

# Contract for the sale and purchase of land 2022 edition

<b>TERM</b>	<b>MEANING OF TERM</b>	<b>NSW DAN:</b>
vendor's agent	<b>First National Real Estate Bowral</b> <b>294 Bong Bong Street, Bowral, NSW 2576</b>	<b>Phone: (02) 4861 4861</b> <b>Ref: Eric Wilkinson - 0437 484 411</b>
co-agent		
vendor	<b>P &amp; M Beaumont Pty Limited ACN 003 190 225</b>	
vendor's solicitor	<b>Haille Paine</b> <b>Suite 1, 18 Station Street, BOWRAL NSW 2576</b> <b>PO Box 348, BOWRAL NSW 2576</b>	<b>Phone: (02) 4861 1077</b> <b>Email: <a href="mailto:property@haillepaine.com.au">property@haillepaine.com.au</a></b> <b>Ref: LG:24112</b>
date for completion land (address, plan details and title reference)	<b>42nd day after the contract date</b> <b>15 Nero Street, Mittagong, New South Wales 2575</b> <b>Registered Plan: Lot 244 Plan DP 1246385</b> <b>Folio Identifier 244/1246385</b>	(clause 15)
improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: Vacant Land	
attached copies	<input type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> 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 type="checkbox"/> air conditioning <input type="checkbox"/> clothes line <input type="checkbox"/> fixed floor coverings <input type="checkbox"/> range hood <input type="checkbox"/> blinds <input type="checkbox"/> curtains <input type="checkbox"/> insect screens <input type="checkbox"/> solar panels <input type="checkbox"/> built-in wardrobes <input type="checkbox"/> dishwasher <input type="checkbox"/> light fittings <input 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> P &amp; M Beaumont Pty Limited ACN 003 190 225 (previously known as Beaumont Stabilising Pty Limited ACN 003 190 225) Pty Limited ACN 003 190 225 trading as in accordance with s127(1) of the Corporations Act 2001 by the authorised person(s) whose signature(s) appear(s) below:</p>  <p>_____ Signature of authorised person</p> <p>_____ Signature of authorised person</p> <p>_____ Name of authorised person</p> <p>_____ Name of authorised person</p> <p>_____ Office held</p> <p>_____ 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>_____ Signature of authorised person</p> <p>_____ Signature of authorised person</p> <p>_____ Name of authorised person</p> <p>_____ Name of authorised person</p> <p>_____ Office held</p> <p>_____ Office held</p>

**Choices**

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

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

**Manual transaction** (clause 30)

NO  yes

(if yes, vendor must provide further details, including any applicable exemption, 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 an **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 that is 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 type="checkbox"/> 8 sewerage infrastructure location diagram (service location diagram) <input 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 type="checkbox"/> 33 property certificate for strata common property <input type="checkbox"/> 34 plan creating strata common property <input 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 the off the plan contract <b>Other</b> <input type="checkbox"/> 60
<b>Home Building Act 1989</b> <input type="checkbox"/> 25 insurance certificate <input type="checkbox"/> 26 brochure or warning <input type="checkbox"/> 27 evidence of alternative indemnity cover <b>Swimming Pools Act 1992</b> <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**

**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 <i>served</i> 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</i> by a <i>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.

15 NERO ST MITTAGONG 2575

## ADDITIONAL CLAUSES

VENDOR: P & M Beaumont Pty Limited ACN 003 190 225

PURCHASER:

PROPERTY: 15 Nero Street, Mittagong NSW 2575

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### 32. DEFINITIONS

#### 32.1 Definitions

The following definitions apply to the terms used in these Additional Clauses:

'Particulars' means the particulars set out on page 1 of this Contract;

'Printed Clauses' means clauses 1 to 32 (inclusive) of the printed Contract for Sale of Land (2022 edition) that form part of this Contract;

'Additional Clauses' means these Additional Clauses.

#### 32.2 Interpretation

Where there is any conflict between any Additional Clause and a Printed Clause, the Additional Clause prevails and the Printed Clause is to be read as though it has been amended by the Additional Clause.

#### 32.3 Rules of Construction

No rule of construction will apply to disadvantage the Vendor on the basis that the Vendor puts forward this Contract.

#### 32.4 Severability

If a clause of this Contract is illegal or unenforceable, it may be severed without affecting the enforceability of other clauses in this Contract.

### 33. PRINTED CLAUSES

#### 33.1 Amendments to Printed Clauses

The Printed Clauses are amended as follows:

- (a) **clause 1:** insert the following additional definition —  
'*restricted action* means make any objection, requisition, claim for compensation, withhold any money or exercise any right to rescind or terminate this contract or seek to delay completion;';
- (b) **clause 2.9:**
  - (i) replace the words 'If each party tells.....to be invested' with 'If this contract says the deposit is to be invested'; and
  - (ii) insert at the end of the clause 'if this contract is completed, and otherwise to the party entitled to the deposit';
- (c) **clause 7.1.1:** replace '5%' with '\$1';
- (d) **clause 10.1:** amend by adding the words 'or delay completion' after the word 'requisition' on line one;
- (e) **clauses 10.1.8 and 10.1.9:** replace each occurrence of the word 'substance' with the word 'existence';

- (f) **clause 10.2:** amend by replacing the words 'rescind or terminate' with the words 'make a claim or requisition or delay completion or rescind or terminate';
- (g) **clause 12:** insert the following at the end of the clause:  
'In this clause *certificate* does not include a building certificate under any legislation. The Purchaser must not apply for a building certificate under any legislation without the prior written consent of the Vendor.';
- (h) **clause 18.7:** amend by inserting at the beginning 'Subject to clause 19.2.2,';
- (i) **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 2022 (NSW)* is the remedy prescribed by that regulation.';
- (j) **clause 20.6.4:** insert the words 'provided however that such documents served by post will be deemed received by the other party 5 business days after the date the document is sent by post' at the end of the clause;
- (k) **clause 20.6.5:** delete the words 'or fax';
- (l) **clause 20:** insert the following additional clause:  
'20.16 In this contract, unless the context requires otherwise:  
20.16.1 *in writing* includes any communication sent by letter or email; and  
20.16.2 *including* and similar expressions are not words of limitation.';
- (m) **clauses 25 and 28:** delete the clauses;
- (n) **clause 31.6:** add the following sub-clause:  
'31.6 Notwithstanding any other provision in this clause 31, the date for completion will be the later of the date for completion specified on page 1 of this Contract and 7 days after the Vendor serves any clearance certificate or variation.'

### 33.2 **Terms defined in Printed Clauses**

Unless the context requires otherwise, terms defined in clause 1 have the meanings given to them in clause 1 when used (in any form) in these Additional Clauses even though they are not italicised or capitalised.

## 34. **NOTICE TO COMPLETE**

### 34.1 **Issue of notice to complete**

If a party is entitled to serve a notice to complete, then the party may:

- (a) at any time serve a notice requiring completion on a specified date (being not less than 14 days after the date of service of that notice); and
- (b) specify a time of day between 11am and 4pm as the time for completion.

### 34.2 **Reasonable period**

The parties agree that 14 days is a reasonable and proper period to specify in any notice to complete.

### 34.3 **Preservation of rights**

The party serving a notice to complete reserves the right to:

- (a) withdraw the notice; and
- (b) issue further notices to complete.

### 34.4 **Adjustment**

If it becomes necessary for the Vendor to issue a Notice to Complete pursuant to this contract, then the Purchaser shall pay to the Vendor the sum of \$385.00 (inclusive of GST) to cover the legal costs and expenses incurred as a consequence of the Purchaser's delay, being a genuine pre-estimate of those additional costs and expenses, such sum shall be allowed as an additional adjustment in favour of the Vendor at settlement.

## 35. **DELAY INTEREST**

### 35.1 **Payment of interest**

If completion does not occur on or before the date for completion, the Purchaser must pay to the Vendor on completion interest calculated daily and compounded on the last day of each calendar month:

- (a) at the rate set by s101 of the *Civil Procedure Act 2005* (NSW); and
  - (b) on the balance of the purchase price payable under this contract,
- in respect of the period commencing on the day following the date for completion and ending on completion.

35.2 **Essential term**

The Purchaser may not require the Vendor to complete this contract unless interest payable under this contract is paid to the Vendor on completion. It is an essential term of this contract that the interest due is paid on completion. Interest payable pursuant to this condition is a genuine pre-estimate of the Vendor's loss as a result of the Purchaser's failure to complete on or before the date for completion.

36. **REAL ESTATE AGENT**

36.1 The Purchaser warrants to the Vendor that it has not been introduced to the property through or by any agent other than the estate agent referred to on the front page of this contract (if any).

36.2 The Purchaser indemnifies the Vendor against any claim for commission, charges, costs or expenses in relation to the sale of the property caused by a breach of this warranty. The Vendor's rights under this clause continue after completion.

37. **SECTION 10.7 CERTIFICATE**

The Vendor discloses that the Section 10.7 (the Certificate) annexed to the Contract may not comply with all of the provisions of the *Environmental Planning and Assessment Regulation 2000* as amended and updated from time to time (the Regulation) and the Purchaser should rely on his or her own enquiries with the Council as to the extent to which the attached Certificate complies with the Regulation.

38. **PRESENT CONDITION**

38.1 Subject to Section 52A of the *Conveyancing Act 1919* (NSW) and the *Conveyancing (Sale of Land) Regulation 2022* (NSW), the Purchaser acknowledges that it is purchasing the property as a result of its own inspections and inquiries and in the condition and state of repair as at the date of this contract and cannot take any *restricted action* in respect of:

- (a) the condition, state of repair, any latent or patent defect, or dilapidation or infestation of the property;
- (b) the purpose for which the property is being used or may be used;
- (c) any misdescription of the land or any inaccuracy in its area or measurements;
- (d) any encroachment;
- (e) any environmental hazard or contamination;
- (f) the nature, location, availability or non-availability of any water, sewerage (except sewers belonging to a registered sewerage authority), drainage, gas, electricity, telephone and other installations (*Services*) or defects in the *Services*;
- (g) any failure to comply with a law applicable to the property or a requirement of any public statutory authority;
- (h) whether or not the property is subject to or has the benefit of any rights or easements in respect of the *Services*;
- (i) any underground or surface stormwater drain passing through or over the property or any manhole vent on the property;
- (j) any rainwater downpipe being connected to the sewer;
- (k) the absence of any service;
- (l) the absence of any easement;
- (m) any satellite dish, cable TV equipment or security system equipment (which is not owned by the Vendor) remaining on the property;

- (n) any on-site Grid Connected Solar Power System (*solar system*);
  - (o) any failure to comply with the *Swimming Pools Act 1992 (NSW)*;
  - (p) whether or not the property complies with the regulations under the *Environmental Planning and Assessment Act 1979 (NSW)* relating to the installation of smoke alarms; or
  - (q) any interim heritage or, or other order or notice under the *Heritage Act 1977 (NSW)*.
- 38.2 The Vendor is not required to clean the property or remove existing rubbish, materials, debris or other items from the property prior to completion.

## 39. PURCHASER'S WARRANTIES

### 39.1 Purchaser's warranties

The Purchaser represents and warrants that:

- (a) the Purchaser has not relied on or been induced to enter into this contract by any representation, statement or warranty, including those concerning the potential or present use or development of the property (made by the Vendor, its agent or solicitor);
- (b) the Purchaser has relied entirely on its own independent investigations and enquiries about the property in entering into this contract; and
- (c) the Purchaser has obtained its own independent professional advice on the nature of the property and its permitted uses and the Purchaser's rights and obligations under this contract.

### 39.2 Acknowledgements

The Purchaser acknowledges that in entering into this contract the Vendor has relied on the warranties given by the Purchaser in this clause 39.

## 40. INSOLVENCY ETC OF PURCHASER

If the Purchaser is a company, should the Purchaser (or any one of them if there be more than one Purchaser) prior to completion:

- 40.1 resolve to enter into liquidation or provisional liquidation;
- 40.2 have a summons presented for its winding-up;
- 40.3 enter into any scheme of arrangement with its creditors under Part 5.1 of the *Corporations Act 2001 (Cth)*; or
- 40.4 have any liquidator, provisional liquidator, receiver, receiver and manager, controller or administrator appointed in respect of the Purchaser or any of its assets, 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 had this clause not been included, the Vendor may terminate this contract by serving a notice and the provisions of clause 9 will apply.

## 41. CAPACITY

41.1 Without in any way limiting, negating or restricting any rights or remedies which would have been available to either *party* at law or in equity had this clause not been included, if either *party* (and if more than one person comprises that first *party* then any one of them) prior to completion:

- (a) dies or becomes mentally ill, then the other *party* may *rescind* this contract by written notice to the first *party's* *solicitor* and thereupon this contract will be at an end and the provisions of Printed Clause 19 apply; or
- (b) being a company, has a summons or application for its winding up presented or has a liquidator, receiver or voluntary administrator of it appointed, or enters into any deed of company arrangement or scheme of arrangement with its creditors, then the first *party* will be in default under this contract.

41.2 The Purchaser warrants that the Purchaser has the legal capacity to enter into this contract.

42. **GUARANTEE**

- 42.1 This clause applies if the Purchaser is a corporation but does not apply to a corporation listed on an Australian Stock Exchange. This clause is an essential term of this contract.
- 42.2 The word *guarantor* means each director of the Purchaser as at the date of this contract.
- 42.3 If each director of the Purchaser has not signed this contract as a guarantor, the Vendor may terminate this contract by serving a notice, but only within 14 days after the contract date.
- 42.4 In consideration of the Vendor entering into this contract at the guarantor's request, the guarantor guarantees to the Vendor:
- (a) payment of all money payable by the Purchaser under this contract; and
  - (b) the performance of all of the Purchaser's other obligations under this contract.
- 42.5 The guarantor:
- (a) indemnifies the Vendor against any claim, action, loss, damage, cost, liability, expense or payment incurred by the Vendor in connection with or arising from any breach or default by the Purchaser of its obligations under this contract; and
  - (b) must pay on demand any money due to the Vendor under this indemnity.
- 42.6 The guarantor is jointly and separately liable with the Purchaser to the Vendor for:
- (a) the performance by the Purchaser of its obligations under this contract; and
  - (b) any damage incurred by the Vendor as a result of the Purchaser's failure to perform its obligations under this contract or the termination of this contract by the Vendor.
- 42.7 The guarantor must pay to the Vendor on written demand by the Vendor all expenses incurred by the Vendor in respect of the Vendor's exercise or attempted exercise of any right under this clause.
- 42.8 If the Vendor assigns or transfers the benefit of this contract, the transferee receives the benefit of the guarantor's obligations under this clause.
- 42.9 The guarantor's obligations under this clause are not released, discharged or otherwise affected by:
- (a) the granting of any time, waiver, covenant not to sue or other indulgence;
  - (b) the release or discharge of any person;
  - (c) an arrangement, composition or compromise entered into by the Vendor, the Purchaser, the guarantor or any other person;
  - (d) any moratorium or other suspension of the right, power, authority, discretion or remedy conferred on the Vendor by this contract, a statute, a Court or otherwise;
  - (e) payment to the Vendor, including payment which at or after the payment date is illegal, void, voidable, avoided or unenforceable; or
  - (f) the winding up of the Purchaser.
- 42.10 The deed constituted by this clause binds each party who signs it even if other parties do not, or if the execution by other parties is defective, void or voidable.
- 42.11 This clause binds the guarantor and the executors, administrators and assigns of the guarantor.
- 42.12 This clause operates as a deed between the Vendor and the guarantor.

EXECUTED as a Deed.

Signed sealed and delivered by the Vendor in )  
the presence of: )  
)

.....

.....  
Witness

.....  
Date

Signed sealed and delivered by the Guarantor )  
in the presence of: )  
)

.....

.....  
Witness

.....  
Date

### Conditions of sale by auction

---

These conditions apply if the property is or is intended to be sold at auction.

'Bidders record' means the bidders record to be kept pursuant to clause 13 of the *Property, Stock and Business Agents Regulation 2014* 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 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 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;
  - (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 Clause 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; and
- (c) Immediately before making a Vendor bid the auctioneer must announce that the bid is made on behalf of the seller or announces '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 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.

4. 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 that 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.



FOLIO: 244/1246385

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SEARCH DATE	TIME	EDITION NO	DATE
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20/5/2025	3:43 PM	1	11/9/2018

LAND

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LOT 244 IN DEPOSITED PLAN 1246385  
AT MITTAGONG  
LOCAL GOVERNMENT AREA WINGECARRIBEE  
PARISH OF MITTAGONG COUNTY OF CAMDEN  
TITLE DIAGRAM DP1246385

FIRST SCHEDULE

-----

BEAUMONT STABILISING PTY LIMITED

SECOND SCHEDULE (18 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP1246385 RIGHT OF ACCESS 3 METRE(S) WIDE AFFECTING THE PART(S)  
SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 DP1246385 RIGHT OF ACCESS 3 METRE(S) WIDE APPURTENANT TO THE  
LAND ABOVE DESCRIBED
- 4 DP1246385 EASEMENT FOR SERVICES 3 METRE(S) WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP1246385 EASEMENT FOR SERVICES 3 METRE(S) WIDE APPURTENANT TO  
THE LAND ABOVE DESCRIBED
- 6 DP1246385 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP1246385 EASEMENT TO DRAIN WATER 3 METRE(S) WIDE APPURTENANT  
TO THE LAND ABOVE DESCRIBED
- 8 DP1246385 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE AND VARIABLE  
AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE  
DIAGRAM
- 9 DP1246385 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE AND VARIABLE  
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 10 DP1246385 EASEMENT TO DRAIN WATER 2 METRE(S) WIDE AFFECTING THE  
PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 11 DP1246385 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND  
NUMBERED (6) IN THE S.88B INSTRUMENT
- 12 DP1246385 POSITIVE COVENANT REFERRED TO AND NUMBERED (7) IN THE  
S.88B INSTRUMENT
- 13 DP1246385 POSITIVE COVENANT REFERRED TO AND NUMBERED (8) IN THE  
S.88B INSTRUMENT
- 14 DP1246385 POSITIVE COVENANT REFERRED TO AND NUMBERED (9) IN THE  
S.88B INSTRUMENT
- 15 DP1246385 POSITIVE COVENANT REFERRED TO AND NUMBERED (10) IN

END OF PAGE 1 - CONTINUED OVER

FOLIO: 244/1246385

PAGE 2

SECOND SCHEDULE (18 NOTIFICATIONS) (CONTINUED)

- 
- THE S.88B INSTRUMENT
- 16 DP1246385 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND  
NUMBERED (12) IN THE S.88B INSTRUMENT
- 17 DP1246385 EASEMENT FOR SERVICES 0.5 METRE(S) WIDE REFERRED TO  
AND NUMBERED (13) IN THE S.88B INSTRUMENT APPURTENANT  
TO THE LAND ABOVE DESCRIBED
- 18 DP1246385 EASEMENT FOR SERVICES 0.5 METRE(S) WIDE REFERRED TO  
AND NUMBERED (14) IN THE S.88B INSTRUMENT APPURTENANT  
TO THE LAND ABOVE DESCRIBED

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

24112...

PRINTED ON 20/5/2025

\* 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.

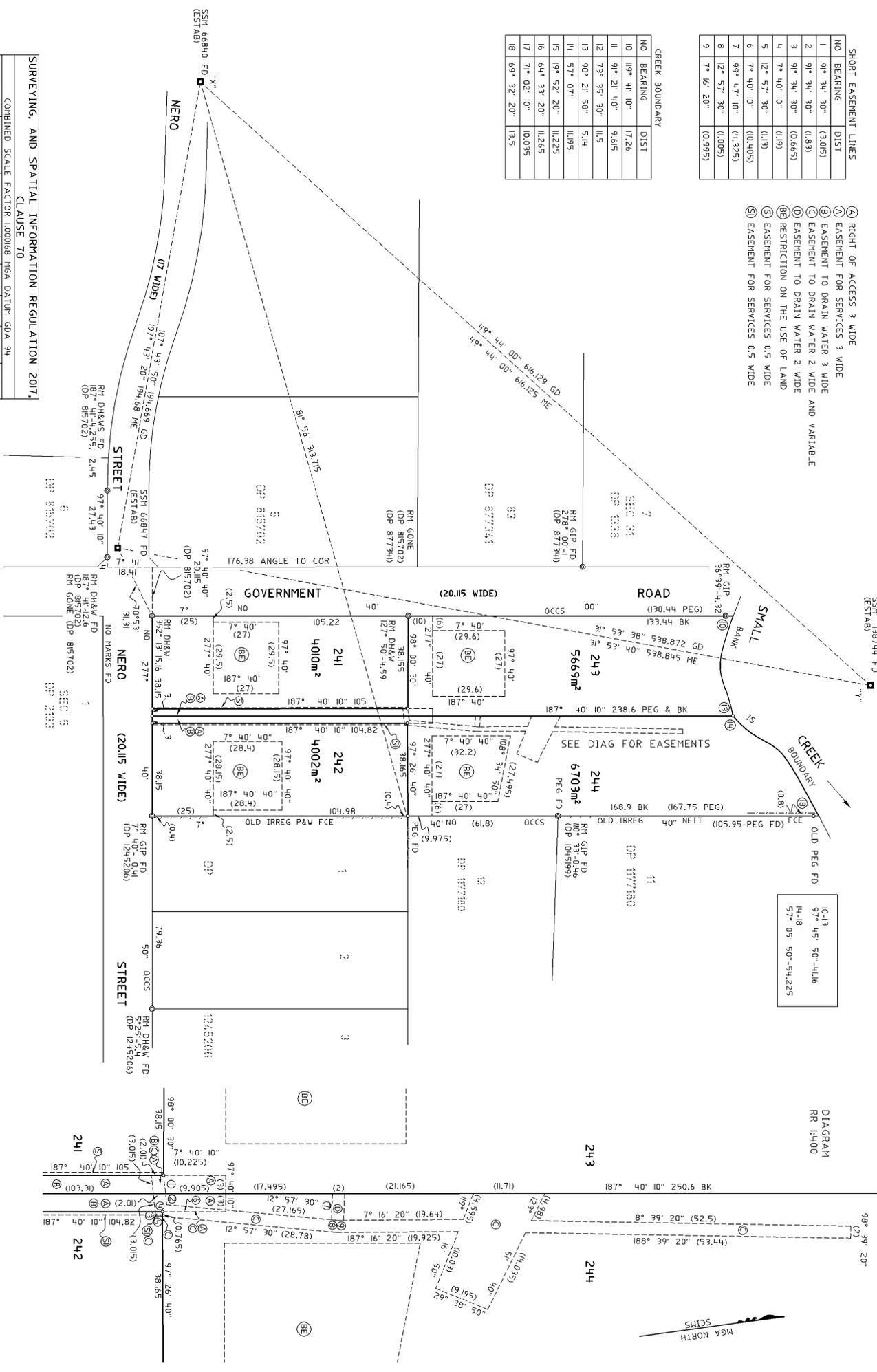
SHORT EASEMENT LINES

NO	BEARING	DIST
1	91° 34' 30"	(3.005)
2	91° 34' 30"	(1.873)
3	91° 34' 30"	(0.665)
4	7° 40' 10"	(1.19)
5	12° 57' 30"	(1.19)
6	7° 40' 10"	(10.405)
7	99° 47' 10"	(4.325)
8	12° 57' 30"	(1.0095)
9	7° 16' 20"	(0.995)

- (A) RIGHT OF ACCESS 3 WIDE
- (B) EASEMENT FOR SERVICES 3 WIDE
- (C) EASEMENT TO DRAIN WATER 3 WIDE
- (D) EASEMENT TO DRAIN WATER 2 WIDE AND VARIABLE
- (E) EASEMENT TO DRAIN WATER 2 WIDE
- (F) RESTRICTION ON THE USE OF LAND
- (G) EASEMENT FOR SERVICES 0.5 WIDE
- (H) EASEMENT FOR SERVICES 0.5 WIDE

CREEK BOUNDARY

NO	BEARING	DIST
10	119° 41' 10"	17.26
11	91° 21' 40"	9.615
12	73° 55' 30"	11.5
13	30° 21' 50"	5.14
14	57° 07'	11.95
15	19° 52' 20"	11.225
16	64° 33' 20"	11.265
17	71° 02' 10"	10.035
18	69° 32' 20"	13.5



SURVEYING AND SPATIAL INFORMATION REGULATION 2017  
 CLAUSE 70

COMBINED SCALE FACTOR	1:100168	HGA DATUM	GDA 94
HARK	EASTING	NORTHING	ZONE
SSM 66840	245251.479	6183603.404	56 B
SSM 66847	245194.932	6183544.109	56 B
SSM 19874	2451721.692	6184001.704	56 B

SOURCE: HGA CO-ORDINATES ADOPTED FROM SCIMS 22-11-2017

Surveyor: RICHARD R COX  
 Date of Survey: 26/03/2018  
 Surveyors ref: NERO-PB

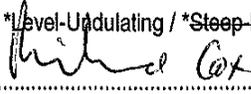
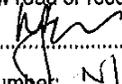
PLAN OF SUBDIVISION OF  
 LOT 24 SEC 5 DP 2133

LGA: WINGECARRIBEE  
 Locality: MITTAGONG  
 Subdivision No.: 16/1211 03  
 Lengths are in metres Real Ratio: 1:1000

Registered:  
 11.9.2018

DP1246385

DIAGRAM  
 RR 1400  
 10-13  
 47-50'-41.6  
 57-05'-50'-54.225

PLAN FORM 6 (2017)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 3 sheet(s)
Registered:  11.9.2018 Title System: TORRENS	Office Use Only <h1 style="text-align: center;">DP1246385</h1>	
<b>PLAN OF SUBDIVISION OF LOT 24 SECTION 5 DP 2133</b>	LGA: WINGECARRIBEE Locality: MITTAGONG Parish: MITTAGONG County: CAMDEN	
<p style="text-align: center;">Survey Certificate</p> I, RICHARD R COX Of 15 BUNDAROO STREET BOWRAL NSW 2576 a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that: *(a) The land shown in the plan was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> , is accurate and the survey was completed on 26-3-2018, or *(b) <del>The part of the land shown in the plan (*being*excluding **.....)</del> <del>was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2017</i>, the part surveyed is accurate and the survey was completed on..... the part not surveyed was compiled in accordance with that Regulation, or</del> *(c) The land shown in this plan was compiled in accordance with the <i>Surveying and Spatial Information Regulation 2017</i> . Datum Line: " X " - " Y " Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. Signature:  Dated: 6/6/18 Surveyor Identification No: 876 Surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>  *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	<p style="text-align: center;">Crown Lands NSW/Western Lands Office Approval</p> I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: ..... Date: ..... File Number: ..... Office: .....	
Plans used in the preparation of survey/compilation:  DP 2133 DP 815702 DP 703115 DP 860888 DP 1045199 DP 1245206	<p style="text-align: center;">Subdivision Certificate</p> I, <u>NICOLAUS WILTON</u> *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature:  Accreditation number: N/A. Consent Authority: <u>WINGECARRIBEE SHIRE COUNCIL</u> Date of endorsement: <u>16 AUGUST 2018</u> Subdivision Certificate number: <u>16/12/11-03</u> File number: <u>16/12/11</u>  *Strike through if inapplicable.	
Surveyor's Reference: NERO - PB	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.  Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	

**PLAN FORM 6A (2017) DEPOSITED PLAN ADMINISTRATION SHEET** Sheet 2 of 3 sheet(s)

Registered:  11.9.2018 Office Use Only

**PLAN OF SUBDIVISION OF LOT 24 SECTION 5 DP 2133**

Subdivision Certificate number: 16/1211.03  
 Date of Endorsement: 16 AUGUST 2018

Office Use Only  
**DP1246385**

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses- See 60(c) SSI Regulation 2017
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Lot	Street number	Street name	Street type	Locality
241	11	NERO	STREET	MITTAGONG
242	17	NERO	STREET	MITTAGONG
243	13	NERO	STREET	MITTAGONG
244	15	NERO	STREET	MITTAGONG

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919 AS AMENDED IT IS INTENDED TO CREATE :-

1. RIGHT OF ACCESS 3 WIDE (A)
2. EASEMENT FOR SERVICES 3 WIDE (A)
3. EASEMENT TO DRAIN WATER 3 WIDE (B)
4. EASEMENT TO DRAIN WATER 2 WIDE AND VARIABLE (C)
5. EASEMENT TO DRAIN WATER 2 WIDE (D)
6. RESTRICTION ON THE USE OF LAND (BE)
7. POSITIVE COVENANT
8. POSITIVE COVENANT
9. POSITIVE COVENANT
10. POSITIVE COVENANT
11. POSITIVE COVENANT
12. RESTRICTION ON THE USE OF LAND
13. EASEMENT FOR SERVICES 0.5 WIDE (S)
14. EASEMENT FOR SERVICES 0.5 WIDE (S1)

  
**Nick Wilton**  
 Group Manager  
 Development Services  
 Wingecarribee Shire Council

If space is insufficient use additional annexure sheet

Surveyor's Reference: NERO-PB

PLAN FORM 6A (2017)

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 3 of 3 sheet(s)

Office Use Only  
Registered:  11.9.2018

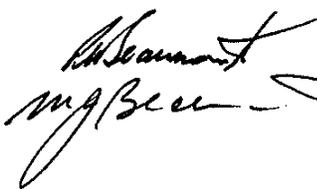
PLAN OF SUBDIVISION OF LOT 24  
SECTION 5 DP 2133

Subdivision Certificate number: 16/1211-03  
Date of Endorsement: 16 AUGUST 2018

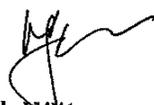
Office Use Only  
**DP1246385**

- This sheet is for the provision of the following information as required:
- A schedule of lots and addresses- See 60(c) SSI Regulation 2017
  - Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
  - Signatures and seals- see 195D Conveyancing Act 1919
  - Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PETER W BEAUMONT  
MARGARET S BEAUMONT



Director/Secretary  
Beaumont Stabilising Pty Limited  
(ACN 003 920 225)  
Director  
Beaumont Stabilising Pty Limited  
(ACN 003 190 225)



Nick Wilton  
Group Manager  
Development Services  
Wingecarribee Shire Council

If space is insufficient use additional annexure sheet

Surveyor's Reference: NERO-PB

**Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.**

ePlan

Sheet 1 of 7

Plan:

**DP1246385**

Of subdivision of Lot 24 Section 5 in DP 2133 covered by Council's Subdivision Certificate No. 1611211.03

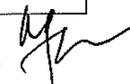
**Full name and address of the Owner of the land:**

Beaumont Stabilising ACN 003 190 225  
 14 Davy St, Mittagong NSW 2575

**Part 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan.	Burdened lot(s) or parcel(s):	Benefited lot(s), road(s), bodies or Prescribed Authorities:
1	Right of Access 3 wide (A on the plan)	243 244	244, 241, 242 243, 241, 242
2	Easement for Services 3 Wide (A on the plan)	243 244	244 243
3	Easement to Drain Water 3 Wide (B on the plan)	243 244	244 243
4	Easement to Drain Water 2 Wide and variable (C on the plan)	243 242 244	241 241, 244, 243 241, 242, 243
5	Easement to Drain Water 2 Wide (D on the plan)	244	243
6	Restriction on the Use of Land (BE on the plan)	241, 242, 244, 243	Wingecarribee Council
7	Positive Covenant	241-244 inclusive	Wingecarribee Council
8	Positive Covenant	243, 244	Wingecarribee Council
9	Positive Covenant	244	Water NSW
10	Positive Covenant	241-244 inclusive	Water NSW
11	Positive Covenant	241 & 242	Water NSW
12	Restriction on the Use of Land	241-244 inclusive	Wingecarribee Council
13	Easement for Services 0.5 wide (S on the plan)	241	243 & 244
14	Easement for Services 0.5 wide (S1 on the plan)	242	243 & 244

**Nick Wilton**  
 Group Manager  
 Development Services  
 Wingecarribee Shire Council



**Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.**

ePlan

Sheet 2 of 7

Plan:

**DP1246385**

Of subdivision of Lot 24 Section 5 in DP 2133 covered by Council's Subdivision Certificate No. 16/1211.03

## Part 2 (Terms)

### Terms of Right of Access on the use of land numbered 1 in the plan

- 1.1. The rights granted and the obligations imposed pursuant to the expression "right of access" as defined by Part 14, Schedule 8 of the Conveyancing Act ("the Act") are expanded by the succeeding provisions in this clause 1.
- 1.2. Where there is any conflict between the provisions of this clause 1 and the definition of "right of access" in the Act, the provisions of this clause 1 will prevail with the necessary changes being deemed to have been made to the definition of "right of access" in the Act.
- 1.3. In this clause 1 and in the succeeding clauses:-
  - 1.3.1.1. "owner" means a registered proprietor of land in the subdivision, and includes their legal personal representatives, successors and assigns, unless the context does not permit.
  - 1.3.1.2. "maintenance" means (without limitation):
    - a. in the trafficable area - repairing, reinstating and replacing the road surface with like materials or other similar suitable material in substitution therefor;
    - b. in the non-trafficable area - mowing grass, planting appropriate vegetation and keeping it watered; and
    - c. generally keeping the whole area neat and tidy and free of rubbish or detritus, in the lot burdened.
- 1.4. The owners will pay and bear the maintenance costs proportionally, each lot bearing 50 percent of the costs. Except in an emergency, an owner must not incur an expense for which the other owner(s) may become liable under this clause:
  - 1.4.1.1. unless the expense is reasonable; and
  - 1.4.1.2. without giving reasonable prior notice to the other owner(s).
- 1.5. Notwithstanding clause 1.4 the cost of maintenance caused by a careless or reckless act or omission will be borne solely by the owner who causes, authorises or permits the damage to the lot burdened.
- 1.6. Each owner will be vicariously liable for the careless or reckless acts or omissions of their own employees, invitees and licencees.
- 1.7. No owner may do or permit anything to be done on the lot burdened, that obstructs, inhibits or is likely to obstruct or inhibit any other owner their employees, invitees and

  
**Nick Wilton**  
Group Manager  
Development Services  
Wingecarribee Shire Council

**Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.**

ePlan

Sheet 3 of 7

**Plan:** Of subdivision of Lot 24 Section 5 in DP 2133 covered  
**DP1246385** by Council's Subdivision Certificate No. 16/1211-03

licenees having full free and unfettered access over the lot burdened. [By way of example and clarification, parking a vehicle in the easement would most likely be in breach of this provision.]

- 1.8. The owner(s) of the lot burdened must at all times permit all emergency and other essential service organisations (including utility providers) to have full, free and unfettered right of access over the lot burdened.
- 1.9. If there is any disagreement between the owners touching upon anything referred to in this clause ("dispute"), none of the owners will commence court or arbitration proceedings unless the dispute resolution procedures in this clause have first been complied with except where one or more of the owners seek urgent interlocutory relief. The dispute resolution procedures are as follows:
  - 1.9.1. An owner claiming that a dispute has arisen must give written notice to the other owners specifying the nature of the dispute.
  - 1.9.2. The owners must mediate the dispute in accordance with the Mediation Rules of the Law Society of New South Wales and take action to have the dispute mediated within seven (7) days of the receipt of written notice of the dispute.
  - 1.9.3. The owners agree that the President of the Law Society of New South Wales or the President's nominee will select the mediator and determine the mediator's remuneration.
  - 1.9.4. The owners who are parties to the dispute will be jointly responsible for the fees of the mediator and each of those parties will bear their own costs.
  - 1.9.5. The owners may, but are not required to, enter into a written agreement before mediating a dispute.
  - 1.9.6. If any procedural aspects are not specified sufficiently in the Rules under clause 1.9.2 the owners agree to conduct the mediation regarding those aspects in accordance with the determination of the mediator whose decision regarding those aspects is final and binding on the owners.
  - 1.9.7. A legal representative acting for any of the owners may participate in the mediation.
  - 1.9.8. From the time when a notice of dispute is served, none of the owners may take any action that might incur a cost to any other owner or might otherwise prejudice their rights, except in an emergency.

**Name of Authority empowered to release vary or modify Right of Access numbered 1 in the plan**

The owners of the lots burdened and the lots benefitted jointly and Wingecarribee Shire Council.

**Terms of Restriction on the Use of Land Numbered 6 on the plan**

No dwelling shall be erected on the lot other than in the designated building area marked BE on the plan

  
**Nick Wilton**  
Group Manager  
Development Services  
Wingecarribee Shire Council

**Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.**

ePlan

Sheet 4 of 7

**Plan:** Of subdivision of Lot 24 Section 5 in DP 2133 covered by Council's Subdivision Certificate No. 1611211.03

**DP1246385**

**Name of authority empowered to release vary or modify Restriction on the Use of Land numbered 6 in the plan**

Wingecarribee Shire Council

**Terms of Positive Covenant on the use of land numbered 7 in the plan**

The registered proprietors of the lots shall:

- (a) Ensure that stormwater facilities which are located on the lots burdened are maintained in a safe and functional manner;
- (b) Shall not make any alterations to the stormwater system or elements thereof without prior consent in writing from the Council;
- (c) Permit the Council or its authorised agent 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 the clause;
- (d) Comply with the terms of any written notice issued by the Council in respect to the requirements of clause (c) within the time stated in the notice. In the event of the registered proprietors failing to comply with the terms of any written notice served with the respect of the matters in clause (c), the Council or its authorised agents may enter with all necessary equipment and carry out any work required to ensure the safe and efficient operations of the system and recover the amount due in legal proceedings (including legal costs and fees) and entry of a covenant charge on the lots burdened under Section 88F of the Conveyancing Act 1919. In carrying out any work under this clause, the Council shall take reasonable precautions to ensure that the land is disturbed as little as possible.

**Name of authority empowered to release vary or modify Positive Covenant numbered 7 in the plan**

Wingecarribee Shire Council

**Terms of Positive Covenant on the use of land numbered 8 in the plan**

An asset protection zone (APZ) of 30 metres starting from a distance 40m from the line of the water course in a southerly direction towards the building envelopes. This APZ shall be managed as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

**Name of authority empowered to release vary or modify Positive Covenant numbered 8 in the plan**

Wingecarribee Shire Council

  
**Nick Wilton**  
Group Manager  
Development Services  
Wingecarribee Shire Council

**Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.**

ePlan

Sheet 5 of 7

**Plan:** Of subdivision of Lot 24 Section 5 in DP 2133 covered  
**DP1246385** by Council's Subdivision Certificate No. 16 | 1211.03

**Terms of Positive Covenant on the use of land numbered 9 in the plan**

The registered proprietors of the lot burdened shall ensure:

- a) All stormwater management structures located within the area marked C on the plan shall be protected and maintained in accordance with the Operational Environmental Management Plan prepared by Civil Development Solutions Dated 11 July 2017
- b) There shall be no development within one metre of these structures once constructed.

**Name of authority empowered to release vary or modify Positive Covenant numbered 9 in the plan**

Water NSW

**Terms of Positive Covenant on the use of land numbered 10 in the plan**

The registered proprietors of all lots shall ensure:

- a) Each future dwelling shall have a rainwater tank or tanks with a minimum capacity of 10,000 litres which shall be connected to toilets laundry and other non-potable uses. Dwelling roofs and gutters shall be designed so as to maximise the capture of rainwater in the tanks

**Name of authority empowered to release vary or modify Positive Covenant numbered 10 in the plan**

Water NSW

**Terms of Positive Covenant on the use of land numbered 11 in the plan**

The registered proprietors of all the lots burdened shall ensure that a bio-retention system is constructed with the construction of a dwelling with the following parameters:

- a) The bio-retention system shall have a minimum filter area of 12 square metres, a minimum filter depth above an underdrain of 0.6 metres, a filter media consisting of a clean sandy loam, an extended detention depth of 0.3 metres, and be planted with appropriate deep-rooted water-tolerant plants protected by rock or gravel mulch (grass is not appropriate vegetation),
- b) All run off from the developed part of the lot shall be directed to the bio-retention system.

**Name of authority empowered to release vary or modify Positive Covenant numbered 11 in the plan**

Water NSW

**Terms of Restriction on the use of land numbered 12 in the plan.**

Pursuant to the Report of Network Geotechnics No W07/4667-A dated 07 July 2017 and held by Wingecarribee Shire Council, the site classifications in accordance with AS2870 of the lots burdened are as follows

  
**Nick Wilton**  
Group Manager  
Development Services  
Wingecarribee Shire Council

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

ePlan

Sheet 6 of 7

Plan: Of subdivision of Lot 24 Section 5 in DP 2133 covered by Council's Subdivision Certificate No. 161211-03  
**DP1246385**

Lot no	Site Classification
241	Class M
242	Class M
243	Class M
244	Class M

The registered proprietor must ensure that no structure constructed on any such lot is designed and constructed unless it utilises a suitable footing system taking into account the relevant site classification

No dwelling shall be constructed on the lot without taking into account the relevant applicable requirements for residential development on flood prone land contained in Wingecarribee Shire Council's Development Control Plan for Mittagong

**Name of Authority empowered to release vary or modify restriction land numbered 12 in the plan.**

Wingecarribee Shire Council

SIGNED on behalf of

WINGECARRIBEE SHIRE COUNCIL

**Nick Wilton**

Group Manager

Development Services

Wingecarribee Shire Council

*Nick Wilton*

By its authorised delegate pursuant to ~~378~~<sup>S.377</sup> of the Local Government Act 1993

Signature of witness:

Name of witness:

Address of witness:

*[Signature]*

*[Signature]*

ELIZABETH GARNER

68 ELIZABETH STREET

MOSS VALLEY

I certify that I am an eligible witness and that the delegate signed in my presence

Instrument setting out terms of Easements or Profits à Prendre intended to be created or released and of Restrictions on the Use of Land or Positive Covenants intended to be created pursuant to Section 88B Conveyancing Act 1919.

ePlan

Sheet 7 of 7

Plan:

**DP1246385**

Of subdivision of Lot 24 Section 5 in DP 2133 covered by Council's Subdivision Certificate No. 16/1211-03

SIGNED on behalf of

Water NSW

by

Position

*Fiona Smith*  
.....  
FIONA SMITH  
.....  
EXECUTIVE MANAGER  
.....

Signature of witness:

Name of witness:

Address of witness:

*Tegan Rose*  
.....  
Tegan Rose  
.....  
169 Macquarie St  
.....  
Parramatta NSW 2150  
.....

Executed by Beaumont Stabilising Pty Ltd Limited ACN 003 190 225 by:

*Peter W Beaumont*  
.....  
Director / Secretary

PETER W BEAUMONT  
.....  
Name (BLOCK LETTERS)

*Margaret J Beaumont*  
.....  
Director

*Margaret J. Beaumont*  
.....  
Name (BLOCK LETTERS)

*Nick Wilton*

Nick Wilton  
Group Manager  
Development Services  
Wingecarribee Shire Council

REGISTERED  11.9.2018



Civic Centre  
68 Elizabeth Street Moss Vale  
PO Box 141 Moss Vale NSW 2577

**02 4868 0888**  
mail@wsc.nsw.gov.au  
ABN 49 546 344 354

# Planning Certificate

Pursuant to section 10.7 of the *Environmental Planning and Assessment Act 1979*

<b>To:</b> INFOTRACK GPO Box 4029 SYDNEY NSW 2001	<b>Your Ref:</b> 24112 <b>Fees Paid:</b> \$ 67.00 <b>Receipt Number:</b>
	<b>Date of Issue:</b> 15 March 2024

<b>Certificate Number:</b>	<b>S10.724/1960</b>
<b>This certificate relates to:</b>	<b>15 NERO STREET MITTAGONG NSW 2575</b>
<b>Legal Description:</b>	<b>Lot 244 DP 1246385</b>
<b>Property No:</b>	<b>1818060</b>
<b>Advice on this certificate:</b>	Advice is provided under section 10.7(2); See Items 1-22.

## **IMPORTANT: Please read this certificate carefully.**

This certificate contains important information regarding the land as listed above. The information provided in this certificate is in accordance with data held by Council in its Geospatial Information System (GIS) and its Property and Rating Operating System.

Please check for any items which could be inconsistent with the proposed use or development of the land and notify Council immediately should this be the case. If there is anything in this certificate that you do not understand please contact Council's Customer Service Centre on 02 4868 0888 or alternatively by email at [mail@wsc.nsw.gov.au](mailto:mail@wsc.nsw.gov.au).

The information provided in this certificate relates only to the land described above. If you require information regarding adjacent or nearby land or further information regarding Council's Planning and Development Policies for the general area, please contact Council's Customer Service Centre.

All information is considered to be correct as at 15 March 2024. However, it is possible that changes may have occurred since this certificate was issued. If in doubt it is suggested that you apply for another certificate.

*Working with you*

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## ADVICE PROVIDED IN ACCORDANCE WITH SECTION 10.7(2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT (EP&A) ACT 1979 AND SCHEDULE 2 OF THE EP&A REGULATION 2021

*Attention: The explanatory notes denoted by the prefix "Note" and appearing in italic print within this certificate are provided to assist in understanding, but do not form part of the advice provided under section 10.7(2).*

*All legislation (including Acts, Regulations, State Environmental Planning Policies and Local Environmental Plans) referred to in this certificate may be accessed from the NSW Legislation website at [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au).*

### 1. Names of relevant planning instruments and development control plans

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**(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land.**

(a) State Environmental Planning Policies

- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022

(b) Local Environmental Plans

- Wingecarribee Local Environmental Plan 2010

(c) Development Control Plans

- Mittagong Town Development Control Plan

**(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the *Environmental Planning and Assessment Act 1979*, that will apply to the carrying out of development on the land.**

*Note: Proposed environmental planning instruments include Planning Proposals. The following list excludes proposed environmental planning instruments and draft development control plans that completed public exhibition more than three (3) years ago and those proposed environmental planning instruments notified by the Planning Secretary that have been deferred indefinitely or not approved.*

(a) Draft State Environmental Planning Policies

Explanation of Intended Effect: proposed amendments to State Environmental Planning Policy (Transport and Infrastructure) 2021 for protection of fuel pipelines (April 2022).

Explanation of Intended Effect: proposed Amendments to State Environmental Planning Policy (Housing) 2021 for in-fill affordable housing, group homes, supportive accommodation and social housing (November 2022).

Explanation of Intended Effect: proposal for an exempt and complying development framework for cemeteries (October 2023).

Explanation of Intended Effect: proposed amendments to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 for outdoor dining on private land and at registered clubs and proposed amendments to Standard Instrument – Principal Local Environmental Plan 2006 to include a new floor space bonus clause for new developments to include music venues (October 2023).

Draft State Environmental Planning Policy (Housing) Amendment (Manufactured Home Estates, Caravan Parks and Camping Grounds) 2023.

Explanation of Intended Effect: changes to create low- and mid-rise housing (December 2023).

Explanation of Intended Effect: proposed amendments to State Environmental Planning Policy (Transport and Infrastructure) 2021 and State Environmental Planning Policy (Planning Systems) 2021 to improving planning processes to deliver infrastructure faster (March 2024).

(b) Draft Local Environmental Plans

**Shire Wide**

Nil

**Site Specific**

Nil

*Note: See Question 2 (b) for relevant zoning and land use details of any Planning Proposal or draft LEP.*

(c) Draft Development Control Plans

Nil

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## 2. Zoning and land use under relevant planning instruments

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### Zoning and land use under the *Wingecarribee Local Environmental Plan 2010*

(a) & (b) Identification of zone and zoning table (permissible and prohibited purposes)

**Zone R5 Large Lot Residential**

**1 Objectives of zone**

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

- To provide a restricted range of opportunities for employment development and community facilities and services that do not unreasonably or significantly detract from—
  - (a) the primary residential function, character and amenity of the neighbourhood, and
  - (b) the quality of the natural and built environments.

**2 Permitted without consent**

Environmental protection works; Home-based child care; Home occupations

**3 Permitted with consent**

Bed and breakfast accommodation; Dual occupancies (attached); Dwelling houses; Group homes; Oyster aquaculture; Pond-based aquaculture; Roads; Tank-based aquaculture; Any other development not specified in item 2 or 4

**4 Prohibited**

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Camping grounds; Car parks; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Entertainment facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Local distribution premises; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Registered clubs; Research stations; Residential accommodation; Restricted premises; Rural industries; Service stations; Sewage treatment plants; Sex services premises; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

*Note: Land use terms are defined in the Dictionary that forms part of the Wingecarribee Local Environmental Plan (WLEP) 2010. The WLEP 2010 instrument and maps can be accessed from the NSW Legislation website at <https://www.legislation.nsw.gov.au/view/html/inforce/current/epi-2010-0245> or via Council's website. The maps can also be viewed on the ePlanning Spatial Viewer at [www.planningportal.nsw.gov.au/spatialviewer](http://www.planningportal.nsw.gov.au/spatialviewer).*

(c) Additional permitted uses

The following additional permitted uses apply to the land:

Nil

*Note: Additional permitted uses are listed in Schedule 1 of the Wingecarribee Local Environmental Plan 2010.*

(d) Fixed land dimensions for dwelling houses

NO development standards apply to the land which fix minimum land dimensions for the erection of a dwelling house on the land.

(e) Outstanding Biodiversity

The land IS NOT in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*.

(f) Conservation Area

The land IS NOT within a Conservation Area (however described).

(g) Environmental heritage

An item of environmental heritage (however described) IS NOT situated on the land.

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## Zoning and land use under applicable draft environmental planning instruments

Nil

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## 3. Contributions plans

The following contributions plan/s under Division 7.1 of the *Environmental Planning and Assessment Act 1979* apply to the land:

Administration 2011 to 2031  
Central Library  
Open Space, Recreation, Community & Cultural Facilities 2013 to 2036  
Roads and Traffic Facilities 2012 to 2031  
Resource Recovery Centre 2009

There are NO special contributions areas applicable in the Wingecarribee Shire.

*Note: There are also Developer Servicing Plans that may apply to the land that include water, sewer and stormwater contributions.*

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## 4. Complying development

*Note: this section provides the following information:*

- If the land is land on which complying development may be carried out under each of the complying development codes under clause 1.17A(1)(c)–(e), (2), (3) or (4), clause 1.18(1)(c3) or clause 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the Policy).*
- The reasons why complying development may not be carried out.*
- If council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and/or the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*
- If any complying development codes are varied under clause 1.12 of the Policy.*

### Housing Code:

Complying development under the Housing Code MAY be carried out on the land.

Clause 1.12 and Schedule 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* contain variations to the Housing Code for developments within the Wingecarribee Shire in relation to minimum setbacks (clause 3.10) and minimum landscaped area (clause 3.13).

### Rural Housing Code:

Complying development under the Rural Housing Code MAY be carried out on the land.

### Low Rise Housing Diversity Code:

Complying development under the Low Rise Housing Diversity Code MAY be carried out on the land.

### Greenfield Housing Code:

Complying development under the Greenfield Housing Code MAY be carried out on the land.

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**Housing Alterations Code:**

Complying development under the Housing Alterations Code MAY be carried out on the land.

**General Development Code:**

Complying development under the General Development Code MAY be carried out on the land.

**Industrial and Business Alterations Code:**

Complying development under the Industrial and Business Alterations Code MAY be carried out on the land.

**Industrial and Business Buildings Code:**

Complying development under the Industrial and Business Buildings Code MAY be carried out on the land.

**Container Recycling Facilities Code:**

Complying development under the Container Recycling Facilities Code MAY be carried out on the land.

**Subdivisions Code:**

Complying development under the Subdivisions Code MAY be carried out on the land.

**Demolition Code:**

Complying development under the Demolition Code MAY be carried out on the land.

**Fire Safety Code:**

Complying development under the Fire Safety Code MAY be carried out on the land.

**Agritourism and Farm Stay Accommodation Code:**

Complying development under the Agritourism and Farm Stay Accommodation Code MAY be carried out on the land.

**The reasons why Complying Development may not be carried out are as follows:**

Nil

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**5. Exempt development**

*Note: this section provides the following information:*

1. *If the land is land on which exempt development may be carried out under each of the exempt development codes under clause 1.16(1)(b1)–(d) or clause 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (the Policy).*
2. *The reasons why exempt development may not be carried out.*

3. *If council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and/or the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.*
4. *If any exempt development codes are varied under clause 1.12 of the Policy.*

If 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 that Policy, clause 1.16(1)(b1)–(d).

Is the land or part of the land is identified as declared area of outstanding biodiversity value under the <i>Biodiversity Conservation Act 2016</i> .	NO
Is the land or part of the land is identified as critical habitat under Part 7A of the <i>Fisheries Management Act 1994</i>	NO
Is the land or part of the land is identified as, or on which there is, a heritage item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> , or that is subject to an interim heritage order under the Act.	NO
Is the land or part of the land is identified as land, or is part of, a wilderness area (within the meaning of <i>Wilderness Act 1987</i> ).	NO

If any of the above answers YES, exempt development MAY NOT be carried out on the land or part of the land.

If all of the above answers NO, exempt development MAY be carried out on this land, under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### **Variation of exempt development codes for the site**

NONE of the exempt development codes are varied for Wingecarribee Shire under clause 1.12 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

#### **The reasons why Exempt Development may not be carried out are as follows:**

Nil

*Note: Specific provisions under individual exempt development categories may restrict exempt development to be carried out on the land or part of the land. Please check the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, to ensure that development complies with all relevant provisions of the SEPP.*

## **6. Affected building notices and building product rectification orders**

There IS NOT any affected building notice of which Council is aware that is in force in respect of the land.

There IS NOT any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with.

There IS NOT any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

In this section:

**affected building notice** has the same meaning as in Part 4 of the *Building Products (Safety) Act 2017*.

**building product rectification order** has the same meaning as in the *Building Products (Safety) Act 2017*.

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## 7. Land reserved for acquisition

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The land IS NOT identified for acquisition by a public authority (as referred to in section 3.15 of the *Environmental Planning and Assessment Act 1979*) by any environmental planning instrument or proposed environmental planning instrument applying to the land.

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## 8. Road widening and road realignment

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The land IS NOT AFFECTED by any road widening or road re-alignment under Division 2 of Part 3 of the *Roads Act 1993*.

The land IS NOT AFFECTED by any road widening or road re-alignment under an environmental planning instrument.

The land IS NOT AFFECTED by any road widening or road realignment under a resolution of the Council.

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## 9. Flood related development controls

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The land or part of the land IS within the flood planning area.

The land or part of the land IS between the flood planning area and the probable maximum flood.

The land or part of the land IS subject to flood related development controls.

*Note: Words and expressions used above have the same meanings as in the Flood Risk Management Manual, ISBN 978-1-923076-17-4 published by the NSW Government in June 2023.*

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## 10. Council and other public authority policies on hazard risk restrictions

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Except as stated below and elsewhere in this certificate, the land IS NOT affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding.

*Note: The absence of a policy to restrict development of the land because of the likelihood of a particular risk does not imply that the land is free from that risk. The Council considers the likelihood of natural and man-made risks when determining development applications under section 4.15 of the Environmental Planning and Assessment Act 1979. Detailed investigations carried out in conjunction with the preparation or assessment of a development application may result in the Council either refusing development consent or imposing conditions of consent on the basis of risks that are identified above.*

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## 11. Bush fire prone land

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ALL of the land is bush fire prone land as designated by the Commissioner of the NSW Rural Fire Service under section 10.3 of the *Environmental Planning and Assessment Act 1979*.

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## 12. Loose-fill asbestos information

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The land DOES NOT include any residential premises (within the meaning of Division 1A of Part 8 of the *Home Building Act 1989*) that are listed on the register that is required to be maintained under that Division.

---

## 13. Mine subsidence

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The land IS NOT a declared Mine Subsidence District under section 20 of the *Coal Mine Subsidence Compensation Act 2017*.

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#### **14. Paper subdivision information**

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The land IS NOT affected by any development plan that applies to the land or that is proposed to be subject to a consent ballot.

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#### **15. Property vegetation plans**

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Council HAS NOT been notified of a property vegetation plan relating to the land. Approved under Part 4 of the *Native Vegetation Act 2003* (and that continues in force).

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#### **16. Biodiversity stewardship sites**

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Council HAS NOT been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016*.

*Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.*

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#### **17. Biodiversity certified land**

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The land IS NOT biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016*.

*Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.*

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#### **18. Orders under Trees (Disputes Between Neighbours) Act 2006**

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Council HAS NOT been notified of an order that has been made under the *Trees (Disputes between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

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#### **19. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works**

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There are NO charges for coastal protection services under the *Local Government Act 1993* because the *Coastal Management Act 2016* DOES NOT apply to any land within the Wingecarribee Shire.

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#### **20. Western Sydney Aerotropolis**

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Chapter 4 of *State Environmental Planning Policy (Precincts—Western Parkland City) 2021* which relates to the Western Sydney Aerotropolis DOES NOT apply to any land within in the Wingecarribee Shire.

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#### **21. Development consent conditions for seniors housing**

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The land IS NOT affected by any condition of development consent granted after 11 October 2007 that relates to restrictions on occupation of seniors housing (as required by clause 88(2) of *State Environmental Planning Policy (Housing) 2021*).

---

## 22. Site compatibility certificates and development consent conditions for affordable rental housing

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The land IS NOT affected by a current site compatibility certificate for affordable rental housing, of which Council is aware, in respect of proposed development on the land.

The land DOES NOT have any conditions of a development consent that are of a kind referred to in *State Environmental Planning Policy (Housing) 2021*, section 21(1) or 40(1).

The land DOES NOT have any conditions of a development consent that are of a kind referred to in *State Environmental Planning Policy (Housing) 2021*, clause 17(1) or 38(1).

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### Contaminated Land Management Act 1997

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*Note: The following matters are included as prescribed by section 290 of the Environmental Planning and Assessment Regulation 2021 to address specific requirements under section 59 (2) of the Contaminated Land Management Act 1997.*

- (a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,**

Council HAS NO record that the the land is significantly contaminated land at the date or the issue of this certificate.

- (b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,**

Council HAS NO record that the land is subject to a management order within the meaning of that Act at the date of the issue of this certificate.

- (c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,**

Council HAS NO record that the land is the subject of an approved voluntary management proposal within the meaning of that Act at the date of the issue of this certificate.

- (d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,**

Council HAS NO record that the land is the subject of an ongoing maintenance order within the meaning of that Act at the date of the issue of this certificate.

- (e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.**

Council HAS NO record that the land is the subject of a site audit statement within the meaning of that Act at the date of the issue of this certificate.



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For  
Lisa Miscamble – General Manager