

Contract for Houses and Residential Land

Seventeenth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of houses and residential land in Queensland except for new residential property in which case the issue of GST liability must be dealt with by special condition.

The Seller and Buyer agree to sell and buy the Property under this contract.

REFERENCE SCHEDULE

If no date is inserted, the Contract Date is the date on which the last party signs the Contract

Contract Date: _____

SELLER'S AGENT

NAME:	Mirvac Real Estate Pty Ltd		
ABN:	65 003 342 452	LICENCE NO:	1800787
ADDRESS:	Level 14, 80 Ann Street (PO Box 12164, George Street, Qld 4003)		
SUBURB:	Brisbane	STATE:	Qld POSTCODE: 4000
PHONE:	MOBILE:	FAX:	EMAIL:
(07) 3859 5888		(07) 3859 5975	

SELLER

NAME:	Mirvac Queensland Pty Limited ACN 060 411 207		ABN:	24 060 411 207
ADDRESS:	Level 14, 80 Ann Street (PO Box 12164, George Street, Qld 4003)			
SUBURB:	Brisbane	STATE:	Qld	POSTCODE: 4000
PHONE:	MOBILE:	FAX:	EMAIL:	
(07) 3859 5888		(07) 3859 5975	brendan.saur@mirvac.com and mark.clancy@mirvac.com	

NAME:				ABN:	
ADDRESS:					
SUBURB:		STATE:		POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:		

SELLER'S SOLICITOR

■ or any other solicitor notified to the Buyer

NAME:	HWL Ebsworth Lawyers			
REF:	CONTACT:	Caitlin Derbyshire		
ADDRESS:	Level 19, 480 Queen Street (GPO Box 2033, Brisbane Qld 4001)			
SUBURB:	BRISBANE	STATE:	QLD	POSTCODE: 4000
PHONE:	MOBILE:	FAX:	EMAIL:	
(07) 3169 4869		1300 368 717	cderbyshire@hwle.com.au	

BUYER

INITIALS (Note: Initials not required if signed with Electronic Signature)

NAME:				ABN:	
				ACN:	
ADDRESS:					
SUBURB:			STATE:	POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:		

NAME:				ABN:	
ADDRESS:					
SUBURB:			STATE:	POSTCODE:	
PHONE:	MOBILE:	FAX:	EMAIL:		

BUYER'S AGENT *(if applicable)*

NAME:			
ABN:		LICENCE NO:	
ADDRESS:			
SUBURB:			POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:

BUYER'S SOLICITOR

■ or any other solicitor notified to the Seller

NAME:			
REF:	CONTACT:		
ADDRESS:			
SUBURB:			POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:

PROPERTY

Land:	ADDRESS:	Proposed Lot , "Everleigh", Precinct 9.4			
	SUBURB:	Greenbank	STATE:	QLD	POSTCODE: 4124
	<input type="checkbox"/> Built On <input checked="" type="checkbox"/> Vacant				
Description:	Lot: Proposed Lot as identified on the Draft Survey Plan and the Disclosure Plan				
	On: SP 338104				
Title Reference:	To issue from the Parcel				
Area:	As shown on the Disclosure Plan ■ more or less	Land sold as:	<input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Leasehold	■ if neither is selected, the land is treated as being Freehold	
Present Use:	Vacant residential land				
Local Government	Logan City Council				
Excluded Fixtures:	Nil				
Included Chattels:	Nil				

INITIALS (Note: Initials not required if signed with Electronic Signature)

PRICE	
Deposit Holder:	HWL Ebsworth Lawyers
Deposit Holder's Trust Account:	HWL Ebsworth Lawyers Law Practice Trust Account
Bank:	Westpac Banking Corporation
BSB:	034003
Account No:	246634

Cyber Warning
Cyber criminals are targeting real estate transactions by sending fraudulent electronic communications (emails) impersonating lawyers and real estate agents. **BEFORE** you pay any funds to another person or company using information that has been emailed to you or contained in this Contract, you should contact the intended recipient by telephone to verify and confirm the account details that have been provided to you.

Purchase Price:	\$	■ Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.
Deposit:	\$	Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.
	\$	Balance Deposit (if any) payable on: or before the date the Buyer gives notice of satisfaction or waiver of the Finance Condition or if not subject to the Finance Condition then on the Contract Date
Default Interest Rate:	%	■ If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc will apply.

FINANCE		
Finance Amount:	Sufficient to complete	■ Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 3 does not apply.
Financier:	Any Bank or financial institution of the Buyer's Choice	
Finance Date:		

BUILDING AND/OR PEST INSPECTION DATE		
Inspection Date:	Not Applicable	■ If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4.1 does not apply.

MATTERS AFFECTING PROPERTY			
Title Encumbrances:			
Is the Property sold subject to any Encumbrances? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, listed below :			
Refer to:	■ WARNING TO SELLER: You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title in favour of other land and statutory easements for sewerage and drainage which may not appear on a title search). Failure to disclose these may entitle the Buyer to terminate the contract or to compensation. It is NOT sufficient to state "refer to title", "search will reveal", or similar.		
1.	Special Conditions;		
2.	Easement and Covenant Schedule;		
3.	Disclosure Plan; and		
4.	Draft Survey Plan		
Tenancies:			
TENANTS NAME:	■ If the property is sold with vacant possession from settlement, insert "Nil". Otherwise complete details from Residential Tenancy Agreement.		
TERM AND OPTIONS:			
STARTING DATE OF TERM:	ENDING DATE OF TERM:	RENT:	BOND:
		\$	\$

Managing Agent:

AGENCY NAME: _____			
PROPERTY MANAGER: _____			
ADDRESS: _____			
SUBURB: _____			
STATE: _____		POSTCODE: _____	
PHONE: _____	FAX: _____	MOBILE: _____	EMAIL: _____

POOL SAFETY

Q1. Is there a pool on the Land or on adjacent land used in association with the Land?

- ☐ Yes
- ☒ No

■ WARNING TO SELLER:

Under clause 5.3(1)(e) the Seller must provide a Pool Compliance Certificate at settlement. If there is no Pool Compliance Certificate at the Contract Date you must give a Notice of No Pool Safety Certificate to the Buyer prior to entering into this contract.

Q2. If the answer to Q1 is Yes, is there a Pool Compliance Certificate for the pool at the time of contract?

- ☐ Yes
- ☐ No

ELECTRICAL SAFETY SWITCH AND SMOKE ALARM

This section must be completed unless the Land is vacant.

The Seller gives notice to the Buyer that an Approved Safety Switch for the General Purpose Socket Outlets is:

(select whichever is applicable)

- ☐ Installed in the residence _____
- ☐ Not installed in the residence _____

■ WARNING: *By giving false or misleading information in this section, the Seller may incur a penalty. The Seller should seek expert and qualified advice about completing this section and not rely on the Seller's Agent to complete this section.*

The Seller gives notice to the Buyer that smoke alarms complying with the Smoke Alarm Requirement Provision are:

(select whichever is applicable)

- ☐ Installed in the residence _____
- ☐ Not installed in the residence _____

■ WARNING: *Under clause 7.8 the Seller must install smoke alarms complying with the Smoke Alarm Requirement Provision in any domestic dwelling on the Land. Failure to do so is an offence under the Fire and Emergency Services Act 1990.*

INITIALS (Note: Initials not required if signed with Electronic Signature)

NEIGHBOURHOOD DISPUTES (DIVIDING FENCES AND TREES) ACT 2011

The Seller gives notice to the Buyer in accordance with Section 83 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* that the Land:
(select whichever is applicable)

- ☒ is not affected by any application to, or an order made by, the Queensland Civil and Administrative Tribunal (QCAT) in relation to a tree on the Land or
- ☐ is affected by an application to, or an order made by, QCAT in relation to a tree on the Land, a copy of which has been given to the Buyer prior to the Buyer signing the contract.

■ **WARNING:** Failure to comply with s83 *Neighbourhood Disputes (Dividing Fences and Trees Act) 2011* by giving a copy of an order or application to the Buyer (where applicable) prior to Buyer signing the contract will entitle the Buyer to terminate the contract prior to Settlement.

GST WITHHOLDING OBLIGATIONS

Is the Buyer registered for GST and acquiring the Land for a creditable purpose?
(select whichever is applicable)

- Yes
- No

■ **WARNING:** the Buyer warrants in clause 2.5(6) that this information is true and correct.

■ **WARNING:** All sellers of residential premises or potential residential land are required to complete this notice. Section 14-250 of the Withholding Law applies to the sale of 'new residential premises' or 'potential residential land' (subject to some exceptions) and requires an amount to be withheld from the Purchase Price and paid to the ATO. The Seller should seek legal advice if unsure about completing this section.

[Note: An example of an acquisition for a creditable purpose would be the purchase of the Land by a building contractor, who is registered for GST, for the purposes of building a house on the Land and selling it in the ordinary course of its business.]

The Seller gives notice to the Buyer in accordance with section 14-255(1)(a) of the Withholding Law that:
(select whichever is applicable)

- ☐ the Buyer is *not* required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property
- ☒ the Buyer is required to make a payment under section 14-250 of the Withholding Law in relation to the supply of the Property. Under section 14-255(1) of the Withholding Law, the Seller is required to give further details prior to settlement.

INITIALS (Note: Initials not required if signed with Electronic Signature)

The REIQ Terms of Contract for Houses and Residential Land (Pages 7-14) (Seventeenth Edition) contain the Terms of this Contract.

SPECIAL CONDITIONS

The Seller and Buyer acknowledge and agree that the following Annexures form part of this contract:

1. Annexure A – Special Conditions;
2. Annexure B – No Pre-Contract Representations - Important Notice;
3. Annexure C – Housing Covenants;
4. Annexure D - Deed Poll;
5. Annexure E – Draft Survey Plan;
6. Annexure F – Easement Schedule;
7. Annexure G – Guarantee and Indemnity;
8. Annexure H – Seller's Statement / Buyer's Acknowledgement
9. Annexure I – Additional Special Conditions.

Foreign Person	Yes / No	Nationality	[Complete as either Yes or No. If not completed, Buyers are assumed not a Foreign Person.]
Buyer 1			
Buyer 2			
Buyer 3			
Buyer 4			
Property being acquired for owner occupier purposes (Personal Use) or investment purposes (Non Personal Use)			[Complete as either Occupier or Investment. If not completed, assumed Property being acquired for investment purposes.]

SETTLEMENT

SETTLEMENT DATE:	see Special Conditions	<ul style="list-style-type: none"> or any later date for settlement in accordance with clauses 6.2, 6.3, 10.5, 11.4 or any other provision of this Contract. WARNING: The Settlement Date as stated may change. Read clauses 6.2, 6.3, 10.5 and 11.4. If you require settlement on a particular date, seek legal advice prior to signing.
PLACE FOR SETTLEMENT:	Brisbane, see Special Conditions	<ul style="list-style-type: none"> If Brisbane is inserted or this is not completed, this is a reference to Brisbane CBD.

SIGNATURES

The contract may be subject to a 5 business day statutory cooling-off period. A termination penalty of 0.25% of the purchase price applies if the Buyer terminates the contract during the statutory cooling-off period.

It is recommended the Buyer obtain an independent property valuation and independent legal advice about the contract and his or her cooling-off rights, before signing.

BUYER: _____ WITNESS: _____

BUYER: _____ WITNESS: _____

BUYER: _____ WITNESS: _____

BUYER: _____ WITNESS: _____

By placing my signature above I warrant that I am the Buyer named in the Reference Schedule or authorised by the Buyer to sign and if an officer of a company, the comply duly resolved to enter into and sign this Contract.

[Note: No witness is required if the Buyer signs using an Electronic Signature]

Mirvac Queensland Pty Limited ACN 060 411 207 by its duly authorised attorney

SELLER: _____ WITNESS: _____

SELLER: _____ WITNESS: _____

By placing my signature above I warrant that I am the Seller named in the Reference Schedule or authorised by the Seller to sign.

[Note: No witness is required if the Seller signs using an Electronic Signature]

INITIALS (Note: Initials not required if signed with Electronic Signature)

TERMS OF CONTRACT

FOR HOUSES AND RESIDENTIAL LAND

1. DEFINITIONS

1.1 In this contract, terms in **bold** in the Reference Schedule have the meanings shown opposite them and unless the context otherwise requires:

- (a) **“Approved Safety Switch”** means a residual current device as defined in the *Electrical Safety Regulation 2013*;
- (b) **“ATO”** means the Australian Taxation Office;
- (c) **“ATO Clearance Certificate”** means a certificate issued under s14-220(1) of the Withholding Law which is current on the date it is given to the Buyer;
- (d) **“Balance Purchase Price”** means the Purchase Price, less the Deposit paid by the Buyer;
- (e) **“Bank”** means an authorised deposit-taking institution within the meaning of the *Banking Act 1959 (Cth)*;
- (f) **“Bond”** means a bond under the Residential Tenancies and Rooming Accommodation Act 2008;
- (g) **“Building Inspector”** means a person licensed to carry out completed residential building inspections under the *Queensland Building and Construction Commission Regulations 2003*;
- (h) **“Business Day”** means a day other than:
 - (i) a Saturday or Sunday;
 - (ii) a public holiday in the Place for Settlement; and
 - (iii) a day in the period 27 to 31 December (inclusive);
- (i) **“CGT Withholding Amount”** means the amount determined under section 14-200(3)(a) of the Withholding Law or, if a copy is provided to the Buyer prior to settlement, a lesser amount specified in a variation notice under section 14-235;
- (j) **“Contract Date”** or **“Date of Contract”** means:
 - (i) the date inserted in the Reference Schedule as the Contract Date; or
 - (ii) if no date is inserted, the date on which the last party signs this contract;
- (k) **“Court”** includes any tribunal established under statute.
- (l) **“Electronic Signature”** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;
- (m) **“Encumbrances”** includes:
 - (i) unregistered encumbrances;
 - (ii) statutory encumbrances; and
 - (iii) Security Interests.
- (n) **“Essential Term”** includes, in the case of breach by:
 - (i) the Buyer: clauses 2.2, 2.5(1), 2.5(5), 5.1 and 6.1; and
 - (ii) the Seller: clauses 2.5(5), 5.1, 5.3(1)(a)-(e), 5.5 and 6.1;but nothing in this definition precludes a Court from finding other terms to be essential.
- (o) **“Extension Notice”** means a notice under clause 6.2(1);
- (p) **“Financial Institution”** means a Bank, building society or credit union;
- (q) **“General Purpose Socket Outlet”** means an electrical socket outlet as defined in the *Electrical Safety Regulation 2013*; **“GST”** means the goods and services tax under the GST Act;
- (r) **“GST Act”** means *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* and includes other GST related legislation;

- (s) **“GST Withholding Amount”** means the amount (if any) determined under section 14-250 of the Withholding Law required to be paid to the Commissioner of Taxation.
- (t) **“Improvements”** means all fixed structures on the Land and includes all items fixed to them (such as stoves, hot water systems, fixed carpets, curtains, blinds and their fittings, clothes lines, fixed satellite dishes and television antennae, in-ground plants) but does not include the Reserved Items;
- (u) **“Keys”** means keys, codes or devices in the Seller’s possession or control for all locks or security systems on the Property or necessary to access the Property;
- (v) **“Outgoings”** means rates or charges on the Land by any competent authority (for example, council rates, water rates, fire service levies) but excludes land tax;
- (w) **“Pest Inspector”** means a person licensed to undertake termite inspections on completed buildings under the *Queensland Building and Construction Commission Regulations 2003*;
- (x) **“Pool Compliance Certificate”** means:
 - (i) a Pool Safety Certificate under section 231C(a) of the *Building Act 1975*; or
 - (ii) a building certificate that may be used instead of a Pool Safety Certificate under section 246AN(2) of the *Building Act 1975*; or
 - (iii) an exemption from compliance on the grounds of impracticality under section 245B of the *Building Act 1975*;
- (y) **“PPSR”** means the Personal Property Securities Register established under *Personal Property Securities Act 2009 (Cth)*;
- (z) **“Property”** means:
 - (i) the Land;
 - (ii) the Improvements; and
 - (iii) the Included Chattels;
- (aa) **“Rent”** means any periodic amount payable under the Tenancies;
- (bb) **“Reserved Items”** means the Excluded Fixtures and all chattels on the Land other than the Included Chattels;
- (cc) **“Security Interests”** means all security interests registered on the PPSR over Included Chattels and Improvements;
- (dd) **“Services”** means infrastructure for the provision of services including water, gas, electricity, telecommunications, sewerage or drainage;
- (ee) **“Smoke Alarm Requirement Provision”** has the meaning in section 104RA of the *Fire and Emergency Services Act 1990*;
- (ff) **“Transfer Documents”** means:
 - (i) the form of transfer under the *Land Title Act 1994* required to transfer title in the Land to the Buyer; and
 - (ii) any other document to be signed by the Seller necessary for stamping or registering the transfer;
- (gg) **“Transport Infrastructure”** has the meaning defined in the *Transport Infrastructure Act 1994*; and
- (hh) **“Withholding Law”** means Schedule 1 to the *Taxation Administration Act 1953 (Cth)*.

2. PURCHASE PRICE

2.1 GST

- (1) Unless otherwise specified in this contract, the Purchase Price includes any GST payable on the supply of the Property to the Buyer.

INITIALS (Note: Initials not required if signed with Electronic Signature)

- (2) If a party is required to make any other payment or reimbursement under this contract, that payment or reimbursement will be reduced by the amount of any input tax credits to which the other party (or the representative member for a GST group of which it is a member) is entitled.

2.2 Deposit

- (1) The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Reference Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it.
- (2) The Buyer will be in default if it:
- (a) does not pay the Deposit when required;
- (b) pays the Deposit by a post-dated cheque; or
- (c) pays the Deposit by cheque which is dishonoured on presentation.
- (3) Subject to clause 2.2(4), if the Buyer:
- (a) effects an electronic transaction to pay all or part of the Deposit to the account of Deposit Holder on a day;
- (b) provides written evidence to the Deposit Holder that the electronic transaction has occurred; and
- (c) does not take any action to defer the payment to the Deposit Holder to a later day,
- the payment is taken to be received by the Deposit Holder on the day the Buyer effects the electronic transaction even if, because of circumstances beyond the Buyer's control, the payment to the Deposit Holder's account happens on a later day.
- (4) If the Buyer has complied with clause 2.2(3) but the Deposit Holder has not received the payment by the due date:
- (a) the Seller may give the Buyer notice that the payment has not been received by the Deposit Holder; and
- (b) if the payment has not been paid into the account of the Deposit Holder by 5pm on the date 2 Business Days after the Seller's notice under clause 2.2.(4)(a) is given to the Buyer then clause 2.2(3) will not apply and the Buyer will be in default.
- (5) The Seller may recover from the Buyer as a liquidated debt any part of the Deposit which is not paid when required.

2.3 Investment of Deposit

- If:
- (1) the Deposit Holder is instructed by either the Seller or the Buyer; and
- (2) it is lawful to do so;
- the Deposit Holder must:
- (3) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties; and
- (4) provide the parties' tax file numbers to the Financial Institution (if they have been supplied).

2.4 Entitlement to Deposit and Interest

- (1) The party entitled to receive the Deposit is:
- (a) if this contract settles, the Seller;
- (b) if this contract is terminated without default by the Buyer, the Buyer; and
- (c) if this contract is terminated owing to the Buyer's default, the Seller.
- (2) The interest on the Deposit must be paid to the person who is entitled to the Deposit.
- (3) If this contract is terminated, the Buyer has no further claim once it receives the Deposit and interest, unless the termination is due to the Seller's default or breach of warranty.
- (4) The Deposit is invested at the risk of the party who is ultimately entitled to it.

2.5 Payment of Balance Purchase Price

- (1) On the Settlement Date, the Buyer must pay the Balance Purchase Price by bank cheque as the Seller or the Seller's Solicitor directs.
- (2) Despite any other provision of this contract, a reference to a "bank cheque" in clause 2.5:
- (a) includes a cheque drawn by a building society or credit union on itself;
- (b) does not include a cheque drawn by a building society or credit union on a Bank;

and the Seller is not obliged to accept a cheque referred to in clause 2.5(2)(b) on the Settlement Date.

- (3) If both the following apply:
- (a) the sale is not an excluded transaction under s14-215 of the Withholding Law; and
- (b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:
- (i) an ATO Clearance Certificate; or
- (ii) a variation notice under s14-235 of the Withholding Law which remains current at the Settlement Date varying the CGT Withholding Amount to nil,
- then:
- (c) for clause 2.5(1), the Seller irrevocably directs the Buyer to draw a bank cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
- (d) the Buyer must lodge a Foreign Resident Capital Gains Withholding Purchaser Notification Form with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement;
- (e) the Seller must return the bank cheque in paragraph (c) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
- (f) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.
- (4) For clause 2.5(3) and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
- (a) the Property includes items in addition to the Land and Improvements; and
- (b) no later than 2 Business Days before the Settlement Date, the Seller gives the Buyer a valuation of the Land and Improvements prepared by a registered valuer,
- in which case the market value of the Land and Improvements will be as stated in the valuation.
- (5) If the Buyer is required to pay the GST Withholding Amount to the Commissioner of Taxation at settlement pursuant to section 14-250 of the Withholding Law:
- (a) the Seller must give the Buyer a notice in accordance with section 14-255(1) of the Withholding Law;
- (b) prior to settlement the Buyer must lodge with the ATO:
- (i) a *GST Property Settlement Withholding Notification* form ("Form 1"); and
- (ii) a *GST Property Settlement Date Confirmation* form ("Form 2");
- (c) on or before settlement, the Buyer must give the Seller copies of:
- (i) the Form 1;
- (ii) confirmation from the ATO that the Form 1 has been lodged specifying the Buyer's lodgement reference number and payment reference number;
- (iii) confirmation from the ATO that the Form 2 has been lodged; and
- (iv) a completed ATO payment slip for the Withholding Amount;
- (d) the Seller irrevocably directs the Buyer to draw a bank cheque for the GST Withholding Amount in favour of the Commissioner of Taxation and deliver it to the Seller at settlement; and
- (e) the Seller must pay the GST Withholding Amount to the ATO in compliance with section 14-250 of the Withholding Law promptly after settlement.

INITIALS (Note: Initials not required if signed with Electronic Signature)

- (6) The Buyer warrants that the statements made by the Buyer in the Reference Schedule under GST Withholding Obligations are true and correct.

2.6 Adjustments

- (1) Rent and Outgoings must be apportioned between the parties in accordance with this clause 2.6 and any adjustments paid and received on settlement so that:
- (a) the Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date; and
- (b) the Buyer is liable for Outgoings and is entitled to Rent after the Settlement Date.
- (2) Subject to clauses 2.6(3), 2.6(5) and 2.6(14), Outgoings for periods including the Settlement Date must be adjusted:
- (a) for those paid, on the amount paid;
- (b) for those assessed but unpaid, on the amount payable (excluding any discount); and
- (c) for those not assessed:
- (i) on the amount the relevant authority advises will be assessed (excluding any discount); or
- (ii) if no advice on the assessment to be made is available, on the amount of the latest separate assessment (excluding any discount).
- (3) If there is no separate assessment of rates for the Land at the Settlement Date and the Local Government informs the Buyer that it will not apportion rates between the Buyer and the Seller, then:
- (a) the amount of rates to be adjusted is that proportion of the assessment equal to the ratio of the area of the Land to the area of the parcel in the assessment; and
- (b) if an assessment of rates includes charges imposed on a "per lot" basis, then the portion of those charges to be adjusted is the amount assessed divided by the number of lots in that assessment.
- (4) The Seller is liable for land tax assessed on the Land for the financial year current at the Settlement Date. If land tax is unpaid at the Settlement Date and the Queensland Revenue Office advises that it will issue a final clearance for the Land on payment of a specified amount, then the Seller irrevocably directs the Buyer to draw a bank cheque for the specified amount from the Balance Purchase Price at settlement and the Buyer must pay it promptly to the Queensland Revenue Office.
- (5) Any Outgoings assessable on the amount of water used must be adjusted on the charges that would be assessed on the total water usage for the assessment period, determined by assuming that the actual rate of usage shown by the meter reading made before settlement continues throughout the assessment period. The Buyer must obtain and pay for the meter reading.
- (6) If any Outgoings are assessed but unpaid at the Settlement Date, then the Seller irrevocably directs the Buyer to draw a bank cheque for the amount payable from the Balance Purchase Price at settlement and pay it promptly to the relevant authority. If an amount is deducted under this clause, the relevant Outgoing will be treated as paid at the Settlement Date for the purposes of clause 2.6(2).
- (7) Rent for any rental period ending on or before the Settlement Date belong to the Seller and are not adjusted at settlement.
- (8) Unpaid Rent for the rental period including both the Settlement Date and the following day ("Current Period") is not adjusted until it is paid.
- (9) Rent already paid for the Current Period or beyond must be adjusted at settlement.
- (10) If Rent payments are reassessed after the Settlement Date for periods including the Settlement Date, any additional Rent payment from a Tenant or refund due to a Tenant must be apportioned under clauses 2.6(7), 2.6(8) and 2.6(9).
- (11) Payments under clause 2.6(10) must be made within 14 days after notification by one party to the other but only after any additional payment from a Tenant has been received.
- (12) The cost of Bank cheques payable at settlement:
- (a) to the Seller or its mortgagee are the responsibility of the Buyer; and

- (b) to parties other than the Seller or its mortgagee are the responsibility of the Seller and the Seller will reimburse this cost to the Buyer as an adjustment at settlement.

- (13) The Seller is not entitled to require payment of the Balance Purchase Price by means other than Bank cheque without the consent of the Buyer.
- (14) Upon written request by the Buyer, the Seller will, before settlement, give the Buyer a written statement, supported by reasonable evidence, of –

- (a) all Outgoings and all Rent for the Property to the extent they are not capable of discovery by search or enquiry at any office of public record or pursuant to the provisions of any statute; and
- (b) any other information which the Buyer may reasonably require for the purpose of calculating or apportioning any Outgoings or Rent under this clause 2.6.

If the Seller becomes aware of a change to the information provided the Seller will as soon as practicably provide the updated information to the Buyer.

3. FINANCE

- 3.1 This contract is conditional on the Buyer obtaining approval of a loan for the Finance Amount from the Financier by the Finance Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain approval.
- 3.2 The Buyer must give notice to the Seller that:
- (1) approval has not been obtained by the Finance Date and the Buyer terminates this contract; or
- (2) the finance condition has been either satisfied or waived by the Buyer.
- 3.3 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 3.2 by 5pm on the Finance Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 3.4 The Seller's right under clause 3.3 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 3.2.

4. BUILDING AND PEST INSPECTION REPORTS

- 4.1 This contract is conditional upon the Buyer obtaining a written building report from a Building Inspector and a written pest report from a Pest Inspector (which may be a single report) on the Property by the Inspection Date on terms satisfactory to the Buyer. The Buyer must take all reasonable steps to obtain the reports (subject to the right of the Buyer to elect to obtain only one of the reports).
- 4.2 The Buyer must give notice to the Seller that:
- (a) a satisfactory Inspector's report under clause 4.1 has not been obtained by the Inspection Date and the Buyer terminates this contract. The Buyer must act reasonably; or
- (b) clause 4.1 has been either satisfied or waived by the Buyer.
- 4.3 If the Buyer terminates this contract and the Seller asks the Buyer for a copy of the building and pest reports, the Buyer must give a copy of each report to the Seller without delay.
- 4.4 The Seller may terminate this contract by notice to the Buyer if notice is not given under clause 4.2 by 5pm on the Inspection Date. This is the Seller's only remedy for the Buyer's failure to give notice.
- 4.5 The Seller's right under clause 4.4 is subject to the Buyer's continuing right to give written notice to the Seller of satisfaction, termination or waiver pursuant to clause 4.2.

5. SETTLEMENT

5.1 Time and Date

- (1) Settlement must occur:
- (a) between 9am and 4pm AEST on the Settlement Date; and
- (b) subject to clause 5.1(2), in the Place for Settlement at the office of a solicitor, Financial Institution or settlement agent nominated by the Seller.
- (2) If the Seller has not nominated an office under clause 5.1(1)(b) or the parties have not otherwise agreed where settlement is to occur by 5pm on the date 2 Business Days

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before the Settlement Date, section 61(2)(c) of the *Property Law Act 1974* applies.

5.2 Transfer Documents

- (1) The Transfer Documents must be prepared by the Buyer and delivered to the Seller a reasonable time before the Settlement Date.
- (2) If the Buyer pays the Seller's reasonable expenses, it may require the Seller to produce the Transfer Documents at the Queensland Revenue Office nearest the Place for Settlement for stamping before settlement.

5.3 Documents and Keys at Settlement

- (1) In exchange for payment of the Balance Purchase Price, the Seller must deliver to the Buyer at settlement:
 - (a) unstamped Transfer Documents capable of immediate registration after stamping; and
 - (b) any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2; and
 - (c) if requested by the Buyer not less than 2 Business Days before the Settlement Date, the Keys; and
 - (d) if there are Tenancies:
 - (i) the Seller's copy of any Tenancy agreements;
 - (ii) a notice to each tenant advising of the sale in the form required by law; and
 - (iii) any notice required by law to transfer to the Buyer the Seller's interest in any Bond; and
 - (e) a copy of a current Pool Compliance Certificate for each regulated pool on the Land unless:
 - (i) the Seller has done this before settlement; or
 - (ii) the Seller has given the Buyer a notice under section 28 of the *Building Regulation 2021* (Notice of No Pool Safety Certificate) before entry into this contract.
- (2) If the Keys are not required to be delivered at Settlement under clause 5.3(1)(c), the Seller must deliver the Keys to the Buyer on or before settlement. The Seller may discharge its obligation under this provision by authorising the Seller's Agent to release the Keys to the Buyer.

5.4 Assignment of Covenants and Warranties

- At settlement, the Seller assigns to the Buyer the benefit of all:
- (1) covenants by the tenants under the Tenancies;
 - (2) guarantees and Bonds (subject to the requirements of the *Residential Tenancies and Rooming Accommodation Act 2008*) supporting the Tenancies;
 - (3) manufacturers' warranties regarding the Included Chattels; and
 - (4) builders' warranties on the Improvements;
- to the extent they are assignable. However, the right to recover arrears of Rent is not assigned to the Buyer and section 117 of the *Property Law Act 1974* does not apply.

5.5 Possession of Property and Title to Included Chattels

On the Settlement Date, in exchange for the Balance Purchase Price, the Seller must give the Buyer vacant possession of the Land and the Improvements except for the Tenancies. Title to the Included Chattels passes at settlement.

5.6 Reservations

- (1) The Seller must remove the Reserved Items from the Property before settlement.
- (2) The Seller must repair at its expense any damage done to the Property in removing the Reserved Items. If the Seller fails to do so, the Buyer may repair that damage.
- (3) Any Reserved Items not removed before settlement will be considered abandoned and the Buyer may, without limiting its other rights, complete this contract and appropriate those Reserved Items or dispose of them in any way.
- (4) The Seller indemnifies the Buyer against any damages and expenses resulting from the Buyer's actions under clauses 5.6(2) or 5.6(3).

5.7 Consent to Transfer of State Lease

- (1) If the Land sold is leasehold, this contract is subject to any necessary consent to the transfer of the lease to the Buyer being obtained by the Settlement Date.
- (2) The Seller must apply for the consent required as soon as possible.

- (3) The Buyer must do everything reasonably required to help obtain this consent.

6. TIME

6.1 Time of the Essence

Time is of the essence of this contract, except regarding any agreement between the parties on a time of day for settlement.

6.2 Extension of Settlement Date

- (1) Either party may, at any time up to 4pm on the Settlement Date, extend the Settlement Date by giving a notice under this clause nominating a new date for settlement which must be no later than 5 Business Days after the Scheduled Settlement Date.
- (2) The Settlement Date will be the date specified in the Extension Notice and time is of the essence in respect of this date.
- (3) More than one Extension Notice may be given under clause 6.2(1) but the new date for settlement nominated in an Extension Notice may not be a date later than 5 Business Days after the Scheduled Settlement Date.
- (4) In this clause 6.2, "**Scheduled Settlement Date**" means the Settlement Date specified in the Reference Schedule as extended:
 - (a) by agreement of the parties; or
 - (b) under clause 6.3 or 11.4,but excludes any extension of the Settlement Date as a result of the operation of this clause 6.2.

6.3 Delay Event

- (1) This clause 6.3 applies if a party is unable to perform a Settlement Obligation solely as a consequence of a Delay Event but does not apply where the inability is attributable to:
 - (a) damage to, destruction of or diminution in value of the Property or other property of the Seller or Buyer; or
 - (b) termination or variation of any agreement between a party and another person whether relating to the provision of finance, the release of an Encumbrance, the sale or purchase of another property or otherwise.
- (2) Time for the performance of the parties' Settlement Obligations is suspended and ceases to be of the essence of the contract and the parties are deemed not to be in breach of their Settlement Obligations.
- (3) An Affected Party must take reasonable steps to minimise the effect of the Delay Event on its ability to perform its Settlement Obligations.
- (4) When an Affected Party is no longer prevented from performing its Settlement Obligations due to the Delay Event, the Affected Party must give the other party a notice of that fact, promptly.
- (5) When the Suspension Period ends, whether notice under clause 6.3(4) has been given or not, either party may give the other party a Notice to Settle.
- (6) A Notice to Settle must be in writing and state:
 - (a) that the Suspension Period has ended;
 - (b) a date, being not less than 5 nor more than 10 Business Days after the date the Notice to Settle is given, which shall become the Settlement Date; and
 - (c) that time is of the essence.
- (7) When Notice to Settle is given, time is again of the essence of the contract.
- (8) In this clause 6.3:
 - (a) "**Affected Party**" means a party referred to in clause 6.3(1);
 - (b) "**Delay Event**" means:
 - (i) a tsunami, flood, cyclone, earthquake, bushfire or other act of nature;
 - (ii) riot, civil commotion, war, invasion or a terrorist act;
 - (iii) an imminent threat of an event in paragraphs (i) or (ii); or
 - (iv) compliance with any lawful direction or order by a Government Agency; or
 - (v) if clause 2.5 applies, the computer system operated by the ATO for the GST Withholding

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notifications referred to in clause 2.5(5)(c) is inoperative;

- (c) “**Government Agency**” means the government of the Commonwealth of Australia or an Australian State, Territory or local government and includes their authorities, agencies, government owned corporations and authorised officers, courts and tribunals;
- (d) “**Settlement Obligations**” means, in the case of the Buyer, its obligations under clauses 2.5(1), 2.5(5)(b) and (c) and 5.1(1) and, in the case of the Seller, its obligations under clauses 5.1(1), 5.3(1)(a) – (e) and 5.5;
- (e) “**Suspension Period**” means the period during which the Affected Party (or if both the Buyer and Seller are Affected Parties, either of them) remains unable to perform a Settlement Obligation solely as a consequence of a Delay Event.

7. MATTERS AFFECTING THE PROPERTY

7.1 Title

The Land is sold subject to:

- (1) any reservations or conditions on the title or the original Deed of Grant (if freehold); or
- (2) the Conditions of the Crown Lease (if leasehold).

7.2 Encumbrances

The Property is sold free of all Encumbrances other than the Title Encumbrances and Tenancies.

7.3 Requisitions

The Buyer may not deliver any requisitions or enquiries on title.

7.4 Seller's Warranties

- (1) The Seller's warranties in clauses 7.4(2) and 7.4(3) apply except to the extent disclosed by the Seller to the Buyer:
 - (a) in this contract; or
 - (b) in writing before the Buyer signed this contract.
- (2) The Seller warrants that, at the Contract Date:
 - (a) there is no outstanding notice under section 246AG, 247 or 248 of the *Building Act 1975* or section 167 or 168 of the *Planning Act 2016* that affects the Property;
 - (b) the Seller has not received any communication from a competent authority that may lead to the issue of a notice referred to in clause 7.4(2)(a) or a notice or order referred to in clause 7.6(1);
 - (c) there are no current or threatened claims or proceedings which may lead to a Court order or writ of execution affecting the Property;
 - (d) there is no outstanding obligation on the Seller to give notice to the administering authority under the *Environmental Protection Act 1994* of a notifiable activity being conducted on the Land;
 - (e) the Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated land within the meaning of the *Environmental Protection Act 1994*.
- (3) The Seller warrants that, at settlement:
 - (a) if the Land is freehold: it will be the registered owner of an estate in fee simple in the Land and will own the rest of the Property;
 - (b) if the Land is leasehold: it will be the registered lessee, the lease is not liable to forfeiture because of default under the lease, and it will own the rest of the Property;
 - (c) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
 - (d) there will be no unsatisfied Court order or writ of execution affecting the Property.
- (4) If the Seller breaches a warranty in clause 7.4(2) or 7.4(3), the Buyer may terminate this contract by notice to the Seller given before settlement.
- (5) The Seller does not warrant that the Present Use is lawful.

7.5 Survey and Mistake

- (1) The Buyer may survey the Land.
- (2) If :
 - (a) there is an error in the boundaries or area of the Land;

- (b) there is an encroachment by structures onto or from the Land;
 - (c) there are Services that pass through the Land which do not service the Land and are not protected by any Encumbrance disclosed to the Buyer in this contract; or
 - (d) there is a mistake or omission in describing the Property or the Seller's title to it,
 - which is material, the Buyer may terminate this contract by notice to the Seller given before settlement.
- (3) If a matter referred to in clause 7.5(2) is:
- (a) immaterial; or
 - (b) material, but the Buyer elects to complete this contract, the Buyer's only remedy against the Seller is for compensation, but only if claimed by the Buyer in writing on or before settlement.
- (4) The Buyer may not delay settlement or withhold any part of the Balance Purchase Price because of any compensation claim under clause 7.5(3).

7.6 Requirements of Authorities

- (1) Any valid notice or order by any competent authority or Court requiring work to be done or money spent in relation to the Property must be fully complied with:
 - (a) if issued before the Contract Date: by the Seller before the Settlement Date unless clause 7.6(4) applies; or
 - (b) if issued on or after the Contract Date: by the Buyer unless clause 7.6(3) applies.
- (2) If the Seller fails to comply with clause 7.6(1)(a), the Buyer is entitled to claim the reasonable cost of complying with the notice or order from the Seller after settlement as a debt.
- (3) If any notice or order referred to in clause 7.6(1)(b) is required to be complied with before the Settlement Date:
 - (a) the Seller must comply with the notice or order; and
 - (b) at settlement, the Buyer must pay the reasonable costs incurred by the Seller in doing so,unless the Buyer directs the Seller not to and indemnifies the Seller against any liability incurred for failure to comply with the notice or order.
- (4) The Buyer must comply with any notice or order referred to in clause 7.6(1) which is disclosed by the Seller to the Buyer:
 - (a) in this contract; or
 - (b) in writing before the Buyer signed this contract.

7.7 Property Adversely Affected

- (1) If at the Contract Date:
 - (a) the Present Use is not lawful under the relevant town planning scheme;
 - (b) the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;
 - (c) access to the Land passes unlawfully through other land;
 - (d) any Services to the Land which pass through other land are not protected by a registered easement, building management statement or by statutory authority;
 - (e) any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;
 - (f) there is an outstanding condition of a development approval attaching to the Land under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or omission in the Seller's title under clause 7.5(2)(d);
 - (g) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;
 - (h) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*;
 - (i) there is a charge against the Land under s104 of the *Foreign Acquisitions and Takeovers Act 1975*,

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- and that has not been disclosed in this contract, the Buyer may terminate this contract by notice to the Seller given before settlement.
- (2) If no notice is given under clause 7.7(1), the Buyer will be treated as having accepted the Property subject to all of the matters referred to in that clause.
 - (3) The Seller authorises the Buyer to inspect records held by any authority, including Security Interests on the PPSR relating to the Property.
- 7.8 Compliant Smoke Alarms**
- (1) The Seller must install smoke alarms in any domestic dwelling on the Land in accordance with the Smoke Alarm Requirement Provision by the Settlement Date.
 - (2) If the Seller fails to comply with clause 7.8(1), the Buyer is entitled to an adjustment at settlement equal to 0.15% of the Purchase Price but only if claimed by the Buyer in writing on or before settlement. This is the Buyer's only remedy for non-compliance with clause 7.8(1).
- 7.9 Dividing Fences**
- Notwithstanding any provision in the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, the Seller need not contribute to the cost of building any dividing fence between the Land and any adjoining land owned by it. The Buyer waives any right to claim contribution from the Seller.
- 8. RIGHTS AND OBLIGATIONS UNTIL SETTLEMENT**
- 8.1 Risk**
- The Property is at the Buyer's risk from 5pm on the first Business Day after the Contract Date.
- 8.2 Access**
- After reasonable notice to the Seller, the Buyer and its consultants may enter the Property:
- (1) once to read any meter;
 - (2) for inspections under clause 4;
 - (3) once to inspect the Property before settlement;
 - (4) once to value the Property before settlement; and
 - (5) once to carry out an inspection for smoke alarms installed in the Property.
- 8.3 Seller's Obligations After Contract Date**
- (1) The Seller must use the Property reasonably until settlement. The Seller must not do anything regarding the Property or Tenancies that may significantly alter them or result in later expense for the Buyer.
 - (2) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work or expenditure on the Property, give a copy to the Buyer.
 - (3) Without limiting clause 8.3(1), the Seller must not without the prior written consent of the Buyer, give any notice or seek or consent to any order that affects the Property or make any agreement affecting the Property that binds the Buyer.
- 8.4 Information Regarding the Property**
- Upon written request of the Buyer but in any event before settlement, the Seller must give the Buyer:
- (1) copies of all documents relating to any unregistered interests in the Property;
 - (2) full details of the Tenancies to allow the Buyer to properly manage the Property after settlement;
 - (3) sufficient details (including the date of birth of each Seller who is an individual) to enable the Buyer to undertake a search of the PPSR;
 - (4) the Local Government rate account number for the Land; and
 - (5) further copies or details if those previously given cease to be complete and accurate.
- 8.5 Possession Before Settlement**
- If possession is given before settlement:
- (1) the Buyer must maintain the Property in substantially its condition at the date of possession, fair wear and tear excepted;
 - (2) entry into possession is under a licence personal to the Buyer revocable at any time and does not:
 - (a) create a relationship of landlord and tenant; or
 - (b) waive the Buyer's rights under this contract;
 - (3) the Buyer must insure the Property to the Seller's satisfaction; and
 - (4) the Buyer indemnifies the Seller against any expense or damages incurred by the Seller as a result of the Buyer's possession of the Property.

9. PARTIES' DEFAULT

9.1 Seller and Buyer May Affirm or Terminate

- (1) If the Seller or Buyer, as the case may be, fails to comply with an Essential Term, or makes a fundamental breach of an intermediate term, the Seller (in the case of the Buyer's default) or the Buyer (in the case of the Seller's default) may affirm or terminate this contract under this clause.
- (2) Clause 9.1 does not limit any other right or remedy of the parties including those under this Contract or any right at law or in equity.

9.2 If Seller Affirms

If the Seller affirms this contract under clause 9.1, it may sue the Buyer for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.3 If Buyer Affirms

If the Buyer affirms this contract under clause 9.1, it may sue the Seller for:

- (1) damages;
- (2) specific performance; or
- (3) damages and specific performance.

9.4 If Seller Terminates

If the Seller terminates this contract under clause 9.1, it may do all or any of the following:

- (1) resume possession of the Property;
- (2) forfeit the Deposit and any interest earned;
- (3) sue the Buyer for damages;
- (4) resell the Property.

9.5 If Buyer Terminates

If the Buyer terminates this contract under clause 9.1, it may do all or any of the following:

- (1) recover the Deposit and any interest earned;
- (2) sue the Seller for damages.

9.6 Seller's Resale

- (1) If the Seller terminates this contract and resells the Property, the Seller may recover from the Buyer as liquidated damages:
 - (a) any deficiency in price on a resale; and
 - (b) its expenses connected with any repossession, any failed attempt to resell, and the resale;

provided the resale settles within 2 years of termination of this contract.
- (2) Any profit on a resale belongs to the Seller.

9.7 Seller's Damages

The Seller may claim damages for any loss it suffers as a result of the Buyer's default, including its legal costs on an indemnity basis and the cost of any Work or Expenditure under clause 7.6(3).

9.8 Buyer's Damages

The Buyer may claim damages for any loss it suffers as a result of the Seller's default, including its legal costs on an indemnity basis.

9.9 Interest on Late Payments

- (1) The Buyer must pay interest at the Default Rate:
 - (a) on any amount payable under this contract which is not paid when due; and
 - (b) on any judgement for money payable under this contract.
- (2) Interest continues to accrue:
 - (a) under clause 9.9(1)(a), from the date it is due until paid; and
 - (b) under clause 9.9(1)(b), from the date of judgement until paid.
- (3) Any amount payable under clause 9.9(1)(a) in respect of a period prior to settlement must be paid by the Buyer at settlement. If this contract is terminated or if any amount remains unpaid after settlement, interest continues to accrue.
- (4) Nothing in this clause affects any other rights of the Seller under this contract or at law.

10. GENERAL

10.1 Seller's Agent

The Seller's Agent is appointed as the Seller's agent to introduce a buyer.

10.2 Foreign Buyer Approval

The Buyer warrants that either:

- (1) the Buyer's purchase of the Property is not a notifiable action; or

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- (2) the Buyer has received a no objection notification, under the *Foreign Acquisitions and Takeovers Act 1975*.
- 10.3 Duty**
The Buyer must pay all duty on this contract.
- 10.4 Notices**
- (1) Notices under this contract must be in writing.
- (2) Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.
- (3) Notices under this contract or required to be given by law may be given by:
- (a) delivering or posting to the other party or its solicitor; or
- (b) sending it to the facsimile number of the other party or its solicitor stated in the Reference Schedule (or another facsimile number notified by the recipient to the sender); or
- (c) sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).
- (4) Subject to clause 10.4(5), a notice given after this contract is entered into in accordance with clause 10.4(3) will be treated as given:
- (a) 5 Business Days after posting;
- (b) if sent by facsimile, at the time indicated on a clear transmission report; and
- (c) if sent by email, at the time it is sent.
- (5) Notices given by facsimile, by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.
- (6) If two or more notices are treated as given at the same time under clause 10.4(5), they will be treated as given in the order in which they were sent or delivered.
- (7) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.
- (8) For the purposes of clause 10.4(3)(c) and clause 12.2 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.
- 10.5 Business Days**
- (1) If anything is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.
- (2) If the Finance Date or Inspection Date fall on a day that is not a Business Day, then it falls on the next Business Day.
- (3) If clause 11 applies and the Settlement Date falls on a day on which both the Sydney and Melbourne offices of the Reserve Bank of Australia are closed, the Settlement Date will be taken to be the next Business Day.
- 10.6 Rights After Settlement**
Despite settlement and registration of the transfer, any term of this contract that can take effect after settlement or registration remains in force.
- 10.7 Further Acts**
If requested by the other party, each party must, at its own expense, do everything reasonably necessary to give effect to this contract.
- 10.8 Severance**
If any term or part of a term of this contract is or becomes legally ineffective, invalid or unenforceable in any jurisdiction it will be severed and the effectiveness, validity or enforceability of the remainder will not be affected.
- 10.9 Interpretation**
- (1) **Plurals and Genders**
Reference to:
- (a) the singular includes the plural and the plural includes the singular;
- (b) one gender includes each other gender;
- (c) a person includes a body corporate; and
- (d) a party includes the party's executors, administrators, successors and permitted assigns.

- (2) **Parties**
- (a) If a party consists of more than one person, this contract binds them jointly and each of them individually.
- (b) A party that is a trustee is bound both personally and in its capacity as a trustee.
- (3) **Statutes and Regulations**
Reference to statutes includes all statutes amending, consolidating or replacing them.
- (4) **Inconsistencies**
If there is any inconsistency between any provision added to this contract and the printed provisions, the added provision prevails.
- (5) **Headings**
Headings are for convenience only and do not form part of this contract or affect its interpretation.
- (6) **Calculating Time**
If anything is permitted or required to be done:
- (a) a number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date;
Example: if the Settlement Date falls on a Friday, 2 days before the Settlement Date is Wednesday.
- (b) "at least" a number of days or Business Days before a specified date or a clear number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date and excluding the day on which the thing may or must be done;
Example: if the Settlement Date falls on a Friday, at least 2 days before the Settlement Date or 2 clear days before the Settlement Date is Tuesday.
- (c) a number of days or Business Days after a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date.
Example: if the Contract Date falls on a Monday, 2 days after the Contract Date is Wednesday.

10.10 Counterparts

- (1) This contract may be executed in two or more counterparts, all of which will together be deemed to constitute one and the same contract.
- (2) A counterpart may be electronic and signed using an Electronic Signature.

11. ELECTRONIC SETTLEMENT

11.1 Application of Clause

- (1) Clause 11 applies if the Buyer, Seller and each Financial Institution involved in the transaction agree to an Electronic Settlement using the same ELNO System and overrides any other provision of this contract to the extent of any inconsistency.
- (2) Acceptance of an invitation to an Electronic Workspace is taken to be an agreement for clause 11.1(1).
- (3) Clause 11 (except clause 11.5(3)) ceases to apply if either party gives notice under clause 11.5 that settlement will not be an Electronic Settlement.

11.2 Completion of Electronic Workspace

- (1) The parties must:
- (a) ensure that the Electronic Workspace is completed and all Electronic Conveyancing Documents and the Financial Settlement Schedule are Digitally Signed prior to settlement; and
- (b) do everything else required in the Electronic Workspace or otherwise to enable settlement to occur on the Settlement Date.
- (2) If the parties cannot agree on a time for settlement, the time to be nominated in the Workspace is 4pm AEST.
- (3) If any part of the Purchase Price is to be paid to discharge an Outgoing:
- (a) the Buyer may, by notice in writing to the Seller, require that the amount is paid to the Buyer's Solicitor's trust account and the Buyer is responsible for paying the amount to the relevant authority;
- (b) for amounts to be paid to destination accounts other than the Buyer's Solicitor's trust account, the Seller must give the Buyer a copy of the current account for the Outgoing to enable the Buyer to verify the destination account details in the Financial Settlement Schedule.

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- (4) If the Deposit is required to discharge any Encumbrance or pay an Outgoing at settlement:
 - (a) the Deposit Holder must, if directed by the Seller at least 2 Business Days before settlement, pay the Deposit (and any interest accrued on investment of the Deposit) less commission as clear funds to the Seller's Solicitor;
 - (b) the Buyer and the Seller authorise the Deposit Holder to make the payment in clause 11.2(4)(a);
 - (c) the Seller's Solicitor will hold the money as Deposit Holder under the Contract;
 - (d) the Seller and Buyer authorise the Seller's Solicitor to pay the money as directed by the Seller in accordance with the Financial Settlement Schedule.

11.3 Electronic Settlement

- (1) Clauses 5.1(1)(b), 5.1(2) and 5.2 do not apply.
- (2) Payment of the Balance Purchase Price electronically as directed by the Seller's Solicitor in the Financial Settlement Schedule satisfies the Buyer's obligation in clause 2.5(1).
- (3) The Seller and Buyer will be taken to have complied with:
 - (a) clause 2.5(3)(c),(e) and (f); and
 - (b) clause 2.5(5)(d) and (e),
(as applicable) if at settlement the Financial Settlement Schedule specifies payment of the relevant amount to the account nominated by the Commissioner of Taxation.
- (4) The Seller will be taken to have complied with clause 5.3(1)(b), (c), (d), and (e) if:
 - (a) in relation to documents which are suitable for Electronic Lodgement in the Land Registry at settlement, the documents are Digitally Signed within the Electronic Workspace; and
 - (b) in relation to any other document or thing, the Seller's Solicitor:
 - (i) confirms in writing prior to settlement that it holds all relevant documents which are not suitable for Electronic Lodgement and all Keys (if requested under clause 5.3(1)(c)) in escrow on the terms contained in the QLS E-Conveyancing Guidelines; and
 - (ii) gives a written undertaking to send the documents and Keys (if applicable) to the Buyer or Buyer's Solicitor no later than the Business Day after settlement; and
 - (iii) if requested by the Buyer, provides copies of documents in the Seller's Solicitors possession.
- (5) A party is not in default to the extent it is prevented from complying with an obligation because the other party or the other party's Financial Institution has not done something in the Electronic Workspace.
- (6) Any rights under the contract or at law to terminate the contract may not be exercised during the time the Electronic Workspace is locked for Electronic Settlement.
- (7) Electronic Settlement is taken to occur when Financial Settlement is effected, whether or not Electronic Lodgement has occurred.

11.4 Computer System Unavailable

If settlement fails and cannot occur by 4pm AEST on the Settlement Date because a computer system operated by the Land Registry, Queensland Revenue Office, Reserve Bank, a Financial Institution or the relevant ELNO System is inoperative or unavailable, neither party is in default and the Settlement Date is deemed to be the next Business Day. Time remains of the essence.

11.5 Withdrawal from Electronic Settlement

- (1) Either party may elect not to proceed with an Electronic Settlement by giving written notice to the other party.
- (2) A notice under clause 11.5(1) may not be given later than 5 Business Days before the Settlement Date unless an Electronic Settlement cannot be effected because:
 - (a) the transaction is not a Qualifying Conveyancing Transaction; or
 - (b) a party's solicitor is unable to complete the transaction due to death, a loss of legal capacity or appointment of a receiver or administrator (or similar) to their legal practice or suspension of their access to the ELNO System; or

- (c) the Buyer's or Seller's Financial Institution is unable to use the relevant ELNO System to effect Electronic Settlement.
- (3) If clause 11.5(2) applies:
 - (a) the party giving the notice must provide satisfactory evidence of the reason for the withdrawal; and
 - (b) the Settlement Date will be extended to the date 5 Business Days after the Settlement Date.

11.6 Costs

Each party must pay its own fees and charges of using the relevant ELNO System for Electronic Settlement.

11.7 Definitions for clause 11

In clause 11:
"Digitally Sign" and **"Digital Signature"** have the meaning in the ECNL.

"ECNL" means the Electronic Conveyancing National Law (Queensland).

"Electronic Conveyancing Documents" has the meaning in the *Land Title Act 1994*.

"Electronic Lodgement" means lodgement of a document in the Land Registry in accordance with the ECNL.

"Electronic Settlement" means settlement facilitated by an ELNO System.

"Electronic Workspace" means a shared electronic workspace within an ELNO System that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement.

"ELNO" has the meaning in the ECNL.

"ELNO System" means a system provided by the ELNO for facilitating Financial Settlement and Electronic Lodgement.

"Financial Settlement" means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule.

"Financial Settlement Schedule" means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts.

"Qualifying Conveyancing Transaction" means a transaction that is not excluded for Electronic Settlement by the rules issued by the relevant ELNO, Queensland Revenue Office, Land Registry, or a Financial Institution involved in the transaction.

12. ELECTRONIC CONTRACT AND DISCLOSURE

12.1 Electronic Signing

If this contract is signed by any person using an Electronic Signature, the Buyer and the Seller:

- (a) agree to enter into this contract in electronic form; and
- (b) consent to either or both parties signing the contract using an Electronic Signature.

12.2 Pre-contract Disclosure

The Buyer consents to the Seller's use of electronic communication to give any notice or information required by law to be given to the Buyer and which was given before the Buyer signed this contract.

INITIALS (Note: Initials not required if signed with Electronic Signature)

Annexure A Special Conditions

A TERMS OF CONTRACT

1. Modification to Terms of Contract

1.1 The Terms of Contract are deleted, amended or added to in accordance with the table below:

Clause No	Deletion, Amendment or Addition
1.1(h)	Delete sub-clause (iii).
1.1(m)	Delete sub-clause.
1.1(n)	After the words "Essential Term includes" insert the following words: "any term specified in the Special Conditions to be an Essential Term and also includes."
1.1(v)	Delete the words "but excludes" and replace them with the words "and includes".
1.1(dd)	Delete sub-clause.
1.1(ff)	Delete sub-clause.
2.2(3)	Delete clause.
2.2(4)	Delete clause.
2.3	Delete clause.
2.5	Delete sub-clause (5).
2.6	Delete sub-clauses (2)(c), (3), (5), (6) and (14).
2.6(2)	Delete the words "Subject to clauses 2.6(3), 2.6(5) and 2.6(14)."
2.6(4)	<p>Delete clause and replace with the following:</p> <p>"2.6(4) Land tax will be calculated for apportionment purposes on the basis that, as at midnight on the previous 30th June:</p> <p>(a) if on 30 June the previous year there was a separate valuation for the Land, that the Seller owned no land other than its interest in the Land; or</p> <p>(b) If there is no separate valuation for the Land, the Seller owned no land other than its interest in the Base Parcel and the land tax amount for apportionment purposes for the Land shall be determined using the following formula:</p> $\frac{\text{Amount} \times \text{AL}}{\text{AP}}$ <p>Where:</p> <p>Amount = amount of land tax payable on the Base Parcel for the land tax year in which Settlement is to be effected (whether paid or unpaid).</p> <p>AL = area of the Land in square metres.</p> <p>AP = area of the Base Parcel in square metres</p> <p>If the application of the formula above is not possible or results, in the reasonable opinion of the Seller's Solicitor, in an unfair apportionment or adjustment of land tax as between the Parties, then land tax will be adjusted in the manner determined by the Seller's Solicitor, acting reasonably, to achieve a fair apportionment or</p>

Clause No	Deletion, Amendment or Addition
	<i>adjustment."</i>
2.6(12)	Delete clause and replace with the following: <i>"The cost of all Bank cheques payable at Settlement are the responsibility of the Buyer".</i>
2.6(14)	Delete clause.
3.5	Insert a new clause 3.5 as follows: <i>"If the Buyer terminates this contract under clause 3.2(1) of the Terms of Contract, then the Buyer must provide the Seller with a copy of the finance decline correspondence from its Financier when the Buyer terminates this contract. This is an Essential Term".</i>
3.6	Insert a new clause 3.6 as follows: <i>"If the Buyer gives notice of satisfaction or waiver of the finance condition under clause 3.2(2) of the Terms of Contract, then the Buyer must provide the Seller with a copy of the finance correspondence from its Bank showing evidence that the Buyer has obtained finance in relation to this contract and the Build Contract. This is an Essential Term of this contract."</i>
5.1	Delete clause.
5.2	Delete clause.
5.3(1)(a)	After the words <i>"after stamping"</i> insert the following words: <i>"and registration of any release or withdrawal of any Encumbrances which are required by this contract to be provided by the Seller to the Buyer at Settlement"</i> .
5.3	Delete sub-clauses (1)(c), (1)(d), (1)(e) and (2).
5.4	Delete clause.
5.6	Delete clause.
6.2	Delete clause.
7.2	Delete clause.
7.4(2)(a)	Delete sub-clause.
7.4(2)(b)	Delete sub-clause.
7.4 (4)	After the words <i>"clause 7.4(2) or 7.4(3)"</i> insert the following words: <i>"and the Buyer is materially adversely affected by the warranty or representation not being correct"</i> .
7.5	Delete sub-clause.
7.6(1)	At the beginning of the clause insert the following words: <i>"Subject to Special Condition 18".</i>
7.7(1)	Delete the words <i>"the Contract Date"</i> and replace them with the following words: (a) <i>if Special Condition 5.1 applies, the date the Seller gives notice to the Buyer that (in accordance with Special Condition 5.1) the Condition Subsequent has been satisfied; or</i> (b) <i>if Special Condition 5.1 does not apply, the Contract Date.</i>
7.7(1)(e)	Delete sub-clause.
7.9	Insert the words <i>"or to the cost of relocating any fence"</i> at the end of the first sentence and at the end of the clause insert the following words: <i>"The Parties acknowledge that this clause is an agreement made between adjoining owners about a dividing fence for the purposes of section 10 of the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011 (Qld) and does not merge on Settlement."</i>

Clause No	Deletion, Amendment or Addition
8.1	<p>Delete clause and replace with the following:</p> <p><i>"The Property is at the Seller's risk until:</i></p> <p style="padding-left: 40px;">(a) <i>if Special Condition 5.1 applies, the Seller gives notice to the Buyer that (in accordance with Special Condition 5.1) the Condition Subsequent has been satisfied; or</i></p> <p style="padding-left: 40px;">(b) <i>if Special Condition 5.1 does not apply, 5:00pm on the first Business Day after the Contract Date,</i></p> <p><i>and then the Property is at the Buyer's risk."</i></p>
8.3	<p>Delete the second sentence of sub-clause (1).</p> <p>Delete sub-clauses (2) and (3).</p>
8.4	Delete clause.
9.6(1)	Delete the words <i>"provided the resale settles within 2 years of termination of this contract"</i> .
10.2	Delete clause.
10.9	<p>Insert new sub-clauses (7) to (10) as follows:</p> <p>(7) Use of the word <i>including</i></p> <p style="padding-left: 40px;"><i>including</i> and any similar expressions are not words of limitation.</p> <p>(8) Use of the word <i>"or"</i></p> <p style="padding-left: 40px;">In any combination or list of options, the use of the word <i>or</i> is not used as a word of limitation.</p> <p>(9) Things to be done and notices given by Buyer</p> <p style="padding-left: 40px;">If this contract provides for something to be done by the Buyer by a certain date, the Buyer must do so by 5.00 pm, Brisbane time, on that date.</p> <p>(9) Use of the word <i>"construction"</i></p> <p style="padding-left: 40px;">Use of the word <i>construction</i> includes, where the context requires, the carrying out of civil works.</p>
11.5(3)(b)	Delete "5" and replace with "2".

2. Application of Terms of Contract

- 2.1 The Terms of Contract apply to this contract unless excluded expressly or by implication.
- 2.2 The Parties acknowledge receipt of a copy of the Terms of Contract before signing this contract.

3. Additional Definitions

- 3.1 The following additional definitions apply to this contract:

- (a) **Approvals** means the necessary permits or approvals for the carrying out of the development of the Stage or the Estate or any part or parts of them.
- (b) **Authority** means any body (including any judicial body), government, person or otherwise having or exercising control over the approval of, carrying out of, use or operation of the Property or the Estate or any Services to be provided to the Land or the Estate, including, but not limited to, the Local Government and the department of Economic Development Queensland (a division of the Department of State Development, Manufacturing, Infrastructure and Planning).
- (c) **Bank Guarantee** means a bank guarantee that:
- (i) is issued by an Australian Bank acceptable to the Seller;
 - (ii) is in a form acceptable to the Seller;
 - (iii) is for the amount of the Deposit;
 - (iv) is issued in favour of HWL Ebsworth Lawyers (as "Favouree" as opposed to specifying the Seller as Favouree);
 - (v) specifies that the Seller has agreed to accept the bank guarantee instead of payment of a cash deposit;
 - (vi) requires the bank to pay HWL Ebsworth Lawyers the Deposit amount without first checking with the Buyer or any other third party;
 - (vii) has no expiry date and is unconditional and irrevocable; and
 - (viii) contains the names of the Seller and the Buyer (and no other third party) and makes reference to this contract and the sale made under it, e.g:
Mirvac Queensland Pty Limited sale of Lot No. on SP338104 in "Everleigh" to
- (d) **Builder** means a builder who has been advertised through the Seller's current marketing campaign.

- (e) **Building Contract** means a contract with a Builder to build a Dwelling on the Land.
- (f) **Bushfire Management Plan** means the bushfire hazard assessment and fire management plan as required by the Conditions of Subdivision, a copy of which may be obtained from the Seller upon request.
- (g) **Base Parcel** means the englobo parcel or parcels of land (being part of the Parcel) from which the Land is to be or was created, which was registered as a separate indefeasible parcel(s) and on which land tax was levied on the 30 June prior to the Settlement Date.
- (h) **Claim** includes any claim, cause of action, proceeding, right, entitlement, damages, costs, losses, liability or demand however it arises and whether it is past, present or future, fixed or unascertained, actual, potential or contingent.
- (i) **Condition Subsequent** means the condition set out in Special Condition 5.1.
- (j) **Continuing Rights** means any rights that the Seller has, including any rights of indemnification, under or as a result of this contract that have not yet been fully exercised, including rights which survive Settlement.
- (k) **Dealing** has the meaning given in Special Condition 62.1.
- (l) **Deed Poll** means the deed poll which is attached to this contract in Annexure D.
- (m) **Deposit Bond** means a bond or other surety (howsoever categorised) that is:
- (i) from an insurance company or other institution acceptable to the Seller (at the Contract Date being QBE, Allianz Australia Insurance Ltd, Suncorp / Vero and possible other Australian Headquartered Insurers (approved by the Seller) as the acceptable insurer or underwriter);
 - (ii) in a form acceptable to the Seller in its discretion;
 - (iii) for an amount equal to the Deposit (less any part of the Deposit paid in cash); and
 - (iv) payable on demand.
- (n) **Deposit Guarantee** means either:
- (i) a Bank Guarantee; or
 - (ii) a Non-Compliant Guarantee.
- (o) **Development Approval** means the development approval for the Estate or that

stage or part of the Estate in which the Land is or is to be situated, a copy of which may be obtained from the Seller upon request.

- (p) **Disclosure Plan** means the disclosure plan which accompanies the Disclosure Statement.
- (q) **Disclosure Statement** means the documents titled **Disclosure Statement** (or similar, including the accompanying Disclosure Plan) given to the Buyer before formation of this Contract.
- (r) **Display Home** has the meaning given to that term in the *Domestic Building Contracts Act 2000 (Qld)*.
- (s) **Dwelling** means the residential detached dwelling constructed or to be constructed on the Land in accordance with the Housing Covenants.
- (t) **Easement and Covenant Schedule** means the Easement and Covenant Schedule attached to this contract in Annexure F which sets out the easements and covenants affecting or proposed to affect the Land (and possibly other land or lots within the Estate).
- (u) **Encumbrances** means all registered or unregistered encumbrances including any:
 - (i) matter endorsed upon the Survey Plan and any survey plan subdividing the Parcel;
 - (ii) rights and interests reserved in favour of the Crown;
 - (iii) administrative advices or similar dealings;
 - (iv) (encumbrances) in favour of any Authority;
 - (v) conditions of any Approval;
 - (vi) property notes by an Authority;
 - (vii) utilities or utility infrastructure or other systems or services in, or passing through, the Land, and all statutory rights relating to services;
 - (viii) easements benefiting or burdening the Land or the Parcel for:
 - (A) the passage or provision of services; or
 - (B) access;
 - (ix) encumbrances, notifications, easements, restrictions, administrative advices, covenants or other matters or dealings:

- (A) disclosed to the Buyer prior to the Contract Date by any means;
- (B) required in order to satisfy the requirements of any Authority; or
- (C) endorsed on the title to the Parcel or the Title; and
- (x) statutory encumbrances.
- (v) **Estate** means the estate or proposed estate called "Everleigh" of which the Land forms or is intended to form part.
- (w) **Estate Development** means the carrying out of the development of:
 - (i) the Estate; and
 - (ii) if the development of the Estate is staged, the Stage.
- (x) **FATA** means the *Foreign Acquisitions and Takeovers Act 1975* (Cth).
- (y) **Finance Condition** means the condition in relation to approval of a loan contained in clause 3.1 of the Terms of Contract.
- (z) **Foreign Person** means any person within the definition of "foreign person" in FATA.
- (aa) **Further Statement** has the meaning given in Special Condition 16.3(b)(i).
- (bb) **Guarantee** means the Guarantee and Indemnity attached in Annexure G.
- (cc) **Guarantor** means the guarantor/s required by the terms of this contract to guarantee the performance of the Buyer.
- (dd) **Housing Covenants** means the housing covenants which are attached to this contract in Annexure C in respect of building improvements on the Land and within the Estate as varied by the Seller from time to time.
- (ee) **Instalment Contract** has the meaning given to *instalment contract* in the PLA.
- (ff) **LSA** means the *Land Sales Act 1984 (Qld)*.
- (gg) **Mirvac** means each Related Body Corporate of Mirvac Limited ACN 003 280 699 from time to time.
- (hh) **NBN Co** means NBN Co Limited ABN 86 136 533 741.
- (ii) **NBN Co Building Ready Specifications** means the specifications governing the building requirements for connection of the Land to the Network Infrastructure as provided by NBN Co or as otherwise available on NBN Co's website, as may change from time to time including but not limited to:

- (i) Your nbn Connect Kit (SDU) or Your nbn Connect Kit (MDU);
- (ii) Residential checklist - new developments;
- (iii) Homeowners and Builders Guide - New Developments; and
- (iv) NBN - Fibre User Guide.
- (jj) **NBN Co Carrier Licence** means the carrier licence granted to NBN Co by the Australian Communications and Media Authority on 18 March 2010 under section 56 of the *Telecommunications Act 1997 (Cth)*.
- (kk) **Network Infrastructure** means the physical infrastructure of the high speed broadband fibre optic network which may be installed by NBN Co for the Estate or Stage:
 - (i) including all fibre, cables, electronic devices and equipment, ducts, poles, towers, cabinets, housing and any other active and passive equipment and distribution infrastructure; but
 - (ii) not including the Pit and Pipe Works, any existing pit and pipe infrastructure, lead-in conduit, the network termination unit or the power supply unit and related cable at the Land.
- (ll) **Non-Compliant Guarantee** means a:
 - (i) Deposit Bond; or
 - (ii) a guarantee or undertaking by a Bank that is not a Bank Guarantee.
- (mm) **Noise Report** means the noise report prepared for the Seller as required by the Conditions of Subdivision, a copy of which may be obtained from the Seller upon request.
- (nn) **Notice** means:
 - (i) any notice, request, direction or other communication to be given under or in relation to this contract; and
 - (ii) in the Terms of Contract, Notice may be referred to as **notice**.
- (oo) **Novation Deed** means a deed (in a form reasonably required by the Seller) to be made in relation to a Dealing and under which, on and from completion of the Dealing, the Third Party covenants in favour of the Buyer to be bound by the obligations of the Seller under this contract.
- (pp) **Object or Objections** means to object generally and includes to:
 - (i) avoid or attempt to avoid this contract;
 - (ii) refuse to effect Settlement;
 - (iii) delay Settlement;
 - (iv) make any Claim, whether before or after Settlement, including a claim for damages or compensation or any reduction in the Purchase Price;
 - (v) retain any part of the Purchase Price;
 - (vi) require the Seller to carry out any works to the Property;
 - (vii) withhold a consent; or
 - (viii) seek an injunction.
- (qq) **Other Features** means street trees, street lights, bin pads, footpaths, driveways and fencing (intended to be constructed or that has been constructed by or on behalf of the Seller).
- (rr) **Parcel** means Lot 9003 on SP331504 with title reference 51275679, which will be subdivided to create Lot 9003 on SP327532 with title reference to issue, which will be subdivided to create Lot 9003 on SP330384 with title reference to issue which will be subdivided to create Lot 9003 on SP331503 and any other land acquired by the Seller for development as part of the Stage and, where the context permits or requires, includes any land derived from the Parcel. The Land is part of or will be created from the Parcel.
- (ss) **Parties** means the Seller and the Buyer. In the Terms of Contract, Parties may be referred to as **parties**.
- (tt) **Party** means the Seller and/or the Buyer as the context requires. In the Terms of Contract, Party may be referred to as "**party**".
- (uu) **Permitted Variation** means a Variation which:
 - (i) viewed objectively, does not have a direct material adverse effect on the use or value of the Land; and
 - (ii) does not result in the Land, once developed and titled, being substantially different to the Proposed Land.
- (vv) **Personal Use** means the use of the Property by the Buyer to live in for their own personal, domestic or household use or consumption.
- (ww) **Personal Information** means all personal information (as defined in the Privacy Act)

relating to the Buyer, including all personal information set out in this contract and otherwise disclosed by the Buyer to the Seller whether prior to or after the Contract Date.

- (xx) **Pit and Pipe Works** means the physical infrastructure, including all pits, pipes, conduits and any other materials to be designed and constructed by the Seller under the Seller's agreement with NBN Co (if any) necessary to properly service the Stage and to properly service the Land and other land within the Estate with the Network Infrastructure.
- (yy) **PLA** means the *Property Law Act 1974 (Qld)*.
- (zz) **Prescribed Percentage** has the meaning given to prescribed percentage in the PLA.
- (aaa) **Privacy Act** means the *Privacy Act 1988 (Cth)* and any regulations, ancillary rules, guidelines, orders, directions, directives, codes of conduct or other instrument made or issued under that Act, as amended from time to time.
- (bbb) **Privacy Officer** means so far as Mirvac is concerned, "Mircac Privacy Officer", Mirvac Group Compliance, Level 28, 200 George Street, Sydney NSW 2000, Ph: (02) 9080 8000, Email: privacy@mircac.com.
- (ccc) **Project Manager** means the project manager appointed by the Seller for the Estate Development, and if no project Manager has been appointed, then the Seller's surveyor or town planner (for the Estate)..
- (ddd) **Proposed Land** means the Land prior to its development and titling as shown or described in any of:
 - (i) this contract;
 - (ii) the Promotional Materials;
 - (iii) the Disclosure Plan; and
 - (iv) where the context requires, a Further Statement.
- (eee) **Promotional Materials** means all marketing materials (including website), models, artists impressions, display boards and similar in relation to the Property or the Estate.
- (fff) **Proposed Lot** has that meaning given to the term **proposed lot** in the LSA.
- (ggg) **Reference Schedule** means the Reference Schedule of this Contract.
- (hhh) **Related Body Corporate** has the meaning given to that term in section 50 of the *Corporations Act 2001 (Cth)*.

- (iii) **Release Encumbrance** means any:
 - (i) mortgage;
 - (ii) caveat of a third party;
 - (iii) statutory charge; or
 - (iv) writ or warrant of execution.
- (jjj) **Schedule 3** means Schedule 3 of the *Telecommunications Act 1997 (Cth)*.
- (kkk) **Services** means services including water supply, electricity (including street lighting), sewerage, stormwater, roofwater, telephony services and reticulated gas (if any).
- (lll) **Services and Other Features Plans** means the plans attached at the back of this Contract.
- (mmm) **Settlement** means the event of settlement of this contract. In the Terms of Contract, Settlement may be referred to as "**settlement**".
- (nnn) **Settlement Materials** means all releases, withdrawals, documents, certificates, declarations, notices, instruments, materials or letters or similar which the Seller is required to provide or deliver to the Buyer at Settlement.
- (ooo) **Settlement Statement** means a statement which outlines or lists:
 - (i) the calculation of the Balance Purchase Price payable by the Buyer to the Seller at Settlement (including details of adjustments to the Purchase Price for the Deposit paid, Outgoings and other amounts payable by the Parties under this contract);
 - (ii) directions as to payment of the Balance Purchase Price by Bank cheques (or trust cheques if authorised by the Seller);
 - (iii) Settlement Materials; and
 - (iv) any other particulars the Seller considers appropriate.
- (ppp) **Special Conditions** means these Special Conditions.
- (qqq) **Stage** means, if the carrying out of the development of the Estate is staged, the stage of the Estate that includes or is intended to include the Property.
- (rrr) **Sunset Date** means the date 18 months after the Contract Date.
- (sss) **Survey Plan** means the survey plan which is to be registered with the Queensland Titles

Registry creating Title, a draft of which is attached to this contract in O.

(ttt) **Terms of Contract** means the accompanying *Terms of Contract for Houses and Residential Land (Seventeenth Edition)* adopted by the Real Estate Institute of Queensland Limited and approved by the Queensland Law Society Incorporated.

(uuu) **Third Party** means the person in whose favour the Seller effects a Dealing.

(vvv) **Title** means title to the Land.

(www) **Transfer Covenant** means a covenant in favour of the Seller, in the form of the Deed Poll or such other form acceptable to the Seller, acting reasonably:

(i) under which the Transferee agrees in the Seller's favour:

(A) to be bound to the Unperformed Obligations; and

(B) that the Seller is entitled to exercise and rely on the Continuing Rights; and

(ii) which covenant must include a requirement that each subsequent Transferee obtain a further covenant on these terms.

(xxx) **Transfer Dealing** means in respect of the Land - the sale, transfer or disposal of the Land.

(yyy) **Transfer Documents** means:

(i) a Form 1 Transfer under the *Land Title Act 1994* (Qld); and

(ii) a Form 24 Property Transfer Information (Part B – Transferor to complete) form.

(If before Settlement the Queensland Titles Registry changes their requirements or the form of the Transfer Documents, then the definition of Transfer Documents will be deemed to be amended to give effect to the intent of this contract so that to provide for the then equivalent forms and documents as determined by the Seller's Solicitors, acting reasonably).

(zzz) **Transferee** means any proposed buyer, body corporate of a community titles scheme, transferee, donee or assignee of the Land.

(aaaa) **Unperformed Obligations** means any obligations of the Buyer, including those of indemnification, under or as a result of this contract that have not been fully performed or extinguished, including obligations which survive Settlement.

(bbbb) **Utility Infrastructure** includes all utility infrastructure:

(i) for the passage of any utility or service; and

(ii) by passage of any means or system.

(cccc) **Variations** means changes, variations, reductions, omissions, substitutions or additions to (as the context requires) the Estate, the Stage or the Property including those in respect of:

(i) titling arrangements;

(ii) utility infrastructure and supply arrangements and Services;

(iii) method of carrying out civil works or construction;

(iv) construction materials;

(v) number of lots within the Estate, including any stage in it;

(vi) number of stages within or proposed to be within the Estate;

(vii) omission or reduction of stages or lots within the Estate including not proceeding with the balance stages of the Estate;

(viii) facilities;

(ix) access arrangements;

(x) landscaping;

(xi) composition;

(xii) density;

(xiii) mix of uses;

(xiv) design;

(xv) improvements;

(xvi) levels;

(xvii) topography;

(xviii) permitted uses;

(xix) roads or open spaces;

(xx) location;

(xxi) layout;

(xxii) size;

(xxiii) dimensions;

(xxiv) area;

(xxv) any building envelope within the Estate;

(xxvi) the Housing Covenants;

- (xxvii) community facilities within the Estate;
- (xxviii) descriptions or identification numbers of lots and plans;
- (xxix) number, location, extent and existence of retaining and revetment walls and the manner the retaining and revetment walls are constructed (eg. battering, etc) and the materials the retaining walls are constructed of; and
- (xxx) addresses – street names and numbers.

(dddd) **Withholding Notice** the notice required by and compliant with section 14-255(1) of the Withholding Law.

B **CONDITION SUBSEQUENT**

4. Application of part

- 4.1 This part B only applies if the Land is a Proposed Lot on the Contract Date.

5. Condition Subsequent

- 5.1 This contract is conditional on the Seller causing a survey plan to be registered with the Queensland Titles Registry which creates indefeasible Title on or before the Sunset Date (**Condition Subsequent**).

6. Delays in satisfying Condition Subsequent

- 6.1 If the Seller has encountered Delays in any activity which must be carried out before the Seller is in a position to satisfy the Condition Subsequent, the Seller may (but is not required to), by Notice to the Buyer, extend the Sunset Date by a period equal to the period of the delay.
- 6.2 For the purposes of Special Condition 6.1, **Delays** include delays due to:
- (a) damage by flooding, water, fire, explosion, earthquake, lightning, storm, tsunami, any other act of nature or war, civil commotion or act of terror;
 - (b) the existence or occurrence of a pandemic or similar event;
 - (c) legal proceedings concerning the Land or the Estate;
 - (d) any Authority delaying the issuing of a necessary approval or permit;
 - (e) delays in the Queensland Land Registry registering any instrument;
 - (f) inclement weather;
 - (g) unavailability of materials or contractors for construction;
 - (h) industrial dispute or disturbance of any kind;
 - (i) delay in construction;

- (j) delay in procuring sufficient pre-sale of lots to enable the Seller to secure funding for construction; or
- (k) any other cause beyond the control of the Seller.

6.3 Certification by the Project Manager as to the causes and period of delay is final and binding on the Parties. The Project Manager must be directed by the Seller to act impartially in giving the certification.

6.4 The Seller may extend the Sunset Date under Special Condition 6.1:

- (a) if this contract has not been terminated; and
- (b) on any number of occasions.

7. Unreasonable Authority conditions

7.1 Special Condition 7.2 applies if an Authority:

- (a) refuses to grant or revokes an Approval;
- (b) grants an Approval containing conditions with which the Seller is unable or, acting reasonably, not willing to comply;
- (c) refuses to seal a required survey plan; or
- (d) agrees to seal a required survey plan on conditions with which the Seller is unable or, acting reasonably, not willing to comply.

7.2 If this Special Condition 7.2 applies, then the Seller may terminate this contract by Notice to the Buyer. If this happens:

- (a) the Deposit must be released to the Buyer; and
- (b) neither Party has any further Claim against the other Party.

8. Sunset Date

8.1 If the Condition Subsequent is not satisfied by 6.00pm on the Sunset Date (as extended) then, subject to Special Condition 8.2, either Party may terminate this contract by Notice to the other Party. If this happens:

- (a) the Deposit must be released to the Buyer; and
- (b) neither Party has any further Claim against the other Party.

8.2 The Buyer may only terminate this contract (after the Sunset Date) under Special Condition 8.1 until the Seller has given the Buyer Notice that the Condition Subsequent has been satisfied.

9. Notification of satisfaction of Condition Subsequent

9.1 If the Condition Subsequent is satisfied, the Seller must give the Buyer Notice of satisfaction not later than the date 90 days after the date that the Condition Subsequent is satisfied, and, in any event, by no later than 6.00pm on the Sunset Date.

C LAND SALES ACT PROVISIONS

10. Application of part

11. This part C only applies if the Land is a Proposed Lot when the Buyer signs this contract.

12. Warranties and representations about Disclosure Statement & Disclosure Plan

12.1 The Buyer warrants and represents to the Seller that, before the Buyer signed this contract, the Buyer:

- (a) received the Disclosure Statement which was signed and dated by or on behalf of the Seller and included the Disclosure Plan;
- (b) reviewed the content of the Disclosure Statement and the Disclosure Plan; and
- (c) took (or was given the opportunity to take) legal and other advice about the Disclosure Statement.

12.2 The Buyer acknowledges and agrees that the Disclosure Statement and Disclosure Plan states or includes all the particulars required by Sections 10, 11 and 12 of the LSA.

13. Authority for Disclosure Statement and Disclosure Plan

13.1 If the Seller has not itself:

- (a) signed the Disclosure Statement; and
- (b) given the Disclosure Statement and Disclosure Plan to the Buyer,

the Seller confirms that the person who did so was duly authorised by the Seller in that regard.

D ESTATE AND LAND

14. Staged Estate

14.1 The Buyer acknowledges that:

- (a) the Estate may be developed progressively by the Seller; and
- (b) this involves or may involve the progressive:
 - (i) carrying out of various works; and
 - (ii) making of applications for Approvals (DA Applications).

14.2 The Buyer must not:

- (a) make or maintain any Objection either alone or jointly with others against or do anything which may adversely affect any of the DA Applications and consents to the DA Applications;
- (b) Object to the continuation of civil or construction works within the Estate which may disrupt or inconvenience the Buyer or an occupier of a dwelling on the Land;

(c) Object in relation to any dust, noise, nuisance or traffic interference which results from the carrying out of any works within the Estate;

(d) do or omit anything which may prevent the Seller from completing the development of the Estate or selling lots in the Estate; and

- (e) Object if the Seller does not:
 - (i) complete construction or creation of any other land included in the Estate; or
 - (ii) continue to develop any of the land owned by the Seller.

14.3 Special Condition 79 applies to the Buyer's unperformed obligations and the Seller's continuing rights under this Special Condition 14.

15. Variations to Estate

15.1 The Seller is entitled to make Variations to the carrying out of the development of the Estate so that it is different from that depicted in this contract or in any Promotional Materials, as determined by the Seller, in its discretion.

15.2 The Buyer must not Object because of any Variations to the carrying out of the development of the Estate.

16. Variations to Land

16.1 This Special Condition 16 only applies if the Land is a Proposed Lot on the Contract Date.

16.2 The Buyer agrees that:

- (a) as the Land is sold "off the plan", there are likely to be differences between the Proposed Land as compared to the Land when it is developed and titled; and
- (b) no party has made any warranty or representation to the Buyer that the Land as developed and titled will be totally the same as the Proposed Land.

16.3 Subject to the rights of the Buyer under the LSA, the Buyer must not Object to a Variation to the Land as developed and titled, compared to the Proposed Land:

- (a) provided the Variation is a Permitted Variation; or
- (b) if:
 - (i) the Seller has given the Buyer a further statement pursuant to section 13 of the LSA (**Further Statement**) concerning the Variation;
 - (ii) a period of 21 clear days has elapsed after the Seller has given the Buyer the Further Statement; and
 - (iii) the Buyer has not terminated the contract pursuant to Special Condition 16.6 during that 21 day period.

- 16.4 The Parties agree that:
- (a) each Variation of the Land is to be considered separately in determining if the Variation is a Permitted Variation; and
 - (b) regard will not be had to the aggregate effect of more than one Variation, in making a determination as to whether a Variation is or is not a Permitted Variation.
- 16.5 The Buyer agrees that it will not be materially prejudiced for the purposes of this contract or the LSA if the Land, as developed and titled, is different from the Proposed Land in respect of any of the following variations which are up to:
- (a) 2% in details of area;
 - (b) 1% in details of linear dimensions for bearings and distances;
 - (c) 500mm in height in details of surface contours or depth of fill levels;
 - (d) 500mm in height in details of retaining walls; or
 - (e) 500mm in location in details of retaining walls, as compared to those details set out in the Disclosure Plan; or
 - (f) for any other Variation, a difference of 5% or less in any one or more of the relevant lot particulars between the Land, as developed and titled, and the *relevant lot* particulars for the Land set out in the Disclosure Plan.
- 16.6 If the Buyer is entitled to Object due to a Variation to the Land as developed and titled compared to the Proposed Land, the Buyer's sole right is to terminate this contract but only during the period of 21 clear days after the date the Seller gives Notice to the Buyer of the Variation. If this happens:
- (a) the Deposit must be released to the Buyer; and
 - (b) neither party has any further Claim against the other party.
- 17. Buyer must not Object**
- 17.1 Special Condition 17.2 applies:
- (a) without limitation to any rights of the Seller elsewhere in this Contract; and
 - (b) provided there is no material adverse effect on the use or value of the Land.
- 17.2 The Buyer must not Object as a result of:
- (a) the Estate Development being carried out progressively in any sequence;
 - (b) any nuisance or interference which results from the ongoing Estate Development;
 - (c) the precise or full address of the Land not being described, or being incorrectly described, in this contract or elsewhere;
 - (d) any transfer, lease, easement, licence, covenant or other right over any part of the Estate given to any Authority or any other party;
 - (e) any name shown on this contract or any Promotional Materials not being the name of the Estate, place or suburb in which the Land is located;
 - (f) a boundary of the Land or the Estate not being fenced;
 - (g) any fence or retaining wall being located:
 - (i) wholly within the Land;
 - (ii) wholly within land adjoining the Land; or
 - (iii) partially within the Land and partially within land adjoining the Land;
 - (h) the existence of any minor encroachment onto or from the Land;
 - (i) the existence or passage through the Land of utility infrastructure or Services whether:
 - (i) for the Land or other land; and
 - (ii) or not protected by easement;
 - (j) the Seller subdividing or amalgamating any other land in the Estate;
 - (k) the transfer of any additional land into the Estate;
 - (l) the transfer, dedication or excise of any land out of the Estate;
 - (m) any facilities within the Estate being made available for use at different times, including after Settlement;
 - (n) the Seller carrying out any form of alternative development within the Estate from that intended by the Seller as at the Contract Date;
 - (o) there being non-residential uses in the Estate;
 - (p) the Estate comprising affordable housing;
 - (q) land within the Estate being sold for less than the average market value;
 - (r) the continuation of the Estate Development and therefore construction works within the Estate after Settlement;
 - (s) the Land being:
 - (i) affected by Local Government's local laws (for example, in relation to flora and fauna);

- (ii) subject to property notes imposed by the Local Government; or
- (iii) in a bushfire or fire ant risk area; or
- (t) the Seller making changes to the location of any Services or utility infrastructure in the Land.

18. Utility infrastructure, Services and amenities (Services Infrastructure)

18.1 The Buyer acknowledges that:

- (a) under the Approvals, various Authorities (or the Seller under arrangements with those Authorities) are to provide or make available utility infrastructure, Services or amenities (**Services Infrastructure**);
- (b) any Services Infrastructure may or may not be subject to an easement; and
- (c) any Services Infrastructure may be constructed within or outside the boundaries of:
 - (i) the Land; and
 - (ii) any easement.

18.2 The Seller must use reasonable endeavours to procure that the Services Infrastructure is provided on or before Settlement.

18.3 Notwithstanding Special Condition 18.2, if the Services Infrastructure is not established on or before Settlement, the Seller must cause the Services Infrastructure to be established as soon as reasonably practicable after Settlement.

18.4 The Buyer agrees that:

- (a) the Seller may change the extent and location of any Services Infrastructure proposed for the Land;
- (b) to the extent that the Proposed Land shows any Services Infrastructure, this is indicative only;
- (c) the Seller may satisfy any of its obligations under this contract by bonding the performance of any conditions of any Development Approval, or any other requirement of a relevant Authority; and
- (d) the Buyer must not Object to the matters set out in this Special Condition 18.

19. Retaining walls

19.1 This Special Condition 19 applies if the Proposed Land shows that the Seller will cause to be constructed a retaining wall structure on or associated with the Land (including a retaining wall on adjoining land which impacts on the Land) (**Retaining Wall**).

19.2 In this Special Condition 19, the term **Retaining Wall** includes any element or part of the retaining wall

structure including any footings of or batters adjoining the structure.

19.3 If this Special Condition 19 applies, any Retaining Wall may be subject to the following matters or elements:

- (a) construction of the Retaining Wall may be:
 - (i) located within the Land;
 - (ii) located partially within the Land and partially within adjoining land;
 - (iii) set back from the boundary of the Land (for example, to accommodate subsoil drainage); and
 - (iv) of various materials, including concrete sleepers or boulders; and
- (b) the Retaining Wall may affect:
 - (i) adjoining land by providing support to the adjoining land; and
 - (ii) if located on or partially on the adjoining land - the Land by providing support to the Land.

19.4 The Buyer acknowledges having received and examined materials identifying the Proposed Land (specifically the Disclosure Plan) and any Retaining Wall. The Buyer must:

- (a) not construct any type of wall or fence on top of, in front of or behind the Retaining Wall;
- (b) not remove, demolish, change or alter the Retaining Wall unless a qualified professional first determines that the Retaining Wall needs replacement or alteration;
- (c) have a qualified professional inspect the Retaining Wall at regular intervals;
- (d) maintain the Retaining Wall in the same condition as at the Settlement Date, fair wear and tear excepted; and
- (e) not do anything that may compromise the structural integrity of the Retaining Wall.

19.5 The Buyer must not:

- (a) Object concerning the construction, location or design of any Retaining Wall; or
- (b) require the Seller to remove or relocate any Retaining Wall.

19.6 The Buyer acknowledges that structural advice regarding Retaining Wall should be obtained by the Buyer from a qualified professional if any dwellings or other structures are proposed to be constructed on the Land adjacent to or near the Retaining Wall.

19.7 The Buyer acknowledges and agrees that:

- (a) the covenants contained in this Special Condition 19 (**Retaining Wall Covenants**) are made for the benefit of owners for the time being of land adjoining the Land, which are

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- affected by a Retaining Wall on the Land (**Affected Owner**);
- (b) an Affected Owner is a third party intended to take the benefit of the Retaining Wall Covenants within the meaning of section 55 of the PLA; and
- (c) an Affected Owner is entitled to rely on the Retaining Wall Covenants, notwithstanding that the Affected Owner is not a party to this contract.
- 19.8 Special Condition 79 applies to the Buyer's unperformed obligations and the Seller's continuing rights under this Special Condition 19.
- 20. National Broadband Network**
- 20.1 The Seller:
- (a) may in its discretion enter into an agreement with NBN Co for the installation of Pit and Pipe Works and Network Infrastructure;
- (b) is not obliged to enter into or maintain such an agreement; and
- (c) makes no representation or warranty to the Buyer that the Seller will enter into or maintain such agreement.
- 20.2 If the Seller enters into and maintains an agreement with NBN Co as referred to in Special Condition 20.1, the Buyer agrees:
- (a) that the NBN Co Building Ready Specifications must be complied with by the Buyer to enable connection of the Land to the Network Infrastructure; and
- (b) to adopt and implement the NBN Co Building Ready Specifications.
- 20.3 The Buyer:
- (a) must and must ensure that its agents, consultants, builders, contractors, invitees and other third parties not related to the Seller or NBN Co do not:
- (i) construct a driveway or other structure over the Pit and Pipe Works;
- (ii) cause the level of the Pit and Pipe Works to be higher than or lower than ground level; and
- (iii) obstruct access to the Pit and Pipe Works;
- (b) agrees that any breach of Special Condition 20.3(a) or failure to comply with the NBN Co Building Ready Specifications may:
- (i) prevent connection of improvements on the Land to the Network Infrastructure; or
- (ii) may require the Buyer to incur additional costs in order to connect improvements on the Land to the Network Infrastructure following Settlement; and
- (c) agrees that any additional costs payable as a consequence of a breach of Special Condition 20.2 or 20.3(a) will be at the cost of the Buyer and the Buyer releases and indemnifies the Seller in this respect.
- 20.4 The Buyer agrees that:
- (a) the Seller is not responsible for the connection of telecommunications services to the Land beyond the installation the Pit and Pipe Works to the boundary of the Land;
- (b) the Seller has no control over the:
- (i) type or timing of the connection of telecommunications services to the Land which is solely the responsibility of NBN Co or such other provider as may be prescribed by a relevant authority; or
- (ii) type of telecommunications service provided in accordance with the universal service obligation;
- (c) the Pit and Pipe Works will:
- (i) vest in NBN Co on installation and thereafter; and
- (ii) be the sole property of NBN Co and that NBN Co, as owner, will have the right to maintain, repair, alter, remove or replace the Pit and Pipe Works;
- (d) the Buyer must not interfere with or allow or cause others to interfere with the Network Infrastructure;
- (e) NBN Co has rights and powers under the NBN Co Carrier Licence, Schedule 3 and at law;
- (f) in accordance with clauses 17(5), 18(3) and 19(2) of Schedule 3, the Buyer waives the Buyer's right to be given notice in relation to any activity to be undertaken by NBN Co on the Land or any areas ancillary to the Land which is authorised under Schedule 3, and any right that the Buyer may have to object to those activities; and
- (g) the Seller may provide NBN Co with the Buyer's contact details and that NBN Co may contact the Buyer directly and provide the Buyer with a new purchaser NBN Co information pack and materials.
- 20.5 The Buyer must not Object to any matter referred to, or contemplated in, this Special Condition 19.8.

21. No representations to foundation requirements

- 21.1 The Buyer:
- (a) agrees that the Seller has made no representation or warranty as to the type, nature or method of structural foundation or footing which may be required for future building of improvements on the Land;
 - (b) must cause the foundation of any improvements constructed on the Land to be fit for purpose, as certified by a qualified professional, having regard to the geotechnical and site conditions; and
 - (c) must not Object due to geotechnical conditions of the Land.

22. No merger

- 22.1 This Part D will not merge on Settlement.

E TITLE

23. Title

- 23.1 Title is under the *Land Title Act 1994* (Qld). The Buyer accepts Title subject to the requirements of that Act.

24. Encumbrances

- 24.1 The Property (and Title) is sold:
- (a) subject to Special Condition 24.1(b) subject to all Encumbrances (whether or not they have been disclosed to the Buyer); and
 - (b) free of any Release Encumbrances, subject to Special Condition 25.
- 24.2 If the Property is subject to a Release Encumbrance, then the Buyer must accept, on Settlement:
- (a) an unstamped but signed instrument of release or withdrawal, surrender, removal or revocation of the Release Encumbrance by the relevant means permitted depending on the nature of the Release Encumbrance (**Release**); and
 - (b) any other documents or declarations necessary to procure stamping and registration of the Release Encumbrance.
- 24.3 If Settlement is to be effected by way of Electronic Settlement, the Seller will give and the Buyer must accept:
- (a) at Settlement:
 - (i) an effective electronic release of mortgage; and
 - (ii) any other electronic Releases, which are contained in the Electronic Workspace for Electronic Lodgement with the Queensland Titles Registry; and
 - (b) after Settlement, any other Releases not given under Special Condition 24.3(a).

25. Security Interest

- 25.1 If at settlement anyone holds a Security Interest over the Seller's assets, the Buyer agrees to accept from the Seller either:
- (a) a written statement from the grantee confirming the Property is not subject to the Security Interest;
 - (b) a written statement from the grantee releasing the Property from the Security Interest in the grantee's standard format; or
 - (c) a written statement from the Seller confirming that the Property is not subject to the Security Interest.
- 25.2 The Buyer acknowledges that if there are no Included Chattels being sold, then this Special Condition will not apply as there will be no Security Interest as unimproved land is being sold under this Contract.

F DEPOSIT

26. Bank Guarantee for Deposit

- 26.1 Instead of paying the Deposit as a cash payment, the Buyer may lodge with the Seller's Solicitor a Bank Guarantee.
- 26.2 If the Buyer has already paid a cash Deposit, the Buyer may, at any time, elect to replace that cash Deposit with a Bank Guarantee.

NOTE: The requirements for a Bank Guarantee must be strictly met.

27. Non-Compliant Guarantee

- 27.1 The Seller may, in its discretion accept from the Buyer as security for payment of the Deposit a Non-Compliant Guarantee to be lodged with the Seller's Solicitor. If that happens:
- (a) the Seller may at any time direct the Buyer to replace the Non-Compliant Guarantee with a Bank Guarantee or cash Deposit; and
 - (b) the Buyer must, as an Essential Term, comply with the direction within 10 Business Days after the date the direction under Special Condition 27.1(a) is made, failing which, in addition to the exercise of any other rights, the Seller may direct the Seller's Solicitor to call on the Non-Compliant Guarantee (if the terms of the Non-Compliant Guarantee permit a call to be made without termination).
 - (c) If before settlement of this Contract the Seller determines on reasonable grounds that a Bank Guarantee is no longer acceptable to the Seller, then the Seller may require the Buyer by notice in writing to pay the Deposit to the Deposit Holder by electronic funds transfer or cheque in lieu of or in exchange for the Bank Guarantee. The Buyer agrees to do this on or before 10 Business Days after request.

28. Deposit Bond

- 28.1 The Seller may, in its total discretion and without any obligation to do so, accept from the Buyer as security for payment of the Deposit a Deposit Bond to be lodged with the Seller's Solicitor which may or may not be limited as to time.
- 28.2 If that happens, the Buyer must, as an Essential Term:
- (a) at the Buyer's expense, within 10 Business Days after direction by the Seller, replace the Deposit Bond with a cash deposit or compliant Bank Guarantee; or
 - (b) if the Deposit Bond is limited as to time, and without any direction by the Seller to do so, replace the Deposit Bond with a replacement Deposit Bond (which the Seller may or may not accept in its total discretion), cash payment of the Deposit or compliant Bank Guarantee not less than 10 Business Days before its expiry date.
- 28.3 The Seller's Solicitor may call upon a Deposit Bond lodged under this Special Condition if:
- (a) this contract has been terminated for default by the Buyer and the Seller has declared the Deposit forfeited; or
 - (b) the Buyer has delivered a Deposit Bond which is limited by time; and
 - (c) the Buyer has failed (whether or not directed to do so by the Seller) to replace the Deposit Bond with a replacement Deposit Bond, cash Deposit or compliant Bank Guarantee at least 10 Business Days before expiry of the Deposit Bond; and
 - (d) the terms of the Deposit Bond permit a call to be made on it without termination of this contract by the Seller.
- 28.4 The Buyer must not do anything which may cause the Deposit Bond to be withdrawn, revoked, compromised, terminated or limited in any way.
- 28.5 If before settlement of this Contract the Seller determines on reasonable grounds that a Deposit Bond is no longer acceptable to the Seller, then the Seller may require the Buyer by notice in writing to pay the Deposit to the Deposit Holder by electronic funds transfer or cheque in lieu of or in exchange for the Deposit Bond. The Buyer agrees to do this on or before 10 Business Days after request.

29. Calling on Deposit Guarantee

- 29.1 Without limiting any other right or remedy of the Seller including those under this contract or any right under statute or at common law, if the Buyer breaches or fails to comply with any term of this contract, the Seller may direct the Seller's Solicitor to call on any Deposit Guarantee (if the terms of the Deposit Guarantee permit a call to be made without termination).

- 29.2 The Seller, Seller's Solicitor and the Deposit Holder are not required to notify the Buyer that:

- (a) a Deposit Guarantee is due to expire and must be replaced; or
- (b) a call is to be made on a Deposit Guarantee, as a pre-condition to a call being made.

- 29.3 If a call is made upon a Deposit Guarantee, the proceeds received must be dealt with as the Deposit in accordance with:

- (a) any relevant provisions of the LSA, *Property Occupations Act 2014 (Qld)*; and
- (b) the terms of this contract.

- 29.4 If no call is made upon a Deposit Guarantee before Settlement, then the:

- (a) Balance Purchase Price will be determined without subtracting the Deposit; and
- (b) Seller must return the Deposit Guarantee to the Buyer at Settlement.

- 29.5 The Seller's Solicitor and Deposit Holder are not liable for the loss of a Deposit Guarantee or for making any call on or demand under a Deposit Guarantee unless that action occurs as a result of or in consequence of an act committed or omitted in personal, conscious or fraudulent bad faith by the Seller's Solicitor or Deposit Holder. All persons claiming any beneficial interest in or over such a Deposit Guarantee are deemed to take with notice of and be subject to the protection conferred by this Special Condition 29.5 upon the Deposit Holder and Seller's Solicitor.

- 29.6 The Buyer must not do anything which may cause a Deposit Guarantee to be withdrawn, revoked, compromised, terminated or limited in any way. This is an Essential Term.

30. Deposit Holder authority, release and indemnity

- 30.1 The Parties agree that:

- (a) this contract is the written instruction by the Parties to the Deposit Holder to hold the Deposit; and
- (b) the Deposit Holder holds the Deposit as stakeholder and with authority to pay the Deposit to the Party that the Deposit Holder believes is entitled to the Deposit,

under the terms of this contract.

- 30.2 Provided that the Deposit Holder has acted honestly and in good faith, the Buyer releases and indemnifies the Deposit Holder in respect of any liability for any loss or damage suffered or incurred by the Buyer as a direct or indirect consequence of or in connection with any act or omission on the part of the Deposit Holder related to its duties as stakeholder, including where the Deposit Holder pays the Deposit to a Party and it is subsequently determined that the payee was not entitled to the Deposit.

- 30.3 The Parties acknowledge and agree that the Deposit Holder:
- (a) is a third party intended to take the benefit of this Special Condition 30 within the meaning of section 55 of the PLA;
 - (b) acceptance of the Deposit is taken to be acceptance of the benefit of this Special Condition 30; and
 - (c) is entitled to rely on the release and indemnity contained in this Special Condition 30, even though the Deposit Holder is not a party to the contract.

G SETTLEMENT

31. Settlement Date

If Land is a Proposed Lot

- 31.1 Subject to Special Condition 31.3, if the Land is a Proposed Lot on the Contract Date, the Settlement Date is the date that the Seller appoints in a Notice (**Settlement Date Notice**) to the Buyer which date must:
- (a) not be earlier than at least 14 days after the date on which the Seller gives to the Buyer the registered plan and statement referred to in section 14(3) of the LSA;
 - (b) be at least 7 days after the date on which the Seller gives the Settlement Date Notice; and
 - (c) be at least 14 days after the Contract Date.
- 31.2 If at the time a Settlement Date Notice is given, this contract is subject to:
- (a) the Finance Condition; or
 - (b) FIRB Approval,
- then the Settlement Date will be the date the later of:
- (c) the date determined under Special Condition 31.1;
 - (d) the date 14 days after the date the Buyer gives Notice to the Seller that the Finance Condition is satisfied or waived; and
 - (e) the date 7 days after the date the Buyer gives Notice to the Seller that the FIRB Approval has been obtained.

If the Land is titled

- 31.3 If the Land is a not a Proposed Lot on the Contract Date, the Settlement Date is the date the later of:
- (a) 14 days after the Contract Date;
 - (b) if this contract is subject to the Finance Condition, 14 days after the date the Buyer gives Notice to the Seller that the Finance Condition is satisfied or waived by the Buyer; and

- (c) if this Contract is subject to FIRB Approval, the date 7 days after the Buyer gives Notice to the Seller that FIRB Approval has been obtained.

32. Time and place for Settlement

- 32.1 This is an Essential Term. Settlement must take place on the Settlement Date:
- (a) in the Brisbane CBD;
 - (b) at a time nominated by the Seller, and if no time is nominated, at 3.00pm;
 - (c) at a place nominated by the Seller, and if no place is nominated, at the office of the Seller's Solicitor in Brisbane; and
 - (d) between the hours of 9.00 am and 5.00 pm.
- 32.2 The Seller may, and time remains of the essence, by Notice to the Buyer, extend the Settlement Date:
- (a) on any number of occasions
 - (b) by a period determined by the Seller; and
 - (c) up to an aggregate period of 90 days.
33. **Extensions of the Finance Date and Settlement Date requested by the Buyer**
- 33.1 Nothing in this Special Condition 33:
- (a) is a representation by the Seller that the Seller will agree; or
 - (b) creates any entitlement for the Buyer, to an extension of the Finance Date or the Settlement Date; or
 - (c) alters time being of the essence of this contract.
- 33.2 Special Condition 33.3 applies if:
- (a) the Buyer requests an extension of either the Finance Date or the Settlement Date; and
 - (b) the Seller agrees to the extension.
- 33.3 If this Special Condition 33.3 applies:
- (a) the Seller may elect to charge the Buyer as reimbursement to the Seller for its legal costs of the extension:
 - (i) \$66.00 for each extension of the Finance Date granted after the first extension; and
 - (ii) \$220.00 for each extension of the Settlement Date granted; and
 - (b) the Buyer must pay any amounts payable under Special Condition 33.3(a) as directed by the Seller at, and conditional upon, Settlement.

- 33.4 Special Condition 33.5 applies if:
- (a) Settlement does not occur on the Settlement Date due to the Buyer's default; or
 - (b) the Settlement Date is extended by agreement between the Parties following a request for an extension by the Buyer.
- 33.5 If this Special Condition 33.5 applies, then Outgoings, at the Seller's election, may be adjusted as if Settlement took place on the original Settlement Date determined under this contract.
- 33.6 Notwithstanding any other term of this contract, if the Finance Date or the Settlement Date is extended for any reason, time is of the essence in respect of the extended Finance Date or Settlement Date as the case may be.

H ADJUSTMENTS

34. Adjustments

- 34.1 If there is no separate assessment of Outgoings (other than land tax) for the Land at the Settlement Date, then at the Seller's election:
- (a) Outgoings (other than land tax) are to be adjusted on the amount that the Seller's Solicitor, acting reasonably, determines as the basis on which the adjustment will be made; or
 - (b) the Buyer must accept the Seller's undertaking (which is hereby given) that it will pay its proportion of any Outgoings up to and including the Settlement Date on issue of a separate assessment, and no adjustment will be made at Settlement.
- 34.2 If land tax is unpaid at the Settlement Date and the Queensland Revenue Office or its equivalent body advises that it will issue a final clearance for the Land on payment of a specified amount (**Specified Amount**), then the following will apply:
- (a) at the election of the Seller, land tax will be apportioned on the:
 - (i) greater of the Specified Amount; or
 - (ii) amount calculated under clause 2.6(4) of the Terms of Contract (as amended);
 - (b) the Buyer must accept the Seller's undertaking (which is hereby given) that it will pay the land tax on the Land for the land tax year in which Settlement is effected;
 - (c) the Buyer will not be entitled to any retention from the Balance Purchase Price,
 - (d) the Buyer cannot require payment of any outstanding land tax on or before the Settlement Date (including the Specified Amount);

- (e) land tax will be treated as paid at Settlement; and
- (f) no cheque will be provided at Settlement in respect of the Specified Amount.

34.3 At Settlement:

- (a) there is to be a deduction adjustment to the Purchase Price equal to the Queensland Titles Registry registration fee for each Release Encumbrance (excluding Security Interests) at Settlement; and
- (b) no adjustment is to be made for:
 - (i) registration fees for any releases, withdrawals or similar of Security Interests; or
 - (ii) water usage.

34.4 The Buyer agrees that the provisions contained in this Special Condition 34 are:

- (a) balanced, fair and reasonable; and
- (b) aimed to facilitate an uncomplicated process to effect Settlement.

35. Settlement Statement

- 35.1 Prior to Settlement, the Seller may give to the Buyer a Settlement Statement.
- 35.2 If the Buyer considers that there is an error or omission in respect of anything contained in the Settlement Statement, the Buyer must, within 3 Business Days after receipt of the Settlement Statement, and in any event before the Settlement Date, give to the Seller a notice which clearly specifies the error or omission.
- 35.3 If the Buyer does not comply with the requirements of Special Condition 35.2:
- (a) the Buyer cannot later Object or assert that the Seller was not ready, willing or able to effect Settlement because of an error or omission in the Settlement Statement; and
 - (b) the Settlement Statement is taken to be correct and to list all the Settlement Materials.
- 35.4 The purpose of this Special Condition 35 is to:
- (a) require the Buyer to notify the Seller well before the time for Settlement if the Buyer considers that there has been an:
 - (i) error in the calculation of Settlement adjustments and figures; or
 - (ii) omission in the list of Settlement Materials; and
 - (b) stop the Buyer from Objecting at or concerning Settlement on the basis of an error or omission that could have been drawn to the Seller's attention earlier.
- 35.5 The Seller may, at any time before Settlement, give the Buyer an updated or amended Settlement Statement

and the provisions of this Special Condition 35 apply to that updated Settlement Statement.

35.6 Nothing in this Special Condition 35 prevents:

- (a) the Seller from recovering any shortfall in payment of the Purchase Price after Settlement;
- (b) the Buyer from recovering any over payment of the Purchase Price after Settlement; or
- (c) a Party from requiring any adjustment to be made between the Parties after Settlement in relation to Outgoings if it is discovered that Outgoings were not apportioned in accordance with this contract.

I THE BUYER

36. Proof of identity

36.1 If directed to do so by the Seller, the Buyer must, as an Essential Term, within 5 Business Days after direction, give to the Seller:

- (a) if the Buyer is a natural person - a copy of the Buyer's passport or driver's licence; or
- (b) if the Buyer is a company - a copy of the passport or driver's licence of each of the directors and shareholders of the Buyer; and
- (c) such other evidence of the identity of the Buyer as the Seller may reasonably require.

37. Foreign Person

37.1 The Buyer:

- (a) warrants and represents to the Seller that the Buyer's status as a Foreign Person as shown in the Reference Schedule is correct and will be correct at Settlement;
- (b) acknowledges that the Seller has relied on and been induced by the Buyer's warranty and representation in Special Condition 37.1(a) in electing to enter into this contract; and
- (c) agrees that if the Buyer's warranty and representation in Special Condition 37.1(a) is not correct, the Buyer will be taken to have breached an Essential Term.

37.2 If the Buyer is shown in the Reference Schedule as a Foreign Person, then:

- (a) nothing in this contract constitutes or is otherwise intended to give rise to a binding agreement for the sale and purchase of the Property until the Buyer has received FIRB Approval. The parties acknowledge and agree that:
 - (i) despite any provision to the contrary, the Buyer is not intended to acquire any rights in relation to the Property

until the Buyer has received FIRB Approval;

- (ii) despite any provision to the contrary, no obligation on the Seller to sell, or right of the Buyer to buy the Property is of any force or effect until FIRB Approval has been obtained; and
- (iii) all other provisions of this contract (other than those described in sub-clauses (i) and (ii) above) are binding on the parties as at the Contract Date, including this Special Condition.

- (b) this contract is subject to the Treasurer of the government of the Commonwealth of Australia or the Treasurer's delegate (**Treasurer**) consenting to or providing a notice that the Treasurer has no objections (or similar) to the Buyer's purchase of the Property under FATA (**FIRB Approval**) no later than the date 30 days after the Contract Date (**Approval Date**);

(c) the Buyer must, each as an Essential Term:

- (i) make an application for the FIRB Approval (**FIRB Application**) and pay all relevant fees and taxes associated with the FIRB Application and FIRB Approval within 5 Business Days after the Contract Date;
- (ii) diligently pursue the FIRB Application;
- (iii) give the Seller a copy of the FIRB Application and sufficient evidence that all necessary payments of fees and taxes have been made within 2 Business Days after the date the FIRB Application is made;
- (iv) upon request of the Seller, keep the Seller informed of the progress of the FIRB Application;
- (v) give Notice to the Seller of the outcome of the FIRB Application within 2 Business Days of determination by the Treasurer, indicating that the FIRB Approval:
 - (A) has been obtained (with a copy of the approval instrument) and, on giving of that Notice, Special Condition 37.2(b) is taken to be satisfied; or
 - (B) has not been obtained (with a copy of the refusal instrument) and, on giving of that Notice, this contract is terminated; and

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- (vi) give Notice to the Seller if the Buyer has not received notice from the Treasurer regarding the outcome of the FIRB Application by the Approval Date. The Buyer authorises the Seller to make inquiries with the Treasurer in this respect to verify this position.

37.3 If the Buyer fails to give Notice to the Seller under Special Condition 37.2(c)(v) by 5:00pm on the Approval Date, then the Seller may by Notice to the Buyer terminate this contract. This termination right ends if the Buyer first gives a Notice under Special Condition 37.2(c)(v).

37.4 If the contract is validly terminated under this Special Condition 37 and the Buyer has not breached its obligations under this Special Condition 37:

- (a) the Deposit must be released to the Buyer; and
- (b) the Buyer has no further Claim against the Seller.

37.5 The Buyer acknowledges and agrees that:

- (a) as the Land is vacant, the FIRB Approval is likely to impose a condition that the Buyer commence building a dwelling on the Land within a certain period after the date of Settlement - usually within 24 months (**FIRB Build Condition**); and
- (b) if the FIRB Build Condition is imposed, the Buyer cannot:
 - (i) terminate this contract; or
 - (ii) otherwise Object,
 as a result of that happening.

37.6 The Buyer is not required to comply with the above requirements in Special Condition 37.2 if, within 5 Business Days of the Contract Date, the Buyer provides evidence to the satisfaction of the Seller, in the Seller's absolute discretion, that the Buyer does not require FIRB Approval. The Buyer must pay the Seller's solicitor reasonable legal costs of reviewing that evidence.

37.7 The Seller may, in its absolute discretion, extend the Approval Date, by notice to the Buyer given at any time before the Buyer terminates under this Special Condition, by any number of days specified in that notice. For the avoidance of doubt, the Seller may give this notice on any number of occasions.

37.8 Special Condition 37.2(b) cannot be waived by either party.

38. Buyer a trustee

38.1 Unless otherwise described in the Reference Schedule, the Buyer warrants and represents to the Seller that the Buyer is not buying the Property as trustee of any trust.

38.2 If the Buyer is described in the Reference Schedule as being a trustee of a trust (**Trust**):

- (a) each warranty and representation made by the Buyer in this contract which is in the nature of a representation or a warranty is true on the basis that each such warranty or representation is made by the Buyer personally and as trustee for the Trust;
- (b) the Buyer warrants and represents to the Seller that:
 - (i) the Buyer is the sole trustee of the Trust;
 - (ii) the Buyer enters into this contract as part of the due administration of the Trust;
 - (iii) this contract is for the benefit of the Trust and its beneficiaries;
 - (iv) the Buyer is empowered by the Trust instrument to enter into and perform this contract as trustee of the Trust;
 - (v) all necessary resolutions have been duly passed and all consents, approvals and other procedural matters have been obtained or attended to as required by the Trust instrument for the Buyer to enter into and perform this contract;
 - (vi) no property of the Trust has been re-settled or set aside to any other trust;
 - (vii) the Trust has not been terminated;
 - (viii) no event for the vesting of the assets of the Trust has occurred;
 - (ix) the Trust instrument complies with all applicable laws;
 - (x) the Buyer has complied with its obligations and duties under the Trust instrument and at law;
 - (xi) the Buyer has taken all steps necessary to entitle it to be indemnified from the assets of the Trust against any liability under this contract;
 - (xii) notwithstanding anything in the Trust instrument or any other document, the Buyer (in its own capacity and not in its capacity as trustee of the Trust) will be and at all times remain personally liable to the Seller for the performance, fulfilment and observance of the obligations contained in this contract; and
 - (xiii) the Buyer will, within 5 Business Days after direction by the Seller, deliver to the Seller copies of all

documents establishing, amending or making appointments under, the Trust.

39. Age of majority

- 39.1 The Buyer, if a natural person, whether buying as a trustee of a trust or for its own benefit, warrants and represents to the Seller that, as at the Contract Date, the Buyer is at least 18 years of age.

40. Personal guarantee

- 40.1 Special Condition 40.2:

- (a) applies if the Buyer is a:
- (i) company; or
 - (ii) company trustee of a trust; and
- (b) is an Essential Term;.

- 40.2 If this Special Condition 40.2 applies, the Buyer must arrange that its performance under this contract is guaranteed by:

Type of Buyer	Required Guarantors
Company personally	1. Directors of Company; and 2. Shareholders of Company, if required by the Seller.
Company trustee	1. Directors of Company; 2. Shareholders of Company, if required by the Seller; and 3. Principal beneficiaries or unitholders under the trust, if required by the Seller.

- 40.3 The Buyer must procure that the Guarantee is signed by each Guarantor before the Seller signs this contract.

- 40.4 Special Condition 40.5 applies if the:

- (a) Buyer fails to comply with Special Condition 40.2; and
- (b) Seller signs this contract notwithstanding the Buyer's failure.

- 40.5 If this Special Condition 40.5 applies, the Seller:

- (a) has not waived the requirements of Special Condition 40.2; and
- (b) may, at any time, exercise any of the Seller's rights arising from a default of an Essential Term by the Buyer.

- 40.6 The Buyer, and each Guarantor by signing the Guarantee, agree that if the Seller transfers or assigns

its interest in this contract, the Seller also assigns or transfers the benefit of each Guarantor's obligations and indemnities under the Guarantee and to the transferee or assignee.

41. Insolvency or death of Buyer

- 41.1 The Buyer is in default of an Essential Term of this contract, if, before Settlement, the Buyer:

- (a) being a company (including company trustee):
- (i) resolves to go into liquidation;
 - (ii) enters into a scheme of arrangement for the benefit of its creditors;
 - (iii) is ordered to be wound up or is placed in provisional liquidation; or
 - (iv) is put into the control of a receiver and manager, official manager or administrator; or
- (b) being a natural person:
- (i) enters into a scheme of arrangement, composition or assignment with or in favour of its creditors; or
 - (ii) becomes bankrupt.

- 41.2 If, before Settlement, the Buyer dies, then the Seller may (but is not required to) terminate this contract. If this happens:

- (a) this contract is at any end;
- (b) the Deposit must be released to the Buyer's estate or trustee; and
- (c) neither Party has any further Claim against the other Party.

- 41.3 For the purposes of this Special Condition 41 **Buyer** includes any of the parties that comprise the Buyer.

J HOUSING COVENANTS

42. Housing Covenants

- 42.1 The Buyer acknowledges and agrees that:

- (a) the Land forms part of the Estate which is a quality residential community;
- (b) unsold lots in the Estate are a valuable asset of the Seller, the value of which depends, in part, on the Estate continuing to be and being regarded as a quality residential community;
- (c) the Seller has a legitimate business interest in ensuring that the Estate remains a quality residential community;
- (d) the value of other lots in the Estate already sold to other owners depends, in part, on the Estate continuing to be and being regarded as a quality residential community; and

- (e) it is necessary and in the interest of all owners of land within the Estate that the Seller exercises supervision and control to regulate the design and construction standard of dwellings, other improvements and landscaping within the Estate and other matters generally.
- 42.2 The Buyer warrants and represents to the Seller that the Buyer will comply with the terms of the Housing Covenants. This is an Essential Term of this contract.
- 42.3 The Buyer acknowledges that the Seller:
- (a) may seek an injunction from a court to prevent the Buyer breaching its obligations under this Special Condition 42;
- (b) has the right to:
- (i) vary or modify the Housing Covenants from time to time;
- (ii) exclude or elect not to enforce the Housing Covenants or parts of them; and
- (iii) interpret and apply the Housing Covenants and the intent of the Housing Covenants as it considers appropriate having regard the objectives of them,
- in respect of any land within the Estate in any way the Seller determines in its discretion.
- 42.4 The Buyer:
- (a) must not Object to the Seller exercising its rights under this Special Condition 42; and
- (b) releases the Seller from any Claim resulting from the Seller exercising those rights.
- 42.5 Special Condition 79 applies to the Buyer's unperformed obligations and the Seller's continuing rights under this Special Condition 42.
- 42.6 The Buyer must not sell, transfer, dispose of, lease or in any other way part with possession of the Land without first obtaining a covenant from any donee in favour of the Seller:
- (a) in the form of the Deed Poll;
- (b) agreeing to be bound:
- (i) by or to the Housing Covenants; and
- (ii) the matters set out in this Special Condition 42.
- 42.7 The Buyer and the Seller agree that all of the covenants and agreements in the Housing Covenants remain in full force and effect against the Buyer and the Buyer's successors, administrators and assigns in favour of the Seller and its successors, administrators and assigns notwithstanding Settlement and the registration of a transfer of the Land in favour of the Buyer.

- 42.8 The Buyer indemnifies the Seller and agrees to keep the Seller indemnified against all loss and Claims suffered or incurred by the Seller as a direct or indirect result of the Buyer's failure to comply with the obligations contained in this Special Condition 42.

K APPROVALS

43. Approvals

- 43.1 The Buyer acknowledges that:
- (a) the Approvals may contain conditions affecting or regulating the construction of a dwelling, other improvements and landscaping on the Land including conditions for:
- (i) the provision of an environmental protection zone;
- (ii) requirement for an environmental covenant to be registered on the Title;
- (iii) easements for drainage and access purposes; and
- (iv) the construction of fire services with private fire hydrants and mains.
- (b) the Buyer read or was given the opportunity to read the Approvals before entering into this contract;
- (c) the Approvals attach to the Land;
- (d) the Buyer is bound by the Approvals; and
- (e) any Approvals where the timing for the condition is "*prior to commencement of use*" (or similar) must be satisfied by the Buyer, at the Buyer's cost, if they are not already satisfied before Settlement.
- 43.2 The Buyer must not Object to:
- (a) any of the Approvals;
- (b) any matter or condition included in any of the Approvals; or
- (c) the matters set out in this Special Condition 43.
- 43.3 The Buyer acknowledges that the Housing Covenants do not limit or vary any conditions of any Approvals.

L EASEMENTS & COVENANTS

44. Easements & covenants

- 44.1 The Land is sold subject to the benefit and burden of any easements or covenants:
- (a) shown on the Disclosure Plan or the Survey Plan;
- (b) required under any Approvals;
- (c) set out in the Easement & Covenant Schedule; or

- (d) which are otherwise permitted by this contract.
- 44.2 The Buyer acknowledges that, without limiting the operation of Special Condition 24, the Seller may, in its discretion:
- (a) make changes to any of:
 - (i) the easements or covenants set out in the Easement & Covenant Schedule; or
 - (ii) the terms of any easement or covenant disclosed in this contract; and
 - (b) procure any additional easements or covenants which may benefit or burden the Land.
- 44.3 Any easement or covenant will be on terms:
- (a) mandated by the relevant Authority; or
 - (b) otherwise determined by the Seller in its discretion, including terms and conditions:
 - (i) imposing liability on the Buyer for costs for maintaining the easement or covenant area; or
 - (ii) which restrict or prohibit development or the construction of improvements and landscaping within the easement or covenant area.
- 44.4 If, at Settlement, there is an easement or covenant burdening the Land which:
- (a) is not permitted by this Special Condition 44; and
 - (b) has a **material adverse effect** on the use or the value of the Land,
- then the Buyer's only right is to terminate this contract by Notice to the Seller.
- 44.5 If the Seller elects, for any reason in the Seller's discretion, not to register any easement, covenant or other encumbrance disclosed to the Buyer that:
- (a) burdens the Land, the Buyer must not Object; or
 - (b) benefits the Land and has a **material adverse effect** on the use or value of the Land, the Buyer may terminate this contract by Notice to the Seller.
- 44.6 If this contract is terminated pursuant to this Special Condition 44:
- (a) this contract will be at an end;
 - (b) the Deposit must be released to the Buyer; and
 - (c) the Buyer has no further Claim against the Seller.
- 44.7 If the Seller elects, for any reason in the Seller's discretion, to register an easement, covenant or other encumbrance after Settlement, that is permitted by this Special Condition 44, then the Buyer must:
- (a) sign (including with appropriate witnessing) and return all documents necessary to register the instrument within 10 Business Days after the Seller sends them to the Buyer; and
 - (b) promptly cause its mortgagee (if any) to provide to the Seller a consent to the registration of the instrument.
- 44.8 The Buyer:
- (a) indemnifies the Seller against any Claim suffered or incurred as a result of the Buyer not complying with; and
 - (b) must not Object to the matters set out in, this Special Condition 45 which does not merge at Settlement.
- 44.9 For the purposes of this Special Condition 44, a **material adverse effect** on the:
- (a) use of the Land means a reduction in the useable area of the Land of more than 5%; and
 - (b) value of the Land means a reduction in the value of the Land of more than 5%,
- as a direct consequence of:
- (c) the existence of the previously undisclosed easement or covenant; or
 - (d) variation to a previously disclosed easement or covenant.
- 44.10 At Settlement, the Buyer covenants for the benefit of any:
- (a) grantor or covenantor under any easement or covenant registered on the Title that benefits the Land that the Buyer will abide and comply by the terms of any easement or covenant on the part of the grantee or covenantee to be performed, fulfilled or observed as if the Buyer was originally named as the grantee or covenantee under the easement or covenant; and
 - (b) grantee or covenantee under any easement or covenant registered on the Title that burdens the Land that the Buyer will abide and comply by the terms of any easement or covenant on the part of the grantor or covenantor to be performed, fulfilled or observed as if the Buyer was originally named as the grantor or covenantor under the easement or covenant.
- 44.11 The covenants given by the Buyer pursuant to Special Condition 44.10 are made and given for the benefit of

any grantee, grantor, covenantor or covenantor pursuant to section 55 of the PLA in consideration of the Seller selling the Property to the Buyer.

M UTILITY INFRASTRUCTURE

45. Utility Infrastructure

45.1 The Buyer agrees that:

- (a) there may be Utility Infrastructure on or within the Land;
- (b) the Land is sold subject to any Utility Infrastructure;
- (c) any Utility Infrastructure may:
 - (i) be owned by an Authority;
 - (ii) not be protected by registered easement;
 - (iii) be subject to statutory rights in favour of an Authority; and
- (d) the Buyer must not Object due to any of these matters.

N STATUS OF REPRESENTATIONS, WARRANTIES & ACKNOWLEDGEMENTS

46. Status of representations, warranties & acknowledgements

46.1 Where in this contract a representation, warranty or acknowledgement has been made by a Party, the Party to whom the warranty or representation is made is entitled to rely on that representation, warranty or acknowledgement.

46.2 The Buyer acknowledges that the Seller has agreed to enter into this contract in reliance upon the various representations, warranties and acknowledgements made by the Buyer in this contract and, but for them, the Seller would not have entered into the contract.

47. Retraction of warranty, representation or acknowledgements

47.1 Subject to Special Condition 47.2, the Buyer may by Notice to the Seller, at any time within 5 Business Days after the Contract Date, retract or vary any or all of the acknowledgments, warranties or representations made in this contract. On the giving such Notice:

- (a) the Buyer is taken to have given the Seller notification that the Buyer terminates this contract;
- (b) the Seller is taken to have accepted the Buyer's notification of termination;
- (c) this contract is at an end and neither Party has any further Claim against the other; and
- (d) the Deposit paid must be released to the Buyer.

47.2 Special Condition 47.1 does not apply if the Buyer has:

- (a) waived or shortened any cooling off period; or

- (b) obtained pre-contract legal advice, in relation to this contract.

O ADMINISTRATIVE AND OTHER PROVISIONS

48. Contract Execution, Counterparts & Exchange

48.1 This contract is considered to be executed by a Party with a manuscript signature or initials or a typed name of the Party or a person, firm or company holding the requisite authority to bind the relevant Party if affixed.

48.2 If the Buyer or any agent of the Buyer received this contract or the Disclosure Statement and Disclosure Plan (either for signing or as a signed instrument) from the Seller or any agent of the Seller electronically, the Buyer warrants and represents to the Seller that the Buyer consented to the giving of the documentation and any other materials by way of electronic means before receiving the documentation and materials.

48.3 Each person who signs this contract as attorney for a Party warrants and represents to the other Party that at the date the person executed this contract they had not received any notice or information of the revocation of the power of attorney appointing them.

48.4 Each person who signs this contract as an authorised officer, agent, signatory or trustee of a Party warrants and represents to the other Party that at the date the person executed this contract they had full authority to execute this contract in that capacity and to bind the first Party.

48.5 Each person who signs this contract for a Party, by placing their signatures, warrants and represents to the other Party that, at the date the person signed this contract:

- (a) they are a Party to this contract; or
- (b) if an officer of a company, the company duly resolved to enter into and sign this contract.

49. Performance of contract

49.1 The Seller may perform this contract in a manner which is most beneficial to it.

49.2 In this contract, unless specified otherwise, where the Seller is entitled to exercise:

- (a) its discretion - the Seller may do so in its absolute discretion; and
- (b) a right - the Seller may exercise that right in its absolute discretion.

50. Notices

50.1 Notices under this contract must be:

- (a) in writing; and
- (b) in English.

50.2 Unless stipulated otherwise under this contract, Notices given by a Party's solicitor will be treated as given with that Party's authority.

- 50.3 Notices and other materials contemplated under this contract are effectively given if:
- (a) delivered or posted to the address;
 - (b) sent to the facsimile number;
 - (c) sent by electronic facsimile or similar method to the facsimile number; or
 - (d) sent by email or other digital means to the relevant email or other digital address,
- of a Party or their solicitor which:
- (i) is set out in the Reference Schedule; and
 - (ii) may be updated or changed by a Party by Notice to the other Party from time to time, but must include an email address.

- 50.4 In the case of a Notice to the Buyer's Solicitor, an email address includes any email address that the Buyer's Solicitor or any employee of the Buyer's Solicitor has used for sending emails to the Seller's Solicitor concerning the contract.

- 50.5 Notices and material are treated as given when:

Method of giving Notice or materials	When Notices or materials are treated as given
if delivered	on delivery
if posted to an address in Australia	on the date 3 Business Days after posting
if posted to an address outside Australia	on the date 10 Business Days after posting
by facsimile including electronic facsimile or similar method	when the sender obtains a clear transmission report or other confirmation of delivery
email or other digital means	when they are sent, unless the sender receives notification that the email failed to be delivered to the recipient

- 50.6 For all purposes, the Parties consent to Notices and any other materials being given by electronic communication.
- 50.7 If the Buyer is no longer represented by a solicitor, the Seller may give Notice to the Buyer's last known contact particulars even if it is known to the Seller that the Buyer may not receive the Notice. The onus is on the Buyer to ensure that the Seller at all times has current particulars of the Buyer in order to enable the Seller to give Notice.
- 50.8 Despite any other clause to the contrary, if the Buyer is sending the notice by email to the Seller (and not the Seller's Solicitor) the Buyer must send that email to

both email addresses in the Reference Schedule for the Seller for it to be considered effective notice under the contract.

- 50.9 This Special Condition 50.9 applies if the address of the Buyer included in the Reference Schedule is an address outside of Australia. If this Special Condition 50.9 applies, then in any proceedings concerning the contract, the Seller may effect service on the Buyer by registered post and the service is effective whether or not the Buyer has notice of the proceedings.
- 50.10 For the purposes of Special Condition 50.3 and the giving of disclosure, including pre-contract disclosure, the Notice or information may be:
- (a) contained within an email;
 - (b) given as an attachment to an email; or
 - (c) located in an electronic repository accessible by the recipient by clicking a link in an email.

51. Transfer Documents

- 51.1 The Seller must prepare the Transfer Documents.
- 51.2 If the Seller's Solicitor has received an undertaking from the Buyer's Solicitor that the Transfer Documents will be used for stamping purposes only pending Settlement, the Seller may, if the Seller sees fit to do so, at the relevant time, lend the Transfer Documents to the Buyer's Solicitor without charge for stamping prior to Settlement.
- 51.3 Each Party authorises the other Party and their solicitor to make any necessary amendments to the Transfer Documents so as to rectify any inaccuracies or complete any omissions so that the Transfer Documents are consistent with this contract and in registrable form only.
- 51.4 The Buyer must, within 10 Business Days after engaging any solicitor to act on its behalf in relation to this contract and the conveyance of the Land pursuant to it, cause that solicitor to give to the Seller's Solicitor a signed undertaking that the Transfer Documents will be used for stamping purposes only pending Settlement so that, at the relevant time, the Seller can lend the Transfer Documents to that solicitor without charge for stamping prior to Settlement.

52. Buyer's obligation to disclose rebates etc

- 52.1 If the Buyer receives or takes from the Seller:
- (a) the benefit of any form of rebate of a portion of the Purchase Price;
 - (b) other concession or valuable consideration (such as a contribution towards payment of transfer duty, Outgoings, cash back, gift cards, legal fees or the like); or
 - (c) other advantage under this contract,
- the Buyer warrants and represents to the Seller that the Buyer will fully disclose that fact to all parties who may have an interest in knowing about it, including the

Buyer's financier and any party who buys the Property from the Buyer.

- 52.2 The Buyer:
- (a) warrants and represents to the Seller that it will not make any false declaration in respect of this contract and the conveyance of the Property made pursuant to it;
 - (b) consents to the Seller disclosing any such rebate, concession, valuable consideration or advantage to any Buyer's financier or any other interested party; and
 - (c) must not Object to the Transfer Documents being prepared by the Seller in accordance with all relevant practice notes, directions and the like issued by the Queensland Law Society, the Queensland Titles Registry and the Queensland Office of State Revenue.

53. Further Acts

- 53.1 Without limiting clause 10.7 of the Terms of Contract, if directed to do so by the Seller, the Buyer must, at its own expense and within a reasonable period of time (and, in any event, before Settlement):
- (a) do all things necessary in order to:
 - (i) complete any omission;
 - (ii) rectify any error;
 - (iii) waive any statutory right (so far as it is possible and lawful to do so); or
 - (iv) resolve any ambiguity in this contract,
 so as to facilitate this contract being:
 - (A) given effect to and being operative and enforceable as between the Parties; or
 - (B) considered by any financier or the Seller as a qualifying presale for construction funding purposes;
 - (b) do all things, sign all documents, give all necessary consents, enter into all necessary agreements or deeds (**Additional Obligations**):
 - (i) in order to enable the Seller to perform its obligations under this contract;
 - (ii) in order to enable Settlement,
 even if Additional Obligations are imposed on the Buyer provided that the rights of the Buyer under this contract are not significantly diminished.
- 53.2 If the rights of the Buyer under this contract are significantly diminished as a result of a direction by the

Seller pursuant to Special Condition 53.1, the Buyer must carry out the directed action if the:

- (a) Buyer became aware or ought to have become aware of the possible diminution of rights as part of any reasonable enquiries carried out before the Contract Date; or
 - (b) Seller offers to provide reasonable compensation to the Buyer to offset the diminution of rights.
- 53.3 If this contract has been exchanged electronically, the Seller may require that this contract is again exchanged in hard (physical paper copy) copy. If that happens, the Buyer agrees to exchange a hard copy of this contract when directed to do by the Seller. This may be required, for example, in order that a funder of the Seller agrees to accept the sale made under this contract to be a qualifying pre-sale for funding qualification purposes.

54. Interpretation to favour binding contract

- 54.1 Subject to the terms of this contract, the Parties acknowledge that it is their intent that:
- (a) the Seller is obliged to sell; and
 - (b) the Buyer is obliged to buy,
- the Property on the terms set out in this contract.
- 54.2 The provisions of this contract are, so far as possible, to be construed so as not to be invalid, illegal, inoperative or unenforceable in any respect.
- 54.3 Notwithstanding clause 54.2, if any provision on its true interpretation is illegal, invalid, inoperative or unenforceable:
- (a) that provision will, so far as possible, be read down:
 - (i) to the extent necessary to ensure that it is legal, valid, operative or enforceable; and
 - (ii) as may be reasonable in the circumstances to give it a valid operation of a partial character; or
 - (b) if the provision or part of it cannot be read down:
 - (i) the provision or part will be deemed to be void and severable; and
 - (ii) the remaining provisions of this contract will not in any way be affected or impaired.

55. Measurement of time

- 55.1 In relation to measurement of time:
- (a) where a period of time runs from a given day or the day of an act or event, it must be calculated exclusive of that day;

- (b) a day is the period of time:
 - (i) starting at midnight; and
 - (ii) ending 24 hours later; and
- (c) any calculation of time is referenced to time in Brisbane.

56. Legislative termination rights

56.1 Special Condition 56.2 applies if:

- (a) the Seller reasonably forms a view that the Buyer is or has become entitled to:
 - (i) cancel, withdraw from or terminate; or
 - (ii) declare itself not bound by, this contract under any legislative provision (**Legislative Termination Right**); and
- (b) the Legislative Termination Right:
 - (i) has not expired; and
 - (ii) will not expire within a period less than 21 days after the date that the right arose.

56.2 If this Special Condition 56.2 applies, then:

- (a) the Seller may send the Buyer a new contract (and related documents) that is on the same terms as this contract, except for only those changes to the form of contract or to related documents that are required so that the Legislative Termination Right will not apply to the new contract (**New Contract**); and
- (b) if the Buyer does not sign and return the New Contract to the Seller with 15 Business Days from when the New Contract is sent to the Buyer, then the Seller may by Notice to the Buyer terminate this contract.

56.3 Nothing in this Special Condition 56 obliges the Buyer to enter into a New Contract.

56.4 A termination right under Special Condition 56.2(b) may be exercised by the Seller at any time until either:

- (a) a New Contract is formed, despite the Buyer not returning the New Contract within the time period required by Special Condition 56.2(b);
- (b) the Legislative Terminate Right may no longer be exercised by the Buyer; or
- (c) Settlement has been effected.

56.5 If a New Contract is formed:

- (a) this contract is at an end; and
- (b) the Parties irrevocably authorise and direct the Deposit Holder to transfer the Deposit so it is held as if it had been paid and earned under the New Contract.

56.6 If this contract is terminated under Special Condition 56.2(b):

- (a) the Deposit must be released to the Buyer; and
- (b) neither Party has any further Claim against the other Party.

57. No Caveats

57.1 The Buyer must not lodge or register any caveat over the Parcel or any other land owned by the Seller. This is an Essential Term.

57.2 Nothing in Special Condition 57.1 limits any rights of the Buyer to lodge or register a caveat over the Land after Title is created.

57.3 The Buyer:

- (a) irrevocably appoints the Seller, its officers, employees and solicitors, severally, as the Buyer's attorney to sign any document (including a withdrawal of caveat) and do anything in order to procure the release or withdrawal of any caveat lodged or registered by the Buyer in contravention of the prohibition contained in Special Condition 57.1; and
- (b) agrees that the power of attorney given under Special Condition 57.3(a) is a "*power of attorney given as security*" in terms of Section 10 of the *Powers of Attorney Act 1998* and may:
 - (i) not be revoked without the Seller's consent; and
 - (ii) be exercised even if:
 - (A) the exercise involves a conflict of duty; or
 - (B) the attorney has a personal interest in doing so.

58. Priority Notice

58.1 The Buyer may lodge a **Priority Notice** over the Land with the Queensland Titles Registry but not before the date which is 7 days before the date fixed as the Settlement Date.

59. Instalment Contracts

59.1 Special Condition 59.2 applies if:

- (a) this contract is an Instalment Contract;
- (b) any interpretation of any annexure or Special Condition causes this contract to be or become an Instalment Contract; or
- (c) any negotiation or agreement reached between the Seller and the Buyer after formation of this contract causes this contract to be or become an Instalment Contract.

59.2 If this Special Condition 59.2 applies, then:

- (a) the Buyer consents, for the purposes of Section 73(1) of the PLA, to the Seller:
 - (i) mortgaging or charging the Parcel or any part of it (including the Property) on terms and conditions the Seller in its discretion determines; and
 - (ii) selling parts of the Parcel (for example, other lots in the Estate) to other buyers; and
- (b) the Buyer consents, for the purposes of Section 74(2)(a) of the PLA, to the removal of the caveat by the Seller.

59.3 Special Condition 59.4 applies:

- (a) as a mandatory overriding provision;
- (b) despite any contrary provision:
 - (i) in this contract; or
 - (ii) added to this contract, such as an added Special Condition; and
- (c) notwithstanding clause 10.9(4) **Inconsistencies** of the Terms of Contract.

59.4 The following provisions apply to this contract:

- (a) the Buyer is not bound, as at the formation of this contract, nor at any time in the future to make a payment or payments of amounts which total in excess of the Prescribed Percentage without becoming entitled to receive a conveyance in exchange for the payment or payments;
- (b) nothing in this contract permits the Buyer to elect that this contract be performed in a manner which would constitute this contract as or becoming an Instalment Contract; and
- (c) if the Buyer pays in excess of the Prescribed Percentage as a deposit:
 - (i) the Buyer is entitled, upon direction to the Seller, to a refund of the amount paid in excess; and
 - (ii) on a refund of the amount paid in excess, the Buyer is required to pay at Settlement the full Purchase Price, less any cash amount paid and retained as deposit.

60. Privacy

60.1 The Buyer consents to:

- (a) the collection of the Personal Information;
- (b) the use and disclosure by the Seller of the Personal Information for the purposes of enabling the Seller to comply with its obligations under, associated with and arising in connection with this contract,

including any obligations to any third parties, such as the Seller's financiers;

- (c) the disclosure to, and use by, third party contractors and service providers (any of whom may be located outside Australia) engaged by the Seller and Mirvac of the Personal Information for the purpose of:
 - (i) enabling the Seller to comply with and fulfil its obligations under or arising pursuant to or in connection with this Contract;
 - (ii) procuring the provision to the Buyer of products and services contemplated by this Contract;
 - (iii) providing the Buyer with information relating to future activities of the Seller and Mirvac;
 - (iv) undertaking research in connection with this contract and future activities of the Seller and Mirvac (including to request feedback on the products and services provided by Mirvac); and
- (d) the use and disclosure by the Seller of the Personal Information for the purposes of enabling the Seller to enforce its rights under this contract; and
- (e) the use and disclosure by the Seller of the Personal Information to neighbouring lot owners to the Land for the purposes of boundary fencing and other similar matters.

60.2 By signing this contract, the Buyer agrees to Mirvac using its personal information to promote its products and services. If the Buyer no longer wishes to receive promotional information from Mirvac, the Buyer may advise Mirvac of that wish. The Mirvac Group Privacy Policy (available on www.mirvac.com) contains information about how the Buyer may send the request to Mirvac.

60.3 The Buyer acknowledges that:

- (a) the Personal Information is held by the Seller and Mirvac is subject to the requirements of the Privacy Act;
- (b) in accordance with the requirements of the Privacy Act, the Buyer may request access to the Personal Information and request that it be corrected at any time; and
- (c) the Buyer may request access to the Personal Information or request that it be corrected by contacting the Privacy Officer.

60.4 The covenants and agreements in this contract given by the Buyer to Mirvac are made and given for the benefit of Mirvac pursuant to section 55 of the PLA Act in consideration of the Seller selling the Property to the Buyer.

61. Seller's right to mortgage the Land

61.1 The Seller may, at any time, mortgage or charge the Land or any part of the same or give an assignment over any of the Seller's assets.

62. Assignment

62.1 The Seller may transfer or assign its interest or a part of its interest in the Land or any parcel of land from which the Land is to be created (or any part of it) to another person (**Dealing**).

62.2 If the Seller effects or proposes to effect a Dealing, the Seller will, in the Seller's total discretion either:

- (a) novate this contract to a Third Party; or
 - (b) assign this contract to a Third Party,
- as contemplated by this Special Condition 62.

62.3 The Buyer consents:

- (a) to any Dealing; and
- (b) if the Seller elects to novate or assign this contract to a Third Party, to the novation or assignment,

including for the purpose of any consent required under the PLA.

If Seller elects to novate contract

62.4 If the Seller proposes to effect a Dealing and the Seller elects to novate this contract to the Third Party:

- (a) before the Dealing is completed, the Seller must procure the Third Party to execute a Novation Deed;
- (b) the Buyer waives any cooling off period applicable as a result of the Dealing and the Buyer must, if directed by the Seller or Third Party, as an Essential Term, execute and return to the Seller any instrument to confirm such waiver within 5 Business after direction;
- (c) if the Seller directs, the Buyer and any Guarantor must be parties to the Novation Deed to covenant in favour of the Third Party to perform their respective obligations under this contract and the Guarantee. The Buyer must, as an Essential Term, execute, and procure the Guarantor to execute, and return to the Seller the Novation Deed within 5 Business Days after direction; and
- (d) on completion of the Dealing, the Seller is released from any further obligations under this contract.

If Seller elects to assign contract

62.5 If the Seller effects or proposes to effect a Dealing, and the Seller elects to assign the benefit of this contract to the Third Party:

- (a) the Third Party will have the benefit of the Seller's rights under this contract as though the Third Party was named as Seller;
- (b) the Seller will be taken to have performed its obligations under this contract to the Buyer if those obligations are performed by the Third Party;
- (c) for avoidance of doubt, for the purposes of this contract, the Buyer must accept Transfer Documents signed by the Third Party; and
- (d) no new contract is created as between the Third Party and the Buyer.

62.6 With respect to the Deposit:

- (a) on completion of a Dealing with a novation of this contract as contemplated by Special Condition 62.4; or
- (b) on an assignment of this contract by the Seller as contemplated by Special Condition 62.5:
 - (i) the Seller may transfer to the Third Party's nominated deposit holder the Deposit (and the Seller and the Buyer irrevocably authorise and direct the Deposit Holder to facilitate such transfer); and
 - (ii) if the payment of the Deposit has been secured by the provision of a Deposit Guarantee which is assignable, the Seller may assign the instrument to the Third Party; or
 - (iii) if the payment of the Deposit has been secured by the provision of a Deposit Guarantee which is not assignable, the Buyer must, as an Essential Term, within 10 Business days after direction by the Seller, provide to the Third Party's nominated deposit holder a replacement Deposit Guarantee or cash Deposit.

62.7 The Buyer may not assign or transfer or attempt to assign or transfer the Buyer's interest under this contract without the prior written consent of the Seller. This is an Essential Term.

62.8 The Seller may:

- (a) mortgage or charge its interest in the Land or any parcel of land from which the Land is to be created;
- (b) obtain further advances on the security of the Land or any parcel of land from which the Land is to be created; and
- (c) enter into joint ventures or other agreements in connection with the development of the Estate or any parcel of land from which the Land is to be created.

62.9 The Buyer consents to the Seller doing any of the things mentioned in Special Condition 62.8 including for the purpose of any consent required under section 73 of the PLA.

63. Variation of Contract

63.1 An amendment or variation of this contract is not effective unless it is in writing and signed by or on behalf of the Parties by a person holding the requisite authority to bind the relevant Party.

63.2 An amendment or variation of this contract signed by a Party's solicitor will be treated as being signed with that Party's authority.

63.3 An amendment or variation of this Contract may be signed in any manner, including by being affixed with (in any manual, electronic or digital form) a:

- (a) manuscript mark, signature or initials; or
- (b) typed name of a person, firm or company.

64. Waiver

64.1 A waiver of any right under this Contract is effective only:

- (a) if given in the form of a Notice, signed by or on behalf of the Party bound, by a person holding the requisite authority to bind the relevant Party;
- (b) in respect of the specific instance to which it relates; and
- (c) for the specific purpose for which it is given.

64.2 In the absence of an effective waiver, no failure or forbearance by a Party to insist on any right to performance of a condition or obligation of the other Party can amount to, under any circumstances:

- (a) a waiver;
- (b) an election between existing rights;
- (c) a representation sufficient to ground an estoppel; or
- (d) a variation whereby that other Party is relieved or excused from performance of such condition or obligation.

65. Entire Agreement

65.1 This contract:

- (a) contains the entire terms agreed between the Parties; and
- (b) supersedes all prior negotiations, agreements or understandings,

in relation to the sale and purchase of the Property.

66. Seller's Access Licence after Settlement

66.1 To facilitate the progressive development of the Estate, with effect from Settlement, the Buyer irrevocably grants to:

- (a) the Seller; and
- (b) any nominees of the Seller (**Nominee**),

a licence to enter and remain on the Land as is reasonably required to inspect and undertake works of any kind (**Licence**).

66.2 For the purpose of Special Condition 66.1, examples of works and inspections that may be performed under the Licence include:

- (a) works required by the Approvals to be completed and/or rectified including but not limited to civil works and the connection of Services to the Land;
- (b) the installation of Pit and Pipe Works and Network Infrastructure;
- (c) excavation and general earthworks;
- (d) construction of common areas, including roads;
- (e) construction of such improvements and facilities as may be considered necessary by the Seller to establish utility services, Services and connections thereto; and
- (f) construction of Services infrastructure whether public or private including without limitation, connections for sewerage, gas, electricity, communications, water or any other lawful service available to the public,

all of which are collectively called the **Utility Infrastructure Works**.

66.3 In consideration for the grant of the Licence, the Seller must pay the Buyer \$1.00 within 10 Business Days after demand for payment by the Buyer.

66.4 The Seller or its Nominee may bring onto the Estate (including the Land) any machinery, tools, equipment, vehicles and workmen to facilitate the carrying out of the Utility Infrastructure Works, provided that the Seller does not unreasonably interfere with the Buyer's enjoyment of the Land.

66.5 The covenants and acknowledgements in this contract given by the Buyer to any Nominee are made and given for the benefit of the Nominee pursuant to section 55 of the PLA in consideration of the Seller selling the Property to the Buyer.

66.6 The Seller must:

- (a) so far as reasonably possible cause minimal disturbance to any occupant of the Land; and
- (b) repair any damage caused to the Land,

as a result of the Seller or its Nominee (excluding NBN Co whom the Seller has no control over) exercising its rights under this Special Condition.

66.7 Special Condition 79 applies to the Buyer's unperformed obligations and the Seller's continuing rights under this Special Condition 66.

66.8 The Buyer must not Object if the Seller or a Nominee exercise their rights under this Special Condition and this Special Condition does not merge on Settlement.

67. Indemnity

67.1 The Buyer indemnifies the Seller against all loss, costs and damage arising from any Claims, Objections or actions against the Seller in connection with anything the Buyer, or anyone authorised by it, does or fails to do on the Property or due to a breach of this contract by the Buyer. This indemnity does not merge on Settlement of this contract.

68. Display Homes

68.1 The Seller may:

- (a) use any lots (other than the Land) in the Estate which are owned by the Seller for a Display Home; and
- (b) allow any lots (other than the Land) in the Estate to be used for a Display Home.

68.2 The Buyer acknowledges that:

- (a) the Seller operates a display home village (Lots 2001 to 2003, 2026 to 2029, 2119 to 2127 and 2128 to 2131 (inclusive) on SP300871) and additional car park, amenities, park and sales office (Lots 2149 to 2151 on SP300871) near the Land and at the entrance to the Estate which will end at the commencement of the display village in Precinct 12.3 and the Buyer must not Object; and
- (b) the Seller operates a display home village in 'Precinct 12.3' in the Estate (Lots 2132 - 2148 and 2152 - 2156 (inclusive) on SP323157) and additional car park and sales office in the Estate for at least 3 years (which commences in November 2022) and the Buyer must not Object.

68.3 The extent of the display village is proposed only at this time and the extent of the village may increase or decrease depending on builder interest in taking lots for display purpose as part of the display village and the Buyer must not Object.

68.4 The Buyer acknowledges that:

- (a) the Seller may sell lots in the Estate to one or more third party builders (**Display Builders**) for the purposes of operating display homes (in addition to the display village for the Estate referred to in Special Condition 62.2) on Lots 1335-1343

(inclusive) on SP317666 in Precinct 1.5A in the Estate (**Proposed Display Homes**);

- (b) the operation of the Proposed Display Homes as display homes may not proceed and the relevant lots (Lots 1335 - 1343 on SP317666) may be sold to the open market instead of being sold to the Display Builders for the purposes of operating display homes;
- (c) the Proposed Display Homes are intended to be operated for a period of at least two (2) years after the date the construction of all of the Proposed Display Homes are completed; and
- (d) the Proposed Display Homes will be operated by the Display Builders and not the Seller and will not form part of the display village for the Estate referred to in Special Condition 62.2.

68.5 The extent of the Proposed Display Homes is proposed only at this time and the extent of the Proposed Display Homes may increase or decrease depending on builder interest in taking lots for display purposes and the Buyer must not Object.

68.6 The Buyer must not, without the prior written consent of the Seller, use, promote, advertise or permit any structure erected on the Land to be used, promoted or advertised in any way as a display home.

68.7 The Buyer will not make any Claim against the Seller or Object because of this Special Condition 62 including the operation of the display villages.

69. Notice of Default by Buyer before termination

69.1 Notwithstanding any other provision of this contract, if the Seller is in default of this contract and such default entitles the Buyer to terminate this contract or exercise any other right, the Buyer must not terminate or purport to terminate this contract or exercise a right or purport to exercise a right without first giving the Seller a notice which requires the Seller to remedy the default (or in respect of a breach that is incapable of rectification compensates the Buyer for the breach) within a period of not less than 10 Business Days after the notice is received by the Seller. Only if the 10 Business Day period has expired and the Seller has not remedied the default (or in respect of a breach that is incapable of rectification compensated the Buyer for the breach) is the Buyer entitled to terminate this contract or exercise any other right.

70. Lodgement of transfer

70.1 The Buyer must lodge the Transfer Documents at the Queensland Titles Registry on or before 60 days after Settlement. This Special Condition is an Essential Term and does not merge on Settlement.

71. Buyer's Acknowledgements – Services and Other Features

71.1 The Services and Other Features Plans show the general location of the Services and the Other

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Features within the stage that contains the Land. The Buyer acknowledges that the Services and Other Features Plans may be design, preliminary or as constructed drawings and may be revised in the future. Revised drawings (if available) can be obtained by contacting the Seller.

71.2 The Buyer acknowledges that:

- (a) the Services and Other Features Plans have been provided for the sole purpose of showing the general location of the Services and Other Features on or immediately adjacent to the Land and any ancillary information shown on the Services and Other Features Plans is to be disregarded by the Buyer;
- (b) the Seller provides the Services and Other Features Plans in good faith so that the Buyer is aware of the likely locations and alignments of the Services and Other Features;
- (c) the Seller cannot warrant the ultimate location and alignment of the Services and Other Features given that such locations and alignments are subject to external influences beyond the Seller's control (including third party requirements and construction constraints);
- (d) temporary services and redundant services may not be shown on the Services and Other Features Plans;
- (e) redundant services may be abandoned and left in situ; and
- (f) the alignments and locations of the Services and Other Features are subject to change.

71.3 The Buyer must not lodge a caveat or make any Claim against the Seller or Object if:

- (a) the Seller does not construct the Services or Other Features by the Settlement Date;
- (b) the Services and Other Features Plans show that sewer, stormwater or roofwater services will be located on the Land;
- (c) any of the Services are constructed inside the boundaries of the Property;
- (d) any redundant Services traverse the Land;
- (e) the alignment or location of the Services or Other Features change from that shown on the Services and Other Features Plans; or
- (f) the Seller does not complete construction of any other land included in the Estate or does not continue to develop any of the land owned by the Seller.

72. Bushfire Management Plan

72.1 The Buyer acknowledges:

- (a) having read the Bushfire Management Plan;
- (b) that the Land may be located in or near areas of medium bushfire hazard with two small polygons of high bushfire hazard, and is in proximity to medium and high potential bushfire intensity areas;
- (c) that based on the vegetation type, fuel loads and slope all of the vegetated areas within and around this stage of the Estate is considered to be hazardous vegetation within a medium bushfire hazard class polygon, however areas where the vegetation has been removed are considered to be areas of low bushfire hazard;
- (d) that no building works are to commence on any lot within 100metres of hazardous vegetation and the buffer maintained in a low fuel state by regular slashing as a fire management buffer; and
- (e) that the Buyer must comply with the conditions of the Bushfire Management Plan.

72.2 The Buyer must not Object to the Bushfire Management Plan and this Special Condition does not merge on Settlement.

73. Noise Report

73.1 The Buyer acknowledges and agrees that:

- (a) the Buyer has read or has had the opportunity to read the Noise Report;
- (b) the Buyer is bound by the Noise Report;
- (c) the Land may be subject to a building envelope as set out in the Noise Report;
- (d) any building envelope on the Noise Report may vary; and
- (e) the Buyer may be required to obtain an independent assessment of the Land prior to construction of a dwelling on the Land.

73.2 The Buyer must not Object to the matters set out in this Special Condition and this Special Condition does not merge on Settlement.

74. Packaged Pricing

74.1 This Special Condition applies if the Buyer has entered into, or intends to enter into a Building Contract with a Builder. The intention of this Special Condition is to show that other than marketing, the relationship between the Seller, the Builder and the Buyer is the same as if the Buyer had engaged a builder who was

not advertised through a current marketing campaign of the Seller.

74.2 The Buyer acknowledges that:

- (a) the Seller is responsible for the sale of the Land only;
- (b) the Buyer will be required to enter into a separate Building Contract with the Builder or a separate building contract with an alternative builder at the Buyer's election as the Seller is not providing any improvements to the Buyer;
- (c) the Buyer may select an alternative builder at its discretion and is not required to select the Builder;
- (d) the relationship between the Seller and the Builder is limited to marketing and advertising activities only;
- (e) the Builder is not a subsidiary or related entity of the Seller;
- (f) the Seller and the Builder are separate entities and no liability or responsibility is shared by these parties; and
- (g) the Seller is not a party to the Building Contract and the Builder is not a party to this contract.

74.3 The Buyer acknowledges that the Seller makes no representations and gives no warranties about the Builder's ability to enter into and perform the Building Contract. The Seller will not be liable for:

- (a) any failure by the Builder to enter into or perform the Building Contract;
- (b) any delays in construction;
- (c) any representations made by the Builder;
- (d) any acts or omissions on the part of the Builder; or
- (e) any loss suffered by the Buyer or any person in any way arising out of or relating to the Building Contract.

74.4 Any incentives or concessions advertised or offered by the Builder are offered by the Builder alone and the Seller accepts no liability or responsibility with regard to them.

74.5 The Seller does not make any undertaking on behalf of the Builder. The Buyer is to make their own investigations relating to the Builder's licences, insurances, warranties and other requirements.

74.6 The Seller makes no warranty as to the foundation requirements for the proposed Dwelling and is not responsible for the soil testing or design or construction of the foundations.

74.7 The Seller is not liable for any workplace health and safety requirements relating to the construction of the proposed Dwelling.

74.8 The Buyer is responsible for any damage caused by the Builder to the civil infrastructure, retaining walls, concrete kerbs, concrete footpaths and crossovers, adjoining properties and other features.

74.9 The Buyer is required to obtain covenant approval for the proposed Dwelling and associated works in accordance with the Housing Covenants.

74.10 Alterations may be required to the proposed Dwelling to ensure the Dwelling and associated works complies with the Housing Covenants as well as any statutory requirements.

74.11 The Buyer is responsible for satisfying itself as to the compatibility of the Dwelling with the Housing Covenants.

74.12 The location of the proposed Dwelling shown on any marketing material has been determined by the Builder. The location of the Dwelling may not comply with statutory requirements or the Housing Covenants. The Buyer is to confirm the proposed location of the Dwelling with the Builder and its compliance with statutory requirements and the Housing Covenants.

74.13 This contract is not conditional on the Buyer entering into the Building Contract or any other building contract and is not conditional on any part of the Building Contract or any other building contract.

75. Fencing

75.1 If the Seller has installed any fencing or entry feature on the Land then the Buyer covenants with the Seller that the Buyer will maintain such fence or entry feature in good condition.

75.2 Special Condition 79 applies to the Buyer's unperformed obligations and the Seller's continuing rights under this Special Condition 75.

75.3 The Buyer must not Object in relation to any of the matters disclosed in this Special Condition and this Special Condition does not merge on Settlement.

76. Reticulated Natural Gas

76.1 The Seller may enter into an agreement with APA Group (APA) for the installation of natural gas infrastructure. The Buyer acknowledges that this agreement may not be entered into or may terminate at any time and that natural gas infrastructure will only be installed if the agreement remains on foot. The Seller makes no warranty or representation that it will maintain or enter into such agreement. The Buyer must not Object if the Seller does maintain or enter into such an agreement with APA.

76.2 If the Seller enters into and maintains the agreement referred to in Special Condition 71.1 then the balance of this Special Condition applies.

- 76.3 The Buyer agrees that it must and must ensure that its agents, consultants, builders, contractors, invitees and other third parties not related to the Seller or APA cause no other utility assets or any other structure to be constructed directly above and in parallel to any gas main with a horizontal clearance of less than 250 mm. Where other utility assets (not installed by the Seller or APA) are found directly above the gas main, or with inadequate horizontal clearance, the Buyer is responsible for removing the other utility and any rectification costs. The Seller and APA will not be responsible for any costs associated with remediation. The Buyer acknowledges that APA reserves the right to withhold gas supply until the clearance is rectified or if it believes there is a risk to gas assets. The offset of the gas main should meet the following conditions, note that the standard offset is 2.1 metres:
- (a) horizontal clearance of 250 mm from any other asset; and
 - (b) vertical clearance of 150 mm when crossing any other assets.
- 76.4 The following minimum depths of cover will need to be maintained above the gas mains unless greater depth is stipulated by the relevant authority:
- (a) 750 mm final cover in new estates (600 mm is before installation of top soil to site);
 - (b) 800 mm final cover in established areas; and
 - (c) 1,200 mm final cover under nominated roads.
- 76.5 Prior to the Buyer being able to utilise natural gas, the Buyer will need to arrange a gas supply agreement with a natural gas retailer.
- 76.6 The Buyer acknowledges and agrees that any breach of Special Conditions 71.3 and 71.4 may prevent connection of the Land to the gas infrastructure or may require the Buyer to incur additional costs in order to connect the Land to the gas infrastructure following Settlement.
- 76.7 The Buyer agrees and acknowledges that any additional costs payable as a consequence of a breach of Special Conditions 71.3 and 71.4 will be at the cost of the Buyer and the Buyer releases and indemnifies the Seller in this respect.
- 76.8 APA will determine the best design and use reasonable endeavours to supply every lot to enable prospective residents to connect to natural gas in accordance with the following:
- (a) lots with frontages less than 12.5m to be provided with a minimum of 1 connection access point, ie, one road crossing to one shared property boundary (if main not installed on the same side of the road);
 - (b) lots with frontages greater than 12.5m wide (including all corner blocks and duplex sites) to be provided with 2 x connection access points - one at each shared property boundary (if main not installed on the same side of the road along the entire lot frontage);
- (c) 'battle-axe' lots - to be provided with one connection access point from the Local Government verge along the lot frontage. APA cannot install gas mains in private properties without owner's consent/easement acquisitions; and
 - (d) Laneways - 'drive through lots' with two frontages - to be provided with one connection access point to one shared property boundary. APA to determine design based on clearances, overall design of reticulation and best accessibility to gas mains. Note: for laneways with reduced verge widths - gas mains cannot be installed in a 'common trench' where the verge is less than 700mm.
- 76.9 Where easements are required to install gas mains, the Land may be subject to such easement/s and the Buyer will not Object.
- 76.10 If the Seller maintains an agreement with APA as referred to in Special Condition 71.1 in the stage in which the Land is located, the Seller discloses to the Buyer and the Buyer acknowledges and accepts that:
- (a) the infrastructure will be located in the street and the Buyer must make all connections of the Land to the infrastructure in the street at its own cost;
 - (b) the Buyer may elect to or elect not to connect the Land to the gas infrastructure;
 - (c) the Buyer must comply with all directions of APA in relation to access to and construction of structures to and near its infrastructure including sufficient horizontal and vertical clearances and depths; and
 - (d) prior to the Buyer being able to utilise natural gas, the Buyer will need to arrange a gas supply agreement with a natural gas retailer.
- 77. GST**
- 77.1 Interpretation**
- In this Special Condition:
- (a) unless expressly stated otherwise, words or expressions which are not defined, but which have a defined meaning in GST Act, have the same meaning as in the GST Act;
 - (b) **ATO** means the Australian Taxation Office;
 - (c) **ATO GST Withholding Form One** means the notification to be given by the Buyer to the Commissioner in the approved form of the GST Withholding Amount;
 - (d) **ATO GST Withholding Form 2** means the confirmation to be given by the Buyer to the

Commissioner in the approved form of the actual settlement date; and

- (e) **Commissioner** means the Commissioner of Taxation;
- (f) **Electronic Workspace Payment** means a payment made to a Party from the Electronic Workspace in accordance with the Financial Settlement Schedule.
- (g) **GST Withholding Amount** means the amount that the Buyer is required to withhold on account of GST from the price and pay to the Commissioner as notified by the Seller in the Seller's GST Withholding Notice;
- (h) **Seller's GST Withholding Notice** means the notification to be made by the Seller under section 14-255 of the Withholding Law which states whether or not the Buyer is required to make a payment of a GST Withholding Amount;
- (i) **Potential Residential Land** means land that is permissible to be used for residential purposes but does not contain any buildings that are residential premises or that are in use for commercial purposes.

77.2 Potential Residential Land

If the supply under this contract is of Potential Residential Land, and the Buyer is:

- (a) registered for GST; and
- (b) acquiring the Potential Residential Land for a creditable purpose to any extent,

the Buyer must serve a statement to that effect by no later than 10 Business Days before the Settlement Date and if the statement is provided the Buyer will not be required to make a payment of the GST Withholding Amount pursuant to Special Condition 72.3 and Special Condition 72.4 does not apply.

77.3 GST Withholding

- (a) If a GST Withholding Amount is required to be paid in respect of the supply of the Property under this contract:
 - (i) the Seller must serve a Seller's GST Withholding Notice, as may be amended or updated from time to time, prior to the Settlement Date;
 - (ii) the Buyer or the Buyer's agent must as an Essential Term:
 - (A) complete and lodge the ATO GST Withholding Form One with the ATO (or in the case of an Electronic Settlement, lodge the form in the Electronic Workspace) in accordance with the details set out in

the Seller's GST Withholding Notice and serve evidence of having done so to the Seller and to the Seller's Solicitor by no later than 5 Business Days prior to the Settlement Date; and

- (B) in the case of a settlement not occurring in an Electronic Workspace, by no later than 2 Business Days prior to the Settlement Date serve a written notice with the Buyer's Lodgement Reference Number and Payment Reference Number (or other relevant identification number) issued by the Commissioner upon lodgement of the ATO GST Withholding Form 2; or
- (C) in the case of an Electronic Settlement, by no later than 2 Business Days prior to the Settlement Date, in the Electronic Workspace, confirm that the Buyer's ATO Settlement Confirmation is automatically lodged by the Electronic Workspace on the Settlement Date;

- (iii) the Seller, for the purposes of clause 2.5(1) of the Terms of Contract, directs the Buyer to pay to the Seller on Settlement a Bank cheque in favour of the Commissioner for the GST Withholding Amount (or in the case of an Electronic Settlement, as an Electronic Workspace Payment).

- (b) The Parties must co-operate with each other and take all reasonable steps to comply with their respective obligations under Subdivision 14-E of the Withholding Law including:

- (i) provision of any information reasonably requested by the other Party for the purposes of determining whether a GST Withholding Amount will be payable or for completing any form or making any notification to the Commissioner; and
- (ii) making any necessary additions or amendments to this contract to

address any requirement under the GST Act or Withholding Law.

77.4 Buyer's ATO Settlement Confirmation

- (a) Despite Special Condition 72.3(a)(ii), if the Buyer fails to confirm that the ATO GST Withholding Form Two is lodged (or automatically lodged by the Electronic Workspace) on Settlement, the Buyer authorises the Seller's Solicitor to act as the Buyer's agent (and in doing so the Seller's Solicitor is not the agent of the Seller) to lodge the ATO GST Withholding Form Two with the ATO after Settlement.
- (b) The Buyer declares that the information contained in the documents provided to the Seller's solicitor under Special Conditions 72.3(a)(ii) is true and correct and authorises the Seller's solicitor to submit this information to the Commissioner in the ATO GST Withholding Form Two.

77.5 No Merger

- (a) This Special Condition does not merge on Settlement.

78. Duplexes or Multiple Dwelling Units

78.1 The Buyer acknowledges and agrees that:

- (a) certain lots within the Estate may be designated as duplex dwelling and / or multiple dwelling unit lots (**MDU Lots**);
- (b) MDU Lots may incur additional headworks payments pursuant to Approvals (from any Authority) for the development of any dwelling, which may need to be made by the buyer of those particular lots;
- (c) the Seller will be permitted (in its discretion) to designate lots within the Estate as MDU Lots (subject to first obtaining relevant approvals); and
- (d) the Buyer will not apply to the relevant Authority to designate the Land as a MDU Lot or further subdivide the Land without the express written consent of the Seller.

78.2 Special Condition 79 applies to the Buyer's unperformed obligations and the Seller's continuing rights under this Special Condition 76.

78.3 The Buyer must not Object in relation to any of the matters disclosed in this Special Condition and this Special Condition does not merge on Settlement.

79. Covenant by Buyer on sale of Land

79.1 Special Condition 79.2 applies:

- (a) if the Buyer wishes to effect a Transfer Dealing in favour of a Transferee; and
- (b) the Seller has Continuing Rights; or
- (c) the Buyer has Unperformed Obligations.

79.2 If this Special Condition 79.2 applies, the Buyer must not effect or agree to effect a Transfer Dealing without first obtaining a Transfer Covenant from any Transferee.

80. Disclosure of potential benefits to Seller

80.1 The Seller discloses to the Buyer that:

- (a) the Seller, or a related party of the Seller, has entered into or may enter into arrangements with third parties (including any third party telecommunication service providers and/or builders) (**Third Party Providers**) in respect of the provision of services, utilities and/or building services to the Estate and its owners and occupiers (**Third Party Arrangements**);
- (b) the Seller may receive money, fees, commissions, premiums or benefits from Third Party Providers or other parties for procuring entry into or pursuant to the Third Party Arrangements (**Third Party Benefits**);
- (c) as at the date the Buyer signs this contract, the value of the Third Party Benefits that the Seller may derive is not known; and
- (d) the Buyer, by signing the contract, agrees not to Object to these disclosed matters and this Special Conditions does not merge on Settlement.

Commented [HWLE5]: This is a new clause. Did you want this included?

Commented [HWLE4]: This is a new clause. Did you want this included?

Annexure B Pre-Contract Representations - Important Notice

Buyer's Acknowledgment about Seller's Representations

1. The Buyer acknowledges that no sales or marketing agent has authority from the Seller to make promises or representations or to give warranties or assurances on behalf of the Seller, other than those contained in this contract.
2. The Buyer confirms and represents to the Seller that the Buyer has not been induced to enter into this contract by, and has not relied on, any promises, representations, warranties or assurances other than those which are contained in this contract or which are set out in this Annexure.
3. The Buyer understands that:
 - (a) if it leaves the table in this Annexure blank, it is representing and warranting to the Seller that it has not been induced by and has not relied on anything said or done by or on behalf of the Seller to enter into this contract, other than what is contained in this contract;
 - (b) except for this representation and acknowledgement, the Seller would not have entered into this contract; and
 - (c) by the acknowledgment, confirmation and representation given in paragraphs 1, 2 and 3, it is likely that the Buyer will not be able to sue the Seller in respect of any promise, representation, warranty or assurance other than those set out in this Annexure or which are set out elsewhere in this contract.

No sales or marketing agent has authority from the Seller or any related company to make promises, representations or give any warranties or assurances about the Estate or the Property other than promises, representations, warranties and assurances which are contained in this contract.

Buying a property is an important investment. If the Buyer has been induced to buy the Property by, or in buying the Property has relied on anything the Buyer has been told or any assurance the Buyer has been given other than what is in this contract, it is important these promises, representations, warranties or assurances are identified so they can be disclaimed, confirmed, qualified or clarified before the Buyer commits to buy the Property.

The Buyer should set out in this Annexure any promises, representations, warranties or assurances that have been made to the Buyer by the Seller or any sales or marketing agent of the Seller that have, to any extent, induced the Buyer to buy the Property or on which the Buyer has to any extent relied, in its decision to buy the Property, but which are not included in this contract, the Disclosure Plan or the Disclosure Statement:

IF THIS CONTRACT IS SIGNED ELECTRONICALLY, PLEASE NOTE THAT THE BUYER HAS THE ABILITY TO COMPLETE THE TEXT FIELDS BELOW. IF NO REPRESENTATIONS HAVE BEEN MADE, PLEASE INSERT THE WORD "NOT APPLICABLE" OR "NIL" IN EACH COLUMN. ANY ITEMS ALREADY INCLUDED IN THE CONTRACT BY WAY OF SPECIAL CONDITION SHOULD NOT BE INSERTED

Promise, representation, warranty or assurance allegedly made	Person who is alleged to have said it	Date made

Buyer 1 Sign

Buyer 4 Sign

Buyer 2 Sign

Seller Sign

Buyer 3 Sign

Seller Sign

Annexure C Housing Covenants

1 ACKNOWLEDGMENT BY BUYER

1.1 The Buyer acknowledges that the Land is part of a residential subdivision known as Everleigh. The Buyer covenants that it is desirable and in the interest of all buyers of lots in Everleigh that the Seller exercises supervision and control to ensure that:

- (a) the Land and other lots in Everleigh are properly maintained prior to the commencement of construction of a Dwelling thereon;
- (b) a high standard of design and construction of dwellings, Improvements, Outbuildings and Extensions in Everleigh are maintained; and
- (c) buyers conform with agreed standards in relation to the use of their lots and any Extensions and Improvements erected thereon.

1.2 The Buyer acknowledges that further construction and development works may be carried out at Everleigh after the settlement of the Contract. The Buyer agrees not to Object or seek to make a Claim in respect of any future construction or associated development or other works in connection with Everleigh.

1.3 The Buyer consents to and agrees not to raise any Objection or lodge any submissions in respect of any Development Application or amendments to any Development Approvals in respect of Everleigh or any adjoining or nearby land owned by the Seller.

2 OCCUPATION AND USE

2.1 The Buyer must not:

- (a) use or permit the Dwelling to be used for any other purpose than a single family house or a long term residential rental dwelling;
- (b) reside in the Dwelling until curtain rails and functional curtains, shutters and blinds are installed to all clear glazed windows of the Dwelling visible from any street. The Buyer must not install any sheets or other materials as a temporary measure;
- (c) commence any Building Work, Improvements to the Dwelling or Land or excavation on the Land unless plans and designs for those Building Works and Improvements have been approved by the Seller or its representative and a building permit has been issued by the Local Government, other relevant Authority or a private certifier; or
- (d) except for a fireplace within the Dwelling, erect or install on the Land any incinerators or burners and the Buyer must not burn off any material or rubbish on, in or about the Land.

3 USE AND RESIDENCY CONDITIONS

3.1 After completion of the Dwelling on the Land, the Buyer must keep and maintain the Dwelling and all landscaping, trees, shrubs, lawns and gardens on the Land, as well as the lawn between the Land boundary and the road kerb in good order and condition acceptable to the Seller or its representative. Such order and condition will minimally require the adequate watering of all garden and lawn areas (within current Local Government and other relevant Authority guidelines), the frequent mowing of lawns and trimming of lawn edges and the regular maintenance of plants and trees.

3.2 The Buyer must not park or place either on the footpath or within the area of the required setback of the Dwelling from the street boundary of the Land, nor permit to be placed there, any trailer, caravan, boat or other vehicle or object which in the Seller's or its representative's opinion will cause nuisance or annoyance or detract from the amenity of the area. The Buyer must not park or allow to be parked within Everleigh's private or public land or upon its streets either

overnight or regularly on weekends for periods considered by the Seller or its representative to be excessive, any commercial vehicle other than a light utility vehicle.

- 3.3 The Buyer must not store or leave on the Land any materials or equipment (other than during the period of construction of the Dwelling and any Outbuildings, Improvements or Extensions) on the Land, nor carry out on the Land, repairs to or maintenance of any vehicle or equipment in such a way as, in the Seller's or its representative's opinion, to cause nuisance or annoyance or detract from the amenity of the area.
- 3.4 Refuse bins must be kept to the side of the Dwelling built on the Land and behind any fence or screen constructed between the Dwelling and a side boundary. Refuse bins must not be kept in front of the Dwelling or within the area of its setback from the street or otherwise unnecessarily in public view. Refuse bins are not to be placed on the street for a period greater than 48 hours every 7 days.
- 3.5 The Buyer must not without the Seller's or its representative's prior written consent display or permit to be displayed to the public the Dwelling erected on the Land (such as for a Display Home) except when such display is with the sole and immediate object of selling such Dwelling. Such period of public display is limited to 2 x 1 hour sessions weekly.
- 3.6 The Buyer must not without the express prior written consent of the Seller or its representative use the Dwelling, garage or outbuilding as a showroom, shop or Display Home. The Buyer consents to the Seller using (or permitting to be used) other dwellings at Everleigh as either a showroom or a Display Home if the Seller wishes to do so.

4 BUILDING OPERATION REQUIREMENTS

- 4.1 The Seller has produced Residential Design Standards and Guidelines (**Design Standards**) which set out architectural controls for houses and other improvements being built in Everleigh.
- 4.2 The Buyer agrees to be bound by the Design Standards which form a part of these Housing Covenants and if there is any conflict between the Design Standards and these Housing Covenants then the Design Standards will prevail.
- 4.3 Only a single Dwelling for residential purposes (unless permitted otherwise by these Housing Covenants and the Residential Standards) may be erected on the Land, together with a lock-up garage, which must be suitably fitted with a vehicular access door and form an integral part of the design of the Dwelling.
- 4.4 The design, appearance and external colours and building materials of all Outbuildings must comply with these Housing Covenants and the Design Standards and be integrated with the design of the Dwelling.
- 4.5 The Buyer can erect or permit to remain upon the Land part of any Building Works or structure only if it fully complies with the requirements of the Local Government or other relevant Authority.
- 4.6 No Temporary Dwelling or sub-standard Dwelling can be brought onto the Land except for the purpose of building the Dwelling and for the purpose of building such other permanent structure on the Land as may be permitted by the Seller or its representative. No person can reside in any portion of the Dwelling prior to Practical Completion of the Dwelling and no person can reside in any workshop or garden shed at any time.
- 4.7 The Buyer is responsible for the establishment and maintenance in a proper manner all landscaping on their Land and must not remove any pre-existing trees without the consent of the Seller or its representative.
- 4.8 The Buyer must complete all driveways and landscaping of the Land including fencing on or before Practical Completion of the Dwelling.
- 4.9 Additions and Extensions to the Dwelling, Outbuildings and other structures on the Land, including new verandahs, pergolas, Outbuildings, sheds, swimming pools and garden structures are subject to the same covenant requirements as the Dwelling and application for approval must be made to the Seller or its representative in the same manner as the original Dwelling building applications.
- 4.10 Street landscaping along each frontage of the Land must be protected by the Buyer during the construction of the Dwelling, Outbuildings, Improvements and Extensions. The Buyer agrees to reimburse the Seller, upon demand, for expenses incurred by the Seller on the Buyer's behalf in maintaining or repairing the landscaping along each frontage of the Land which have been damaged by the activities on the Land.

- 4.11** The Seller or its representative, in its absolute discretion, may approve or reject any application for approval of the Dwelling or grant approval subject to such conditions as it may reasonably require unless such application complies with the Housing Covenants

5 CONSTRUCTION AND PUBLIC SAFETY

- 5.1** The Land must be clean and safe at all times. This is the responsibility of the Buyer and the Buyer's builder.
- 5.2** Prior to construction of the Dwelling and Outbuildings, the Land must be cleared of all weeds, building debris and general waste.
- 5.3** During construction of any improvements, a suitable bin must be provided for adequate disposal of waste goods and materials.
- 5.4** Debris, bins and site facilities should be clear of all neighbouring properties, roads, footpaths, reserves and all other public places at all times.

6 MAINTENANCE OF THE LAND

- 6.1** The Buyer must not allow weeds or grass on the Land to exceed more than 150mm in height, nor bring onto or allow on the Land or adjoining lots or footpaths any rubbish, spoil or unsightly materials. In the case that the Land is tenanted, it is the Buyer's responsibility to ensure that tenants comply with this requirement.
- 6.2** The Buyer hereby authorises the Seller or its representative, and the Seller or its representative may elect, to maintain the Land (should the Buyer not do so to the standard required by these Housing Covenants as determined by the Seller or its representative) and grants access to the Land for this purpose and agrees that such entry and access will not constitute trespass. The Buyer agrees to reimburse the Seller or its representative, upon demand, for expenses incurred by the Seller or its representative in maintaining the Land on the Buyer's behalf.

7 ANIMALS

- 7.1** Animals may only be kept in accordance with Local Government by-laws and regulations.

8 SIGNS

- 8.1** The Buyer must not without the Seller's or its representative's prior written consent erect on the Land or adjoining footpath or fix to any building or fence on the Land or permit to be erected or fixed, any signs, hoardings or advertisements of any kind except a sign, of no more than 1.08 square metre (900mm x 1200mm) in area, of a contractor actively carrying out work on the Land (together with such other signs as workplace health and safety or planning regulations require) and a maximum of 1 sign no more than 1.08 square metre (900mm x 1200mm) in area advertising the Land for sale. The Buyer hereby authorises the Seller or its representative to enter upon the Land to remove any signs or advertising not complying with these provisions and agrees that such entry and access will not constitute trespass.

9 APPROVAL OF PLANS FOR BUILDING WORK, EXTENSIONS AND IMPROVEMENTS

- 9.1** If the Buyer's Extensions or Improvements are being constructed by the Seller or a related entity of the Seller then this Clause 9 does not apply.
- 9.2** Prior to the Buyer commencing any Building Work, Extension or Improvement or making any application for the approval of building plans (including plans for the Buyer's proposed Dwelling unless the Dwelling has already been approved by the Seller at the time of the application) by the Local Government or other relevant Authority, the Buyer must first submit the plans for any Building Work, Extension or Improvement to the Seller or its representative showing, in addition to the requirements of Local Government or other relevant Authority:
- (a) the material and finish of all external walls and gables and of the roof and the pitch of the roof;
 - (b) the position on the Land and the description of any retaining walls and fences;
 - (c) any other information, matter or thing required by the Design Standards; and

(d) obtain the Seller's or its representative's written approval.

9.3 The Seller or its representative, in its absolute discretion, may approve or reject any application for Building Works, an Extension or Improvement or grant approval subject to such conditions as it may reasonably require unless such application complies with the Housing Covenants.

9.4 The Buyer acknowledges that any approval granted by the Seller or its representative is in addition to, and not in place of, any approvals required to be given by Local Government and any competent Authority. The Buyer agrees not to place any reliance on the Seller's or its representative's approval and acknowledges that the Seller's or its representative's approval will not constitute any representation as to the adequacy, suitability or fitness of any building plan, Building Work, Extension or Improvement.

9.5 The Buyer acknowledges and agrees that the Land may have been filled. The Buyer must make its own investigations to satisfy itself concerning any proposed Building Work as to the suitability of any footing, foundations or proposed construction given the nature of the Land and as to any requirements of the Local Government or other relevant Authority.

10 REQUIREMENTS OF THE EXTENSIONS AND IMPROVEMENTS

10.1 If the Buyer's Extensions or Improvements are being constructed by the Seller or a related entity then this Clause 10 does not apply.

10.2 The Buyer will carry out all Building Works in respect of any Extensions or Improvements strictly in accordance with the plans, details and conditions approved by the Seller and will obtain the Seller's or its representative's prior written approval of any variation in relation to the approved plans, details and conditions which the Buyer wishes to implement and which affects in any way the outside of the Dwelling or the development of the Land.

10.3 The Extensions or Improvements of the Dwelling or the Land must proceed continuously after commencement and without undue interruptions until the Extensions or Improvements are in all practical respects Practically Completed. Any subsequent construction of fences, walls, a driveway or pool and the like, whether undertaken by the Buyer and/or by others on the Buyer's behalf, must be carried on to completion in all respects without undue interruption or delay.

10.4 The aesthetic quality of the Extensions and Improvements in general and its appearance from the adjoining street in particular, in the Seller's or its representative's opinion, will be such as to contribute to or not detract from, the amenity of the area. The Buyer acknowledges that the following requirements in pursuit of this objective are reasonable and agrees to comply with them:

- (a) the aesthetic quality of the Extensions and Improvements will be determined by the Seller or its representative in terms of the style, colour and appearance of the Extensions and Improvements in its own right and in relation to that of the Dwelling and existing other dwellings in proximity to the Land and/or the appearance or style which the Seller intends future dwellings in proximity to the Land to have;
- (b) the Extensions and Improvements will not incorporate any secondhand or substandard materials;
- (c) no Temporary Dwelling, caravan, privy, tent or substandard Dwelling can be brought onto the Land prior to completion of the Extensions and Improvements and the Buyer must not live in any part of the Extension or Improvement prior to Practical Completion of the Extension or Improvement; and
- (d) the aesthetic quality of landscape works between the Dwelling and the street kerb, together with other areas of the Land within public view, will be determined by the Seller or its representative in terms of the style and appearance of the landscape works on the Land in its own right and in relation to that of existing other landscape works in proximity to the Land and/or the appearance or style which the Seller intends future landscape works in proximity to the Land to have.

10.5 All Building Works constructed upon the Land must be constructed by a registered and licensed builder.

11 FENCING

11.1 The Buyer is not permitted to replace any pre-existing fence on the Land that has been constructed by or on behalf of the Seller unless:

- (a) the materials are the same standard, design, and quality as the fence which was constructed at the time the Dwelling was constructed; and
- (b) the replacement fence is constructed in the same location as the original fence was constructed.

11.2 The Buyer is not permitted to construct any new fence on the Land without the prior written approval of the Seller or its representative.

11.3 Please refer to the Design Standards for design requirements for fencing on the Land.

11.4 Notwithstanding any provisions of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011(Qld)* to the contrary, the Seller will not be liable or be required, at any time, to join in or contribute to the cost of erecting or maintaining any fence erected or to be erected on the Land or on the boundaries of the Land or on any dividing line between the Land and any lots unsold or held by the Seller.

12 EARTHWORKS

Any earthworks to be constructed by the Buyer are to be strictly in accordance with the Design Standards.

13 SERVICES

13.1 The Buyer and Seller acknowledge and agree that if a water supply pipeline or sewerage pipeline, an underground electricity supply cable, an underground telephone service cable, a stormwater or other drainage pipeline or any other similar pipelines or services traverse the Land (whether on, above or below the surface of the Land), then the Buyer accepts title to the Land subject to any rights of the local authority, government department or person or company or in respect of such pipelines and cables and will not make any requisition or Objection in respect of the same.

14 DISCLAIMER

14.1 The Seller at its discretion has the authority to approve on its merits any innovative or diverse designs that do not meet the requirements of these Housing Covenants. The Buyer acknowledges that the Seller or its representative has the right to vary, exclude or elect not to enforce any of the Housing Covenants on owners of other land in Everleigh. The Buyer will not Object against the Seller and its representatives and specifically absolves the Seller and its representatives from any liability of any nature for any action taken in varying, excluding and electing not to enforce any Housing Covenants on other owners of other land in Everleigh.

15 NO MERGER

15.1 The Buyer and the Seller agree that all of the covenants and agreements in the Housing Covenants remain in full force and effect against the Buyer and the Buyer's successors, administrators and assigns in favour of the Seller and its successors, administrators and assigns notwithstanding the completion of the sale and purchase of the Land and the registration of a transfer of the Land in favour of the Buyer.

16 SALE OR LEASE BY THE BUYER

16.1 The Buyer must not sell, transfer or otherwise dispose of the Land without first delivering to the Seller a Deed Poll executed by the future buyer, transferee or disponent in favour of the Seller containing covenants in the same terms (mutatis mutandis) as set forth in the Housing Covenants and including an obligation for each further purchaser, transferee or disponent to obtain a further Deed Poll from any subsequent purchaser, transferee or disponent.

16.2 The Buyer must not lease, licence or part with possession of the Land without first delivering to the tenant, licensee or occupier a copy of the Housing Covenants.

16.3 The Buyer hereby indemnifies the Seller and agrees to keep the Seller indemnified against all loss and damage incurred by the Seller as a direct or indirect result of the Buyer's failure to comply with the obligation contained in Clauses 16.1 and 16.2.

17 ENTRY ONTO THE LAND BY THE SELLER

17.1 The Buyer and Seller agree that if and whenever the Buyer or any successors in title make any default under these Housing Covenants, the Seller or its representative, without prejudice to its other rights, remedies and powers, will be at liberty to enter upon the Land to perform such work as may be necessary to comply with these Housing Covenants and the Seller or its representative will be entitled to recover the cost of the work from the Buyer or any successors in title.

17.2 The Buyer agrees that access or entry onto the Land by the Seller or its representative pursuant to Clause 17.1 is irrevocable and does not constitute trespass.

18 SELLER'S DISCRETION

18.1 The Buyer may apply to the Seller or its representative for consent to complete works on the Land and other buyers of lots in Everleigh may apply to the Seller or its representative for consent to complete works on those lots which do not comply with these Housing Covenants. The Seller or its representative may grant or refuse such applications in its absolute discretion.

18.2 The Seller or its representative reserves the right to vary the Housing Covenants for future lots at Everleigh.

19 CONSTRUCTION

19.1 The Buyer must:

- (a) commence construction of the Dwelling on the Land (in accordance with these Housing Covenants) by the date 12 months after settlement of the Contract;
- (b) not have the building of the Dwelling left at any time without substantial work being carried out for more than one month; and
- (c) complete construction of the Dwelling, fencing, driveway and landscaping on the Land by the date 12 months after the date the Buyer commenced construction of the Dwelling,

as determined by the Seller acting reasonably.

20 BOND

20.1 The Buyer must pay the Bond to the Deposit Holder prior to the Seller issuing approval to the Buyer in accordance with these Housing Covenants.

20.2 The Bond will be held by the Deposit Holder as security for:

- (a) the Buyer strictly complying with the terms of these Housing Covenants and the terms of the Seller's approval pursuant to these Housing Covenants; and
- (b) damage to any land or improvements within Everleigh including but not limited to damage to footpaths, roads, street trees, turfing and gutters which in the Seller's opinion has been caused or contributed to by the Buyer and/or its employees, agents, invitees, contractors and builders.

20.3 The Seller is free to use the Bond to effect, carry out or rectify:

- (a) any works required to be done by the Buyer pursuant to these Housing Covenants or the Seller's approval pursuant to these Housing Covenants but which have not been done by the Buyer; and

- (b) any and all damage to any land or improvements within Everleigh including but not limited to damage to footpaths, roads, street trees, turfing, and gutters which in the Seller's opinion has been caused or contributed to by the Buyer and/or its employees, agents, invitees, contractors and builders.

20.4 The Buyer and the Seller irrevocably authorise and direct the Deposit Holder to release to the Seller the Bond for any of the purposes set out in Clause 20.3 on receiving a request from the Seller.

20.5 On Practical Completion of the Dwelling, landscaping, fencing and driveway (in accordance with these Housing Covenants and the Seller's approval pursuant to these Housing Covenants) to the Seller's satisfaction, the Deposit Holder will return any unused portion of the Bond to the Buyer on receiving a request from the Seller.

21 COMPLIANCE WITH HOUSING COVENANTS

21.1 Compliance with Housing Covenants Generally

- (a) The Buyer:
 - (i) acknowledges that the Seller has a significant investment in Everleigh, and has an interest in maintaining the value and desirability of lots within the Estate;
 - (ii) acknowledges that a failure by the Buyer to strictly comply with the Housing Covenants will diminish the value of the Seller's significant investment in Everleigh;
 - (iii) acknowledges that a failure by the Buyer to strictly comply with the Housing Covenants will diminish the value and desirability of:
 - (A) unsold lots in Everleigh in the hands of the Seller; and
 - (B) lots sold by the Seller to other owners within Everleigh.
 - (iv) agrees that in the event that the Buyer does not strictly comply with the Housing Covenants, the Seller will have legally enforceable rights against the Buyer, including the right to seek orders from the Courts compelling compliance by the Buyer, the right to enter onto the Land to undertake works to remedy a non-compliance and/or the right to seek damages against the Buyer and the right to call on and use the Bond; and
 - (v) hereby irrevocably grants to the Seller or the Seller's representative or agent, a licence to enter onto the Land to undertake work reasonably necessary to rectify any non compliance with the Housing Covenants, such right not to be exercised until after notice has been given by the Seller to the Buyer to rectify the breach and that breach has not been rectified within the period provided for in the notice.
- (b) The Buyer warrants and represents to the Seller that the Buyer will comply strictly with the terms of the Housing Covenants and that it has the capacity to do so and the Buyer acknowledges that the Seller has relied on and been induced by those warranties and representations, to enter into the Contract with the Buyer to sell the Land.

21.2 Indemnities

- (a) In further consideration of the Seller entering into the Contract with the Buyer to sell the Land, the Buyer hereby indemnifies the Seller in relation to all Claims and liabilities whatsoever, which are made or may be made by any other person against the Seller, its agents, employees, directors or contractors, arising directly or indirectly out of or in connection with any failure by the Buyer to strictly comply with the terms of the Housing Covenants, including all Claims for damages and costs (on a full indemnity basis); and
- (b) indemnifies the Seller in connection with all legal costs and outlays incurred by the Seller in enforcing or attempting to enforce the Housing Covenants, on a full indemnity basis.

21.3 Restrictions to Cease

The restrictions specified in the above clauses (inclusive) will cease to burden the Land with effect from the date 3 years after the date after Mirvac sold the Land to the Buyer.

21.4 Joint and Several

The Buyer (if more than one person) agrees that they are jointly and severally liable in relation to the obligations pursuant to these Housing Covenants.

22 DEFINITIONS

Authority	means any body, government, person or otherwise having or exercising control over the approval of, carrying out of, use or operation of the Land or the Estate or any services to be provided to the Land or the Estate, including, but not limited to, the Local Government and Economic Development Queensland (a division of the Department of State Development, Manufacturing, Infrastructure and Planning).
Bond	means the amount of \$1,000.00.
Building Works	means any works carried out on the Land in the nature of the construction, alteration, renovation or repair of the Dwelling or other building, fence, retaining wall, external sign or hoarding, driveway, external floodlights or spotlights or external fittings.
Buyer	means the buyer as detailed in the Reference Schedule of the Contract and any subsequent buyer of the Land.
Contract	means the contract of sale by which the Buyer became the owner of the Land whether the Seller or a third party was the seller of the Land to the Buyer.
Claim	means any cost, claim, demand, obligation, remedy, damage, loss, action, proceeding, claim for compensation, requisition or objection, whichever is applicable.
Development Application	means an application for Development Approval.
Deposit Holder	means HWL Ebsworth Lawyers Law Practice Trust Account.
Development Approval(s)	means a development approval made by or on behalf of the Seller or third party pursuant to the <i>Planning Act 2016 (Qld)</i> , the <i>Sustainable Planning Act 2009 (Qld)</i> and/or the <i>Economic Development Act 2012 (Qld)</i> as applicable in relation to the Land and/or Everleigh.
Display Home	means a dwelling used as a 'Display Home' as that term is defined in the <i>Domestic Building Contracts Act 2000 (Qld)</i> .
Dwelling	means the residential detached Dwelling constructed or to be constructed on the Land.
Extension	means addition, renovation, or alteration to an existing Dwelling.
Housing Covenants	means these Housing Covenants including the Residential Design Standards and Guidelines annexed to these Housing Covenants.
Everleigh	means the estate currently known as "Everleigh" of which the Land forms part which is being progressively developed by the Seller and which name may change from time to time in the Seller's absolute discretion.
Improvements	means any of the following but is not limited to: new Dwelling, transmitting and receiving devices, security systems, air conditioning units, fences, retaining walls, letterboxes, landscaping within public view, garden sheds, clothes lines, external floodlights or spotlights, driveway, external fittings, pergolas and hot water systems.

Land	has the same meaning as detailed in the Reference Schedule of the Contract which is owned or under contract by the Buyer and is located in Everleigh.
Local Government	means the Logan City Council.
Object or Objections	means to object generally and includes: <ul style="list-style-type: none"> (a) object to a variation, change or substitution; (b) object to title to the Land; (c) avoid or attempt to avoid the Housing Covenants or Contract; (d) require the Seller to carry out any works to the Land; (e) withhold a consent; (f) make any claim, demand, appeal or suit of any nature; or (g) seek an injunction.
Outbuilding	means, for example, garage, verandah, pergola, shed whether attached or detached from the Dwelling.
Practical Completion	means when the relevant Building Works, Dwelling, Improvement, Extension or Outbuilding have reached practical completion and they have been approved by a building certifier (if applicable) that they are fit for use and occupation.
Residential Design Standards and Guidelines (Design Standards)	means the attached Residential Design Standards and Guidelines which form part of the Housing Covenants.
Seller	means Mirvac Queensland Pty Limited ACN 060 411 207 and its executors, administrators, successors, substitutes and permitted assigns.
Temporary Dwelling	means, for example, caravan, tent or any Dwelling temporarily erected to assist in any Building Works.



Buyer's Signature
SIGNED by the Buyer in the presence of (and if a company, in accordance with Sections 126 or 127 of the *Corporations Act 2001 (Cth)* or by its duly authorised signatory):

Buyer (or Director/Secretary of Buyer or authorised signatory, if company)

.....
Witness
(witness not required if signed electronically)

Buyer (or Director/Secretary of Buyer or authorised signatory, if company)

Buyer (or Director/Secretary of Buyer or authorised signatory, if company)

Buyer (or Director/Secretary of Buyer or authorised signatory, if company)

Seller's Signature
SIGNED ON BEHALF of the **Seller** by its duly authorised signatories:

) _____
) _____
) _____

Everleigh

HWL
EBSWORTH
LAWYERS

RESIDENTIAL DESIGN GUIDELINES

(follows this page)

Annexure D Deed Poll

DEED POLL - "EVERLEIGH"

TO: Mirvac Queensland Pty Limited ACN 060 411 207 ("Developer")

FROM: [insert New Owner's name]
[insert New Owner's name]
[insert New Owner's address]
[insert New Owner's address] ("New Owner")

LAND: "Everleigh", Greenbank Qld 4124

BACKGROUND

- A. The New Owner is buying or has agreed to buy the Land.
- B. The Land forms part of a quality residential community known as "Everleigh" (the **Estate**). Accordingly, it is necessary and in the interest of all owners of land in the Estate that the Developer exercises supervision and control so as to ensure quality in respect of the design and construction standard of dwellings, other improvements and landscaping in the Estate and other matters generally.
- C. The New Owner is required by the terms of the contract that the New Owner has entered into to buy the Land, to enter into this Deed Poll.

OPERATIVE PART

HOUSING COVENANTS

2. The New Owner acknowledges and agrees that:
 - (a) the Land forms part of the Estate which is a quality residential community;
 - (b) unsold lots in the Estate are a valuable asset of the Developer, the value of which depends in part on the Estate continuing to be and being seen to be a quality residential community;
 - (c) the Developer has a legitimate business interest in ensuring that the Estate remains a quality residential community;
 - (d) the value of other lots in the Estate already sold to other owners depends in part on the Estate continuing to be and being seen to be a quality residential community; and
 - (e) it is necessary and in the interest of all owners of land within the Estate that the Developer exercises supervision and control to regulate the design and construction standard of dwellings, other improvements and landscaping within the Estate and other matters generally.
3. The New Owner agrees to abide by the terms of the Housing Covenants attached (**Housing Covenants**) as though the New Owner was the "Buyer" referred to in the Housing Covenants.
4. The New Owner acknowledges that it is bound by the terms of the Housing Covenants and is responsible for all costs incurred by the Developer in the enforcement or attempted enforcement of the Housing Covenants and that it will be subject to legal action for rectification costs, damages, legal costs (on a solicitor and own client basis) for any breach of the Housing Covenants.
5. The New Owner acknowledges that the Developer, in its total discretion, has the right to:
 - (a) vary or modify the Housing Covenants from time to time;
 - (b) exclude or elect not to enforce all or any part of the Housing Covenants or parts of them; and

- (c) interpret the Housing Covenants and the intent of the Housing Covenants, for any land in the Estate in any way the Developer determines in its discretion.
- 6. The Developer may vary or modify the Housing Covenants at any time by Notice to the New Owner.
- 7. The New Owner acknowledges the Developer may seek an injunction from a court to prevent the New Owner breaching its obligations under the Housing Covenants.
- 8. The New Owner indemnifies the Developer and agrees to keep the Developer indemnified against all loss and Claims suffered or incurred by the Developer as a direct or indirect result of the Buyer's failure to comply with the obligations contained in this Deed Poll.

DEVELOPMENT OF THE ESTATE

- 9. The New Owner acknowledges that:
 - (a) the Estate may be developed progressively by the Developer; and
 - (b) this involves or will involve (amongst other things) the progressive carrying out of various works and the making of town planning and building applications of various types to Authorities (**Applications**).
- 10. The New Owner must not:
 - (a) make or maintain any Objection either alone or jointly with others against or do anything which may adversely affect any of the Applications;
 - (b) Object to the continuation of civil or construction works within the Estate which may disrupt or inconvenience the New Owner or an occupier of dwelling on the Land;
 - (c) Object in relation to any dust, noise or traffic interference which results from the carrying out of any works within the Estate;
 - (d) do or omit anything which would prevent the Developer from completing the Estate or selling lots in the Estate; and
 - (e) Object if the Developer does not:
 - (i) complete construction or creation of any other land included in the Estate; or
 - (ii) continue to develop any of the land owned by the Developer.
- 11. To facilitate the progressive development of the Estate, the New Buyer irrevocably grants to:
 - (a) the Developer; and
 - (b) any nominees of the Developer (**Nominee**),
 a licence to enter and remain on the Land as is reasonably required to inspect and undertake works of any kind (**Licence**).
- 12. For the purposes of clause 11, examples of works and inspections that may be performed under the Licence include:
 - (a) any works required by the approvals granted to the Developer, for the development for the Estate (of which the Land forms part), to be completed and/or rectified including but not limited to civil works and the connection of services to the Land;
 - (b) installation of pit and pipe works and network infrastructure;
 - (c) excavation and general earthworks;
 - (d) construction of common areas, including roads;
 - (e) construction of such improvements and facilities as may be considered necessary by the Developer to establish utility services and connections thereto; and
 - (f) construction of services infrastructure whether public or private including without limitation, connections for sewerage, gas, electricity, communications, water or any other lawful service available to the public,
 all of which are collectively called the **Utility Infrastructure Works**.
- 13. In consideration for the grant of the Licence, the Developer must pay the New Buyer \$1.00 within 10 Business Days after demand for payment by the New Buyer.

14. The Developer or its Nominee may bring onto the Estate (including the Land) any machinery, tools, equipment, vehicles and workmen to facilitate the carrying out of the Utility Infrastructure Works.
15. The covenants and acknowledgements in this Deed Poll given by the New Owner to any Nominee are made and given for the benefit of the Nominee pursuant to section 55 of the *Property Law Act 1974* in consideration of the Developer consenting to the sale of the Land to the New Owner.
16. The New Owner must not Object if the Developer or a Nominee exercise their rights under this Deed Poll.
17. The Developer must:
 - (a) so far as reasonably possible cause minimal disturbance to any occupant of the Land; and
 - (b) repair any damage caused to the Land,as a result of the Developer or its Nominee (excluding NBN Co whom the Developer has no control over) exercising its rights under this Deed Poll.

RETAINING WALLS

18. If there is a retaining wall on the Land constructed by the Developer (**Retaining Wall**) then the New Owner covenants to the Developer that the New Owner:
 - (a) will not construct any type of wall or fence on top of, in front of or behind any Retaining Wall unless the Seller's consent has firstly been obtained;
 - (b) must not remove, demolish, change or alter any Retaining Wall unless a relevantly qualified professional determines that the Retaining Wall has come to the end of its useful life and needs replacement;
 - (c) must have a relevantly qualified professional inspect all Retaining Walls affecting the Land at regular intervals and maintain any Retaining Wall in the same condition as at the date the Developer disposed of the Land, fair wear and tear excepted;
 - (d) will not do anything to compromise the structural integrity of any Retaining Wall; and
 - (e) not alter any batters abutting any Retaining Wall without obtaining written advice from a relevantly qualified professional authorising the alteration.
19. The New Owner acknowledges that structural advice regarding the Retaining Wall should be obtained by the New Owner from a relevantly qualified professional if any dwellings or other structures are proposed to be constructed on the Land in a location adjacent to or near Retaining Walls.
20. The New Owner acknowledges and agrees that:
 - (a) the covenants contained in clause 18 are made for the benefit of owners for the time being of lots adjoining the Land, which are affected by a Retaining Wall on the Land (**Affected Owner**);
 - (b) an Affected Owner is a third party intended to take the benefit of this Special Condition within the meaning of section 55 of the *Property Law Act 1974* (Qld); and
 - (c) an Affected Owner is entitled to rely on the covenants contained in this Deed Poll, notwithstanding that they are not a party to the Deed Poll.

FENCING

21. If the Developer has installed any fencing or entry feature on the Land then the New Owner covenants with the Developer that the New Owner will maintain such fence or entry feature in good condition.
22. Notwithstanding any provision in the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, the Developer need not contribute to the cost of building any dividing fence between the Land and any adjoining land owned by the Developer or to the cost of relocating any fence. The New Owner waives any right to claim contribution from the Developer. The New Owner acknowledge that this clause is an agreement made between adjoining owners about a dividing fence for the purposes of section 10 of the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* (Qld).

DUPLEXES AND MULTIPLE DWELLING UNITS

23. The New Owner acknowledges and agrees that:
 - (a) certain lots within the Estate may be designated as duplex dwelling and / or multiple dwelling unit lots (**MDU Lots**);

Commented [HWLE6]: Same as earlier comment

Commented [HWLE7]: As per earlier comment

- (b) MDU Lots may incur additional headworks payments pursuant to approvals (from any Authority) for the development of any dwelling, which may need to be made by the buyer of those particular lots;
- (c) the Developer will be permitted (in its total discretion) to designate lots within the Estate as MDU Lots (subject to first obtaining relevant approvals); and
- (d) the New Owner will not apply to the relevant Authority to designate the Land as a MDU Lot or further subdivide the Land without the express written consent of the Developer.

GENERAL

- 24. The New Owner agrees not to sell, transfer, dispose of, lease or in any other way part with possession of the Land without first obtaining a covenant from any disponent in favour of the Developer on the same terms as this Deed Poll.
- 25. The New Owner indemnifies the Developer for any costs or damages the Developer suffers or may suffer as a result of any future buyer, transferee, assignee or disponent not being bound to the terms of this Deed Poll due a breach of the New Owner of this Deed Poll.
- 26. The New Owner must not Object to the Developer exercising its rights under this Deed Poll and releases the Developer from any Claim resulting from the Developer exercising those rights.
- 27. The New Owner indemnifies the Developer and agrees to keep the Developer indemnified against all loss and damage incurred by the Developer as a result or indirect result of the New Owner's failure to comply with the obligations contained in this Deed Poll.
- 28. For the purposes of this Deed Poll:
 - (e) **Authority** means any body, government, person or otherwise having or exercising control over the approval of, carrying out of, use or operation of the Land or the Estate or any services to be provided to the Land or the Estate, including, but not limited to, the Local Government and the department of Economic Development Queensland.
 - (f) **Claim** includes any claim, cause of action, proceeding, right, entitlement, damages, costs, losses, liability or demand however it arises and whether it is past, present or future, fixed or unascertained, actual, potential or contingent.
 - (g) **Object or Objection** means to object generally and includes:
 - (i) object to a variation, change or substitution;
 - (ii) claim compensation;
 - (iii) require the Developer to carry out any works to the Land;
 - (iv) withhold a consent;
 - (v) make any claim, demand, appeal or suit of any nature; or
 - (vi) seek an injunction.
- 29. Queensland Law applies to this Deed Poll. The New Owner submits to the jurisdiction of the courts of Queensland.
- 30. This Deed Poll takes effect from the date the New Owner has effected settlement of the contract to buy the Land.
- 31. The New Owner must give to the Developer a copy of this signed and witnessed Deed Poll.

DATED THIS _____ 20____.

SIGNED AS A DEED POLL

SIGNED, SEALED AND DELIVERED by the)
New Owner in the presence of:)

New Owner's Signature

Witness

THE NEW OWNER'S SIGNATURE MUST BE
WITNESSED



SIGNED, SEALED AND DELIVERED by the)
New Owner in the presence of:)

Witness

New Owner's Signature

THE NEW OWNER'S SIGNATURE MUST BE
WITNESSED

Everleigh

HWL
EBSWORTH
LAWYERS

DEED POLL
ANNEXURE "A" – HOUSING COVENANTS

(Follows this page)

[NOTE: Insert Housing Covenants AND Residential Design Standards and Guidelines behind this page when on-selling and preparing this Deed Poll for signing]

Everleigh

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Annexure E Draft Survey Plan

(follows this page)



Annexure F Easement and Covenant Schedule

Lot No	Location	Purpose	Type – Private or In Gross

Buyer 1 Sign

Buyer 3 Sign

Buyer 2 Sign

Buyer 4 Sign

Annexure G Guarantee and Indemnity

Parties:

Seller's Name	Mirvac Queensland Pty Limited ACN 060 411 207	(Seller)
Guarantor 1 Name		
Guarantor 1 Address		
Guarantor 2 Name		
Guarantor 2 Address		
Guarantor 3 Name		
Guarantor 3 Address		
Guarantor 4 Name		
Guarantor 4 Address		

(Guarantor)

Regarding - Contract for the sale and purchase of the Property to be made between the Seller and the Buyer named in the Reference Schedule (in the Contract) **(Contract)**

It is agreed:

1. The Guarantor:
 - (a) has requested that the Seller enter into the Contract;
 - (b) enters into this Guarantee and Indemnity in consideration for the Seller agreeing to:
 - (i) enter into the Contract at the request of the Guarantor; and
 - (ii) pay the Guarantor \$1.00 within 10 Business Days after written demand by the Guarantor to the Seller; and
 - (c) acknowledges the receipt of valuable consideration from the Seller for the Guarantor incurring obligations under this Guarantee and Indemnity.
2. The Seller agrees to enter into the Contract at the request of the Guarantor.
3. The Guarantor acknowledges that, under the Contract:
 - (a) the Seller may effect a Dealing in favour of another person (**Third Party**); and
 - (b) if the Seller effects a Dealing, and the Contract is novated or assigned to the Third Party, the Buyer will be bound to perform the Buyer's obligations under the Contract in favour of the Third Party.
4. The Guarantor unconditionally and irrevocably guarantees:
 - (a) to the Seller the due and punctual performance by the Buyer of all of its obligations under the Contract;
 - (b) if the Contract is novated to the Third Party, the due and punctual performance by the Buyer of all of its obligations under any substitute contract for the sale and purchase of the Property that comes in effect as a result of a Dealing and novation (**Substitute Contract**); and
 - (c) if the Contract is assigned to the Third Party, the due and punctual performance by the Buyer of all of its obligations under the Contract,

irrespective of when they are to be performed.
5. The Guarantor, as a separate undertaking, unconditionally and irrevocably indemnifies the Seller and any Third Party against all liability, damages, costs, expenses and losses of any kind and however arising (including

penalties, fines, interest, duties, fees, taxes or legal fees on a full indemnity basis) which the Seller or any Third Party may suffer as a result of or arising directly or indirectly out of:

- (a) any default, breach or non-compliance by the Buyer of the Contract or a Substitute Contract (**Relevant Contract**);
 - (b) a breach by the Buyer of any acknowledgement, promise, representation, warranty or the like by the Buyer in a Relevant Contract or otherwise, including any promise, representation, warranty or the like which was incorrect or misleading when made;
 - (c) the Buyer having no obligations or being relieved of any obligations or any obligations of the Buyer becoming unenforceable under a Relevant Contract; or
 - (d) making, enforcing and doing anything in connection with this Guarantee and Indemnity.
6. The Guarantor agrees that the Guarantor's liability and obligations under this Guarantee and Indemnity are not affected by any:
 - (a) termination of a Relevant Contract as a result of any default or breach by the Buyer;
 - (b) insolvency, bankruptcy, death, incompetency or winding up of the Buyer or of any Guarantor;
 - (c) assignment or novation of a Relevant Contract by the Buyer or the Seller or a Third Party;
 - (d) grant of time or other concession to the Buyer, Seller or a Third Party;
 - (e) compromise, waiver, variation or novation of any of the rights of the Seller or a Third Party against the Buyer under a Relevant Contract;
 - (f) delay by the Seller or a Third Party in exercising its rights or if the Seller or a Third Party does not sue the Buyer;
 - (g) acquiescence, acts, omissions or mistakes on the part of the Seller or a Third Party;
 - (h) purported rights of the Seller or a Third Party against the Buyer under a Relevant Contract being invalid, void or unenforceable for any reason including by operation of law or statute;
 - (i) future variations or alterations to a Relevant Contract agreed between the parties to it, regardless of whether or not the Guarantor has first consented to the variation or alteration and regardless of any prejudice to the Guarantor arising from that variation or alteration;
 - (j) other person who was named, intended or required to enter into this Guarantee and Indemnity not having done so or not having done so effectively;
 - (k) waiver or other indulgence or the discharge or release of a Buyer or any other person from any obligation;
 - (l) guarantee and indemnity from any other person who has entered into this Guarantee and Indemnity not being, for any reason whatsoever, enforceable; or
 - (m) other acts, omission, thing or matter whatsoever which, but for this provision, might in any way operate to release or otherwise exonerate or discharge the Guarantor from any of its obligations as surety.
7. This Guarantee and Indemnity:
 - (a) extends to cover the Buyer's obligations under a Relevant Contract:
 - (i) regardless of any compromise, waiver or variation of any rights against the Buyer under the Relevant Contract; and
 - (ii) as amended, varied or replaced, whether with or without the consent of the Guarantor, even if the amendment, variation or replacement imposes additional obligations on the Buyer, beyond those presently in the Relevant Contract; and
 - (b) is a continuing guarantee and indemnity and, despite Settlement, remains in full force and effect for as long as the Buyer has any liability or obligation under the Relevant Contract and until all of those liabilities or obligations have been fully discharged.
8. The Guarantor represents to the Seller (and for the benefit of any Third Party) that before the Guarantor entered into this Guarantee and Indemnity the Guarantor read and understood this Guarantee and Indemnity, the Contract and any other associated documents and had taken or been given the opportunity to take legal and other advice the Guarantor considered necessary.

9. If the Seller or a Third Party novates, transfers or assigns its interest in a Relevant Contract in favour of any person or entity (**Assignee**), the benefit of the Guarantor's obligations and indemnities under this Guarantee and Indemnity are assigned to the Assignee and the Guarantor must enter into any document that the Seller or a Third Party or Assignee may reasonably require to confirm the assignment. The Seller or a Third Party may assign the benefit of the Guarantor's obligations and indemnities under this Guarantee and Indemnity without affecting or discharging the Guarantor's liability as surety in any way.
10. The Seller or a Third Party does not have to sue the Buyer or enforce any rights against any person before claiming under this Guarantee and Indemnity.
11. This Guarantee and Indemnity binds each Guarantor individually and all of them jointly.
12. This Guarantee and Indemnity is a separate, collateral instrument to the Relevant Contracts.
13. The liability of the Guarantor is not discharged by payment to the Seller or a Third Party which is later avoided by law. If that occurs, the respective rights and obligations of the Seller or a Third Party and the Guarantor will be restored as if the payment had not been made.
14. Money paid to the Seller or a Third Party by the Guarantor must be applied first against payment of costs, charges and expenses under clause 5, then against other obligations under this Guarantee and Indemnity.
15. If there is any ambiguity in this Guarantee and Indemnity, it is to be interpreted in favour of the Seller or a Third Party. Any void, voidable or illegal term of this Guarantee and Indemnity is to be read down or severed leaving the balance operable.
16. The Guarantor acknowledges and agrees that this Guarantee and Indemnity was signed by the Guarantor before the Seller signed the Contract.
17. This Guarantee and Indemnity may be executed, exchanged and delivered in any manner permitted under the Contract for the execution and exchange of that document (including electronically).
18. Notices under this Guarantee and Indemnity are to be given in the manner set out under the Contract. The Seller may give notices to the Guarantor by giving the notice to the Buyer or the Buyer's Solicitor, including in the same instrument as any notice that is given to the Buyer.

WARNING: The Guarantor is agreeing to be legally liable for the performance of the Buyer under the Relevant Contract.

SIGNED by Guarantor 1 in the presence of:)
)
)

SIGNATURE – GUARANTOR 1

By placing my signature above, I warrant that I am the Guarantor named in this Guarantee and Indemnity.

.....
Witness
(witness required unless signed electronically)

SIGNED by Guarantor 2 in the presence of:)
)
)

SIGNATURE – GUARANTOR 2

By placing my signature above, I warrant that I am the Guarantor named in this Guarantee and Indemnity.

.....
Witness
(witness required unless signed electronically)

SIGNED by Guarantor 3 in the presence of:)
)
)

SIGNATURE – GUARANTOR 3

By placing my signature above, I warrant that I am the Guarantor named in this Guarantee and Indemnity.

.....
Witness
(witness required unless signed electronically)

SIGNED by Guarantor 4 in the presence of:)
)
)

SIGNATURE – GUARANTOR 4

By placing my signature above, I warrant that I am the Guarantor named in this Guarantee and Indemnity.

.....
Witness
(witness required unless signed electronically)
SIGNED by a duly authorised signatory of Mirvac)
Queensland Pty Limited ACN 060 411 207 in the)
presence of:)

SIGNATURE – SELLER

.....
Witness
(witness required unless signed electronically)

SIGNATURE – SELLER

Annexure H Seller's Statement / Buyer's Acknowledgement

Commented [HWLE8]: Anything require amendment?

All Lots in "Everleigh", Greenbank

I/We acknowledge that the Seller may provide me/us and other buyers with an estimated timeframe for registration of the plan of subdivision which will create title to the Lot. Any timeframe advised is an estimate only and registration may be delayed, from time to time, for any number of reasons (including but not limited to, supply chain issues for civil contractors, weather, COVID-19 lockdowns, Council approval timings and unforeseen circumstances etc). While the Seller will attempt to deliver within the timeframe communicated, the Seller does not represent or warrant that registration will occur within the timeframe advised.

I/We acknowledge that I/we are aware of the risks of possible delays with registration of the Lots, which may impact my/our building contract (for example, a delay in commencement of construction of the dwelling may affect/increase the building contract price). I/We acknowledge that it is important that I/we communicate with my/our builder to discuss possible delays to ensure that I/we are informed on what impact any delays would have on the building contract and that I/we have had such discussions with the builder.

I/We acknowledge that it is my/our responsibility to inspect the land and ensure that survey pegs are properly installed prior to settlement. Once settlement has occurred, Mirvac will not be responsible for having any missing or damaged survey pegs installed on the land if this was not raised with Mirvac no later than 7 days after settlement.

I/We acknowledge that once settlement has occurred, I/we will be responsible for the maintenance and protection of the land. I/We acknowledge that Mirvac will not mediate disputes about building debris or damage to my/our land with neighbours and that Mirvac has encouraged me/us to install temporary construction fencing before construction commences on the land. I/We acknowledge that I/we cannot alter or impact any already-installed fencing or retaining walls on my/our land without first obtaining prior written approval from Mirvac and any affected neighbours.

I/We acknowledge the Contract permits Mirvac to collect, use and disclose my/our personal information for neighbouring lot communication and that by signing the Contract I/we consent to that collection, use and disclosure pursuant to the terms of the Contract.

I/We acknowledge that I/we are aware of the proposed Teviot Road upgrade works being or to be conducted by Logan City Council. I/We acknowledge that there may be disruptions to accessing the Estate as Teviot Road is the primary frontage to the Estate. I/we understand I/we can visit <https://www.logan.qld.gov.au/teviot-road-upgrade> for more information.

In relation to Lots only where the retaining walls bound the Lot

I/We acknowledge that it is my/our responsibility to confirm with my/our builder that any subsoil drainage outlets and/or subsoil drainage pits have been connected appropriately to the ultimate housing drainage system. I/We acknowledge Mirvac, as part of its construction of the Lot, include appropriate construction of a subsoil drainage outlets and/or subsoil drainage pits as to capture any water from behind retaining walls.

In relation to Lots only where feature fencing and landscaping bound the Lot

I/We acknowledge that as the owner of a corner block, it is the owner's responsibility to maintain the feature fencing and landscaping.

Everleigh

HWL
EBSWORTH
LAWYERS

Buyer 1 Sign

Buyer 3 Sign

Buyer 2 Sign

Buyer 4 Sign

Annexure I Additional Special Conditions

Government Grants Special Condition

1. Government Grants

1.1 This Special Condition 1 operates as a special condition of the Contract.

1.2 In this Special Condition 1:

Government Grants means any grants, incentives, contributions or other stimulus packages offered in relation to residential property by the Commonwealth Government of Australia and/or Queensland Government.

Price means the purchase price payable under this Contract.

1.3 The Buyer acknowledges and agrees that:

- 1.3.1 the Seller, the Seller's Agent and the Seller's Solicitor have not made any representations or given any warranties to the Buyer in respect of the availability of any Government Grants or whether the Buyer is eligible for any Government Grant;
- 1.3.2 the Buyer has not relied upon any representation made by either the Seller, the Seller's Agent, the Seller's Solicitor or anyone acting on the Seller's behalf in respect of any Government Grants;
- 1.3.3 the Buyer has made its own enquiries with the appropriate Authorities about the availability of, and its eligibility for any Government Grant in respect of the Property;
- 1.3.4 the Buyer is ultimately responsible for payment of the Price and the Seller is not liable to pay any money, provide any rebate, reduce the Price or make any contribution towards the build price or payments under any building contract entered into or to be entered into by the Buyer; and
- 1.3.5 this Contract is not subject to or conditional upon the Buyer obtaining the benefit of a grant under any Government Grant and the Buyer enters into this Contract at its own risk.

1.4 The Buyer releases and discharges the Seller, the Seller's Agent, the Seller's Solicitor and anyone acting on the Seller's behalf from any Claim in relation to the Buyer's failure or inability to obtain any Government Grant. The Buyer acknowledges that it gives this release and discharge for the benefit of the Seller's Agent and the Seller's Solicitor, as well as the Seller itself.

1.5 The Buyer must not make any Objection because of anything contemplated by this Special Condition.

Finance Pre-Approval Special Condition

1. Evidence that Buyer will be able to obtain finance to complete the Contract

- 1.1 The Buyer acknowledges and agrees that the Seller has a legitimate interest in knowing as early as possible after the Contract Date and before the Buyer gives notice of satisfaction or waiver of the Finance Condition, if the Buyer becomes unable or unlikely to be able to satisfy the Finance Condition and complete the Contract. The Buyer agrees that it is reasonable for the Seller to be entitled to require the Buyer to produce evidence to the Seller to enable the Seller to be satisfied, acting reasonably, that the Buyer will be able to satisfy the Finance Condition and complete the Contract.
- 1.2 At any time before the Buyer gives notice of satisfaction or waiver of the Finance Condition and within 5 Business Days after a request by the Seller to do so, the Buyer will produce to the Seller or the Seller's Solicitor a Finance Pre-Approval on terms satisfactory to the Seller, acting reasonably.
- 1.3 This Special Condition is an Essential Term of the Contract.
- 1.4 If the Buyer fails to comply strictly with special condition 1.2 (by either providing the Finance Pre-Approval in the time required or not providing a Finance Pre-Approval on terms satisfactory to the Seller, acting reasonably), the Seller may terminate this Contract. In this case, this Contract is at an end, the Deposit must be refunded to the Buyer and neither Party will have any Claim against the other, except for any antecedent breach.

In this Special Condition 1, "Finance Pre-Approval" means a letter directed to or written at the request of the Buyer from a reputable financial institution which contains confirmation that the financial institution will provide finance to the Buyer to enable the Buyer to complete this Contract, subject only to the financial institution being satisfied in relation to the value of the Property and the Buyer signing documentation reasonably required by the financial institution.

Entry into Build Contract Special Condition

1. In this Special Condition:

- (a) **"Build Contract Date"** means the date _____ days after the Contract Date;
- (b) **"Build Contract"** means a domestic building contract, which complies with the *Queensland Building and Construction Commission Act 1991 (Qld)*.
- (c) **"Display Builder"** means each individual or corporation which is a participant in the display village in the Estate in Precinct 1.1 or which has been approved by the Seller as a participant in the future display village in the Estate in Precinct 12.3.

2. The Buyer must enter into a Build Contract with a Display Builder (to construct a dwelling on the Land after Settlement) by the Build Contract Date, where:

- (a) any cooling off period for the Build Contract has expired; and
- (b) the Build Contract is only subject to finance, if this Contract is subject to finance, (if applicable) and subject to obtaining all required building approvals from the required Authorities and the Buyer becoming the registered owner of the Land,

and having provided a copy of that Build Contract to the Seller.

3. If the Build Contract is terminated or comes to an end, for any reason, prior to Settlement, then the Seller may terminate this contract, in which case the Deposit will be refunded to the Buyer and neither party will have a

Claim against the other (unless the Build Contract has been terminated due to the Buyer's default in which case the Buyer will be in default of this Contract and the Seller will be entitled to exercise its rights under clause 9 of the Terms of Contract, including by retaining the Deposit).

4. Clauses 2 and 3 of this Special Condition are for the sole benefit of the Seller and may be waived by the Seller in its absolute discretion, at any time.
5. If clause 2 of this Special Condition has not been satisfied or has not been waived by the Seller by the Build Contract Date then the Seller may terminate this Contract, in which case neither party will have any Claim against the other, except for any antecedent breach and the Deposit is to be refunded to the Buyer.

Buyer 1 Sign

Buyer 4 Sign

Buyer 2 Sign

Seller Sign

Buyer 3 Sign

Seller Sign