchaser must not take any Action in respect of, or by reason of, any of the following matters:

- (a) the state of repair or condition of the Land, fixtures, fittings or chattels;
- (b) the state of repair, condition or availability of any service to or on the Land;
- (c) the presence or location of any sewer, sewer line, manhole or vent on the Land or;
- (d) any latent or patent defect to the Land;
- (e) the Land is subject to or built over (with or without consent of any Authority) any service;
- (f) the Land has the benefit of any rights or easements in respect of any service or mains, pipes or connections for any service
- (g) in respect of any defects in any service
- (h) any underground or surface stormwater drain passes through or over the Land
- (i) any encroachment by, or upon the Land
- (j) any breach of the Local Government Act 1993 (NSW) or the regulations under that Act relating to the improvements erected on that Land

#### **44 No representations or warranties**

The Purchaser acknowledges and warrants that:

- (a) in entering into this contract and in proceeding to Completion, neither the Vendor nor any person on its behalf has made or given nor has the Purchaser relied on any representation, warranty, promise or forecast including any including in any marketing material;
- (b) the Purchaser has relied entirely on its own enquiries relating to, and inspection of, the Land, including the use to which the Land may be put (including restrictions), any existing gas, electricity, telephone, water, sewerage and

drainage installations or services as available to or on the Land, any improvements on the Land and any inclusions, fittings or chattels passing with the Land;

- (c) no other statements or representations:
  - (i) have induced or influenced it to enter into this contract or to agree to any or all of its terms;
  - (ii) have been relied on by it in any way as being accurate for those purposes;  
or
  - (iii) have been warranted to it as being true.

#### **45 Extensions to cooling off period**

The Purchaser agrees that, if a cooling off period applies, any and each request for an extension to a cooling off period except for the first request, shall incur a cost of \$110.00 payable to the Vendor upon completion as an allowance. It is an essential term of this contract that this cost is paid on completion. This amount is a genuine pre-estimate, to cover additional legal fees for the additional work performed because of the Purchaser/s request.

#### **46 Confidentiality**

**46.1** A party to this contract, including any real estate agent, must not make any public disclosure, communication or announcement in relation to the terms of this contract except:

- (a) with the prior written consent of all other parties;
- (b) to comply with any legal, accounting, stock exchange or other regulatory requirements;
- (c) to the extent required to comply with any of the terms of this contract;
- (d) in respect of any public document to raise funds; or
- (e) to the extent required to notify a party's financier or any other consultant or partner or potential consultant or partner.

#### **47 Death, Incapacity or Insolvency of a Party**

**47.1** If a party is an individual to this Contract who dies or becomes mentally incapable before Completion, then the other party may rescind this contract by notice in writing to the other party's legal representative and Clause 19 will apply.

**47.2** If a party is a corporation to this Contract, then without in any manner negating, limiting or restricting any rights or remedies which would have been available to the Vendor at law or in equity, then the Vendor may terminate this Contract by notice in writing to the Purchaser at any time where the Purchaser resolves to enter into liquidation or provisional liquidation; a summons is presented for the winding-up of the Purchaser; the Purchaser enters into a scheme of arrangement with its creditors under Part 5.1 of the Corporations Act 2001; any liquidator, provisional liquidator, receiver, receiver and manager, controller

or administrator is appointed in respect of the Purchaser or in respect of any asset of the Purchaser; or an application for bankruptcy is made against the Purchaser.

**48 Release of Deposit**

The Purchaser hereby agrees and authorises the Vendor’s agent to release the whole of the deposit to the Vendor on exchange of contract for the purpose of the Vendor purchasing another property or payment of stamp duty for the purchase of another property. Should the Vendor’s agent require confirmation from the Purchaser, then the Purchaser must provide such confirmation to the Vendor’s agent within 24 hours to give effect to this clause. This is an essential condition and no further authority from the Purchaser shall be necessary.

**49 Caveats**

- a) If the Vendor is prevented from completing this Contract by the completion date for any reason including obtaining a withdrawal of caveat (and the Vendor’s decision will be final and binding on the Purchaser), the Vendor may by written notice to the Purchaser rescind this Contract and the provisions of clause 19 will apply.
- b) The Purchaser acknowledged and agrees that any rescission of this Contract by the Vendor pursuant to clause 49:
  - i) Will not be a breach of this Contract for the purposes of clause 19.2.3; and
  - ii) The Purchaser waives any rights it may have to claim for damages, costs or expenses arising directly or indirectly from any rescission of this Contract by the Vendor pursuant to clause 49.
  - iii) This Clause shall not merge on completion.

**50 Finance for Purchaser(s)**

The Purchaser(s) warrant that either the Purchaser(s) do not require finance to purchase this property; or the Purchaser(s) hold a current approved loan in an amount and upon terms satisfactory to them and sufficient to enable completion of this Contract within the time stipulated herein. The Purchaser(s) further acknowledge that the Vendor(s) rely upon this warranty in entering into this Contract. The Purchaser(s) agree the Purchaser(s) cannot terminate this Contract pursuant to the Consumer Credit Code.

**51 Company Purchaser**

In the event of the Purchaser being a company and in consideration of the Vendor entering into this Agreement with the Purchaser, the Director/s of the Purchaser being

....., and .....  
 (“the Guarantors”) jointly and severally guarantee to the Vendor the due and punctual performance and observations by the Purchaser of its obligations under this Agreement and indemnify and agree to keep indemnified the Vendor from and against all losses, damages and liability costs and expenses or whatsoever nature accruing to the Vendor resulting or arising from any failure by the Purchaser to perform or observe any of the obligation on its part to be performed or observed.

The Guarantee shall be a continuing guarantee and shall not be abrogated, prejudiced or discharged by any waiver by the Vendor or by any other matter or thing and shall be deemed to constitute a principal obligation between the Guarantors and the Vendor.

**52 Guarantor**

It is an essential term of this Contract, the Director(s) of the Purchaser company must sign and deliver the attached form of Deed of Director's Guarantee simultaneously with the making of this contract for sale of land.

**53 Settlement adjustment/apportionment of outgoings**

If after completion an adjustment as required under this Contract was adjusted incorrectly or by error, the parties agree to correct such adjustment or error and cause a full payment to be made for rectifying such incorrect adjustment or error within seven (7) days (and time is of essence in this respect) of receipt of written notification from the party entitled to reimbursements. This clause will not merge on completion.

**54 Tenancy (if applicable)**

The Purchaser is not entitled to make any objection, requisition, or claim for compensation or to terminate or rescind because the tenant vacates the premises prior to completion:

- (a) Due to expiry of the residential tenancy agreement.
- (b) Following lawful termination of the Tenancy by the tenant or the Vendor.
- (c) By abandoning the premises in repudiation of the lease.

**55 Vacant Possession**

**55.1 Notice to Vacate**

In the event that the subject Land is sold subject to Vacant Possession and the Tenant is currently residing in the subject Land and is unable to vacate on the completion date, the Purchaser agrees that:

- (a) The managing agent of the subject Land or the Vendor's solicitor will only give notice to the tenants after the expiry of the cooling off period;
- (b) The tenants will be given at least 35 days to vacate the subject Land after the expiry of the cooling off period.
- (c) The Purchaser cannot serve the Vendor with a Notice to Complete regarding the inability of the tenants to vacate the subject Land of this agreement.

**56 Deposit payment at auction sale**

Notwithstanding any provisions in this contract, upon the making of the contract at the auction sale of the Land, the Purchaser is immediately liable for the 10% deposit of the contract if he/she is the successful bidder at the auction sale and time is of the essence. The Purchaser agrees that failure to pay the 10% deposit upon making of the contract or a cheque for the 10% deposit is not honoured on presentation is a breach of the essential term of the contract entitling the Vendor to terminate immediately and recover the 10% deposit plus damage from the Purchaser.

**57 Land Tax Certificate**

The Vendor will obtain and serve a Land Tax Certificate on or before settlement.

**58 Adjustment of Lease payments (if applicable – Self-Managed Rental Property)**

- i) Rent and outgoings paid in advance by a tenant will be adjusted between the Vendor and the Purchaser on completion.
- ii) Rent and outgoings not paid and in arrears of the payment of rent by a tenant will be treated as if the amounts were paid for and will also be adjusted between the Vendor and the Purchaser as paid on completion and an adjustment will be paid to the Vendor.
- iii) The Purchaser retains rights to recover from and institute legal proceedings against a tenant and/or guarantor under a lease in respect of any monies payable to the Vendor and in arrears up to completion.
- iv) This clause will not merge on completion.

**59 Section 184 / Section 26 Certificates (if applicable)**

This Clause applies only the land (or part of it) is a Lot in a Strata, Neighbourhood or Community Scheme (or on completion is to be a Lot in a Scheme of that kind).

- (a) Clause 23.13 is amended by replacing the word “vendor” with “purchaser/s” in line one.
- (b) Clause 23.14 is deleted entirely.
- (c) Clause 23.15 is deleted in entirely.
- (d) The Purchaser shall be responsible for applying to the holder of the Strata or Community Title records for the Section 184 Certificate under the Strata Schemes Management Act or for the Section 26 Certificate under the Community Land Management Act. The Purchaser shall not be entitled to delay completion or make any requisition or objection arising from the Purchaser’s failure to apply for the said Certificate.
- (e) The Vendor hereby authorised the Purchaser to apply for the Section 184 Certificate under the Strata Scheme Management Act or for the Section 26 Certificate under the Community Land Management Act in relation to the Lot and the Purchaser undertakes to provide a copy of the said Certificate to the Vendor at least five (5) business days prior to completion.
- (f) Should the Purchaser fail to procure the Section 184 Certificate under the Strata Schemes Management Act or for the Section 26 Certificate under the Community Land Management Act in relation to the Lot, the Vendor shall be entitled to change liquidated damages in accordance with Special Condition 40.

**60 Special Levies (if applicable)**

This Clause applies only if the land (or part of it) is a Lot in a Strata, Neighbourhood or Community Scheme (or on completion is to be a Lot in a Scheme of that kind).

- (a) Notwithstanding any other provisions of this Contract, the Vendor and Purchaser covenant and agree that if a contribution is not a regular periodic contribution and is not disclosed in this Contract, the Vendor is liable for it if it is payable before

the date of Contract and the Purchaser is liable for it if it is payable on or after the date of Contract. If it is payable in instalments, then the Vendor is liable for all/any instalments payable prior to the date of this Contract and the Purchaser is liable for all/any instalments payable on or after the date of Contract.

- (b) The purchaser is solely liable for it if levied on or after the *contract date*.
- (c) The Purchaser warrants that it has inspected the booked and records of the Owners Corporation prior to the date of this Contract and is aware of any matter in relation to the building that would justify the making of any upgrading or demolition order.
- (d) Clause 23.5.2 is amended by the deletion of the words “but is disclosed in this contract”;
- (e) Clause 23.6 is amended by the deletion of the words “and is not disclosed in this contract”;
- (f) Clause 23.6.1, Clause 23.6.2 and Clause 23.7 are deleted in their entirety.

## **61 Vendor Disclosure – Improvements**

### **61.1** The Vendor discloses that the Vendor:

- (a) does not know whether the works carried out on the improvements on the property have been approved by Council or whether they have been built in accordance with any approved plans;
- (b) may not have an Occupation Certificate in respect of the improvements; and
- (c) may not have a copy of the Certificate of Insurance under the Home Building Act 1989 (NSW) in respect of building work undertaken on the property.

**61.2** The Purchaser must not require the Vendor to obtain development approval from Council in respect of the improvements on the property and the construction of them and accepts responsibility for complying with all Council’s notices and orders in respect of the improvements and the property.

**61.3** The Purchaser accepts the property subject to the disclosures in this Clause and must not make any objection, requisitions or claim for compensation or seek to delay completion or rescind or terminate this Contract because of any matter arising either directly or indirectly from the disclosures in this Clause.

## **62 Swimming Pool (if applicable)**

If the improvements to the property include a swimming pool the Purchaser acknowledges and agrees that:

- (a) the Purchaser accepts the swimming pool, its surroundings and fencing (if any) in its present state of repair and conditions;
- (b) If the Council or any authority issues any notice or an order is made requiring any work to be done to or in connection with the swimming pool, its surroundings and fencing (if any) then the Purchaser must at its own cost carry out all work necessarily to be done;

- (c) The Purchaser will, on and from completion, do everything (if anything) necessary to be done to ensure that the swimming pool, its surroundings and fencing (if any) complies with the Swimming Pools Act 1992.
- (d) The Vendor expressly discloses and the Purchaser/s acknowledges that a Certificate of Non-Compliance issued under Section 22E of the *NSW Swimming Pool Act 1992* is attached to this Contract and that the Vendor shall not be required to undertake nor perform any works to rectify any or all defects to obtain a Certificate of Compliance and, in effect, instead transfers those obligations to the Purchaser/s.
- (e) The Purchaser/s understand and acknowledge their obligations and responsibilities under any relevant laws to do everything necessary from the date of settlement to rectify all defects listed in the Certificate of Non-Compliance and to obtain a Certificate of Compliance.
- (f) The Purchaser/s having knowledge of the Vendor's disclosure herein and shall make no objection or requisition and cannot make a claim for compensation or rescind or delay completion in respect of this Clause.

**63 Removal of Brackets**

If there is a television wall bracket or wall mount on the walls of the property, the Vendor will not repair or make good of any holes in the wall following the removal of the said bracket or mount.

**64 Sale subject to the Vendor's ability to provide clear title to the purchaser**

Notwithstanding any other clause in this contract, in the event that a charge by a third party is registered on title of the property subject to this contract at any time, either before exchange or after exchange of this contract, the vendor shall be entitled to rescind this contract at any time up to and including the completion date after which clause 19 shall apply. No objection, requisition or claim for compensation shall be made by the Purchaser in respect of any matter arising from this clause. For the avoidance of doubt, a charge includes but is not limited to a caveat and/or mortgage.

**65 GST**

- a) If GST payment is not marked on the Contract and the Commissioner of Australian Taxation Office assesses payment of GST is required on the sale, then Purchaser has to pay this amount of GST to the Vendor within seven (7) days of notice. The Vendor can sue the Purchaser as liquidated claim for the debts if not paid by the Purchaser.
- b) Payment after seven (7) days will accrue interest at 10% per annum. The amount of GST so invoiced and any accrued interest will be a debt recoverable as such by the Vendor. The parties agree that such debt constitutes a caveatable interest, having a nexus with the land subject of this Contract, and accordingly the purchaser consents to the Vendor lodging a Caveat to protect his interest for any monies unpaid under this Contract.
- c) The provisions of this Clause shall not merge on completion.

- d) If there is any conflict between the provisions of these further conditions and those contained in the printed conditions of this contract, these further conditions prevail.

## **66 Sale by Auction**

If the property is or is intended to be sold at auction:

Bidders record means the bidders record to be kept pursuant to clause 18 of the Property, Stock and Business Agents Regulation 2003 and section 68 of the Property, Stock and Business Agents Act 2002:

1. The following conditions are prescribed as applicable to and in respect of the sale by auction of land or livestock:
  - (a) The principal's reserve price must be given in writing to the auctioneer before the auction commences;
  - (b) A bid for the vendor cannot be made unless the auctioneer has, before the commencement of the auction, announced clearly and precisely the number of bids that may be made by or on behalf of the vendor;
  - (c) The highest bidder is the purchaser, subject to any reserve price;
  - (d) In the event of a disputed bid, the auctioneer is the sole arbitrator and the auctioneer's decision is final;
  - (e) The auctioneer may refuse to accept any bid that, in the auctioneer's opinion, is not in the best interests of the vendor;
  - (f) A bidder is taken to be a principal unless, before bidding, the bidder has given to the auctioneer a copy of a written authority to bid for or on behalf of another person;
  - (g) A bid cannot be made or accepted after the fall of the hammer; and
  - (h) As soon as practicable after the fall of the hammer the purchaser is to sign the agreement (if any) for sale.
2. The following conditions, in addition to those prescribed by subclause 1, are prescribed as applicable to and in respect of the sale by auction of residential property or rural land:
  - (a) All bidders must be registered in the bidders record and display an identifying number when making a bid;
  - (b) Subject to subclause 2A, the auctioneer may make only one vendor bid at an auction for the sale of residential property or rural land and no other vendor bid may be made by the auctioneer or any other person; and
  - (c) Immediately before making a vendor bid the auctioneer must announce that the  
  
(d) bid is made on behalf of the vendor or announces 'vendor bid'.
- 2A. The following conditions, in addition to those prescribed by subclauses 1 and 2 are prescribed as applicable to and in respect of the sale by auction of co-owned

residential property or rural land or the sale of such land by a vendor as executor or administrator:

- (a) More than one vendor bid may be made to purchase interest of co-owner;
  - (b) A bid by or on behalf of an executor or administrator may be made to purchase in that capacity;
  - (c) Before the commencement of the auction, the auctioneer must announce that bid to purchase the interest of another co-owner or to purchase as executor or administrator may be made by or on behalf of the vendor; and
  - (d) Before the commencement of the auction, the auctioneer must announce the bidder registration number of any co-owner, executor or administrator or any person registered to bid on behalf of any co-owner, executor or administrator.
3. The following condition, in addition to those prescribed by subclause 1, is prescribed as applicable to and in respect of the sale by auction of livestock. The purchaser of livestock must pay the stock and station agent who conducted the auction, or under whose immediate and direct supervision the auction was conducted, or the vendor the full amount of the purchase price:
- (a) If amount can reasonably be determined immediately after fall of hammer – before the close of the next business day following the auction; or
  - (b) If that amount cannot reasonably be determined immediately after the fall of the hammer – before the close of the next business day following determination of that amount,

unless some other time for payment is specified in a written agreement between the purchaser and the agent or the purchaser and the vendor made before the fall of the hammer.

# CONDITIONS OF SALE BY AUCTION

## *PROPERTY, STOCK AND BUSINESS AGENTS REGULATION 2014 - REG 15*

(1) The following conditions are prescribed as applicable to and in respect of the sale by auction of land:

- (a) The vendor's reserve price must be given in writing to the auctioneer before the auction commences.
- (b) A bid for the vendor cannot be made unless the auctioneer has, before the commencement of the auction, announced clearly and precisely the number of bids that may be made by or on behalf of the vendor.
- (c) The highest bidder is the purchaser, subject to any reserve price.
- (d) In the event of a disputed bid, the auctioneer is the sole arbitrator and the auctioneer's decision is final.
- (e) The auctioneer may refuse to accept any bid that, in the auctioneer's opinion, is not in the best interests of the vendor.
- (f) A bidder is taken to be bidding on the bidder's own behalf unless, before bidding, the bidder has given to the auctioneer a copy of a written authority to bid for or on behalf of another person.
- (g) A bid cannot be made or accepted after the fall of the hammer.
- (h) As soon as practicable after the fall of the hammer the purchaser is to sign the agreement (if any) for sale.

(2) The following conditions, in addition to those prescribed by subclause (1), are prescribed as applicable to and in respect of the sale by auction of residential property or rural land:

- (a) All bidders must be registered in the Bidders Record and display an identifying number when making a bid.
- (b) Subject to subclause (3), the auctioneer may make only one vendor bid at an auction for the sale of residential property or rural land and no other vendor bid may be made by the auctioneer or any other person.
- (c) Immediately before making a vendor bid the auctioneer must announce that the bid is made on behalf of the seller or announce "vendor bid".

(3) The following conditions, in addition to those prescribed by subclauses (1) and (2), are prescribed as applicable to and in respect of the sale by auction of co-owned residential property or rural land or the sale of such land by a seller as executor or administrator:

- (a) More than one vendor bid may be made to purchase the interest of a co-owner.

(b) A bid by or on behalf of an executor or administrator may be made to purchase in that capacity.

(c) Before the commencement of the auction, the auctioneer must announce that bids to purchase the interest of another co-owner or to purchase as executor or administrator may be made by or on behalf of the seller.

(d) Before the commencement of the auction, the auctioneer must announce the bidder registration number of any co-owner, executor or administrator or any person registered to bid on behalf of any co-owner, executor or administrator.

# DEED OF DIRECTOR'S GUARANTEE

VENDOR:

PURCHASER:

LAND:

I/We \_\_\_\_\_ of \_\_\_\_\_ NSW (hereinafter called "The Guarantor(s)") being director(s) of the abovementioned purchaser company (hereinafter called "The Purchaser") in consideration of the abovementioned Vendor (hereinafter called "The Vendor") at my/our request agreeing to sell to the Purchaser, the Land described in the contract to which this Deed of Director's Guarantee is attached, do hereby guarantee to the Vendor the due and punctual performance by the Purchaser of all of the terms and conditions of the within contract and do further covenant and agree that I/we will indemnify and keep indemnified the Vendor against any loss and/or damage howsoever arising, which the Vendor may suffer in consequence of any failure of the Purchaser to perform its obligations under the within contract.

The Guarantor(s) hereby acknowledge that prior to execution of this Deed of Director's Guarantee, the Guarantor(s) have read and understood the within Guarantee and the contract for sale to which it is attached, as is evidenced by the signature(s) hereto.

DATED on the same date as the contract for sale of land to which this Deed is attached.

SIGNED SEALED AND DELIVERED BY ) .....

The Guarantor(s) in the presence of: ) .....

.....

Witness

## NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

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FOLIO: 13/SP60132

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SEARCH DATE TIME EDITION NO DATE

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17/7/2025 2:05 AM 9 17/7/2024

LAND

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LOT 13 IN STRATA PLAN 60132  
AT BANKSTOWN  
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN

FIRST SCHEDULE

-----

SAMY HOANG ANH NGUYEN (T AU253619)

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP60132  
2 AU253620 MORTGAGE TO MA MONEY FINANCIAL SERVICES PTY LTD

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

annanguyen.lawyers@gmail.com PRINTED ON 17/7/2025

ORDER: ORD-250719392    DATE: 16/07/2025    TITLE: 13/-/SP60132    ADDRESS: 13/4 GORDON ST BANKSTOWN, NSW, 2200

Fynd hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900. Information contained in this document is provided by Infocert, 73 642 504 238, <https://fynd.info> an approved NSW Land Registry Services Information Broker.



FOLIO: CP/SP60132

SEARCH DATE	TIME	EDITION NO	DATE
21/5/2024	7:25 PM	5	15/8/2023

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 60132  
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT BANKSTOWN  
LOCAL GOVERNMENT AREA CANTERBURY-BANKSTOWN  
PARISH OF BANKSTOWN COUNTY OF CUMBERLAND  
TITLE DIAGRAM SP60132

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 60132  
ADDRESS FOR SERVICE OF DOCUMENTS:  
4-8 GORDON STREET  
BANKSTOWN 2200

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B199824 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 3 B858983 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 4 C209248 COVENANT AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM.
- 5 SP60132 POSITIVE COVENANT
- 6 AM991307 INITIAL PERIOD EXPIRED
- 7 AT327845 CONSOLIDATION OF REGISTERED BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 40)

STRATA PLAN 60132

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 1	2	- 1	3	- 1	4	- 1
5	- 1	6	- 1	7	- 1	8	- 1
9	- 1	10	- 1	11	- 1	12	- 1
13	- 1	14	- 1	15	- 1	16	- 1
17	- 1	18	- 1	19	- 1	20	- 1
21	- 1	22	- 1	23	- 1	24	- 1
25	- 1	26	- 1	27	- 1	28	- 1
29	- 1	30	- 1	31	- 1	32	- 1
33	- 1	34	- 1	35	- 1	36	- 1

END OF PAGE 1 - CONTINUED OVER

FOLIO: CP/SP60132

PAGE 2

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 40) (CONTINUED)

STRATA PLAN 60132

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
37	- 1	38	- 1	39	- 1	40	- 1

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

5065: Santiala, Salinas and Mi

PRINTED ON 21/5/2024

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



**BANKSTOWN CITY COUNCIL**  
 (Name of Council)  
 I hereby certify that the requirements of the "Strata Schemes (Financial Development) Act 1973 or " Strata Schemes (Financial Development) Act 1986 have been complied with, approval of the proposed:  
 \* strata plan  
 \* strata plan of subdivision  
 attached in the annexure to this certificate.

The strata plan/strata plan of subdivision is part of a development scheme. The council is satisfied that the plan is consistent with any conditions of any development consent, and that the plan does not affect to the stage of the strata development contract to which it relates.

\* Council does not object to the encroachment of the building beyond the agreement of:  
 \* This approval is given on the condition that the use of the building shall be limited to the use specified in the strata plan/strata plan of subdivision and that the use shall not be for human occupation as a residence, office, shop or the like) is restricted to the proprietor or occupier of a lot or proposed lot (not being a lot or proposed lot) of the strata scheme concerned, or section 28 of the Strata Schemes (Financial Development) Act 1973 or section 28 of the Strata Schemes (Financial Development) Act 1986.

Date: 31.3.99  
 Subdivision No: F61199

*V. Kalyan*  
 Council Manager/Authorized Person

1. Warren Alan Eldridge & Associates  
 of Warren Eldridge & Associates  
 P.O. Box 477, PENNANT HILLS, 2120.  
 a surveyor registered under the Surveyors Act 1928, Surveyor's No. 122.

(1) each applicable requirement of  
 \* Schedule 14 to the Strata Schemes (Financial Development) Act 1973  
 \* Schedule 14 to the Strata Schemes (Financial Development) Act 1986  
 (2) a lot-the building, encroaches on a public place  
 \* (b) the building encroaches on land (other than a public place), in respect of which encroachment an appropriate assessment has been completed or required +  
 \* a lot-the building, encroaches on a public place  
 (2) the survey information recorded in the accompanying location plan is accurate.

Signature: *[Signature]*  
 Date: 17th February, 1999

This is sheet 1 of my Plan in 5 sheets.

PURSUANT TO SEC. 88B OF THE CONVEYANCING ACT, 1919, AND SEC. 7(3) OF THE STRATA-TITLES ACT, 1977, IT IS INTENDED TO CREATE:

1. Positive Covenant

THE COMMON SEAL OF AUSTRORP 466 PTY LTD (ACN 079 307 636) WAS PRESENTED (hereby) resolution of the Directors



David Malcolm Davidson  
 Credit Administration Manager

ATTEST  
 Position Name: Louise Michaela Leslie  
 Position Held: Credit Analyst  
 Witness Name: *[Signature]*

Residential Model By-laws adopted for this scheme  
 Keeping of Animals : Option A/B/C  
 \*Schedule of By-laws in sheets filed with plan  
 \*No By-laws apply

\*Strike out whichever is inapplicable

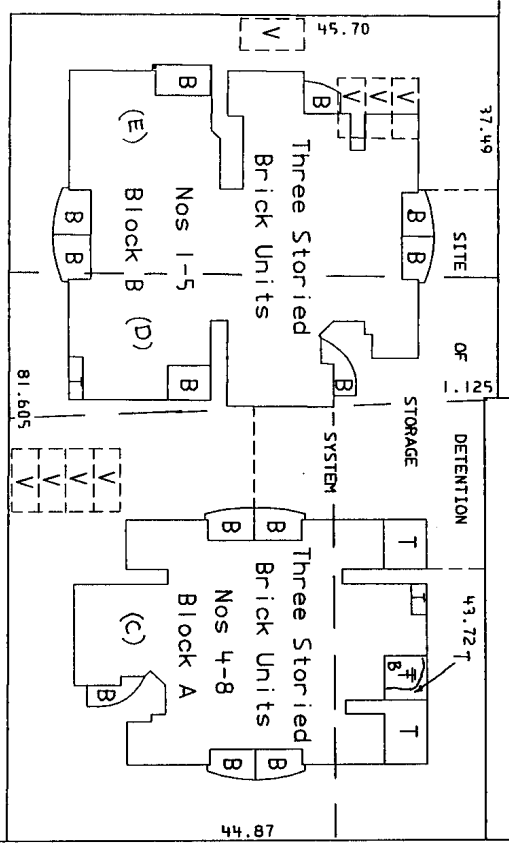
SURVEYOR'S REFERENCE: 760-3

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160
----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----

PLAN OF SUBDIVISION OF LOT 21 IN D.P.884119  
 L G A BANKSTOWN Suburb/Locality : BANKSTOWN  
 Parish : BANKSTOWN County : CUMBERLAND  
 Reduction Ratio 1 : 500 Lengths are in metres  
 Zone: City/Suburban  
 Name of, and address for service of notices on, the owner's corporation  
 4-8 GORDON STREET, BANKSTOWN 2200

Registered: SP60132  
 C.A.: No. F61199 OF 31.3.1999  
 Purpose: STRATA PLAN  
 Ref. Map: U0045-74  
 Last Plan: DP 884119

BUNGALOW CREES.



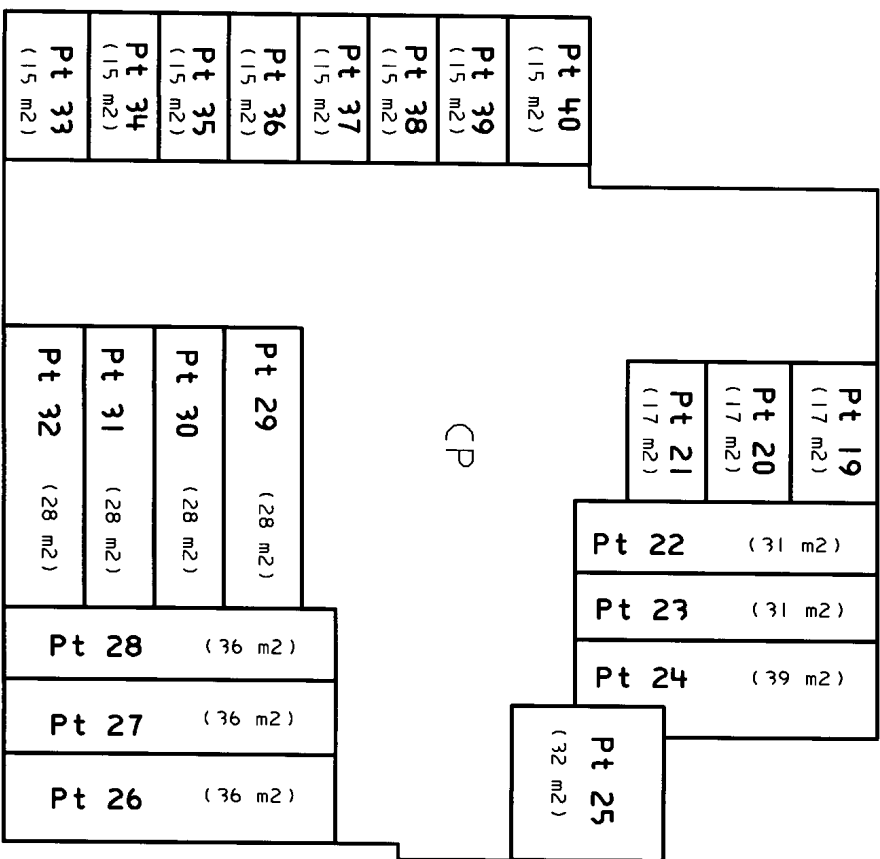
Notes:  
 B - denotes Balcony  
 T - denotes Terrace  
 V - denotes Visitor Parking

MEREDITH ST

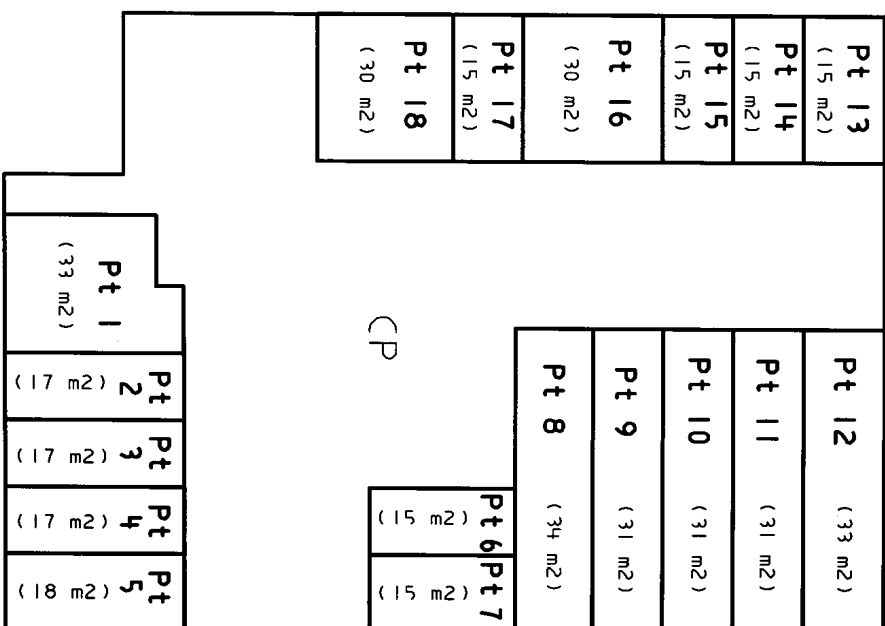
GORDON STREET

SP60132

SCHEDULE OF UNIT ENTITLEMENTS	
LOT	UNIT ENTITLEMENT
1-40 incl.	1 each
AGGREGATE	40



BASEMENT  
BLOCK B



BASEMENT  
BLOCK A

CP denotes COMMON PROPERTY

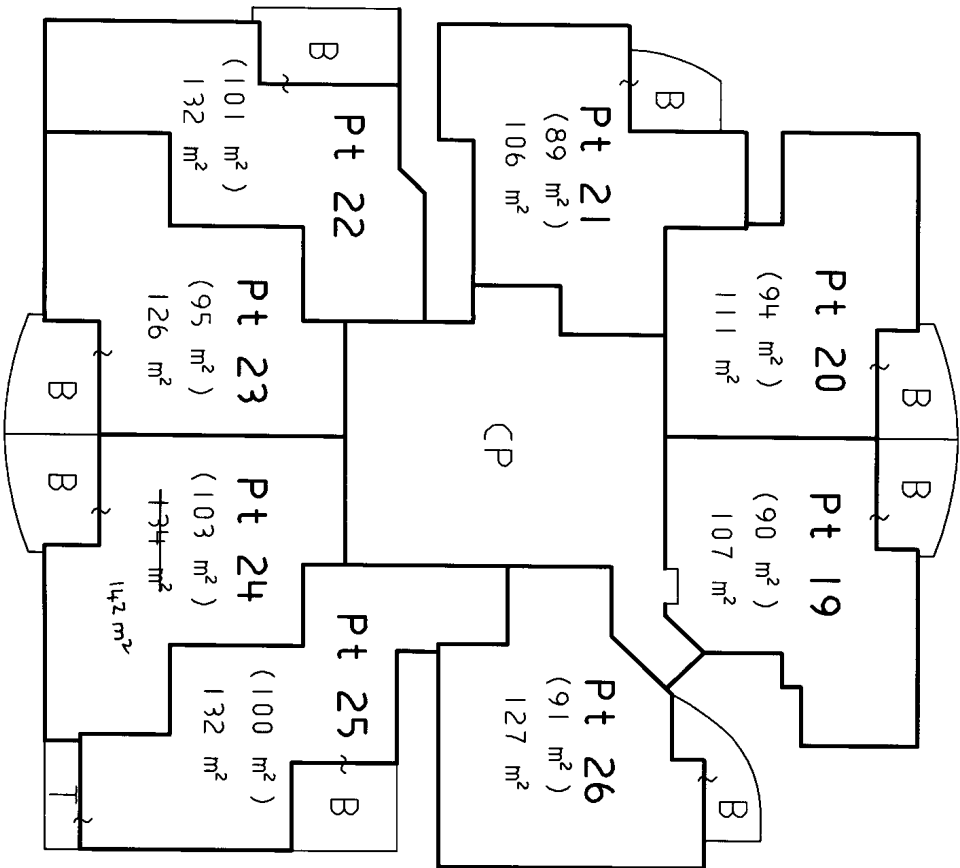
Reduction Ratio 1:200

Lengths are in metres

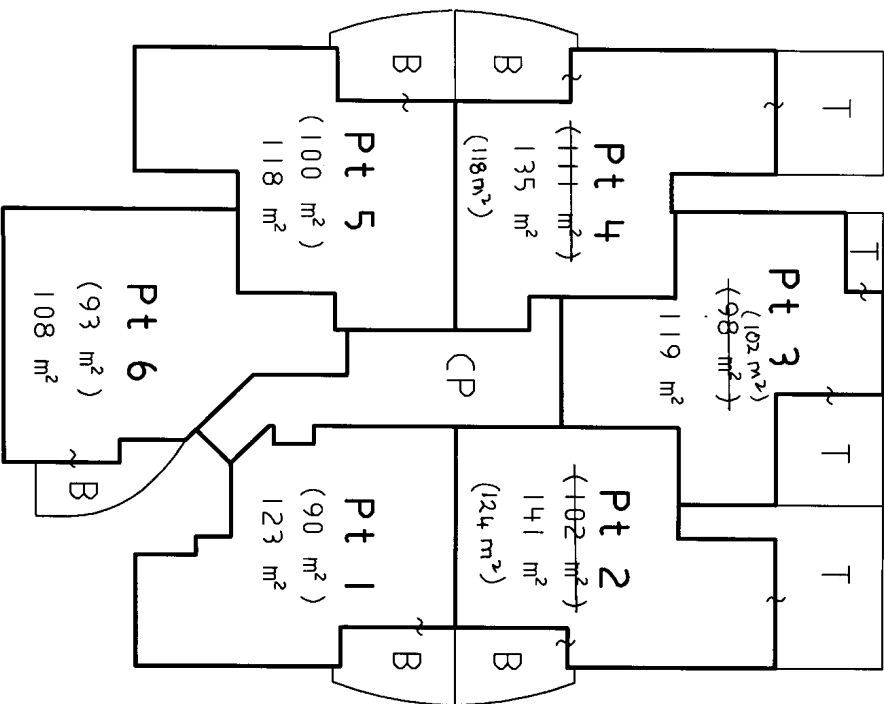
Registered Surveyor

General Manager/ Authorised Person

SURVEYOR'S REFERENCE: 760-3



GROUND FLOOR  
BLOCK B



GROUND FLOOR  
BLOCK A

- NOTES
- B - denotes Balcony
  - T - denotes Terrace
  - CP - denotes Common Property

1. Balconies and Terraces are limited in height to 2.4 above the hardstand except where covered.
2. Areas are approximate only.

UPPER SURFACE OF THE

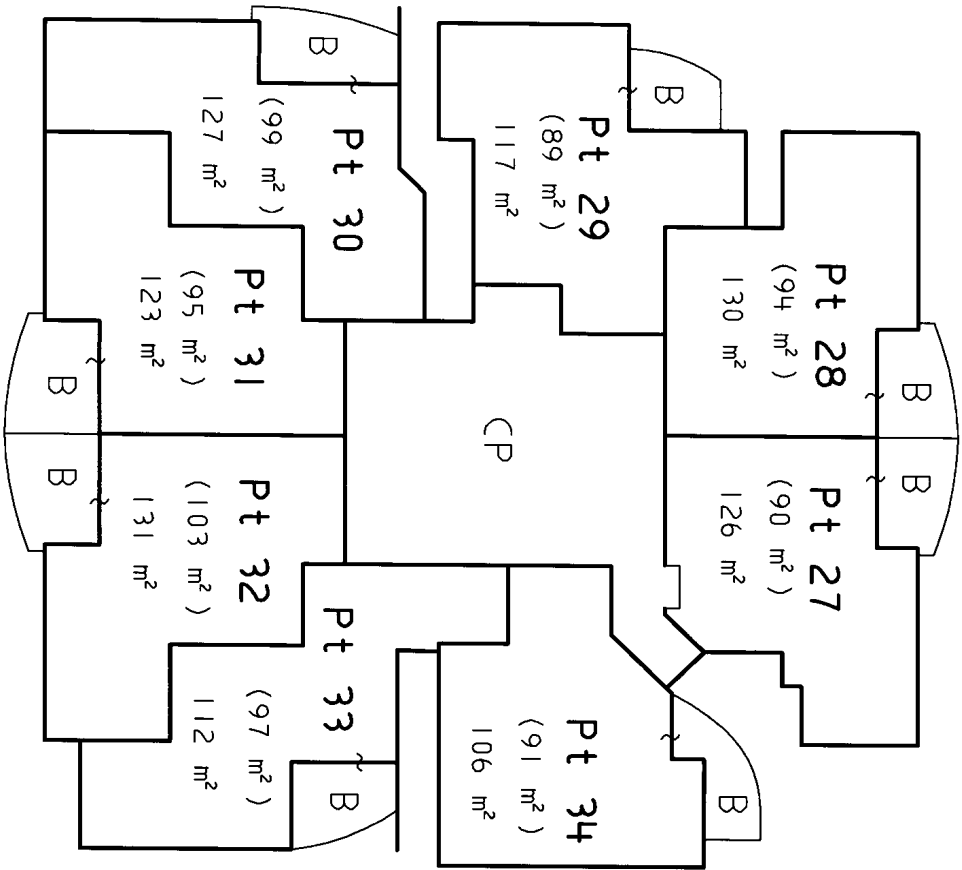
Reduction Ratio 1:200

Lengths are in metres

Registered Surveyor

General Manager / Authorised Person

SURVEYOR'S REFERENCE: 760-3



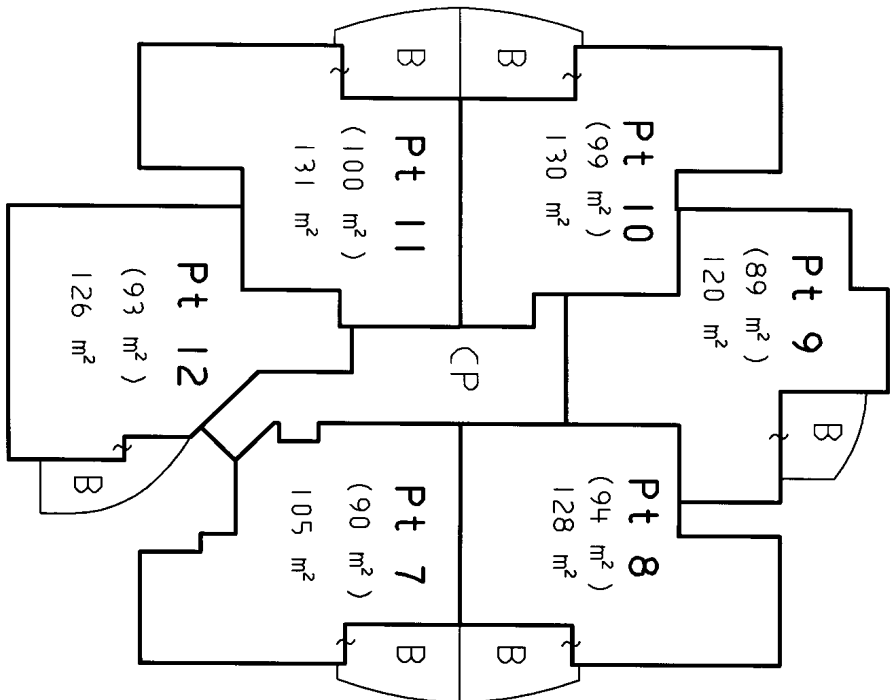
FIRST FLOOR  
BLOCK B

NOTES

B - denotes Balcony

CP - denotes Common Property

1. Balconies are limited in height to 2.4 above the upper surface of the hardstand except where covered.



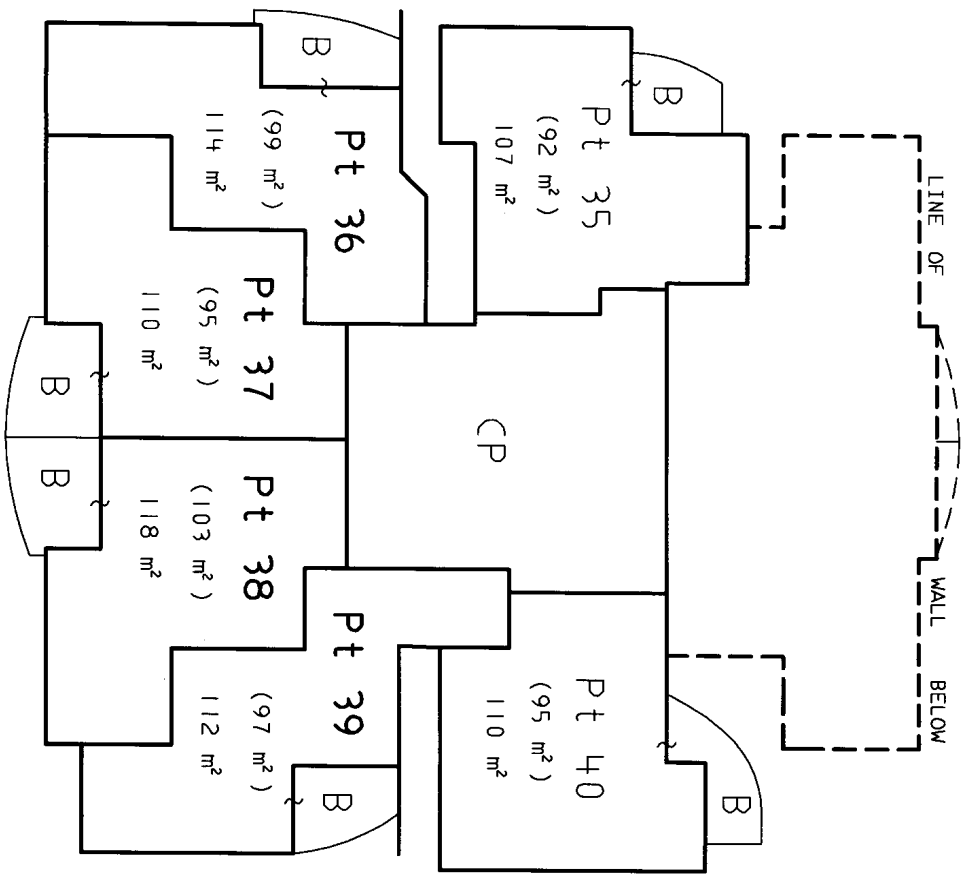
FIRST FLOOR  
BLOCK A

Reduction Ratio 1:200

Lengths are in metres

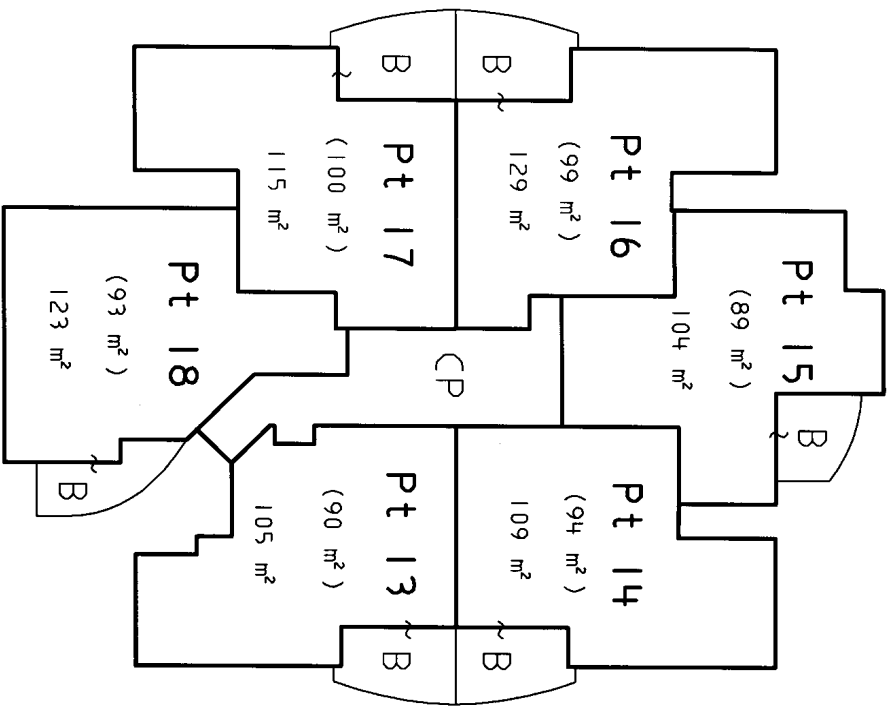
*[Signature]*  
Registered Surveyor

*[Signature]*  
General Manager / Authorised Person



SECOND FLOOR  
BLOCK B

GN



SECOND FLOOR  
BLOCK A

NOTES

- B - denotes Balcony
- CP - denotes Common Property
- BALCONIES ARE LIMITED IN HEIGHT TO 2.4 ABOVE THE HARDSTAND EXCEPT WHERE COVERED

Reduction Ratio 1:200

Lengths are in metres

*[Signature]*  
Registered Surveyor

*[Signature]*  
General Manager / Authorised Person

SURVEYOR'S REFERENCE: 760-3

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS ON USE  
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING  
ACT, 1919 AND SECTION 7(3) OF THE STRATA TITLES ACT, 1973**

Lengths are in metres

Sheet 1 of 2 sheets

**PART 1**

**SP60132**

Strata Subdivision of lot 21 in D.P. 884119  
covered by Council Clerk's Certificate  
No. F61/99 of 31/3/99

Full Name and Address of  
Proprietors of the Land

Austcorp 460 Pty Ltd, a company duly  
incorporated in New South Wales, and  
having its registered address c/- Trood, Pratt  
& Co., Chartered Accountants, Level 31 Tower  
Building, Australia Square, SYDNEY 2000.


1. Identity of positive covenant firstly referred to in the abovementioned plan.	Positive Covenant
Lots burdened Common Property	Name of Authority benefited Bankstown City Council

**PART 2**

**1. Terms of positive covenant firstly referred to in the abovementioned plan.**

The registered proprietors covenants as follows with the council in respect to the structure erected on the land described as "On Site Stormwater Detention System" which expression includes all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins, and surfaces designed to temporarily detain stormwater) hereinafter called "the system".

- 1 The registered proprietor will:
  - (a) permit stormwater to be temporarily detained by the system
  - (b) keep the system clean and free from silt, rubbish, and debris
  - (c) maintain and repair the system so that it functions in a safe and efficient manner
  - (d) replace, repair, alter, and renew the whole or parts of the system within the time, and in the manner specified in a written notice issued by the council.
  - (e) carry out the matters referred to in paragraphs (b),(c), & (d) at the registered proprietor's expense.
  - (f) not make any alterations to the system or elements thereof without prior consent in writing of the council

  
 Authorised Person  
 General Manager/Town Clerk  
 Bankstown City Council

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS ON USE  
INTENDED TO BE CREATED PURSUANT TO SECTION 88B OF THE CONVEYANCING  
ACT, 1919 AND SECTION 7(3) OF THE STRATA TITLES ACT, 1973**

Lengths are in metres

Sheet 2 of 2 sheets

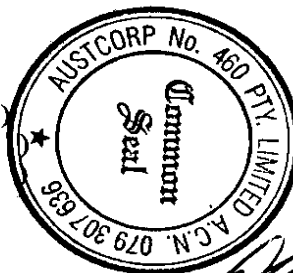
Plan: **SP60132**

Strata Subdivision of lot 21 in D.P. 884119  
covered by Council Clerk's Certificate  
No. **F6191** of **31/3/99**

- (g) permit the council or its authorised agents from time to time upon giving reasonable notice (but at any time and without notice in the case of an emergency) to enter and inspect the land for compliance with the requirements of this clause
  - (h) comply with the terms of any written notice issued by the council in respect to the requirements of this clause within the time stated within the notice.
2. In the event of the registered proprietor failing to comply with the terms of any written notice served in respect of the matters in clause 1, the council or its authorised agents may enter with all necessary equipment and carry out any work required to ensure the safe and efficient operation of the system and recover from the registered proprietor the cost of carrying out the work, and if necessary, recover the amount due by legal proceedings (including legal costs and fees) and entry of a covenant charge on the land under Section 88F of the Conveyancing Act 1919. In carrying out any work under this clause the council shall take all reasonable precautions to ensure that the land is disturbed as little as possible.

The party having the power to release, vary, or modify the above positive covenant referred to in the abovementioned plan is Bankstown City Council.

THE COMMON SEAL of AUSTCORP 460 PTY LTD (ACN 079 307 636) was hereunto affixed by resolution of the Directors, and in the presence of:



**SAYDE FINIANOS**  
Secretary

*[Signature]*

Director

ATTORNEY  
Print Name:  
Position Held:

*[Signature]*  
David Malcolm Matheson  
Credit Administration Manager

**SIGNED SEALED AND DELIVERED**  
For and on behalf of  
ST GEORGE BANK LIMITED  
(A.C.N. 056 513 070) by its  
attorneys under power of  
attorney registered No. 125  
LBR 4162

ATTORNEY  
Print Name:  
Position Held:

*[Signature]*  
Louise Michaela Lester  
Credit Analyst

WITNESS  
Print Name:

*[Signature]*  
MILLIGME

*[Signature]*  
Authorised Person

General Manager/Town Clerk  
Bankstown City Council





B199824J

TOTAL

THE INTERCOLONIAL INVESTMENT LAND AND BUILDING COMPANY (LIMITED) OF SYDNEY, IN THE STATE OF NEW SOUTH WALES (herein called transferror) being registered as the proprietor of an estate in *fee simple* in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder in consideration of **One Hundred and SeventyOne Pounds Ten Shillings** (A71-10-0) (the receipt whereof is hereby acknowledged) paid to it by **HERBERT WALKER** of Newton Auckland, New Zealand Surgeon Dentist

B 199824

B 199824

(herein called transferee)

doth hereby transfer to the said transferee  
 ALL such its Estate and Interest in ALL THE land mentioned in the Schedule following:—

County.	Parish.	Part or Whole	Lot Numbered.	Vol.	Fol.
Cumberland	Bankstown	Part	One (1) and Two (2) Cairds Hill Estate as shown on Deposited Plan Number 10616.	3147	56

~~Subject to the following special covenant and condition:~~  
 AND THE SAID HERBERT WALKER so as to bind himself, his heirs, executors administrators and assigns as well as the land and the successive owners and tenants thereof, doth hereby covenant promise and agree with the said Company and its successors that any building or dwelling house erected on the said land within twenty (20) years from the TwentyThird day of April One thousand nine hundred and twentyone shall cost and be of the value of not less than Two Hundred Pounds (£200). The land to which the benefit of this Covenant is intended to be appurtenant is the whole of the untransferred land comprised in Deposited Plan Number 10616. The land which is to be subject to the burden of such covenant is the land herein transferred. The said Company is the party by whom or with whose consent this Covenant may be released varied or modified.

ENCUMBRANCES, &c., REFERRED TO.

Given under the Common Seal of the Company at Sydney this Second day of April in the year of our Lord one thousand nine hundred and twenty Five.

X A. J. Gully  
 X G. Depon } DIRECTORS.

in the presence of  
W. S. Douglas  
 MANAGING DIRECTOR.  
 Signed

Transferror.

Signed in my presence by the transferee WHO IS PERSONALLY KNOWN TO ME  
 ✓ Phillips Chemist  
 Newton.

Accepted and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.  
Herbert Walker  
 Transferee.

THE INTERCOLONIAL INVESTMENT, LAND & BUILDING CO., LTD.





**MEMORANDUM OF TRANSFER**  
 (REAL PROPERTY ACT, 1900.)

B 858983

R 31729 Z

I, MABEL DOROTHY GUNNELL wife of Robert Samuel Gunnell of  
 Belmore Dentist -----  
 (herein called transferor)  
 being registered as the proprietor of an estate in *fee simple*\* in the land hereinafter described,  
 subject, however, to such encumbrances, liens and interests as are notified hereunder in  
 consideration of ONE HUNDRED AND SIXTY FIVE POUNDS -----  
 (£165/-/-) (the receipt whereof is hereby acknowledged) paid to me by  
GARNET PHILLIP BIBLE of Annendale Clerk -----  
 (herein called transferee )

do hereby transfer to the said transferee\*  
 ALL such my Estate and Interest in ALL THE land mentioned in the schedule following:—

(a)	County.	Parish.	State if Whole or Part.	Vol.	Fol.
	Cumberland	Banks town	Part being lot 1, D.P. No. 15283	394C	41

~~And the transferee covenants with the transferor~~ And the Transferree hereby  
 for himself his executors administrators and assigns and so as to bind  
 not only himself his executors administrators and assigns but also the  
 said piece of land hereinbefore expressed to be hereby transferred and  
 the successive Owners and tenants thereof covenant with the said  
 transferor her executors administrators and assigns that any main  
 building erected upon the said land shall be of a value of at least  
 Five hundred pounds (£500-0-0) and that the main roof of such building  
 shall consist of materials other than iron and for the purpose of  
 Section 89 of the Conveyancing Act 1919 is hereby expressly agreed and  
 declared.

- (a) That the land which is to be subject to the burden of such covenant is the land hereby transferred.
- (b) and the land to which the benefit of the said Covenant is to be appurtenant is the whole of the land in Deposited Plan No. 15283 other than the land hereby transferred
- (c) that the said Covenant may be released varied, or modified by or with the consent of the said transferor her executors administrators and assigns.

ENCUMBRANCES & c. REFERRED TO.

Signed at Sydney the twenty sixth day of July 1929.  
 Signed in my presence by the transferor

WHO IS PERSONALLY KNOWN TO ME  
S. Elphinstone  
 Solicitor  
Sydney  
M. D. Gunnell  
 Transferor \*

\*Signed  
 attestation if  
 transferor or Trans-  
 gns by a mark, the  
 on must state " that  
 ument was read over  
 tained to him, and  
 appeared fully to  
 nd the same."

†Accepted, and I hereby certify this Transfer to be correct  
 for the purposes of the Real Property Act.

Signed in my presence by the transferee)  
 WHO IS PERSONALLY KNOWN TO ME  
S. Elphinstone  
G. P. Bible  
 Transferee.

igned by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on page 2  
 signed by the attorney before a witness.

Section 117 requires that the above Certificate be signed by Transferree or his Solicitor, and renders any person falsely or negligently certifying liable to a  
 penalty of £50; also to damages recoverable by parties injured. If the Solicitor signs he must sign his own name and not that of his firm.  
 should be made by erasure. The words rejected should be scored through with the pen, and these substituted written over them, the alteration being

F.A. FINN.  
121 PITT STREET,  
SYDNEY.

CONSENT OF MORTGAGEE.

Handwritten notes: *Handwritten*, *09/160*, *1/160*

*Percy Everard Flood* mortgagee under Mortgage Nos. B 440688 and B 89481.  
release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

Dated at *Sydney* this *twenty-eighth* day of *July* 1929. *Percy E. Flood* Mortgagee.

Signed in my presence by *the said Percy Everard Flood* who is personally known to me.

Handwritten signature: *Percy E. Flood*  
Handwritten text: *Registrar Sydney*

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. *Miscellaneous Register* under the authority of which he has just executed the within transfer.

Signed at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 1929.  
Signed at the place and on the date above-mentioned, in the presence of—

FORM OF DECLARATION BY ATTESTING WITNESS.\*

Appeared before me at \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, one thousand nine hundred and twenty \_\_\_\_\_ and declared that he personally knew signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said \_\_\_\_\_ is \_\_\_\_\_ own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

INDEXED  
13 AUG 1929  
BY *Jobe*

MEMORANDUM OF TRANSFER of

Acres... *roods 25 perches.*  
*lot 1 D.P. 15283*  
*(Subject to Covenant)*  
Shire *Bankstown (Bungalow Crescent)*  
Municipality *Bankstown* County *Bankstown*  
*Garnet Phillip Bible* Transferee.

DOCUMENTS LODGED HEREWITH.

Table with 3 columns: Nature, No., Reg'd Propr., M't'gor, etc.

Particulars entered in Register Book, Vol. *3940* Fol. *41*

the *13<sup>th</sup>* day of *August* 1929, at \_\_\_\_\_ minutes *10* o'clock in the *fore* noon.

Handwritten signature: *W. Shaxton*  
Circular stamp: *REGISTRAR GENERAL NEW SOUTH WALES*

PROGRESS RECORD

Table with 2 columns: Item, Date. Includes entries like 'Sent to Survey Branch', 'Received from Records', 'Draft written', etc. Date: *6 AUG 1928*

If the parties be resident without the State, but in any other part of the British Dominions the instrument must be signed or acknowledged before the Registrar-General or Recorder of Title of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or the Governor, Government Resident or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.  
If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.  
If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Chargé d'Affaires, Secretary of the Embassy or Legation Consul-General, Consul, Vice-Consul, Acting Consul, Pro-consul or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and 1/1 for every new Certificate of Title issued unless the consideration is over £1,000, in which case the Certificate fee will be £1 5s. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.

Tenants in common must receive separate Certificates.  
If part only of the land is transferred a new Certificate must issue, but the old Certificate may remain in the Office, or the Transferrer may take out a new Certificate for the residue.

1 This form is not appropriate in delegation under Trustees Delegation Act, 1908, or the Execution of War Facilities Act, 1917.  
2 Strike out unnecessary words. Add any matter necessary to show that the power is effective.  
3 May be made by either Registrar-General, Deputy Registrar-General, Notary Public, Commissioner for Affidavits. Not required if instrument itself made or acknowledged before one of the parties.



MEMORANDUM OF TRANSFER  
(REAL PROPERTY)

R.P. 13  
DULY STAMPEU  
N91033A N91033A  
C209248  
13-10-33  
17-6  
3

I, ALEXANDER MICHAEL ECCLES BOYD of Scrathfield Newspaper

Representative (herein called transferror) being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject however, to such encumbrances, liens and interests as are notified hereunder in consideration of Four hundred and ninety five pounds (£ 495. ) (the receipt whereof is hereby acknowledged) paid to me by

ANDREW LAWRENCE TOME of Merrickville Picture Show Proprietor

(herein called transferee)

do hereby transfer to the said transferee ALL such my Estate and Interest in ALL THE land mentioned in the schedule following:—

(c)	County.	Parish.	State if Whole or Part.	Vol.	Fol.
	Cumberland	Bankstown	Part and being Lot Two (2) Three (3) and Four (4) as shown on deposited plan Number 15283	4463	74

And the transferee covenants with the transferror (And the Transferee hereby for himself his executors administrators and assigns and so as to bind not only himself his executors administrators and assigns but also the said piece of land hereinbefore expressed to be hereby transferred and the successive owners and tenants thereof covenant with the said transferror his executors administrators and assigns that any main building erected upon the said land shall be of a value of at least Five hundred pounds (£500: 0: 0) and that the main roof of such building shall consist of materials other than iron and for the purpose of Section 88 (1) of the Conveyancing Act 1919/1930 is hereby expressly agreed and declared.

- (a) That the land which is to be subject to the burden of such covenant is the land hereby transferred.
- (b) and the land to which the benefit of the said Covenant is to be appurtenant is the whole of the land in Deposited Plan Number 15283 other than the land hereby transferred.
- (c) that the said Covenant may be released varied or modified by or with the consent of the said transferror his executors administrators and assigns.

ENCUMBRANCES, &c., REFERRED TO.\*

Signed at Sydney the 13th day of October 1933.

Signed in my presence by the transferror ALEXANDER MICHAEL ECCLES BOYD WHO IS PERSONALLY KNOWN TO ME A.M.E. Boyd Transferror.\*

Signed Robert Sydney

Signed in my presence by the transferee ANDREW LAWRENCE TOME WHO IS PERSONALLY KNOWN TO ME Andrew Lawrence Tome Transferee.

† Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

Notes must not be disclosed in the transfer.)  
If a less estate, strike out "in fee simple" and interline the required alteration.  
Two or more, state as joint tenants or in common.  
All the references cannot conveniently inserted, a copy of annexure (obtainable at L.T.O.) may be added. Any annexure must be signed by the parties and their signatures witnessed. These references will suffice if the whole land in the grant or certificate be transferred. If part only add "and being lot sec. D.P." or "being the land shown in the plan annexed hereto," or "being the residue of the land in certificate (or grant) registered Vol. Fol."  
Where the consent of the local council is required to subdivision the certificate and plan mentioned in the L.G. Act, 1919, should accompany the transfer.  
If necessary, the transferee should comply with Section 88 of the Conveyancing Act, 1919-1937. The transferee should also be set forth in the certificate of way or easement section.  
Any provision in addition to the modification of the covenants implied by the Act should also be inserted.

A very short note will suffice.

If executed within the State this instrument should be signed or acknowledged before the Registrar-General, or Deputy Registrar-General, or a Notary Public, a J.P., or Commissioner for Affidavits, to whom the Transferrer is known, otherwise the attesting witness must appear before one of the above functionaries to make a declaration in the annexed form. As to instruments executed elsewhere, see page 2.

Repeat attestation if necessary.

If the Transferrer or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully, to understand the same."

\* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on page 2 signed by the attorney before a witness.

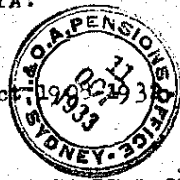
† N.B.—Section 117 requires that the above Certificate be signed by Transferee or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. If the Solicitor signs he must sign his own name and not that of his firm.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

15071

COMMONWEALTH OF AUSTRALIA.

The Invalid and Old-age Pensions Act 1908-1932



C209248

REQUEST FOR INFORMATION BY PERSON PROPOSING TO DEAL IN REAL PROPERTY.

To the Deputy Commissioner of Pensions at SYDNEY.

In pursuance of section 52EB of the above-mentioned Act I hereby request to be supplied with the undermentioned information in respect of ALEXANDER MICHAEL ECCLES BOYD, Homebush Road, Strathfield Newspaper Representative

The reason for which this information is required is for purpose of Transfer.

1. Is the above-named person a pensioner or claimant under the Invalid and Old-age Pensions Act 1908-1932?
2. Has that person at any time since the 12th October, 1932, been a pensioner under the said Act, and, if so, upon what date did he become a pensioner?
3. If the person named is or has been a pensioner since the 12th October, 1932, please state the amount of pension paid which would be a charge on the estate of the pensioner if section 52E of the above-mentioned Act were applicable thereto at the date of your reply.

..... *S. Ellitt* .....

From the Deputy Commissioner of Pensions at Sydney.

To MR. S. ELLITT, Solicitor,  
160 Castlereagh Street, SYDNEY.

The answers to the above questions are as follows:-

- (1) (1) No.....
- (2) (2) No.....
- (3) (3) Not Applicable.....
- (4) (4) Is not a claimant for a Pension.....

..... *Watson* .....  
Deputy Commissioner of Pensions at SYDNEY

Date 11 OCT. 1933

No. **C209248**

LODGED BY S. ELLIOT, SOLICITOR,

160 CASTLEBRAGH STREET, SYDNEY.

**CONSENT OF MORTGAGEE.**

release and discharge the land comprised in the within mortgage under Mortgage No. thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ Mortgagee.  
 Signed in my presence by \_\_\_\_\_ who is personally known to me.

**MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.**

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. \_\_\_\_\_ Miscellaneous Register under the authority of which he has just executed the within transfer.

Signed at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
 Signed at the place and on the date above-mentioned, in the presence of—

This form is not appropriate in cases of delegation by trustees.

Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

**FORM OF DECLARATION BY ATTESTING WITNESS.\***

Appeared before me at \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, one thousand \_\_\_\_\_ and declared that he personally knew \_\_\_\_\_ the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said \_\_\_\_\_ is \_\_\_\_\_ own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

\* May be made before either Registrar-General, Deputy Registrar-General, a Notary Public, J.P., or Commissioner for Affidavits. Not required if the instrument itself be made or acknowledged before one of these parties.

**MEMORANDUM OF TRANSFER of**

Acres 2 1/2 roads 27 1/2 perches.  
Lots 2, 3 & 4 DP 15283 (Bungaloos Co)  
Subj to Cont  
 Shire Bankstown  
 Municipality Bankstown  
 Parish Bankstown County \_\_\_\_\_

Andrew Lawrence Pome Transferee.

**DOCUMENTS LODGED HEREWITH.**

To be filled in by person lodging dealing.

Nature.	No.	Reg'd Propr., M'tgor, etc.

*Form 14A*  
*USA*

Particulars entered in Register Book, Vol. 463 Fol. 74

the 2<sup>nd</sup> day of November 1933,  
 at \_\_\_\_\_ minutes 2 o'clock in the after noon.

Don W. Wilson  
 Registrar-General  
 NEW SOUTH WALES

**PROGRESS RECORD.**

	Initials	Date
Sent to Survey Branch	<i>[Signature]</i>	19/10/33
Received from Records	<i>[Signature]</i>	24/11/33
Draft written	<i>[Signature]</i>	7/1/33
Draft examined	<i>[Signature]</i>	8/1/33
Diagrams prepared	<i>[Signature]</i>	8/1/33
Diagrams examined	<i>[Signature]</i>	9/1/33
Draft forwarded	<i>[Signature]</i>	
Supt. of Engrossers	<i>[Signature]</i>	
Cancellation Clk	<i>[Signature]</i>	
Vol. <u>4600</u>	Fol. <u>95</u>	
Diagram Fees <u>4600</u>		
Additional Folios		

If the parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such part, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Chargé d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting-Consul, Pro-Consul, or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and 1/1 for every new Certificate of Title issued, unless the consideration is over £1,000, in which case the Certificate fee will be £1 2s. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue, but the old Certificate may remain in the Office, or the Transferor may take out a new Certificate for the residue.

Form: 15CH  
Release: 2-0

**CONSOLIDATION/  
CHANGE OF BY-LAWS**

New South Wales  
Strata Schemes Management Act 2015  
Real Property Act 1900



**AM991307N**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE	For the common property CP/SP60132	
(B) LODGED BY	Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any WESTSIDE STRATA PO BOX 151 YAGOONA NSW 2199 Reference: <u>FRANCK VIGOUROUX 0297919933</u>
	1W	CODE <b>CH</b>

- (C) The Owners-Strata Plan No. 60132 certify that a special resolution was passed on 21/6/2017
- (D) pursuant to the requirements of section 141 of the Strata Schemes Management Act 2015, by which the by-laws were changed as follows—
- (E) Repealed by-law No. NOT APPLICABLE  
 Added by-law No. Special By-law 3 & 4  
 Amended by-law No. NOT APPLICABLE  
 as fully set out below:  
 Special By-law 3 Minor Renovations  
 Special By-law 4 Child Safety Locks

- (F) A consolidated list of by-laws affecting the above mentioned strata scheme and incorporating the change referred to at Note (E) is annexed hereto and marked as Annexure A, B .
- (G) The seal of The Owners Strata Plan No. 60132 was affixed on 12/12/2017 in the presence of the following person(s) authorised by section 273 Strata Management Act 2015 to attest the affixing of the seal:

Signature:

Name: FRANCK VIGOUROUX

Authority: PRINCIPAL *1 strata manager*

Signature:

Name:

Authority:



ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

**BYLAWS**

**SP60132**

4-8 Gordon St, Bankstown 2200

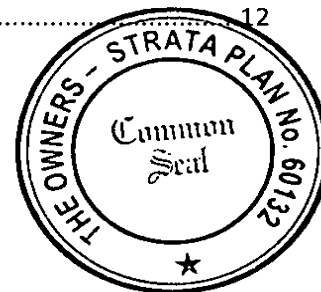


A handwritten mark or signature, possibly initials, consisting of a large, stylized letter 'B' or similar shape.

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## 1. Noise

An owner or occupier of a lot must not create any noise on a lot or the common property likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

## 2. Vehicles

An owner or occupier of a lot must not park or stand any motor or other vehicle on common property except with the prior written approval of the Owners Corporation.

## 3. Obstruction of common property

An owner or occupier of a lot must not obstruct lawful use of common property by any person except on a temporary and non-recurring basis.

## 4. Damage to lawns and plants on common property

An owner or occupier of a lot must not, except with the prior written approval of the owners corporation:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on common property, or
- (b) use for his or her own purposes as a garden any portion of the common property.

## 5. Damage to common property

- (1) An owner or occupier of a lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the prior written approval of the Owners Corporation.
- (2) An approval given by the Owners Corporation under clause (1) cannot authorise any additions to the common property.
- (3) This by-law does not prevent an owner or person authorised by an owner from installing:
  - (a) any locking or other safety device for protection of the owner's lot against intruders or to improve safety within the owner's lot, or
  - (b) any screen or other device to prevent entry of animals or insects on the lot, or
  - (c) any structure or device to prevent harm to children, or
  - (d) any device used to affix decorative items to the internal surfaces of walls in the owner's lot.
- (4) Any such locking or safety device, screen, other device or structure must be installed in a competent and proper manner and must have an appearance, after it has been installed, in keeping with the appearance of the rest of the building.
- (5) Despite section 62 of the Act, the owner of a lot must:

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- (a) maintain and keep in a state of good and serviceable repair any installation or structure referred to in clause (3) that forms part of the common property and that services the lot, and
- (b) repair any damage caused to any part of the common property by the installation or removal of any locking or safety device, screen, other device or structure referred to in clause (3) that forms part of the common property and that services the lot.

## 6. Behaviour of owners and occupiers

An owner or occupier of a lot when on common property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the owner or occupier of another lot or to any person lawfully using common property.

## 7. Children playing on common property in building

An owner or occupier of a lot must not permit any child of whom the owner or occupier has control to play on common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain on common property comprising a laundry, car parking area or other area of possible danger or hazard to children.

## 8. Behaviour of invitees

An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property.

## 9. Depositing rubbish and other material on common property

An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the Owners Corporation.

## 10. Drying of laundry items

An owner or occupier of a lot must not, except with the prior written approval of the owners corporation, hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building other than on any lines provided by the owners corporation for the purpose and there only for a reasonable period.

## 11. Cleaning windows and doors

- (1) Except in the circumstances referred to in clause (2), an owner or occupier of a lot is responsible for cleaning all interior and exterior surfaces of glass in windows and doors on the boundary of the lot, including so much as is common property.
- (2) The owners corporation is responsible for cleaning regularly all exterior surfaces of glass in windows and doors that cannot be accessed by the owner or occupier of the lot safely or at all.

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## 12. Storage of inflammable liquids and other substances and materials

- (1) An owner or occupier of a lot must not, except with the prior written approval of the owners corporation, use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material.
- (2) This by-law does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

## 13. Changes to floor coverings and surfaces

- (1) An owner or occupier of a lot must notify the Owners Corporation at least 21 days before changing any of the floor coverings or surfaces of the lot if the change is likely to result in an increase in noise transmitted from that lot to any other lot. The notice must specify the type of the proposed floor covering or surface.
- (2) This by-law does not affect any requirement under any law to obtain a consent to, approval for or any other authorisation for the changing of the floor covering or surface concerned.

## 14. Floor coverings

- (1) An owner of a lot must ensure that all floor space within the lot is covered or otherwise treated to an extent sufficient to prevent the transmission from the floor space of noise likely to disturb the peaceful enjoyment of the owner or occupier of another lot.
- (2) This by-law does not apply to floor space comprising a kitchen, laundry, lavatory or bathroom.

## 15. Garbage disposals

- (1) An owner or occupier of a lot in a strata scheme that does not have shared receptacles for garbage, recyclable material or waste:
  - (a) must maintain such receptacles within the lot, or on such part of the common property as may be authorised by the owners corporation, in clean and dry condition and (except in the case of receptacles for recyclable material) adequately covered, and
  - (b) must ensure that before garbage, recyclable material or waste is placed in the receptacles it is, in the case of garbage, securely wrapped or, in the case of tins or other containers, completely drained or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and
  - (c) for the purpose of having the garbage, recyclable material or waste collected, must place the receptacles within an area designated for that purpose by the owners corporation and at a time not more than 12 hours before the time at which garbage, recyclable material or waste is normally collected, and
  - (d) when the garbage, recyclable material or waste has been collected, must promptly return the receptacles to the lot or other area referred to in paragraph (a), and

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- (e) must not place anything in the receptacles of the owner or occupier of any other lot except with the permission of that owner or occupier, and
  - (f) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled from the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.
- (2) An owner or occupier of a lot in a strata scheme that has shared receptacles for garbage, recyclable material or waste:
- (a) must ensure that before garbage, recyclable material or waste is placed in the receptacles it is, in the case of garbage, securely wrapped or, in the case of tins or other containers, completely drained or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and
  - (b) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled in the area of the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.
- (3) An owner or occupier of a lot must:
- (a) comply with the local council's requirements for the storage, handling and collection of garbage, waste and recyclable material, and
  - (b) notify the local council of any loss of, or damage to, receptacles provided by the local council for garbage, recyclable material or waste.
- (4) The Owners Corporation may post signs on the common property with instructions on the handling of garbage, waste and recyclable material that are consistent with the local council's requirements.

### 16. Keeping of animals *Option A*

(1) Subject to section 49 (4), an owner or occupier of a lot must not, without the prior written approval of the owners corporation, keep any animal (except fish kept in a secure aquarium on the lot) on the lot or the common property.

(2) The owners corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.

### 17. Appearance of lot

- (1) The owner or occupier of a lot must not, without the prior written approval of the Owners Corporation, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.
- (2) This by-law does not apply to the hanging of any washing, towel, bedding, clothing or other article as referred to in by-law 10.

### 18. Change in use of lot to be notified

An occupier of a lot must notify the owners corporation if the occupier changes the existing use of the lot in a way that may affect the insurance premiums for the strata scheme (for example, if the

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change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes).

## 19. Provision of amenities or services

- (1) The Owners Corporation may, by special resolution, determine to enter into arrangements for the provision of the following amenities or services to one or more of the lots, or to the owners or occupiers of one or more of the lots:
  - (a) window cleaning,
  - (b) garbage disposal and recycling services,
  - (c) electricity, water or gas supply,
  - (d) telecommunication services (for example, cable television).
- (2) If the Owners Corporation makes a resolution referred to in clause (1) to provide an amenity or service to a lot or to the owner or occupier of a lot, it must indicate in the resolution the amount for which, or the conditions on which, it will provide the amenity or service.

## 20. Compliance with planning and other requirements

- (1) The owner or occupier of a lot must ensure that the lot is not used for any purpose that is prohibited by law.
- (2) The owner or occupier of a lot must ensure that the lot is not occupied by more persons than are allowed by law to occupy the lot.

## Special By-law 1 Exclusive Use and Enjoyment of Bathroom

- 1.1. The owners from time to time of each lot in the strata scheme shall:
  - 1.1.1 have the exclusive use of those parts of common property in the bathroom of the respective lots being the tiles, grout, waterproof membrane and floor wastes (the 'bathroom elements');
  - 1.1.2 properly maintain and keep the bathroom elements in a state of good and serviceable repair;
  - 1.1.3 be responsible for the replacement or renewal of the bathroom elements; and
  - 1.1.4 be responsible for any damage occasioned to common property by the failure to repair and maintain, or the replacement or renewal of the bathroom elements.
- 1.2. The owners shall indemnify and keep indemnified the owners corporation in respect of the bathroom elements against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against the owners corporation and arising directly or indirectly out of the use of the bathroom elements by the owners.
- 1.3. Except as otherwise provided in this by-law, the owners corporation shall continue to be responsible for the proper maintenance of, and keeping in a state of good and serviceable repair, the common property comprised in the respective lots.

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## Special By-law 2 Exclusive Right to Entrance doors

2.1 This by-law relates to every lot in the strata scheme.

2.2 Each owner of a lot shall have the exclusive use and enjoyment of that part of the common property being the entrance door of their respective lot.

2.3 Notwithstanding by-law 5, an owner shall ensure \hat the installation of:

(a) any locking or other safety device for protection of the owner's lot against intruders or to improve safety within the owner's lot;

(b) a door closer; or

(c) any other devise or attachment

shall not impair or in any manner infringe upon the integrity of fire safety. An owner must further ensure that any such installation is carried out in accordance with the Building Code of Australia ("BC levant Australian Standards.

2.4. Each owner acknowledges that:

(a) it is a requirement pursuant to the Environmental Planning and Assessment Act, 1979, for the owners corporation to lodge an annual fire safety statement ("statement");

(b) in order to lodge the statement, entrance doors must comply with the BCA and relevant Australian Standards;

(c) in the event that an entrance door does not comply with the BCA and relevant Australian Standards due to any installation referred to in paragraph 2.3 of this by-law, then the owners corporation, without prejudice to any other rights, will be entitled to enter upon the lot and replace the entrance door and thereafter to recover the costs of such from the owner;

(d) if the costs of replacing the door are not paid at the end of one month after becoming due and payable, then they shall bear simple interest at an annual rate of 10% until paid; and

(e) the owners corporation may recover as a debt any costs not paid at the end of one month after they become due and payable together with any interest payable and the expenses of the owners corporation incurred in recovering those amounts.

2.5 Each owner shall:

(a) properly maintain and keep the entrance door In a state of good and serviceable repair;

(b) be responsible for any damage occasioned to the entrance door and shall bear the cost of the repairs of such damage;

(c) upon the prior notification of the Owners Corporation, ensure that access is provided, within a period or at a time specified in the notice, to the lot in order to have the entrance door and frame painted: and

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(d) shall indemnify the Owners Corporation against any legal liability, loss, claim or proceedings in respect of any injury, loss or damage, whatsoever to the common property, or other property, or person, in so far as such injury, loss or damage arises out of, or in the course of, or by reason of the performance of the repair, maintenance or replacement of the entrance doors.

2.6 The Owners Corporation is:

- (a) authorised to carry out the painting of the entrance door of each lot: and
- (b) may recover the cost of carrying out the painting of entrance doors from each owner and such costs may be recovered as a debt.

## **Special By-law 3 Minor Renovations**

### DELEGATION OF DECISION MAKING IN RELATION TO MINOR RENOVATIONS TO STRATA COMMITTEE

Resolved that in accordance with section 110 (6b) of the Strata Schemes Management Act 2015, the Owners Corporation specially resolves to delegate the functions for the decision making in relation to minor renovations as listed in accordance with Section 110 (3 a-f) of the Strata Schemes Management Act (2015) to the strata committee , details outlined in **Annexure A**

## **Special By-law 4 Child Safety Locks**

Resolved that the Owners Corporation specially resolves pursuant to section 141 of the Strata Schemes Management Act 2015 to create an additional By-Law Child Safety Locks the said directions, orders and requirements. Outlined in **Annexure B**

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# Annexure A Special By-law 3 Minor renovations

"Minor renovations" include but are not limited to work for the purposes of the following:

- (a) renovating a kitchen,
- (b) changing recessed light fittings,
- (c) installing or replacing wood or other hard floors,
- (d) installing or replacing wiring or cabling or power or access points,
- (e) work involving reconfiguring walls,
- (f) any other work prescribed by the regulations for the purposes of this subsection

Before obtaining the approval of the strata committee, an owner of a lot must give written notice of proposed minor renovations to the strata committee, including the following:

- (a) details of the work, including copies of any plans,
- (b) duration and times of the work,
- (c) details of the persons carrying out the work, including qualifications to carry out the work,
- (d) arrangements to manage any resulting rubbish or debris.
- (e) An owner of a lot must ensure that any damage caused to any part of the common property or to another lot by the carrying out of minor renovations by or on behalf of the owner is repaired, and the minor renovations and any repairs are carried out in a competent and proper manner.

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# **Annexure B Special By-law 4 Child Safety Locks**

That the Owners Corporation specially resolves pursuant to section 141 of the Strata Schemes Management Act 2015 to create an additional By-Law with the following terms:

- 1.1 This by-law is made pursuant to Division 2 of Part 7 of the Strata Schemes Management Act 2015.
- 1.2 It is made for the purpose of the control, management, administration and use of the common property for the strata scheme.
- 1.3 Its principal purpose is to provide additional security and safety for the residents of the strata scheme by providing the owners corporation with the power to:
  - (a) install Child Window Safety Devices; and
  - (b) to impose conditions on the operation, use, repair, maintenance and replacement of the Child Window Safety Devices.
- 1.4 The Child Window Safety Devices will be installed on any openable window where:
  - (a) the lowest window edge is less than 1.7 metres above the inside floor surface of the Lot; and
  - (b) when the drop from the internal floor surface level to the external surface beneath the window is two metres or more; or
  - (c) any legislative requirement that amends or replaces sub-clauses 1.4(a) and/or (b).

## **PART 2 "GRANT OF POWER**

- 2.1 Notwithstanding anything contained in any by-law applicable to the strata scheme, the Owners Corporation shall have the following additional powers, authorities, duties and functions to install a Child Window Safety Device on Non-compliant Windows and to impose conditions in relation to its operation and use.

## **PART 3 - DEFINITIONS & INTERPRETATION**

### **3.1 Definitions**

In this by-law, unless the context otherwise requires:

- (a) Act means the Strata Schemes Management Act 2015.
- (b) Authority means any government, semi-government, statutory, public or other authority having any jurisdiction over the Lot or the Building including the local council.
- (c) Building means the building situated at 4-8 Gordon St, Bankstown 2200

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- (d) Child Window Safety Device means the installation of:
- (i) a device which allows a window to be locked with a maximum opening of 125mm;
  - (ii) the installation of a security screen that is capable of resisting a lateral load of 250 newtons or more; or
  - (iii) any legislative requirement that amends or replaces sub clauses 3.1(d)(i) and/or (ii), to Non-compliant Windows.
- (e) Non-compliant Window means any openable window in the building where:
- (i) the lowest window edge is less than 1.7 metres above the inside floor surface of the Lot; and
  - (ii) the drop from the internal floor surface level to the external surface beneath the window is two metres or more; or
  - (iii) any legislative requirement that amends or replaces sub clauses 3.1(e)(i) and/or (ii).
- (f) Lot means any individual lot in strata plan 60132
- (g) Owner means owner of a Lot.

## 3.2 Interpretation

### 3.2.1 In this by-law, unless the context otherwise requires:

- (a) the singular includes the plural and vice versa;
- (b) any gender includes the other genders;
- (c) any terms in the by-law will have the same meaning as those defined in the Act;
- (d) references to legislation include references to amending and replacing legislation; and
- (e) where a term of the by-law is inconsistent with any by-law applicable to the strata scheme, then the provisions of the by-law shall prevail to the extent of the inconsistency.

## PART 4 - INSTALLATION OF CHILD WINDOW SAFETY DEVICE

- 4.1 The Owners Corporation shall install a Child Window Safety Device to every Non-compliant Window.
- 4.2 The owners corporation must abide by the by-laws applicable to the strata scheme and all directions, orders and requirements of any Authority relating to the erection of the installation of the Child Window Safety Devices and must be responsible to ensure that the respective servants, agents and contractors of the owners corporation comply with the said directions, orders and requirements.

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- 4.3 The owners corporation must ensure that the provisions of the Building Code of Australia and Australian Standards are, so far as relevant, complied with.
- 4.4 The Owners Corporation must comply with the Home Building Act 1989 where relevant.
- 4.5 The installation of the Child Window Safety Device must be carried out in a proper and workmanlike manner.
- 4.6 The Child Window Safety Device must comprise materials that are good and suitable for the purpose for which they are used and must be new.
- 4.7 The Owners Corporation may, if it chooses to do so engage a third party contractor to perform the duties and functions of carrying out inspections, advising on work required and undertaking the installation of the Child Window Safety Device.

## **PART 5 • ACCESS**

- 5.1 The Owners shall, from time to time, upon reasonable notice being provided to an Owner or occupier, permit the owners corporation in accordance with its power under section 122 (1) (a) of the Act, to access the Lot for the purpose of:
  - (a) installing the Child Window Safety Devices; and
  - (b) determining whether the Child Window Safety Devices require any maintenance, repair or replacement.
- 5.2 The owners corporation acknowledges and agrees that it will be liable for any damage to the contents of the Lot arising out of the access to it, in accordance with clause 5.1.

## **PART 6 - MAINTENANCE, REPAIR AND REPLACEMENT**

- 6.1.1 The Owners acknowledge and agree that:
  - (a) they will reimburse the owners corporation for all costs of any repair or replacement of the Child Window Safety Device if it is removed, replaced, or in any way damaged, defaced or no longer compliant safety window devices; and
  - (b) the cost of repair and replacement, if not paid in accordance with clause 6.1.2(c) of this by-law, will bear until paid, simple interest at an annual rate of 10 per cent or, if the regulations provide under the Act for interest on overdue levy contributions for another rate, that other rate, and the interest will form part of that debt.
- 6.1.2 The procedure by which maintenance and repair is to be carried out, is as follows:
  - (a) the Owners Corporation (or its duly authorised contractor), in accordance with its inspection under clause 5.1, will inspect the Child Window Safety Device that requires repair or replacement;
  - (b) Upon determining that the Child Window Safety Device requires repair or replacement, the owners corporation (or its duly authorised contractor) will arrange

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for the it to be repaired or replaced, as required;

- (c) If the owner or any occupant of the lot has damaged the Child Window Safety Device, upon completion of the repair or replacement, the owners corporation will provide a copy of the tax invoice for such repair or replacement to the owner; and the owner must reimburse the owners corporation within seven (7) days of the receipt of the tax invoice, for the sum of that invoice.



### Approved Form 10

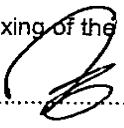
#### Certificate re Initial Period

The owners corporation certifies that in respect of the strata scheme:

\*that the initial period has expired.

~~\*the original proprietor owns all of the lots in the strata scheme and any purchaser under an exchanged contract for the purchase of a lot in the scheme has consented to any plan or dealing being lodged with this certificate.~~

The seal of The Owners - Strata Plan No 60132 was affixed on ^ 12.12.17 in the presence of the following person(s) authorised by section 273 *Strata Schemes Management Act 2015* to attest the affixing of the seal.

Signature:  Name: Franck Vigouroux Authority: principal / strata manager

Signature: ..... Name: ..... Authority: .....

^ Insert appropriate date  
\* Strike through if inapplicable.

---

Text below this line is part of the instructions and should not be reproduced as part of a final document.

1. This form must be provided in it entirety as shown above.
2. Any inapplicable parts should be struck through.
3. This certificate is required to accompany any document which proposes action not permitted during the initial period and when the common property title does not have a notification indicating the initial period has been expired.



---

**Lodger Details**

Lodger Code 506206G  
Name SARVAAS CIAPPARA LAWYERS  
Address L 7, SE 702, 65 YORK ST  
SYDNEY 2000  
Lodger Box 1W  
Email CIAPPARA@SCLAW.COM.AU  
Reference 2234855

Land Registry Document Identification

AT327845

STAMP DUTY:

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**Consolidation/Change of By-laws**

**Jurisdiction** NEW SOUTH WALES

**Privacy Collection Statement**

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

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Land Title Reference	Part Land Affected?	Land Description
CP/SP60132	N	

**Owners Corporation**

THE OWNERS - STRATA PLAN NO. SP60132  
Other legal entity

**Meeting Date**

15/06/2023

**Added by-law No.**

**Details** NOT APPLICABLE

**Amended by-law No.**

**Details** NOT APPLICABLE

**Repealed by-law No.**

**Details** NOT APPLICABLE

---

The subscriber requests the Registrar-General to make any necessary recording in the Register to give effect to this instrument, in respect of the land or interest described above.

**Attachment**

**See attached** Conditions and Provisions

**See attached** Approved forms

**Execution**

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

**Executed on behalf of** THE OWNERS - STRATA PLAN NO. SP60132  
**Signer Name** TISHA CHAN  
**Signer Organisation** PARTNERS OF SARVAAS CIAPPARA LAWYERS  
**Signer Role** PRACTITIONER CERTIFIER  
**Execution Date** 04/08/2023

---

**SP60132**

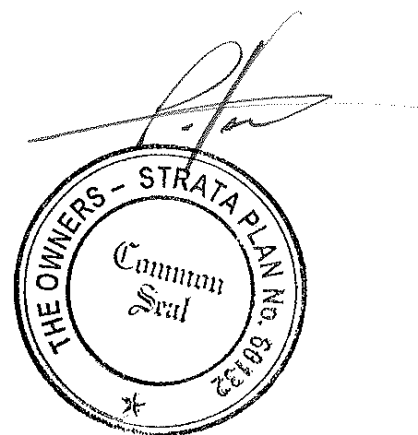
**ANNEXURE A**

BYLAWS

**SP60132**

4-8 Gordon Street, Bankstown 2200

**Consolidated July 2023**



# SP60132

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# SP60132

## Residential Schemes

### **1. NOISE**

An owner or occupier of a lot must not create any noise on a lot or the common property likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or of any person lawfully using common property.

### **2. VEHICLES**

An owner or occupier of a lot must not park or stand any motor or other vehicle on common property except with the prior written approval of the Owners Corporation.

### **3. OBSTRUCTION OF COMMON PROPERTY**

An owner or occupier of a lot must not obstruct lawful use of common property by any person except on a temporary and non-recurring basis.

### **4. DAMAGE TO LAWNS AND PLANTS ON COMMON PROPERTY**

An owner or occupier of a lot must not, except with the prior written approval of the Owners Corporation:

- (a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated on common property, or
- (b) use for his or her own purposes as a garden any portion of the common property.

### **5. DAMAGE TO COMMON PROPERTY**

(1) An owner or occupier of a lot must not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the prior written approval of the Owners Corporation.

(2) An approval given by the Owners Corporation under subclause (1) cannot authorise any additions to the common property.

(3) This by-law does not prevent an owner or person authorised by an owner from installing:

- (a) any locking or other safety device for protection of the owner's lot against intruders or to improve safety within the owner's lot, or
- (b) any screen or other device to prevent entry of animals or insects on the lot, or
- (c) any structure or device to prevent harm to children, or
- (d) any device used to affix decorative items to the internal surfaces of walls in the owner's lot.

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(4) Any such locking or safety device, screen, other device or structure must be installed in a competent and proper manner and must have an appearance, after it has been installed, in keeping with the appearance of the rest of the building.

(5) Despite section 62, the owner of a lot must:

- (a) maintain and keep in a state of good and serviceable repair any installation or structure referred to in sub-clause (3) that forms part of the common property and that services the lot, and
- (b) repair any damage caused to any part of the common property by the installation or removal of any locking or safety device, screen, other device or structure referred to in sub-clause (3) that forms part of the common property and that services the lot

### 6. BEHAVIOUR OF OWNERS AND OCCUPIERS

An owner or occupier of a lot when on common property must be adequately clothed and must not use language or behave in a manner likely to cause offence or embarrassment to the owner or occupier of another lot or to any person lawfully using common property.

### 7. CHILDREN PLAYING ON COMMON PROPERTY IN BUILDING

An owner or occupier of a lot must not permit any child of whom the owner or occupier has control to play on common property within the building or, unless accompanied by an adult exercising effective control, to be or to remain on common property comprising a laundry, car parking area or other area of possible danger or hazard to children.

### 8. BEHAVIOUR OF INVITEES

An owner or occupier of a lot must take all reasonable steps to ensure that invitees of the owner or occupier do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of another lot or any person lawfully using common property.

### 9. DEPOSITING RUBBISH AND OTHER MATERIAL ON COMMON PROPERTY

An owner or occupier of a lot must not deposit or throw on the common property any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the Owners Corporation.

### 10. DRYING OF LAUNDRY ITEMS

An owner or occupier of a lot must not, except with the prior written approval of the owners corporation, hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building other than on any lines provided by the owners corporation for the purpose and there only for a reasonable period.

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### 11. CLEANING WINDOWS AND DOORS

An owner or occupier of a lot must keep clean all exterior surfaces of glass in windows and doors on the boundary of the lot, including so much as is common property, unless:

- (a) The Owners Corporation resolves that it will keep the glass or specified part of the glass clean, or
- (b) That glass or part of the glass cannot be accessed by the owner or occupier of the lot safely or at all

### 12. STORAGE OF INFLAMMABLE LIQUIDS AND OTHER SUBSTANCES AND MATERIALS

- (1) An owner or occupier of a lot must not, except with the prior written approval of the Owners Corporation, use or store on the lot or on the common property any inflammable chemical, liquid or gas or other inflammable material.
- (2) This by-law does not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

### 13. MOVING FURNITURE AND OTHER OBJECTS ON OR THROUGH COMMON PROPERTY

- (1) An owner or occupier of a lot must not transport any furniture or large object through or on common property within the building unless sufficient notice has first been given to the executive committee so as to enable the executive committee to arrange for its nominee to be present at the time when the owner or occupier does so.
- (2) An owners corporation may resolve that furniture or large objects are to be transported through or on the common property (whether in the building or not) in a specified manner.
- (3) If the owner's corporation has specified, by resolution, the manner in which furniture or large objects are to be transported, an owner or occupier of a lot must not transport any furniture or large object through or on common property except in accordance with that resolution.

### 14. FLOOR COVERINGS

- (1) An owner of a lot must ensure that all floor space within the lot is covered or otherwise treated to an extent sufficient to prevent the transmission from the floor space of noise likely to disturb the peaceful enjoyment of the owner or occupier of another lot.
- (2) This by-law does not apply to floor space comprising a kitchen, laundry, lavatory or bathroom.

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### 15. GARBAGE DISPOSAL

- (1) An owner or occupier of a lot in a strata scheme that does not have shared receptacles for garbage, recyclable material or waste:
  - (a) must maintain such receptacles within the lot, or on such part of the common property as may be authorised by the owners corporation, in clean and dry condition and (except in the case of receptacles for recyclable material) adequately covered, and
  - (b) must ensure that before refuse, recyclable material or waste is placed in the receptacles it is, in the case of refuse, securely wrapped or, in the case of tins or other containers, completely drained, or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and
  - (c) for the purpose of having the garbage, recyclable material or waste collected, must place the receptacles within an area designated for that purpose by the owners corporation and at a time not more than 12 hours before the time at which garbage, recyclable material or waste is normally collected, and
  - (d) when the garbage, recyclable material or waste has been collected, must promptly return the receptacles to the lot or other area referred to in paragraph (a),
  - (e) must not place anything in the receptacles of the owner or occupier of any other lot except with the permission of that owner or occupier, and
  - (f) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled from the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled
- (2) An owner or occupier of a lot in a strata scheme that has shared receptacles for garbage, recyclable material or waste:
  - (a) must ensure that before refuse, recyclable material or waste is placed in the receptacles it is, in the case of refuse, securely wrapped or, in the case of tins or other containers, completely drained, or, in the case of recyclable material or waste, separated and prepared in accordance with the applicable recycling guidelines, and
  - (b) must promptly remove any thing which the owner, occupier or garbage or recycling collector may have spilled in the area of the receptacles and must take such action as may be necessary to clean the area within which that thing was spilled.

### 16. KEEPING OF ANIMALS

#### Option A

- (1) Subject to section 49 (4), an owner or occupier of a lot must not, without the prior written approval of the Owners Corporation, keep any animal (except fish kept in a secure aquarium on the lot) on the lot or the common property.
- (2) The Owners Corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property.

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### 17. APPEARANCE OF LOT

- (1) The owner or occupier of a lot must not, without the prior written approval of the Owners Corporation, maintain within the lot anything visible from outside the lot that, viewed from outside the lot, is not in keeping with the rest of the building.
- (2) This by-law does not apply to the hanging of any washing, towel, bedding, clothing or other article as referred to in by-law 10.

### 18. CHANGE IN USE OF LOT TO BE NOTIFIED

An occupier of a lot must notify the owners corporation if the occupier changes the existing use of the lot in a way that may affect the insurance premiums for the strata scheme (for example, if the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes).

### 19. PROVISION OF AMENITIES OR SERVICES

- (1) The owner's corporation may, by special resolution, determine to enter into arrangements for the provision of the following amenities or services to one or more of the lots, or to the owners or occupiers of one or more of the lots:
  - (a) window cleaning,
  - (b) garbage disposal and recycling services,
  - (c) electricity, water or gas supply,
  - (d) telecommunication services (for example, cable television).
- (2) If the Owners Corporation makes a resolution referred to in sub-clause (1) to provide an amenity or service to a lot or to the owner or occupier of a lot, it must indicate in the resolution the amount of which, or the conditions on which, it will provide the amenity or service.

**Note.** Section 111 of the Act provides that an owner's corporation may enter into an agreement with an owner or occupier of a lot for the provision of amenities or services by it to the lot or to the owner or occupier.

### 20. COMPLIANCE WITH PLANNING AND OTHER REQUIREMENTS

- (1) The owner or occupier of a lot must ensure that the lot is not used for any purpose that is prohibited by law.
- (2) The owner or occupier of a lot must ensure that the lot is not occupied by more persons than are allowed by law to occupy the lot.

## SP60132

### **SPECIAL BY-LAW 1 – EXCLUSIVE USE AND ENJOYMENT OF BATHROOMS**

1.1. The owners from time to time of each lot in the strata scheme shall:

1.1.1 have the exclusive use of those parts of common property in the bathroom of the respective lots being the tiles, grout, waterproof membrane and floor wastes (the 'bathroom elements');

1.1.2 properly maintain and keep the bathroom elements in a state of good and serviceable repair;

1.1.3 be responsible for the replacement or renewal of the bathroom elements; and

1.1.4 be responsible for any damage occasioned to common property by the failure to repair and maintain, or the replacement or renewal of the bathroom elements.

1.2. The owners shall indemnify and keep indemnified the Owners Corporation in respect of the bathroom elements against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against the Owners Corporation and arising directly or indirectly out of the use of the bathroom elements by the owners.

1.3. Except as otherwise provided in this by-law, the Owners Corporation shall continue to be responsible for the proper maintenance of, and keeping in a state of good and serviceable repair, the common property comprised in the respective lots.

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### **SPECIAL BY-LAW 2 – EXCLUSIVE RIGHTS TO ENTRANCE DOORS**

2.1 This by-law relates to every lot in the strata scheme.

2.2 Each owner of a lot shall have the exclusive use and enjoyment of that part of the common property being the entrance door of their respective lot.

2.3 Notwithstanding by-law 5, an owner shall ensure that the installation of:

- (a) any locking or other safety device for protection of the owner's lot against intruders or to improve safety within the owner's lot;
- (b) a door closer; or
- (c) any other device or attachment shall not impair or in any manner infringe upon the integrity of fire safety. An owner must further ensure that any such installation is carried out in accordance with the Building Code of Australia ("BCA" and relevant Australian Standards.

2.4. Each owner acknowledges that:

- (a) it is a requirement pursuant to the Environmental Planning and Assessment Act, 1979, for the Owners Corporation to lodge an annual fire safety statement ("statement");
- (b) in order to lodge the statement, entrance doors must comply with the BCA and relevant Australian Standards;
- (c) in the event that an entrance door does not comply with the BCA and relevant Australian Standards due to any installation referred to in paragraph 2.3 of this by-law, then the Owners Corporation, without prejudice to any other rights, will be entitled to enter upon the lot and replace the entrance door and thereafter to recover the costs of such from the owner;
- (d) if the costs of replacing the door are not paid at the end of one month after becoming due and payable, then they shall bear simple interest at an annual rate of 10% until paid; and
- (e) the Owners Corporation may recover as a debt any costs not paid at the end of one month after they become due and payable together with any interest payable and the expenses of the Owners Corporation incurred in recovering those amounts.

2.5 Each owner shall:

- (a) properly maintain and keep the entrance door in a state of good and serviceable repair;
- (b) be responsible for any damage occasioned to the entrance door and shall bear the cost of the repairs of such damage;
- (c) upon the prior notification of the Owners Corporation, ensure that access is provided, within a period or at a time specified in the notice, to the lot in order to have the entrance door and frame painted: and
- (d) shall indemnify the Owners Corporation against any legal liability, loss, claim or proceedings in respect of any injury, loss or damage, whatsoever to the common property, or other property, or person, in so far as such injury, loss or damage arises out of, or in the course of, or by reason for the performance of the repair, maintenance or replacement of the entrance doors.

## SP60132

2.6 The Owners Corporation is:

- (a) authorised to carry out the painting of the entrance door of each lot: and
- (b) may recover the cost of carrying out the painting of entrance doors from each owner and such costs may be recovered as a debt.

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### **SPECIAL BY-LAW 3 – MINOR RENOVATIONS**

Resolved that in accordance with section 110 (6b) of the Strata Schemes Management Act 2015, the Owners Corporation specially resolves to delegate the functions for the decision making in relation to minor renovations as listed in accordance with Section 110 (3 a-f) of the Strata Schemes Management Act (2015) to the strata committee as part of its by-laws.

"Minor renovations" include but are not limited to work for the purposes of the following:

- (a) renovating a kitchen,
- (b) changing recessed light fittings,
- (c) installing or replacing wood or other hard floors,
- (d) installing or replacing wiring or cabling or power or access points,
- (e) work involving reconfiguring walls,
- (f) installing a false or suspended ceiling,
- (g) installing ceiling insulation, ceiling downlights
- (h) installing a split system air conditioner,
- (i) installing a clothesline or similar laundry drying device,
- (j) installing a pergola or awning,
- (k) installing double or triple glazed windows,
- (l) installing a satellite dish or television antenna,
- (m) installing a whirly bird, extraction fan or similar device,
- (n) any other work prescribed by the regulations for the purposes of this subsection

Before obtaining the approval of the strata committee, an owner of a lot must give written notice of proposed minor renovations to the strata committee, including the following:

- (a) details of the work, including copies of any plans,
- (b) duration and times of the work,
- (c) details of the persons carrying out the work, including qualifications to carry out the work,
- (d) arrangements to manage any resulting rubbish or debris.
- (e) An owner of a lot must ensure that any damage caused to any part of the common property or to another lot by the carrying out of minor renovations by or on behalf of the owner is repaired, and the minor renovations and any repairs are carried out in a competent and proper manner.
- (f) The lot owner is responsible for the cost of the work as well as the ongoing maintenance, replacement or removal of the work and for the cost of any repairs to any part of the common property or to another lot caused by the work.
- (g) The owner indemnifies the Owners Corporation against all actions, claims, demands, costs or damages made against the Owners Corporation arising out of the works.

## SP60132

### **SPECIAL BY-LAW 4 - CHILD SAFETY WINDOW LOCKS**

1.1 This by-law is made pursuant to Division 2 of Part 7 of the Strata Schemes Management Act 2015.

1.2 It is made for the purpose of the control, management, administration and use of the common property for the strata scheme.

1.3 Its principal purpose is to provide additional security and safety for the residents of the strata scheme by providing the owners corporation with the power to:

- (a) install Child Window Safety Devices; and
- (b) to impose conditions on the operation, use, repair, maintenance and replacement of the Child Window Safety Devices.

1.4 The Child Window Safety Devices will be installed on any openable window where:

- (a) the lowest window edge is less than 1.7 metres above the inside floor surface of the Lot; and
- (b) when the drop from the internal floor surface level to the external surface beneath the window is two metres or more; or
- (c) any legislative requirement that amends or replaces sub-clauses 1.4(a) and/or (b).

### **PART 2 "GRANT OF POWER**

2.1 Notwithstanding anything contained in any by-law applicable to the strata scheme, the Owners Corporation shall have the following additional powers, authorities, duties and functions to install a Child Window Safety Device on Non-compliant Windows and to impose conditions in relation to its operation and use.

### **PART 3 - DEFINITIONS & INTERPRETATION**

#### **3.1 Definitions**

In this by-law, unless the context otherwise requires:

- (a) Act means the Strata Schemes Management Act 2015.
- (b) Authority means any government, semi-government, statutory, public or other authority having any jurisdiction over the Lot or the Building including the local council.
- (c) Building means the building situated at 4-8 Gordon Street, BANKSTOWN NSW 2200.
- (d) Child Window Safety Device means the installation of:
  - (i) a device which allows a window to be locked with a maximum opening of 125mm;
  - (ii) the installation of a security screen that is capable of resisting a lateral load of 250 newtons or more; or
  - (iii) any legislative requirement that amends or replaces sub clauses 3.1(d)(i) and/or (ii), to Non-compliant Windows.
- (e) Non-compliant Window means any openable window in the building where:
  - (i) the lowest window edge is less than 1.7 metres above the inside floor surface of the Lot; and
  - (ii) the drop from the internal floor surface level to the external surface beneath the window is two metres or more; or
  - (iii) any legislative requirement that amends or replaces sub clauses 3.1(e)(i) and/or (ii).
- (f) Lot means any individual lot in strata plan **60132**.
- (g) Owner means owner of a Lot.

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### 3.2 Interpretation

3.2.1 In this by-law, unless the context otherwise requires:

- (a) the singular includes the plural and vice versa;
- (b) any gender includes the other genders;
- (c) any terms in the by-law will have the same meaning as those defined in the Act;
- (d) references to legislation include references to amending and replacing legislation; and
- (e) where a term of the by-law is inconsistent with any by-law applicable to the strata scheme, then the provisions of the by-law shall prevail to the extent of the inconsistency.

### **PART 4 - INSTALLATION OF CHILD WINDOW SAFETY DEVICE**

4.1 The Owners Corporation shall install a Child Window Safety Device to every Non-compliant Window.

4.2 The Owners Corporation must abide by the by-laws applicable to the strata scheme and all directions, orders and requirements of any Authority relating to the erection of the installation of the Child Window Safety Devices and must be responsible to ensure that the respective servants, agents and contractors of the Owners Corporation comply with the said directions, orders and requirements.

4.3 The Owners Corporation must ensure that the provisions of the Building Code of Australia and Australian Standards are, so far as relevant, complied with.

4.4 The Owners Corporation must comply with the Home Building Act 1989 where relevant.

4.5 The installation of the Child Window Safety Device must be carried out in a proper and workmanlike manner.

4.6 The Child Window Safety Device must comprise materials that are good and suitable for the purpose for which they are used and must be new.

4.7 The Owners Corporation may, if it chooses to do so engage a third-party contractor to perform the duties and functions of carrying out inspections, advising on work required and undertaking the installation of the Child Window Safety Device.

### **PART 5 • ACCESS**

5.1 The Owners shall, from time to time, upon reasonable notice being provided to an Owner or occupier, permit the owners corporation in accordance with its power under section 122

(1) (a) of the Act, to access the Lot for the purpose of:

- (a) installing the Child Window Safety Devices; and
- (b) determining whether the Child Window Safety Devices require any maintenance, repair or replacement.

5.2 The Owners Corporation acknowledges and agrees that it will be liable for any damage to the contents of the Lot arising out of the access to it, in accordance with clause 5.1.

### **PART 6 - MAINTENANCE, REPAIR AND REPLACEMENT**

6.1.1 The Owners acknowledge and agree that:

- (a) they will reimburse the owners corporation for all costs of any repair or replacement of the Child Window Safety Device if it is removed, replaced, or in any way damaged, defaced or no longer compliant safety window devices; and

## SP60132

(b) the cost of repair and replacement, if not paid in accordance with clause 6.1.2(c) of this by-law, will bear until paid, simple interest at an annual rate of 10 per cent or, if the regulations provide under the Act for interest on overdue levy contributions for another rate, that other rate, and the interest will form part of that debt.

6.1.2 The procedure by which maintenance and repair is to be carried out, is as follows:

- (a) the Owners Corporation (or its duly authorised contractor), in accordance with its inspection under clause 5.1, will inspect the Child Window Safety Device that requires repair or replacement;
- (b) Upon determining that the Child Window Safety Device requires repair or replacement, the Owners Corporation (or its duly authorised contractor) will arrange for the it to be repaired or replaced, as required;
- (c) If the owner or any occupant of the lot has damaged the Child Window Safety Device, upon completion of the repair or replacement, the Owners Corporation will provide a copy of the tax invoice for such repair or replacement to the owner; and the owner must reimburse the Owners Corporation within seven (7) days of the receipt of the tax invoice, for the sum of that invoice.

## SP60132

### **SPECIAL BY-LAW 5 - RECOVERY OF COSTS, CHARGES AND EXPENSES**

#### **1. Application of By-law**

1.1 Notwithstanding anything contained in the by-laws applicable to the Strata Scheme, all Owners and Occupiers are subject to the provisions of this by-law.

1.2 This by-law authorises the Owners Corporation to recover debts due to it as well as interest on those debts and the expenses in recovering those amounts.

1.3 If there is any direct inconsistency between this by-law and an Order, then the Order shall prevail to the extent of that inconsistency.

#### **2. Definitions and Interpretation**

2.1 In this by-law:

(a) "**Act**" means the *Strata Schemes Management Act 2015*.

(b) "**Breach Notice**" means a notice served on an Owner or Occupier requiring the Owner or Occupier to comply with a specified by-law pursuant to section 146 of the Act or a notice served on an Owner or Occupier notifying them that they are in breach of the by-laws.

(c) "**Court or Tribunal**" means any Australian court or tribunal.

(d) "**Invitee**" means an invitee of an Owner or Occupier.

(e) "**Lot**" means a lot within the Strata Scheme.

(f) "**NCAT**" means the NSW Civil and Administrative Tribunal.

(g) "**Occupier**" means an occupier of a Lot within the Strata Scheme and includes, without limiting the generality of the foregoing, lessees and licensees, but does not include a tradesperson performing work, an invitee or a casual visitor to the Strata Scheme.

(h) "**Order**" means an order of any Court or Tribunal.

(i) "**Owner**" means the owner of a Lot.

(j) "**Owners Corporation**" means the owners corporation created by the registration of strata plan no. 60132.

(k) "**Strata Committee**" means the strata committee of the Owners Corporation.

(l) "**Strata Managing Agent**" means a strata managing agent appointed to the Strata Scheme pursuant to the Act.

(m) "**Strata Scheme**" means the strata scheme in respect of which this by-law applies.

2.2 In this by-law:

(a) references to any statutory or like provisions include any statutory or like provisions amending, consolidating or replacing the same;

(b) words importing the singular number include the plural and vice versa;

## SP60132

- (c) words importing the masculine, feminine or neuter gender include both of the other two genders;
- (d) any expression used in this by-law and which is defined in the Act will have the same meaning as that expression has in that legislation unless a contrary intention is expressed in this by-law;
- (e) if there is any inconsistency between this by-law and any other by-law applicable to the Strata Scheme, then the provisions of this by-law will prevail to the extent of that inconsistency;
- (f) a reference to a body, whether statutory or not which ceases to exist or whose powers or functions are transferred to another body, is a reference to the body which replaces it or which substantially succeeds to its powers or functions; and
- (g) if at any time any provision of this by-law is or becomes illegal, invalid, unenforceable or void in any respect, that provision will be ignored, read down or severed so far as is possible in order to uphold the legality, validity and enforceability of the remaining provisions of this by-law.

### 3. No Breaches of By-Laws

3.1 Every Owner must comply with the by-laws of the Strata Scheme and must ensure that neither the Owner nor any Occupier or their Invitees does or allows to happen anything which constitutes a breach of the by-laws.

### 4. Recovery of Costs

4.1 In the event that an Owner breaches clause 3 of this by-law (or their Occupier or Invitee breaches clause 3) and the Strata Managing Agent sends a Breach Notice, the Owners Corporation may recover from that Owner the reasonable costs of the Strata Managing Agent sending the Breach Notice and the Owners Corporation may:

- (a) recover from that Owner any costs the Owners Corporation incurs as a result of that breach and any amount the Owner should have paid under a by-law as a debt due;
- (b) recover from that Owner the reasonable costs and disbursements of the Strata Managing Agent preparing an application for mediation as a debt due;
- (c) recover from that Owner the reasonable costs and disbursements of the Strata Managing Agent preparing an application for an order by the Tribunal as a debt due;
- (d) recover from that Owner the reasonable costs and disbursements of the Strata Managing Agent preparing an application for a penalty to be imposed as a debt due;
- (e) recover from that Owner the reasonable costs and disbursements of any solicitor or agent incurred by the Owners Corporation in the recovery of any debt due on an indemnity basis as a debt due; and
- (f) include reference to the above debt(s) on levy notices and other levy reports or information.

### 5. Recovery of Expenses

5.1 Without limiting the generality of clause 4 of this by-law, the Owners Corporation shall be entitled to recover from an Owner as an expense:

- (a) any fees charged or disbursements incurred by the Strata Managing Agent for sending account reminders, sending emails to the Owner or the Owner's property agent/rental

## SP60132

agent, making telephone calls to the Owner or the Owner's property agent/rental agent, instructing third parties in the collection of any amount due, calling, conducting or attending any meeting predominantly related to the recovery of an amount due as a debt by any Owner and preparing and giving evidence in any proceedings for collection of any amount due as a debt by any Owner;

(b) any fees charged or disbursements incurred by the Strata Managing Agent for making any enquiries to ascertain the whereabouts of the Owner, any property of the Owner or of anyone associated or reasonably thought to be associated with the Owner;

(c) any fees charged or disbursements incurred by the Strata Managing Agent instructing third parties to ascertain the whereabouts of the Owner, any property of the Owner or of anyone associated or reasonably thought to be associated with the Owner; and

(d) any goods and services tax payable by the Owners Corporation on any expense recoverable from an Owner.

5.2 The Owners Corporation will also be entitled to recover as a debt due by a person liable to make any payment under this by-law, the expenses of recovering any expenses for which that person is liable under this by-law.

5.3 Any expense of the Owners Corporation which is recoverable pursuant to this by-law will become due and payable at such time as the Owners Corporation becomes liable to pay the expense.

5.4 The Owners Corporation is entitled to recover expenses under this by-law in either the same action or a separate action from the one in which it seeks to recover any other amount due under this by-law.

### **6 Invoicing**

6.1 The Owners Corporation may issue an invoice to an Owner or Occupier who has contravened clause 3 of this by-law. The Owner or Occupier shall make such payment to the Owners Corporation within seven (7) days from the service of the invoice.

6.2 Where the person to whom the invoice is sent is an Owner or Occupier who has notified the Owners Corporation of an address for service in accordance with the provisions of the Act, that invoice may be sent to that address.

6.3 Notwithstanding clause 6.2 of this by-law, any debt which arises pursuant to this by-law is due and owing to the Owners Corporation whether or not an invoice is served on the person or persons liable for payment.

6.4 Any invoice issued by the Owners Corporation or the Strata Managing Agent stating the amount recoverable by the Owners Corporation as a debt from the Owner or Occupier and the amount of interest due thereon, will be prima facie evidence of the matters set out in that invoice.

### **7 Interest**

7.1 Any amount due to be paid to the Owners Corporation pursuant to this by-law will, if not paid at the end of one (1) month after an invoice has issued in relation to that debt, bear simple interest at the annual rate set by the Act with respect to outstanding contributions.

## SP60132

### 8 Set Off

8.1 Notwithstanding any direction by an Owner to the contrary, the Owners Corporation shall be entitled, in its absolute discretion, to set off any monies received from an Owner against any amount due as a debt by that Owner to the Owners Corporation.

### 9 Miscellaneous

9.1. Notwithstanding any other provision of this by-law, the Owner acknowledges that the Owners Corporation may recover debts due and expenses from an Owner in circumstances where the expenses were occasioned by, relate to, or are the direct or indirect result of the actions or omissions of their Occupier or Invitee.



Form: 15CH  
Release: 2.1

**CONSOLIDATION/  
CHANGE OF BY-LAWS**  
New South Wales

Leave this space clear. Affix additional pages to the top left-hand corner.

Strata Schemes Management Act 2015  
Real Property Act 1900

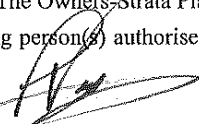
**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE	For the common property CP/SP60132	
(B) LODGED BY	Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any WESTSIDE STRATA P O BOX 241, FAIRFIELD 1860 9791 9933 Reference: FRANCK VIGOUROUX franck@westside.net.au
		CODE <b>CH</b>

- (C) The Owners-Strata Plan No. 60132 certify that a special resolution was passed on 15/6/2023
- (D) pursuant to the requirements of section 141 of the Strata Schemes Management Act 2015, by which the by-laws were changed as follows—
- (E) Repealed by-law No. NOT APPLICABLE  
Added by-law No. NOT APPLICABLE  
Amended by-law No. NOT APPLICABLE  
as fully set out below:

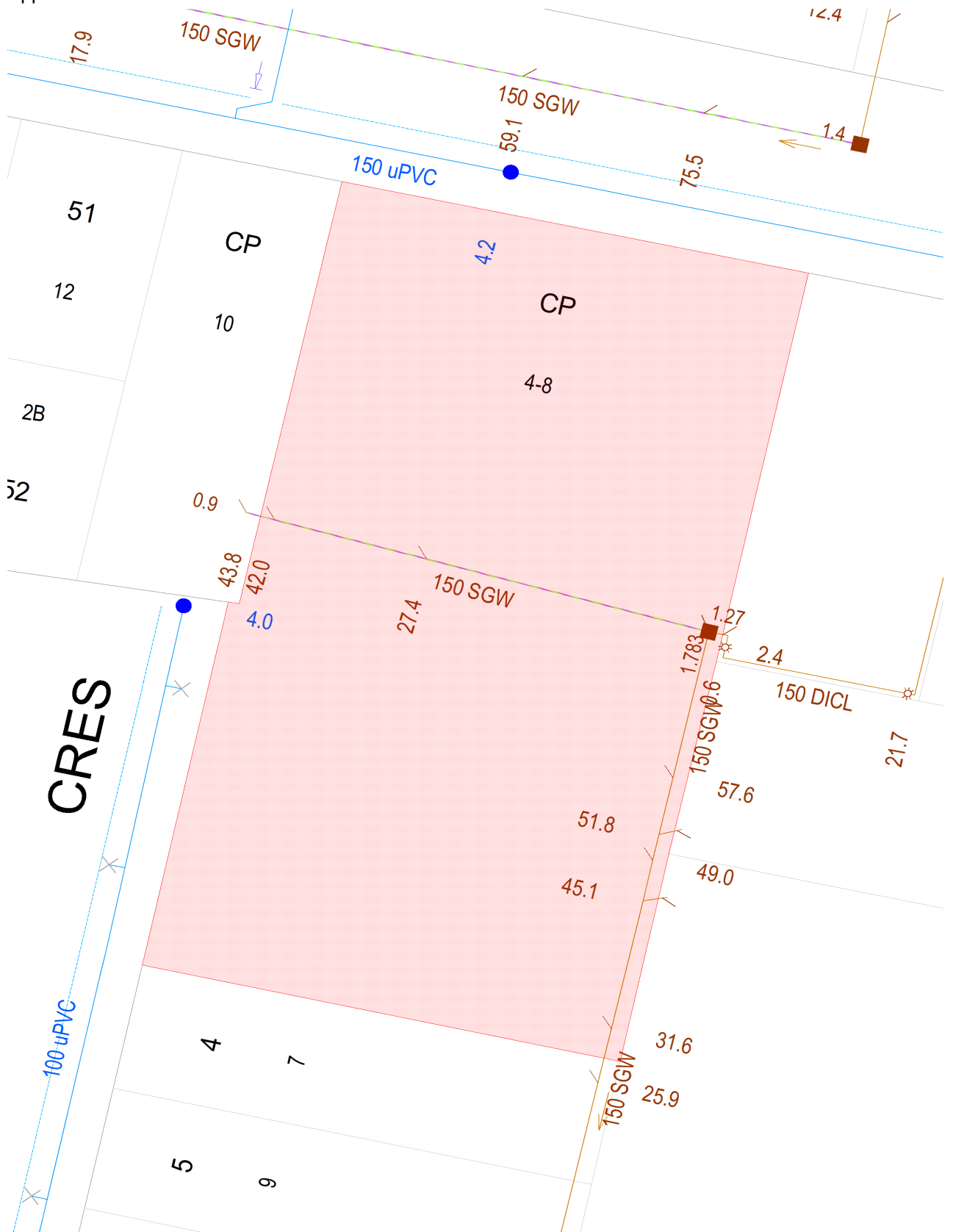
CONSOLIDATION ONLY

- (F) A consolidated list of by-laws affecting the above mentioned strata scheme and incorporating the change referred to at Note (E) is annexed hereto and marked as Annexure A
- (G) The seal of The Owners-Strata Plan No. 60132 was affixed on 19/6/2023 in the presence of the following person(s) authorised by section 273 Strata Schemes Management Act 2015 to attest the affixing of the seal:

Signature:   
Name: FRANCK VIGOUROUX  
Authority: STRATA MANAGER  
  
Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Authority: \_\_\_\_\_



**Service Location Print**  
Application Number: 8003413839



Document generated at 23-05-2024 10:21:26 AM

**Disclaimer**

The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a **Sewer service diagram**.

# Asset Information

## Legend

Sewer		Property Details	
Sewer Main (with flow arrow & size type text)		Boundary Line	
Disused Main		Easement Line	
Rising Main		House Number	
Maintenance Hole (with upstream depth to invert)		Lot Number	
Sub-surface chamber		Proposed Land	
Maintenance Hole with Overflow chamber		Sydney Water Heritage Site (please call 132 092 and ask for the Heritage Unit)	
Ventshaft EDUCT			
Ventshaft INDUCT			
Property Connection Point (with chainage to downstream MH)			
Concrete Encased Section			
Terminal Maintenance Shaft			
Maintenance Shaft			
Rodding Point			
Lamphole			
Vertical			
Pumping Station			
Sewer Rehabilitation			
Pressure Sewer		Water	
Pressure Sewer Main		WaterMain - Potable (with size type text)	
Pump Unit (Alarm, Electrical Cable, Pump Unit)		Disconnected Main - Potable	
Property Valve Boundary Assembly		Proposed Main - Potable	
Stop Valve		Water Main - Recycled	
Reducer / Taper		Special Supply Conditions - Potable	
Flushing Point		Special Supply Conditions - Recycled	
		Restrained Joints - Potable	
		Restrained Joints - Recycled	
		Hydrant	
		Maintenance Hole	
		Stop Valve	
		Stop Valve with By-pass	
		Stop Valve with Tapers	
		Closed Stop Valve	
		Air Valve	
		Valve	
		Scour	
		Reducer / Taper	
		Vertical Bends	
		Reservoir	
		Recycled Water is shown as per Potable above. Colour as indicated	
Vacuum Sewer		Private Mains	
Pressure Sewer Main		Potable Water Main	
Division Valve		Recycled Water Main	
Vacuum Chamber		Sewer Main	
Clean Out Point		Symbols for Private Mains shown grey	
Stormwater			
Stormwater Pipe			
Stormwater Channel			
Stormwater Gully			
Stormwater Maintenance Hole			

### Disclaimer

The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a **Sewer service diagram**.

## Pipe Types

<b>ABS</b>	Acrylonitrile Butadiene Styrene	<b>AC</b>	Asbestos Cement
<b>BRICK</b>	Brick	<b>CI</b>	Cast Iron
<b>CICL</b>	Cast Iron Cement Lined	<b>CONC</b>	Concrete
<b>COPPER</b>	Copper	<b>DI</b>	Ductile Iron
<b>DICL</b>	Ductile Iron Cement (mortar) Lined	<b>DIPL</b>	Ductile Iron Polymeric Lined
<b>EW</b>	Earthenware	<b>FIBG</b>	Fibreglass
<b>FL BAR</b>	Forged Locking Bar	<b>GI</b>	Galvanised Iron
<b>GRP</b>	Glass Reinforced Plastics	<b>HDPE</b>	High Density Polyethylene
<b>MS</b>	Mild Steel	<b>MSCL</b>	Mild Steel Cement Lined
<b>PE</b>	Polyethylene	<b>PC</b>	Polymer Concrete
<b>PP</b>	Polypropylene	<b>PVC</b>	Polyvinylchloride
<b>PVC - M</b>	Polyvinylchloride, Modified	<b>PVC - O</b>	Polyvinylchloride, Oriented
<b>PVC - U</b>	Polyvinylchloride, Unplasticised	<b>RC</b>	Reinforced Concrete
<b>RC-PL</b>	Reinforced Concrete Plastics Lined	<b>S</b>	Steel
<b>SCL</b>	Steel Cement (mortar) Lined	<b>SCL IBL</b>	Steel Cement Lined Internal Bitumen Lined
<b>SGW</b>	Salt Glazed Ware	<b>SPL</b>	Steel Polymeric Lined
<b>SS</b>	Stainless Steel	<b>STONE</b>	Stone
<b>VC</b>	Vitrified Clay	<b>WI</b>	Wrought Iron
<b>WS</b>	Woodstave		

## Further Information

Please consult the Dial Before You Dig enquiries page on the Sydney Water website.

**For general enquiries please call the Customer Contact Centre on 132 092**

**In an emergency, or to notify Sydney Water of damage or threats to its structures, call 13 20 90 (24 hours, 7 days)**

### Disclaimer

The information on this print shows if we provide any water, wastewater or stormwater services to this property. It may not be accurate or to scale. If you'd like to see the location of private wastewater pipes on the property, please buy a **Sewer service diagram**.

# Sewer Service Diagram

Application Number: 8003413846

## SEWERAGE SERVICE DIAGRAM

MUNICIPALITY OF BANKSTOWN

SUBURB OF Bankstown

Copy of Diagram No. **100506**

INDICATES - DRAINAGE FITTINGS	
■ Chr.	Manhole
□ Chr.	Chamber
● L.H.	Lamphole
⊗	Boundary Trap
⊕	Inspection Shaft
■ Pit	Pit
⊗ G	Grease Interceptor
⊗	Gully
⊗ P	P. Trap
⊗ R	Reflux Valve
⊗	Cleaning Eye
○ Vert.	Vertical Pipe
IP	Induct Pipe
MF	Mica Flap
Jn.	Junction
● RP	Rodding Point

### SYMBOLS AND ABBREVIATIONS



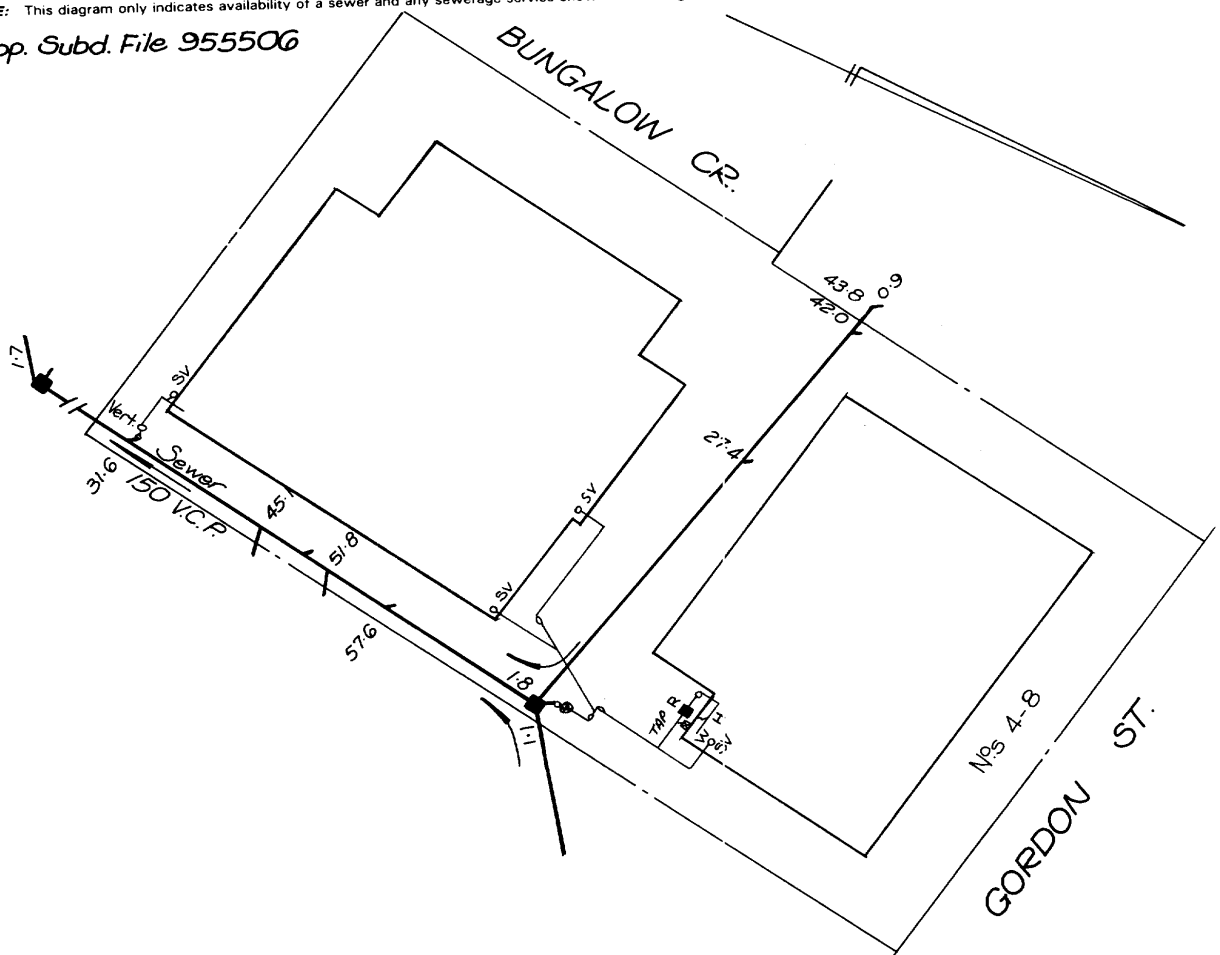
INDICATES - PLUMBING FIXTURES & OR FITTINGS	
CO	Clear Out
O V	Vent Pipe
T	Tubs
K	Kitchen Sink
W	Water Closet
B	Bath Waste
H	Handbasin
O SV	Soil Vent Pipe
⊗ Bid	Bidet
S	Shower
DW.	Dishwasher
F	Floor Waste
M	Washing Machine
BS	Bar Sink
LS	Lab Sink
INDICATES - PLUMBING ON MORE THAN ONE LEVEL	
O WS	Waste Stack

### SEWER AVAILABLE

Where the sewer is not available and a special inspection is involved the Board accepts no responsibility for the suitability of the drainage in relation to the eventual position of the Board's sewer. The existence and position of the Board's sewers, stormwater channels, pipes, mains and structures should be ascertained by inspection of records available at Board's Business Offices. (Section 33 Of Board's Act). Position of structures, boundaries, sewers and sewerage service shown hereon are approximate only and in general the outlines of buildings may have been drawn from initial building plans submitted to the Board. Discrepancies in outline can occur from amendment to these plans. Discrepancies in position and type of drainage lines and fittings can be due to unnotified work. Before building work is commenced location of drainage lines is recommended. Licensee is required to submit to the Board a Certificate Of Compliance as not all work may have been supervised.

**NOTE:** This diagram only indicates availability of a sewer and any sewerage service shown as existing in Board's records (By-Law 8, Clause 3).

Prop. Subd. File 955506



Scale: Approx. 1:500 Distances/depths in metres pipe diameters in millimetres

W.s. _____	DRAINAGE Inspected by _____	Date of Issue _____	PLUMBING Inspected	YES	NO
	Inspector _____		Inspector _____		
Ur.s. _____	Cert. Of Compliance No. _____	Outfall _____	Cert. Of Compliance No. _____		
	Field Diagram Examined by _____		Drainer _____	For Regional Manager _____	
Sewer Ref. _____	Tracing Checked by _____	Plumber _____	Boundary Trap is not required		
Sheet No. <b>4168</b>					

Form 77/644 (A4 No. 1) (April '87) S217 (44) Water Board Printing Services

Connection Date: \_\_\_\_\_

Document generated at 23-05-2024 10:21:20 AM

### Disclaimer

The information in this diagram shows the private wastewater pipes on this property. It may not be accurate or to scale and may not show our pipes, structures or all property boundaries. If you'd like to see these, please buy a **Service location print**.

CV2980:154323

Anna Nguyen Lawyers  
PO Box 118  
BANKSTOWN NSW 1885

## PLANNING CERTIFICATE

### Section 10.7(2) of the Environmental Planning and Assessment Act 1979

**Certificate No:** 20254908  
14 July 2025

Land which Certificate is issued for:

**Lot 13 SP 60132****13 / 4 Gordon Street, BANKSTOWN NSW 2200**

*Note: The information in this certificate is provided pursuant to Section 10.7(2) and (5) of the Environmental Planning and Assessment Act 1979 (the Act), and as prescribed by Schedule 2 of the Environmental Planning and Assessment Regulation 2021 (the Regulation). The information has been extracted from Council's records, as it existed at the date listed on the certificate.*

*Planning certificates are issued on the Strata Plan, not the lot number. The information on a planning certificate is the same for all the lots in the same Strata Plan property. Your Strata may or may not have a Lot 0. A Planning Certificate issued for Lot 0 has the same information as other lots in that same Strata Plan property.*

*Please note that the accuracy of the information contained within the certificate may change after the date of this certificate due to changes in Legislation, planning controls or the environment of the land.*

**CAMILLE LATTOUF  
MANAGER CITY STRATEGY AND DESIGN**

**INFORMATION PROVIDED UNDER SECTION 10.7 (2)  
OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979.****1 ENVIRONMENTAL PLANNING INSTRUMENTS AND DEVELOPMENT CONTROL PLANS****1.1 Relevant Planning Instruments**

Canterbury Bankstown Local Environmental Plan 2023

**1.2 Relevant Development Control Plans**

Canterbury Bankstown Development Control Plan 2023

**1.3 State Environmental Planning Policies**

*Note: The following information indicates those State Environmental Planning Policies (SEPP) which may apply to the subject land. A summary explanation of each SEPP can be sourced from the Department of Planning, Housing and Infrastructure (DPHI) website at <https://www.planning.nsw.gov.au>. The full wording of each SEPP can also be accessed via the NSW Legislation website at <https://legislation.nsw.gov.au>.*

**State Environmental Planning Policies:**

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2: Vegetation in non-rural areas

Chapter 3: Koala habitat protection 2020

Chapter 6: Bushland in urban areas

Chapter 7: Canal estate development

Chapter 10: Sydney Harbour Catchment

Chapter 11: Georges River Catchment

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Industry and Employment) 2021

Chapter 3: Advertising and Signage

State Environmental Planning Policy (Planning Systems) 2021

Chapter 2: State and regional development

Chapter 3: Aboriginal Land

Chapter 4: Concurrences and consents

State Environmental Planning Policy (Precincts - Central River City) 2021

State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021

State Environmental Planning Policy (Precincts - Regional) 2021

State Environmental Planning Policy (Precincts - Western Parkland City) 2021

State Environmental Planning Policy (Primary Production) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 2: Coastal Management

Chapter 3: Hazardous and offensive development

Chapter 4: Remediation of Land

State Environmental Planning Policy (Resources and Energy) 2021

Chapter 2: Mining, petroleum production and extractive industries

Chapter 3: Extractive industries in Sydney area

State Environmental Planning Policy (Sustainable Buildings) 2022

State Environmental Planning Policy (Transport and Infrastructure) 2021

Chapter 2: Infrastructure

Chapter 3: Educational establishments and child care facilities

Chapter 4: Major infrastructure corridors

*Encompassed within the Biodiversity and Conservation SEPP is the former Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment which applies to the site. The SEPP aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. The plan establishes the framework within which local, State and Federal agencies will consult so that there is a consistent approach to planning and development within the catchment*

**1.4 Proposed Environmental Planning Instruments (including any Planning Proposals) that are or have been the subject of community consultation or on public exhibition under the Act**

Draft SEPPs: Draft State Environmental Planning Policy (Cultural).

Planning proposals: Not applicable.

**2 Zoning and Land Use Under Relevant Planning Instruments**

*Note: The information below will assist in determining how the subject land may be developed. It is recommended that you read this section in conjunction with a full copy of any relevant environmental planning instrument as there may be additional provisions that affect how the land may be developed.*

**2.1 Land Use Zone****Canterbury Bankstown Local Environmental Plan 2023**

Date effective from

**23 June 2023**

Land Use Zone

**ZONE R4 HIGH DENSITY RESIDENTIAL****1. Permitted without consent**

Home occupations

**2. Permitted with consent**

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dwelling houses; Early education and care facilities; Environmental facilities; Environmental protection works; Exhibition homes; Flood mitigation works; Home businesses; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Secondary dwellings; Serviced apartments; Shop top housing

**3. Prohibited**

Any development not specified in item 1 or 2

**2.2 Additional Permitted Uses**

The land, or part of land is affected by Schedule 1 Additional Permitted Uses of the Canterbury Bankstown Local Environmental Plan 2023. For further information visit <https://legislation.nsw.gov.au/> or contact Council on 02 9707 9000.

*Note: Due to the subdivision and/or consolidation of land, the Lot and Deposited Plans referenced in Schedule 1 of the relevant Local Environmental Plan may change. It is your responsibility to confirm the applicability of Additional Permitted Uses before undertaking any development on the site that relies upon provisions in Schedule 1.*

**2.3 Minimum Land Dimensions for the Erection of a Dwelling House**

For land zoned R2, R3 or R4 and on land identified as 'Area 2' on the Clause Application Map within the Canterbury Bankstown Local Environmental Plan 2023, the minimum lot size required for dwelling houses on a battle-axe lot or other lot with an access handle is 600m<sup>2</sup>. For land without an access handle, please refer to the Minimum Lot Sizes Map of the Local Environmental Plan for minimum lot sizes for dwelling houses.

**2.4 Area of Outstanding Biodiversity Value**

Not applicable

**2.5 Conservation Area and/or Environmental Heritage**

The land is not affected by a heritage item or within a heritage conservation area under the relevant Principal Environmental Planning Instrument.

### 3 Contribution Plans

#### Canterbury Bankstown Local Infrastructure Contributions Plan 2022

This Development Contributions Plan was prepared and adopted under the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2021.

The Plan allows the Council or other consent authority to levy contributions on selected new development to pay for local public infrastructure (such as parks, roads and libraries), required to meet the needs of our growing and changing City. A copy of the development contributions plan can be viewed on Council's website.

#### Housing and Productivity Contribution

The Housing and Productivity Contribution applies to development applications for new residential, commercial and industrial development and is collected by Council on behalf of the NSW State Government. The Contributions will help deliver essential State infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

The subject land is within Greater Sydney to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies. For more information visit

<https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system>

### 4 Complying Development

Whether or not the land is land on which complying development may be carried out under each of the Codes for complying development because of the provisions of clauses 1.17A(1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and, if no complying development may be carried out on that land under that Policy, the reasons why complying development may not be carried out on that land.

*Note that in order for complying development to be able to be carried out, it must be permissible in the relevant zone in the first place.*

<b>Housing Code (if in a residential zone)</b>	Yes
<b>Rural Housing Code (if in a rural residential zone)</b>	Not applicable
<b>Low Rise Housing Diversity Code</b>	Yes
<b>Housing Alterations Code</b>	Yes
<b>General Development Code</b>	Yes
<b>Greenfield Housing Code</b>	Not applicable
<b>Inland Code</b>	Not applicable
<b>Commercial and Industrial (New Building and Alterations) Code</b>	Yes
<b>Commercial and Industrial Alterations Code</b>	Yes
<b>Container Recycling Facilities Code</b>	Yes
<b>Demolition Code</b>	Yes
<b>Subdivision Code</b>	Yes
<b>Fire Safety Code</b>	Yes

*\*Note: The reason(s) why complying development may not be carried may only apply to part of, or all of, the property. For more information go to the NSW ePlanning Spatial Viewer and search the property address <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>.*

#### **4.1 Variation of Complying Development Codes**

A variation to the Complying Development Code applies to certain lots in Zone R2 Low Density Residential areas which are no more than 450m<sup>2</sup> in area and are located in land to which the former Bankstown Local Environmental Plan 2015 applied. For further information on the variation to the Complying Development Code, please refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 at the NSW Legislation website at <https://legislation.nsw.gov.au/>

#### **5 Exempt Development**

Whether or not the land is land on which exempt development may be carried out under each of the exempt development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of the provisions of clauses 1.16(1)(b1)-(d) or 1.16A, the development (new or alterations proposed to the existing structures) must meet the following criteria:

General Exempt Development Code

Yes

Advertising and Signage Exempt Development Code

Yes

Temporary Uses and Structures Exempt Development Code

Yes

*Note: Despite the above, if the exempt development meets the requirements and standards specified by the State Environmental Planning Policy (Exempt and Complying Development) 2008 and that development (a) has been granted an exemption under section 57(2) of the Heritage Act 1977, or (b) is subject to an exemption under section 57(1A) or (3) of that Act, the development is exempt development. For further information refer to the Heritage NSW website at <https://www.heritage.nsw.gov.au/>.*

*Important Disclaimer: Clause 4 and 5 of this Certificate only contain information in respect of that required by clause 4 and 5 of Schedule 2 of the Environmental Planning and Assessment Regulation 2021, in relation to Complying and Exempt Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Other provisions contained in the SEPP, including but not limited to, minimum allotment size requirements, specified development standards or any other general exclusions, may preclude Exempt or Complying Development under the SEPP from being able to be carried out. You will need to refer to the SEPP for complete details. It is your responsibility to ensure that you comply with all other general requirements of the SEPP. Failure to comply with these provisions may mean that any Complying Development Certificate issued, or work carried out as Exempt Development under the provisions of the SEPP is invalid.*

#### **6 Affected Building Notices and Building Product Rectification Orders**

Not applicable

#### **7 Land Reserved for Acquisition**

There is no environmental planning instrument, or proposed environmental planning instrument, applying to the land that makes provision for the acquisition of the land (or any part thereof) by a public authority, as referred to in Section 3.15 of the Environmental Planning and Assessment Act 1979.

#### **8 Road Widening and Road Realignment**

Whether or not the land is affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993 or an environmental planning instrument:

The land is not affected by a road widening or road realignment proposal under Division 2 or Part 3 of the Roads Act 1993, or an environmental planning instrument.

Whether or not the land is affected by a road widening or road realignment proposal under any resolution of Council:

The land is not affected by a road widening or road realignment proposal under any resolution of Council.

## 9 **Flooding**

The land, or part of the land, **is within** the probable maximum flood (PMF) and **may be within** the flood planning area (FPA).

The land, or part of the land, **is subject** to flood related development controls.

You are advised to refer to the following:

- The relevant Development Control Plan (noted in Section 1.2 of this certificate) for further information on Council's approach to Flood Risk Management, and
- Frequently Asked Questions and details on the study relevant to your catchment area are available at Council's Floodplain Management webpage (<https://cb.city/flooding>).

**NB:** The FPA is the 1% Annual Exceedance Probability (AEP) plus generally a 0.5m freeboard or as outlined in relevant Development Control Plan. While your property is currently not identified within the 1% AEP flood extent mapping, it may fall within the FPA and need to accommodate freeboard to comply with the FPA requirements. Council is currently reviewing the extent of the FPA requirements in response to recent NSW Government changes.

## 10 **Council and Other Public Authority Policies on Hazard Risk Restrictions**

Whether or not the land is affected by a policy adopted by Council or adopted by any other public authority (and notified to the Council for the express purpose of its adoption by that authority being referred to) that restricts the development of the land because of the likelihood of:

### Land Slip

The land is not affected by a policy restriction relating to landslip

### Tidal Inundation

The land is not affected by a policy restriction relating to tidal inundation

### Subsidence

The land is not affected by a policy restriction relating to subsidence

### Acid Sulfate Soils

The land is not affected by a policy restriction relating to acid sulfate soils.

### Contamination

Council has adopted by resolution a policy concerning the management of contaminated land. The policy applies to all land in the Canterbury-Bankstown Local Government Area and will restrict development of the land if the circumstances set out in the policy prevail. A copy of the policy is available on Council's website at [www.cbcity.nsw.gov.au](http://www.cbcity.nsw.gov.au).

Council is not aware of the land being affected by any matters as prescribed by Section 59 (2) of the *Contaminated Land Management Act 1997*.

Please refer to the *NSW Environment Protection Authority (EPA)* for more information.

### Salinity

Not applicable

### Coastal Hazards

Not applicable

### Sea Level Rise

Not applicable

### Unhealthy Building Land

The land is not affected by a policy restriction relating to Unhealthy Building Land.

Any Other Risk (including Aircraft Noise)

Not applicable

**11 Bush Fire Prone Land**

Not applicable

**12 Loose-Fill Asbestos Ceiling Insulation**

Not applicable

**13 Mine Subsidence**

The subject land is not within a mine subsidence district within the meaning of Section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

**14 Paper Subdivision Information**

Not applicable

**15 Property Vegetation Plans**

Not applicable

**16 Biodiversity Stewardship Sites**

Not applicable

**17 Biodiversity Certified Land**

Not applicable

**18 Orders Under Trees (Disputes Between Neighbours) Act 2006**

Not applicable

**19 Annual Charges Under Local Government Act 1993 For Coastal Protection Services That Relate to Existing Coastal Protection Works**

Not applicable

**20 Western Sydney Aerotropolis**

Not applicable

**21 Development Consent Conditions for Seniors Housing**

Not applicable

**22 Site Compatibility Certificates and Development Consent Conditions For Affordable Rental Housing**

Not applicable

**23 Water or sewerage services**

Council has not received a notice from a public water utility that water or sewerage services are, or are to be, provided to the land under the [Water Industry Competition Act 2006](#), a statement to that effect.

*Note— A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the [Water Industry Competition Act 2006](#), a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the [Water Industry Competition Act 2006](#) is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the [Water Industry Competition Act 2006](#) become the responsibility of the purchaser.*

**24 Special entertainment precincts**

The land or part of the land is not in a special entertainment precinct within the meaning of the [Local Government Act 1993, section 202B](#).