


Contract for the sale and purchase of land 2022 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	McGrath Estate Agents Norwest 46 Windsor Road, Kellyville NSW 2155 Email: danielsarzano@mcgrath.com.au	Phone: 02 94201252 Ref: Daniel Sarzano
vendor	Michael Nabil Nazmi Eskander Unit 98, 1 Manta Place, Chiswick NSW 2046 Raja Sekhar Pendyala 432/1 Betty Cuthbert Avenue, Sydney Olympic Park NSW 2127	
vendor's solicitor	 SANDHU LAWYERS Sandhu Lawyers Pty Ltd 206/5 Celebration Drive, Bella Vista NSW 2153 Email: harman_walia@sandhulawyers.com.au	Phone: 02 9622 9764 Ref: HW:TR250057
date for completion	42nd day after the contract date (clause 15)	
land (address, plan details and title reference)	Apartment 512, 2A Conferta Avenue, Tallawong NSW 2762 Lot 134 in Strata Plan 107356 Folio Identifier 134/SP107356	
	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies	
improvements	<input checked="" type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input checked="" type="checkbox"/> home unit <input checked="" type="checkbox"/> carspace <input checked="" type="checkbox"/> storage space <input type="checkbox"/> none <input type="checkbox"/> other:	
attached copies	<input type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:	

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

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

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

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

buyer's agent

Is any purchaser a Foreign Person? YES NO

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

SIGNING PAGE

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

Choices

Vendor agrees to accept a **deposit-bond**

NO yes

Nominated Electronic Lodgement Network (ELN) (clause 4):

PEXA

Manual transaction (clause 30)

NO yes

(if yes, vendor must provide further details, including any applicable exception, in the space below):

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

Land tax is adjustable

NO yes

GST: Taxable supply

NO yes in full yes to an extent

Margin scheme will be used in making the taxable supply

NO yes

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

not made in the course or furtherance of an enterprise that the vendor carries on section 9-5(b))

by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))

GST-free because the sale is the supply of a going concern under section 38-325

GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-O

input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

Purchaser must make an *GSTRW payment* (GST residential withholding payment)

NO yes (if yes, vendor must provide details)

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

GSTRW payment (GST residential withholding payment) – details

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

Supplier's name: Michael Nabil Nazmi Eskander and Raja Sekhar Pendyala

Supplier's ABN:

Supplier's GST branch number (if applicable):

Supplier's business address: Unit 98, 1 Manta Place, Chiswick NSW 2046

Supplier's representative: Michael Nabil Nazmi Eskander

Supplier's contact phone number:

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

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

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

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

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

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

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

List of Documents

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

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

Netstrata Strata Management
 298 Railway Parade, Carlton NSW 2218
 Email: admin@netstrata.com.au
 Tel: 02 85676419

IMPORTANT NOTICE TO VENDORS AND PURCHASERS

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

WARNING—SMOKE ALARMS

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

WARNING—LOOSE-FILL ASBESTOS INSULATION

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

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

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

Cooling off period (purchaser's rights)

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

DISPUTES

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

AUCTIONS

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

WARNINGS

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

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

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

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

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

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

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

2 Deposit and other payments before completion

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

3 Deposit-bond

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

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

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

5 Requisitions

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

6 Error or misdescription

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

7 Claims by purchaser

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

8 Vendor's rights and obligations

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

8.2 If the vendor does not comply with this contract (or a notice under or relating to it) in an essential respect, the purchaser can *terminate* by *servicing* a notice. After the *termination* –

- 8.2.1 the purchaser can recover the deposit and any other money paid by the purchaser under this contract;
- 8.2.2 the purchaser can sue the vendor to recover damages for breach of contract; and
- 8.2.3 if the purchaser has been in possession a *party* can claim for a reasonable adjustment.

9 Purchaser's default

If the purchaser does not comply with this contract (or a notice under or relating to it) in an essential respect, the vendor can *terminate* by *servicing* a notice. After the *termination* the vendor can –

- 9.1 keep or recover the deposit (to a maximum of 10% of the price);
- 9.2 hold any other money paid by the purchaser under this contract as security for anything recoverable under this clause –
 - 9.2.1 for 12 months after the *termination*; or
 - 9.2.2 if the vendor commences proceedings under this clause *within* 12 months, until those proceedings are concluded; and
- 9.3 sue the purchaser either –
 - 9.3.1 where the vendor has resold the *property* under a contract made *within* 12 months after the *termination*, to recover –
 - the deficiency on resale (with credit for any of the deposit kept or recovered and after allowance for any capital gains tax or goods and services tax payable on anything recovered under this clause); and
 - the reasonable costs and expenses arising out of the purchaser's non-compliance with this contract or the notice and of resale and any attempted resale; or
 - 9.3.2 to recover damages for breach of contract.

10 Restrictions on rights of purchaser

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

11 Compliance with work orders

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

12 Certificates and inspections

The vendor must do everything reasonable to enable the purchaser, subject to the rights of any tenant –

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

13 Goods and services tax (GST)

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

14 Adjustments

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

15 Date for completion

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

16 Completion

• Vendor

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

• Purchaser

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

17 Possession

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

18 Possession before completion

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

19 Rescission of contract

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

20 Miscellaneous

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

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

21 Time limits in these provisions

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

22 Foreign Acquisitions and Takeovers Act 1975

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

23 Strata or community title

• Definitions and modifications

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

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

24 Tenancies

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

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

26 Crown purchase money

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

27 Consent to transfer

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

28 Unregistered plan

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

29 Conditional contract

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

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

30 Manual transaction

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

31 Foreign Resident Capital Gains Withholding

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

32 Residential off the plan contract

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

2 CONFERTA AVE TALLAWONG NSW 2762

SPECIAL CONDITIONS

PROPERTY: APARTMENT 512, 2A CONFERTA AVENUE, TALLAWONG NSW
2762

VENDOR: MICHAEL NABIL NAZMI ESKANDER AND RAJA SEKHAR
PENDYALA

PURCHASER:

33 INCONSISTENCY

33.1 If there is any inconsistency between the printed conditions and these special conditions, then these special conditions shall prevail to the extent of any such inconsistencies.

34 AMENDMENTS TO PRINTED CLAUSES

The printed conditions shall be amended in the following manner:

34.1 Clause 5.1 is deleted;

34.2 Clause 5.2.3 "a reasonable time" is deleted and replaced with "21 days after the date of this contract";

34.3 Clause 6.2 is deleted;

34.4 Clause 7.1.1 "5%" is deleted and replaced with \$1,000;

34.5 Clause 7.2.1 "10%" is deleted and replaced with \$1,000;

34.6 Clause 10.1.8 "substance" is deleted and replaced with "existence";

34.7 Clause 10.1.9 "substance" is deleted and replaced with "existence";

34.8 Clause 14.2.2 "at least 1 business day before the completion date" is deleted and replaced with "at least 2 hours before the completion time";

34.9 Clause 14.4.2 is deleted;

34.10 Clause 23.13 is deleted and replaced with the following clause: "The purchaser must apply for and pay the prescribed fee for an information certificate issued after the contract date in relation to the lot, the scheme or any higher scheme, and the purchaser must serve the certificate on the vendor at least 7 days before completion.";

34.11 Clause 23.14 is deleted;

34.12 Clause 25 is deleted;

34.13 Clause 31.2 is deleted;

35 INTERPRETATION

In this contract, except where context otherwise requires:

- 35.1 Headings are for convenience of reference only and do not affect interpretation;
- 35.2 No provision will be interpreted against a party on the basis that all or part of the provision was drafted by or on behalf of the party;
- 35.3 A reference to legislation includes any amendment of, or legislation substituted for, that legislation and also includes any subordinate legislation issued under that legislation;
- 35.4 A reference to dollars or \$ is to an amount in Australian currency;
- 35.5 The singular includes the plural and vice versa and a reference to a gender includes any other gender;
- 35.6 A reference to any party to this contract or to any other document or arrangement, includes that party's legal personal representatives, successors and permitted assigns;
- 35.7 A reference to a person includes a body corporate, partnership, joint venture, incorporated or unincorporated association, authority, state, government or quasigovernment body; and
- 35.8 An agreement, undertaking, representation or warranty by or in favour of two or more persons, binds or is for the benefit of all of them jointly and each of them individually.

36 SEVERABILITY

- 36.1 In the event of any part of this contract being or becoming void or unenforceable or being illegal then that part shall be severed from this contract to the extent that all parts that shall not be or become void, unenforceable or illegal shall remain in full force and effect and be unaffected by such severance.

37 PURCHASER ACKNOWLEDGEMENTS

- 37.1 The purchaser warrants that:
 - 37.1.1 They have inspected the property; and
 - 37.1.2 In entering into this contract, the purchaser does not rely upon any warranty, representation or statement made by the vendor or by any person on behalf of the vendor or otherwise except such as are expressly made in this contract.
- 37.2 The purchaser acknowledges that they are purchasing the property:
 - 37.2.1 In its present condition and state of repair;
 - 37.2.2 Subject to all defects both latent and patent;
 - 37.2.3 Subject to any infestations and dilapidation;

- 37.2.4 Subject to all existing water, sewerage, drainage and plumbing services and connections, gas and electricity, telephone or other installations or services (if any) in respect of the property; and
- 37.2.5 Subject to any non-compliance, that is disclosed herein, with the Local Government Act or any Ordinance under that Act in respect of any building on the land.
- 37.3 In particular and without limitation to the above, the vendor does not make any warranty as to the state of repair or condition of the inclusions and the purchaser shall accept them in their present state of repair and condition.
- 37.4 The vendor is not responsible for any mechanical breakdown or reasonable wear and tear to the furnishings and chattels (if any) occurring after the date of the contract.
- 37.5 The purchaser shall not call upon the vendor to carry out any work, repair or replacement whatsoever in relation to the property and/or the inclusions.
- 37.6 The purchaser agrees not to seek, terminate rescind or make any objection requisition or claim for compensation arising out of any of the matters covered by this clause.
- 37.7 The purchaser is not entitled to make any objection, requisition or claim if it is established that any rain or water down pipe attaching to or forming part of the property is connected to any sewer pipe, sewer main or any other pipe, main or connection for or of any relevant authority.

38 AGENT

- 38.1 The purchaser warrants that they were not introduced to the vendor or the property by or through the medium of any real estate agent or any employee of any real estate agent or any person having any connection with a real estate agent who may be entitled to claim commission as a result of this sale other than the vendors agent named on the front page of this contract.
- 38.2 The purchaser agrees that they will at all times indemnify and keep indemnified the vendor from and against any claim whatsoever for commission, which may be made by any real estate agent or other person arising out of or in connection with the purchaser's breach of this warranty.
- 38.3 This clause will not merge on completion.

39 COMPLETION & NOTICE TO COMPLETE

39.1 Completion Date

39.1.1 NOT USED.

39.1.2 The vendor and purchaser must complete the contract by 5.00 pm on the completion date.

39.2 Notice to Complete

If this contract is not completed by 5.00 pm on the completion date, the party not in default may serve on the party in default a notice to complete.

39.2.1 The parties agree that:

39.2.2 A notice period of 14 days after the date of service of the notice on a party is sufficient for the purposes of serving a notice to complete;

39.2.3 Time will be of the essence for compliance with the notice to complete; and

39.2.4 A party receiving the notice to complete is deemed to have accepted that the notice is valid.

39.2.5 A party can, at any time, withdraw its notice to complete without prejudice to its continuing right to give a further notice.

40 SETTLEMENT DEFAULT

40.1 In addition to any other provisions of this contract, if the purchaser does not complete the contract on or before the date for completion, then on completion the purchaser must:

40.1.1 Pay to the vendor interest calculated on the balance of the purchase price at a rate of 10% per annum from and including the day after the completion date up to and including the date that completion occurs.

40.1.2 If a notice to complete is served by the vendor's solicitor, then the purchaser must pay for the vendor's legal costs for preparation and service of the notice to complete in the agreed sum of \$330.00 (inclusive of GST).

40.1.3 If the purchaser cancels settlement after appropriate arrangements have been made, the purchaser must pay for the additional legal costs incurred by the vendor for each cancellation in the agreed sum of \$220 (inclusive of GST).

40.2 The parties agree that the amounts payable by the purchaser pursuant to this clause represent a fair and reasonable assessment of the loss occasioned to the vendor due to the purchaser's failure to complete within the specified time.

40.3 The purchaser cannot require the vendor to complete this contract unless any interest or default amount payable under this contract is paid to the vendor on completion.

41 FURNISHINGS & CHATTELS

41.1 The items of furnishings and chattels referred to in this contract are included in the sale without further consideration and are sold in their existing physical condition and state of repair and the purchaser shall make no objection, requisition or claim for compensation in respect thereof.

41.2 The vendor does not agree to provide the purchaser with a depreciation schedule for any items included in the sale.

42 DEPOSIT BY INSTALMENTS

- 42.1 The deposit payable by the purchaser upon the making of this contract is 10% of the purchase price.
- 42.2 In the event that the vendor accepts upon the exchange of this contract, payment of a sum less than the deposit payable under this contract, then the vendor is accepting a part-payment of the deposit by instalment.
- 42.3 If this clause applies, the deposit shall be payable by the purchaser in instalments as follows:
- 42.3.1 5% of the purchase price upon exchange of this contract; and
 - 42.3.2 5% of the purchase price on completion or upon demand from the vendor, whichever occurs first.
- 42.4 In the event that the purchaser defaults in the observance or performance of any obligation hereunder which is or has become essential, the balance of the deposit shall become immediately due and payable, and the purchaser shall forfeit the entire sum of 10% of the purchase price, pursuant to clause 9, to the vendor.
- 42.5 This balance of the deposit shall be payable to the vendor, notwithstanding that the contract is not completed. This clause shall not merge on completion and the vendor shall be entitled to sue for recovery of so much of the 10% deposit as remains outstanding as a debt due by the purchaser to the vendor.
- 42.6 In the event that this clause applies, any interest earned on the investment of the deposit must be paid exclusively to the party that becomes entitled to the deposit upon completion.

43 DEPOSIT BOND

- 43.1 The word bond means the deposit bond issued to the vendor at the request of the purchaser by the bond provider.
- 43.2 Subject to the following clauses the delivery of the bond on exchange to the person nominated in this contract to hold the deposit or the vendor's solicitor will be deemed to be payment of the deposit in accordance with this contract.
- 43.3 The purchaser must pay the amount stipulated in the bond to the vendor in cash or by unendorsed bank cheque on completion or at such other time as may be provided for the deposit to be accounted to the vendor.
- 43.4 If the vendor serves on the purchaser a written notice claiming to forfeit the deposit, then to the extent that the amount has not already been paid by the bond provider under the bond, the purchaser must immediately pay the deposit or so much of the deposit as has not been paid to the person nominated in this contract to hold the deposit.

44 DEATH OR INCAPACITY

44.1 Death

If either party before completion:

44.1.1 dies; or

44.1.2 becomes a mentally ill person or a mentally disordered person in accordance with the Mental Health Act 2007

then the other party may rescind this Contract by notice to the first party. This contract will be at an end on service of such a notice and the provisions of printed clause 19 will apply to that rescission.

44.2 Bankruptcy

If either party is declared bankrupt or assigns its estate for the benefit of creditors or, being a corporation:

44.2.1 Is made subject to an order or an effective resolution is passed for the winding up of that corporation (other than for the purposes of amalgamation or reconstruction);

44.2.2 enters into any scheme of arrangement with its creditors under the Corporations Act or other similar legislation applicable to that corporation; or

44.2.3 has any administrator, liquidator, receiver, receiver and manager, provisional liquidator or official manager appointed to that corporation

then the other party may rescind this Contract by notice to the first party. This Contract will be at an end on service of such a notice and the provisions of printed clause 19 will apply to that rescission.

44.3 Other Rights and Remedies

The rights and remedies set out in this Special Condition do not negate, limit or restrict any other rights or remedies which would have been available to either party had this Special Condition not been included in this Contract.

45 SERVICE BY EMAIL

45.1 Service of any notice or document under or relating to the Contract may be effected if it is transmitted by an email to the email address appearing on any directory of email particulars or on any letterhead or other business form or document of or used by the Party to be served or that Party's solicitor.

45.2 Provided such email transmission is sent before 5.00pm on any business day then service by email is deemed to have been received on the day of transmission. Otherwise, service by email is deemed to have been received at 9.00am on the next business day following the day of transmission.

45.3 Service by email transmission is not regarded as effective if the sender's email server indicates a malfunction in transmission or the recipient notifies the sender of an incomplete transmission within four (4) hours after the transmission.

46 RELEASE OF DEPOSIT

46.1 The purchaser hereby authorises (without any further authority being required) the vendor's agent to release such part or all of the deposit to the vendor as is required by the vendor for the following purposes:

46.1.1 To fund the payment of a deposit in relation to the purchase of another property by the vendor or by the vendor and another person.

46.1.2 To fund the payment of any stamp duty payable by the vendor in relation to the purchase of another property whether it is payable by the vendor or the vendor and another person.

46.1.3 To be made available on completion to discharge any mortgage.

47 SECTION 10.7 ENVIRONMENT PLANNING CERTIFICATE

47.1 Attached is a certificate under section 10.7 (Previously named as 149(2) Certificate) of the Environmental Planning & Assessment Act (NSW) 1979 for the property. The purchaser agrees to make no objection or claim for compensation in respect of the contents of the certificates.

48 SEWER DIAGRAM

48.1 The Purchaser accepts that the Sewer Diagram as attached is the latest available diagram, and hereby satisfies the Purchaser that it shows the location of the authority's sewer in relation to the land as required by Schedule 1 of the Conveyancing (Sale of Land) Regulation 2022.

48.2 The Parties agree that the Vendor is not required to provide any further updated diagram.

48.3 The Purchaser further accordingly agrees not to make any claim, requisition, terminate or rescind the contract in respect of the sewer diagram.

49 REQUISITIONS ON TITLE

49.1 Clauses 5.1 and 5.2 are deleted and the requisitions or general requisitions about the property or the title must be in the form of the attached requisitions and the purchaser must serve these requisitions within twenty-one (21) days of the Contract.

50 CHRISTMAS COMPLETION

50.1 In the event that the completion date falls between 23 December 2024 and 10 January 2025 inclusive, such completion date shall be extended to and be deemed to be 13 January 2025.

50.2 In the event the completion date fixed by any Notice to Complete, is between 23 December 2024 and 10 January 2025, inclusive, then such completion date shall be extended and be deemed to be 13 January 2025.

51 EXECUTION VIA DOCUSIGN

51.1 The parties agree that this contract may be executed digitally using software such as DocuSign or a similar application.

51.2 Should the parties proceed to exchange in this method, the parties agree that the contracts may not necessarily be signed in counterpart but that both signatures may appear be inserted on the front page or execution page and that the single document shall comprise the exchanged contract.

51.3 The parties agree that if the contract is exchanged in this method, no 'original' physical contract is required to be sent via post following exchange.

52 ELECTRONIC SETTLEMENT

52.1 The parties agree to settle this sale electronically in accordance and compliance with the Electronic Conveyancing National Law.

52.2 The provisions of this contract continue to apply as modified by the electronic settlement procedures unless for any reason a party notifies the other in writing that settlement can no longer be conducted electronically at which time the matter will proceed as a paper settlement. In this event any disbursements incurred will be shared equally by the parties and adjusted at settlement but each party shall pay their own costs.

52.3 Within 7 days of exchange the vendor will open and populate the electronic workspace, including the date and time of settlement and invite the purchaser and any discharging mortgagee to join, failing which the purchaser may do so.

52.4 Within 7 days of receipt of the invitation the purchaser must join and create an electronic transfer and invite any incoming mortgagee to join.

52.5 Settlement takes place when the financial settlement takes place.

52.6 Anything that cannot be delivered electronically must be given to the relevant party immediately following settlement.

52.7 If time is of the essence of the transaction and settlement fails to proceed due to a system failure then neither party will be in default. If electronic settlement cannot be re-established the next working day the parties must settle in the usual non-electronic manner as soon as possible but no later than 3 working days after the initial electronic failure unless otherwise agreed.

52.8 Any notice served on a party in the electronic workspace must also be served in accordance with the condition of this contract relating to service of notices.



FOLIO: 134/SP107356

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
22/1/2025	5:10 PM	3	14/11/2024

LAND

LOT 134 IN STRATA PLAN 107356
AT TALLAWONG
LOCAL GOVERNMENT AREA BLACKTOWN

FIRST SCHEDULE

MICHAEL NABIL NAZMI ESKANDER
IN 1/2 SHARE
RAJA SEKHAR PENDYALA
IN 1/2 SHARE
AS TENANTS IN COMMON

(T AU365789)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP107356
2 AU583123 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



FOLIO: CP/SP107356

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
22/1/2025	5:10 PM	2	26/11/2024

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 107356
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT TALLAWONG
LOCAL GOVERNMENT AREA BLACKTOWN
PARISH OF GIDLEY COUNTY OF CUMBERLAND
TITLE DIAGRAM SP107356

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 107356
ADDRESS FOR SERVICE OF DOCUMENTS:
PO BOX 265
HURSTVILLE BC NSW 1481

SECOND SCHEDULE (31 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 THE LAND ABOVE DESCRIBED IS LIMITED IN STRATUM IN THE MANNER DESCRIBED IN DP1298422
- 3 ATTENTION IS DIRECTED TO THE BUILDING MANAGEMENT STATEMENT FILED WITH DP1298422
THE BUILDING MANAGEMENT STATEMENT IS TAKEN TO BE THE STRATA MANAGEMENT STATEMENT S.108 STRATA SCHEMES DEVELOPMENT ACT 2015
- 4 EASEMENT FOR SUBJACENT AND LATERAL SUPPORT AND EASEMENT FOR SHELTER IMPLIED BY SECTION 106 STRATA SCHEMES DEVELOPMENT ACT 2015
- 5 DP1213279 EASEMENT FOR ELECTROLYSIS AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 6 AP496934 POSITIVE COVENANT
- 7 AP496935 POSITIVE COVENANT
- 8 AP496936 POSITIVE COVENANT
- 9 AP496937 POSITIVE COVENANT
- 10 AP496938 POSITIVE COVENANT
- 11 AP496939 POSITIVE COVENANT
- 12 DP1280535 EASEMENT FOR PADMOUNT SUBSTATION 2.8 METRE(S) WIDE AND VARIABLE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 13 DP1280535 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND

END OF PAGE 1 - CONTINUED OVER

TR250057...

PRINTED ON 22/1/2025

SECOND SCHEDULE (31 NOTIFICATIONS) (CONTINUED)

- 14 DP1298422 EASEMENT FOR SERVICES AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 15 DP1298422 EASEMENT FOR SERVICES APPURTENANT TO THE LAND ABOVE DESCRIBED
- 16 DP1298422 EASEMENT FOR SUPPORT & SHELTER AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 17 DP1298422 EASEMENT FOR SUPPORT & SHELTER APPURTENANT TO THE LAND ABOVE DESCRIBED
- 18 DP1298422 EASEMENT FOR ACCESS AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 19 DP1298422 EASEMENT FOR ACCESS APPURTENANT TO THE LAND ABOVE DESCRIBED
- 20 DP1298422 EASEMENT FOR EMERGENCY EGRESS AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 21 DP1298422 EASEMENT FOR EMERGENCY EGRESS APPURTENANT TO THE LAND ABOVE DESCRIBED
- 22 DP1298422 EASEMENT FOR CONSTRUCTION PURPOSES AFFECTING THE WHOLE OF THE LAND ABOVE DESCRIBED
- 23 DP1298422 EASEMENT FOR CONSTRUCTION PURPOSES APPURTENANT TO THE LAND ABOVE DESCRIBED
- 24 DP1298422 RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) REFERRED TO AND NUMBERED (6) IN THE S.88B INSTRUMENT AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 25 DP1298422 RIGHT OF CARRIAGEWAY VARIABLE WIDTH (LIMITED IN STRATUM) REFERRED TO AND NUMBERED (6) IN THE S.88B INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
- 26 DP1298422 EASEMENT FOR ACCESS VARIABLE WIDTH (LIMITED IN STRATUM) REFERRED TO AND NUMBERED (7) IN THE S.88B INSTRUMENT APPURTENANT TO THE LAND ABOVE DESCRIBED
- 27 DP1298422 POSITIVE COVENANT
- 28 DP1298422 RESTRICTION(S) ON THE USE OF LAND REFERRED TO AND NUMBERED (13) IN THE S.88B INSTRUMENT
- 29 DP1298422 EASEMENT FOR FUTURE SERVICES VARIABLE WIDTH (LIMITED IN STRATUM) AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 30 AU604226 CONSOLIDATION OF REGISTERED BY-LAWS
- 31 AU604226 INITIAL PERIOD EXPIRED

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 100000)

STRATA PLAN 107356

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 450	2	- 463	3	- 463	4	- 450
5	- 463	6	- 463	7	- 472	8	- 466

END OF PAGE 2 - CONTINUED OVER

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 100000) (CONTINUED)

STRATA PLAN 107356

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
9	347	10	453	11	463	12	463
13	334	14	450	15	437	16	463
17	347	18	353	19	463	20	321
21	328	22	331	23	350	24	350
25	443	26	337	27	466	28	466
29	459	30	337	31	459	32	453
33	453	34	459	35	337	36	456
37	463	38	482	39	488	40	482
41	511	42	498	43	373	44	369
45	479	46	456	47	456	48	349
49	456	50	443	51	447	52	440
53	453	54	440	55	450	56	337
57	337	58	450	59	324	60	331
61	334	62	353	63	353	64	450
65	347	66	469	67	469	68	463
69	341	70	463	71	450	72	450
73	463	74	341	75	459	76	466
77	485	78	491	79	485	80	514
81	501	82	376	83	373	84	482
85	459	86	459	87	350	88	459
89	447	90	450	91	443	92	456
93	443	94	453	95	341	96	341
97	453	98	328	99	334	100	337
101	357	102	357	103	453	104	697
105	472	106	466	107	344	108	466
109	453	110	453	111	466	112	344
113	463	114	469	115	488	116	495
117	488	118	517	119	504	120	379
121	376	122	485	123	463	124	463
125	352	126	463	127	450	128	453
129	447	130	459	131	447	132	443
133	357	134	472	135	440	136	344
137	475	138	469	139	347	140	469
141	456	142	456	143	469	144	347
145	466	146	472	147	491	148	498
149	491	150	642	151	649	152	488
153	488	154	466	155	466	156	353
157	466	158	453	159	456	160	450
161	463	162	450	163	447	164	466
165	475	166	443	167	347	168	479
169	472	170	350	171	472	172	459
173	459	174	472	175	350	176	469
177	475	178	495	179	501	180	495
181	649	182	655	183	491	184	491

END OF PAGE 3 - CONTINUED OVER

FOLIO: CP/SP107356

PAGE 4

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 100000) (CONTINUED)

STRATA PLAN 107356

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
185	- 469	186	- 716	187	- 466	188	- 456
189	- 459	190	- 453	191	- 466	192	- 453
193	- 450	194	- 626	195	- 479	196	- 447
197	- 350	198	- 655	199	- 665	200	- 475
201	- 463	202	- 463	203	- 475	204	- 657
205	- 654	206	- 501	207	- 508	208	- 501
209	- 674	210	- 667	211	- 498	212	- 498
213	- 485	214	- 674	215	- 479	216	- 466
217	- 466	218	- 479	219	- 683	220	- 658

NOTATIONS

UNREGISTERED DEALINGS: NIL

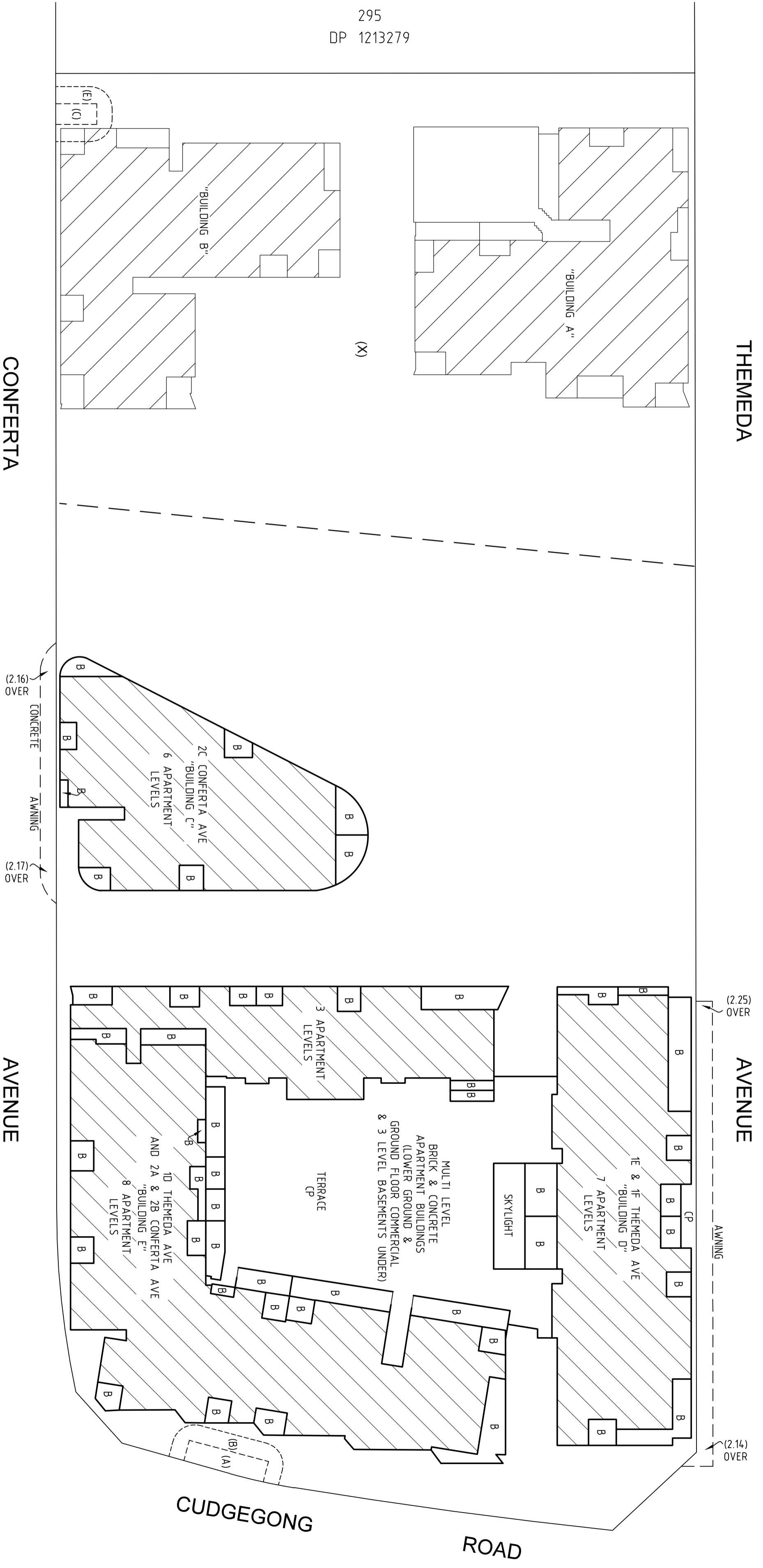
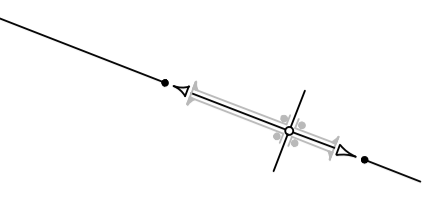
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TR250057...

PRINTED ON 22/1/2025

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

SITE PLAN



295
DP 1213279

THEMEDA AVENUE

CONFERTIA AVENUE

CONFERTIA AVENUE

THEMEDA AVENUE

CUDGEGONG ROAD

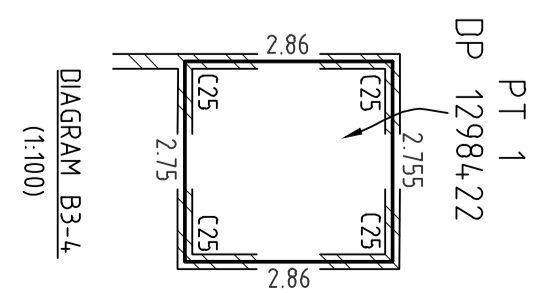
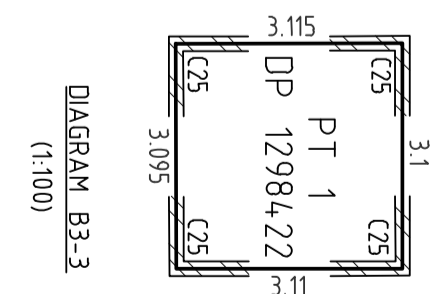
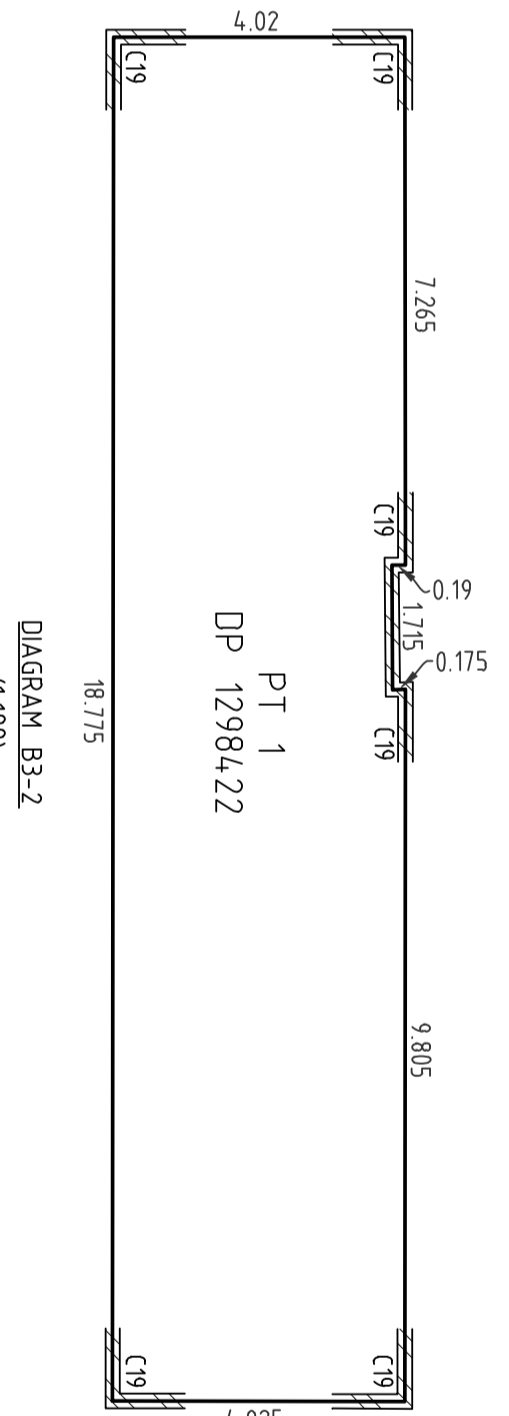
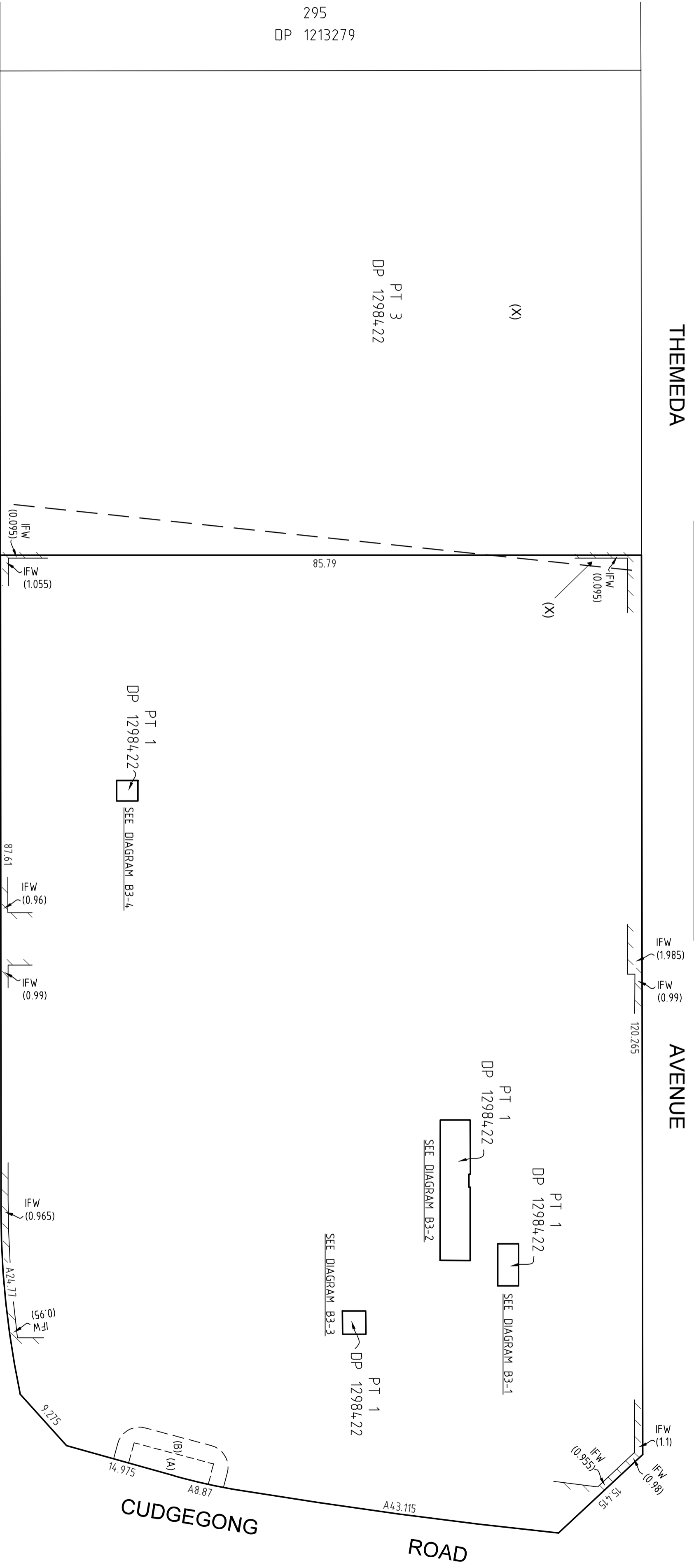
- NOTES:
- B ~ BALCONY
 - CP ~ COMMON PROPERTY
 - (A) EASEMENT FOR PADMOUNT SUBSTATION 2.8 WIDE AND VARIABLE (DP 1280535)
 - (B) RESTRICTION ON THE USE OF LAND (DP 1280535)
 - (C) EASEMENT FOR PADMOUNT SUBSTATION 2.77 WIDE (DP 1280535)
 - (E) RESTRICTION ON THE USE OF LAND (DP 1280535)

(X) RESERVATIONS AND CONDITIONS - SEE CROWN GRANT(S)

- EASEMENT FOR ELECTROLYSIS (WHOLE OF LOT) (DP 1213279)
- EASEMENT FOR SERVICES (WHOLE OF LOT) (DP 1298422)
- EASEMENT FOR SUPPORT AND SHELTER (WHOLE OF LOT) (DP 1298422)
- EASEMENT FOR ACCESS (WHOLE OF LOT) (DP 1298422)
- EASEMENT FOR EMERGENCY EGRESS (WHOLE OF LOT) (DP 1298422)
- EASEMENT FOR CONSTRUCTION PURPOSES (WHOLE OF LOT) (DP 1298422)

<p>SURVEYOR Name: JASON RAIC Date: 21/05/2024 Surveyor's Reference: 51384 021SP</p>	<p>PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 400 Lengths are in metres.</p>	<p>Registered 07/06/2024</p>	<p>SP107356</p>
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LOCATION PLAN - BASEMENT 3 & BELOW



IFW ~ DENOTES INSIDE FACE OF SHOTCRETE WALL
 C19 ~ DENOTES BODY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
 C25 ~ DENOTES BODY IS CENTRE OF 0.25 WIDE CONCRETE WALL
 (A) EASEMENT FOR PADMOUNT SUBSTATION 2.8 WIDE AND VARIABLE (DP 1280535)
 (B) RESTRICTION ON THE USE OF LAND (DP 1280535)

SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

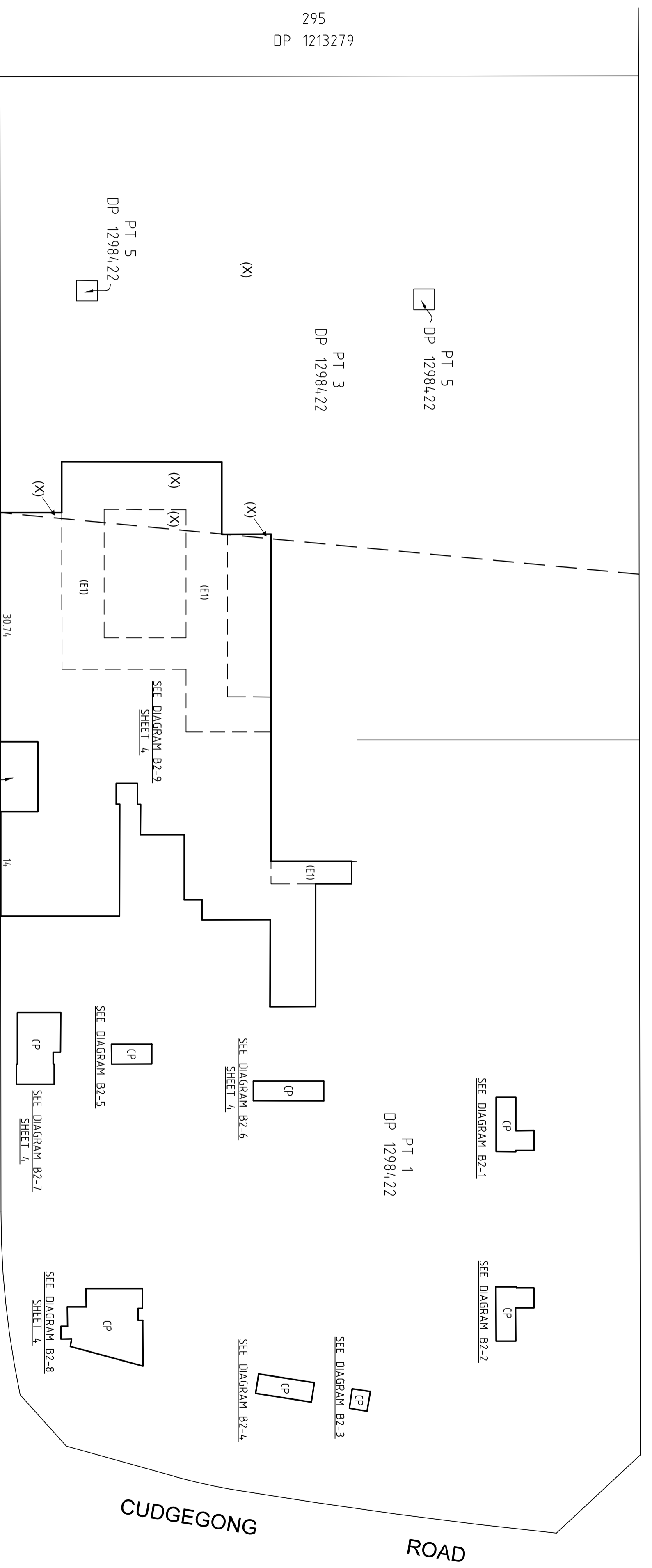
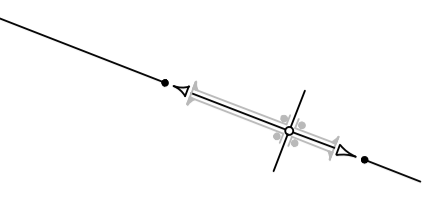
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 400
 Lengths are in metres.

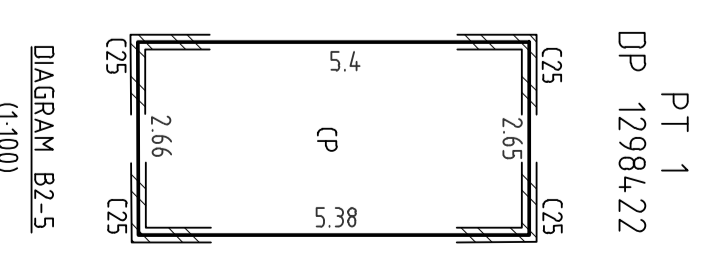
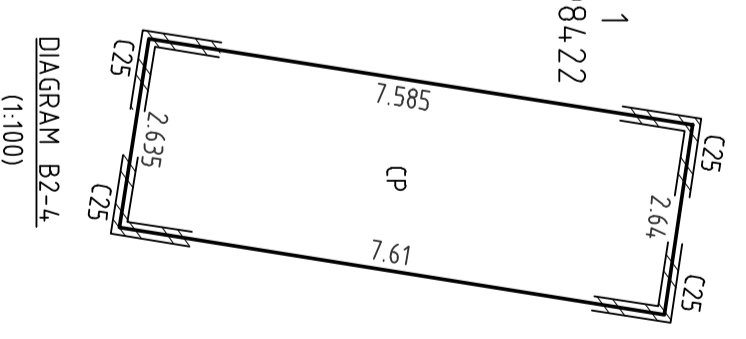
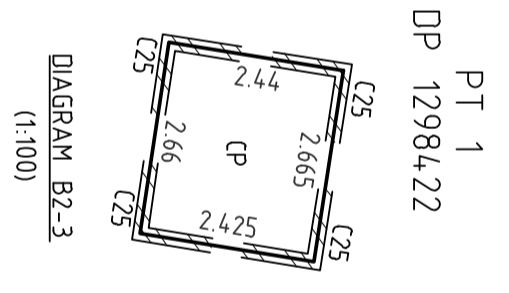
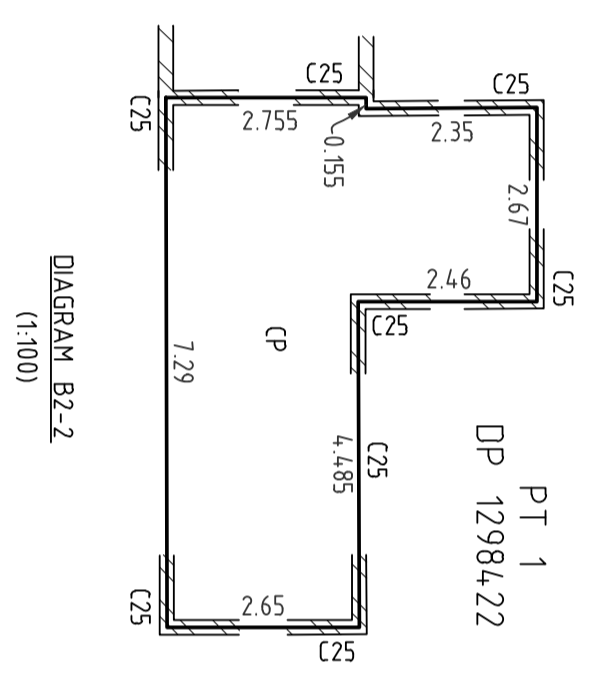
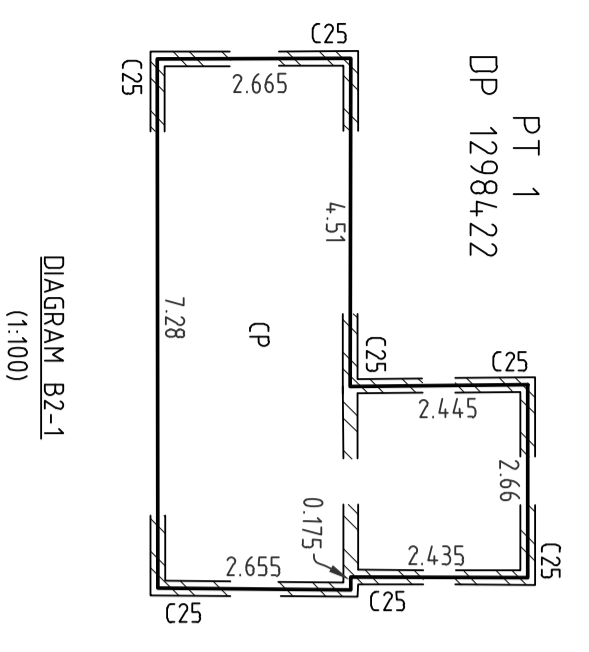
Registered
 07/06/2024

SP107356

LOCATION PLAN - BASEMENT 2



(X) RESERVATIONS AND CONDITIONS - SEE CROWN GRANTS



NOTES:

- CP ~ COMMON PROPERTY
- C25 ~ DENOTES BDY IS CENTRE OF 0.25 WIDE CONCRETE WALL
- (E1) RIGHT OF CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRATUM (DP 1298422)

SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 400
 Lengths are in metres.

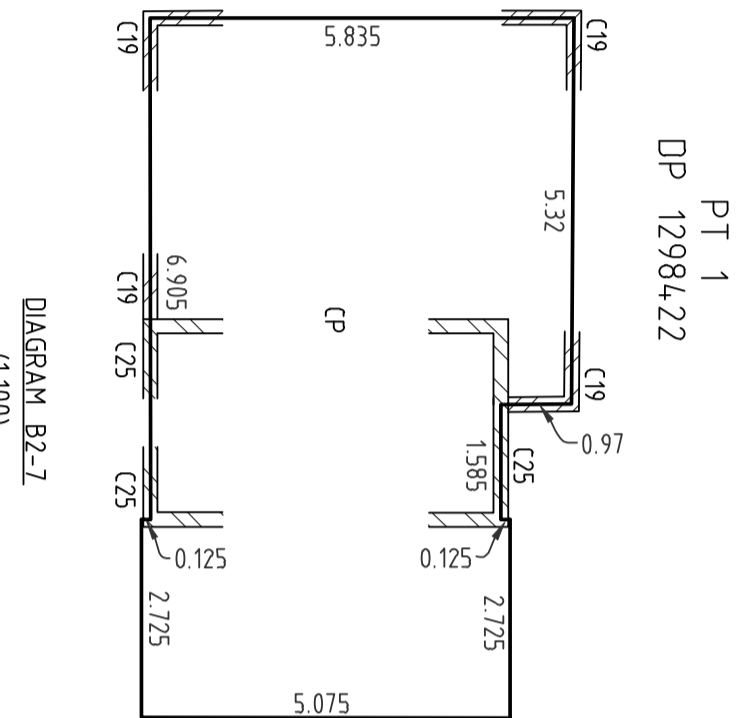
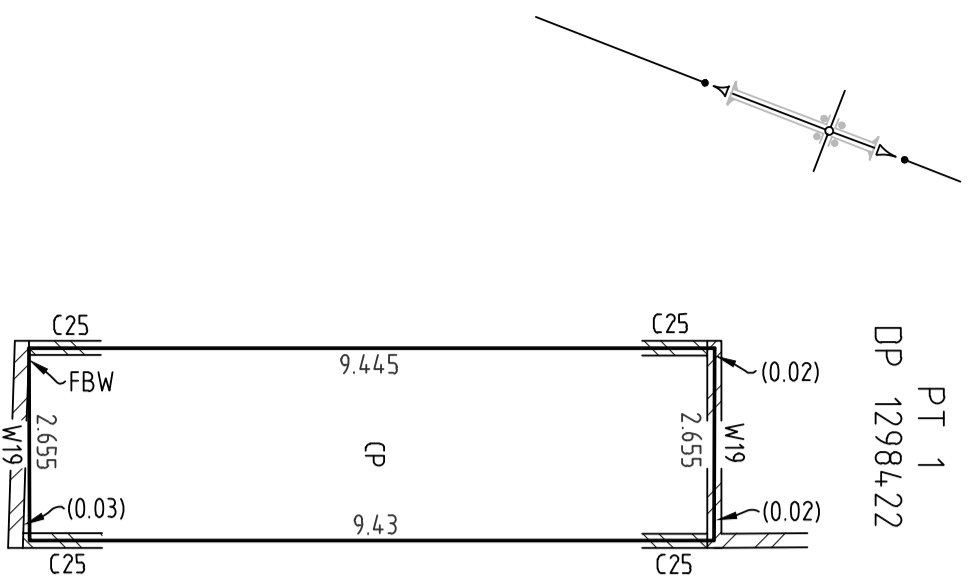
Registered
 07/06/2024

SP107356

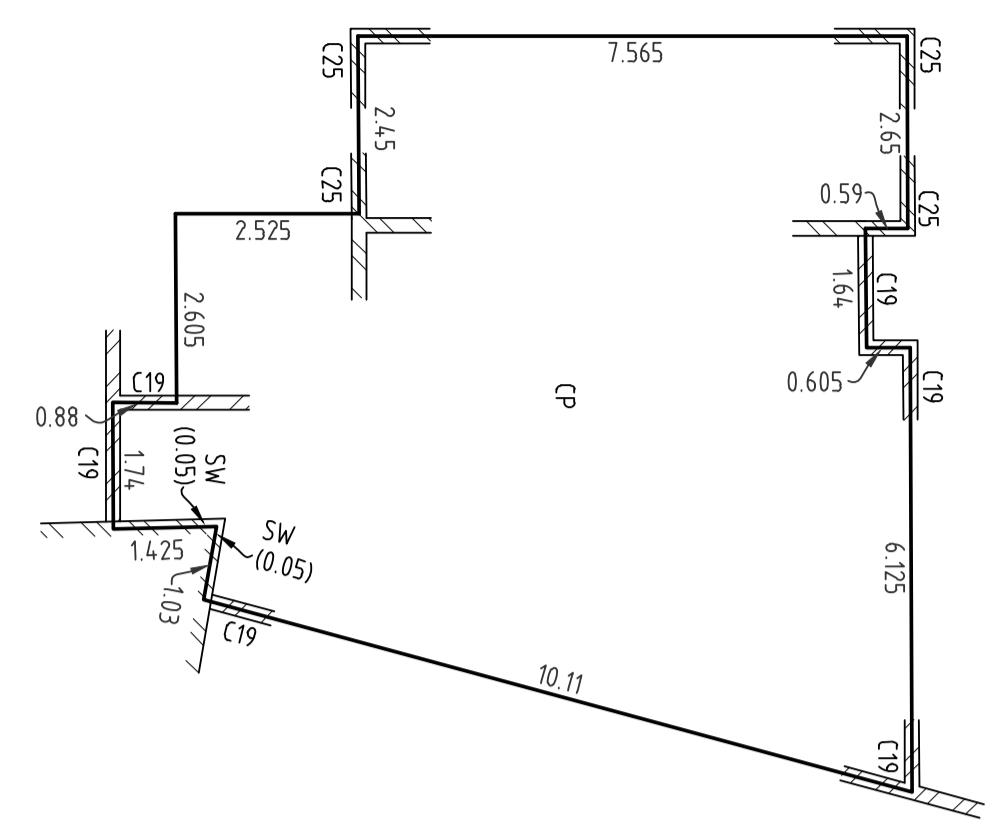
LOCATION PLAN - BASEMENT 2

DIAGRAMS

- NOTES:**
- CP ~ COMMON PROPERTY
 - C19 ~ DENOTES BODY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
 - C25 ~ DENOTES BODY IS CENTRE OF 0.25 WIDE CONCRETE WALL
 - C30 ~ DENOTES BODY IS CENTRE OF 0.3 WIDE CONCRETE WALL
 - COL ~ DENOTES CONCRETE COLUMN
 - CC ~ DENOTES BODY IS CENTRE OF CONCRETE COLUMN
 - FC ~ DENOTES BODY IS FACE OF CONCRETE COLUMN
 - FBW ~ DENOTES BODY IS FACE OF CONCRETE BLOCK WALL
 - FCW ~ DENOTES BODY IS FACE OF CONCRETE WALL
 - IFW ~ DENOTES INSIDE FACE OF SHOTCRETE WALL
 - SW ~ DENOTES SHOTCRETE WALL
 - W19 ~ DENOTES 0.19 WIDE CONCRETE BLOCK WALL
 - (E1) RIGHT OF CARRIAGEWAY VARIABLE WIDTH LIMITED IN STRATUM (DP 1298422)



PT 1
DP 1298422



PT 3
DP 1298422

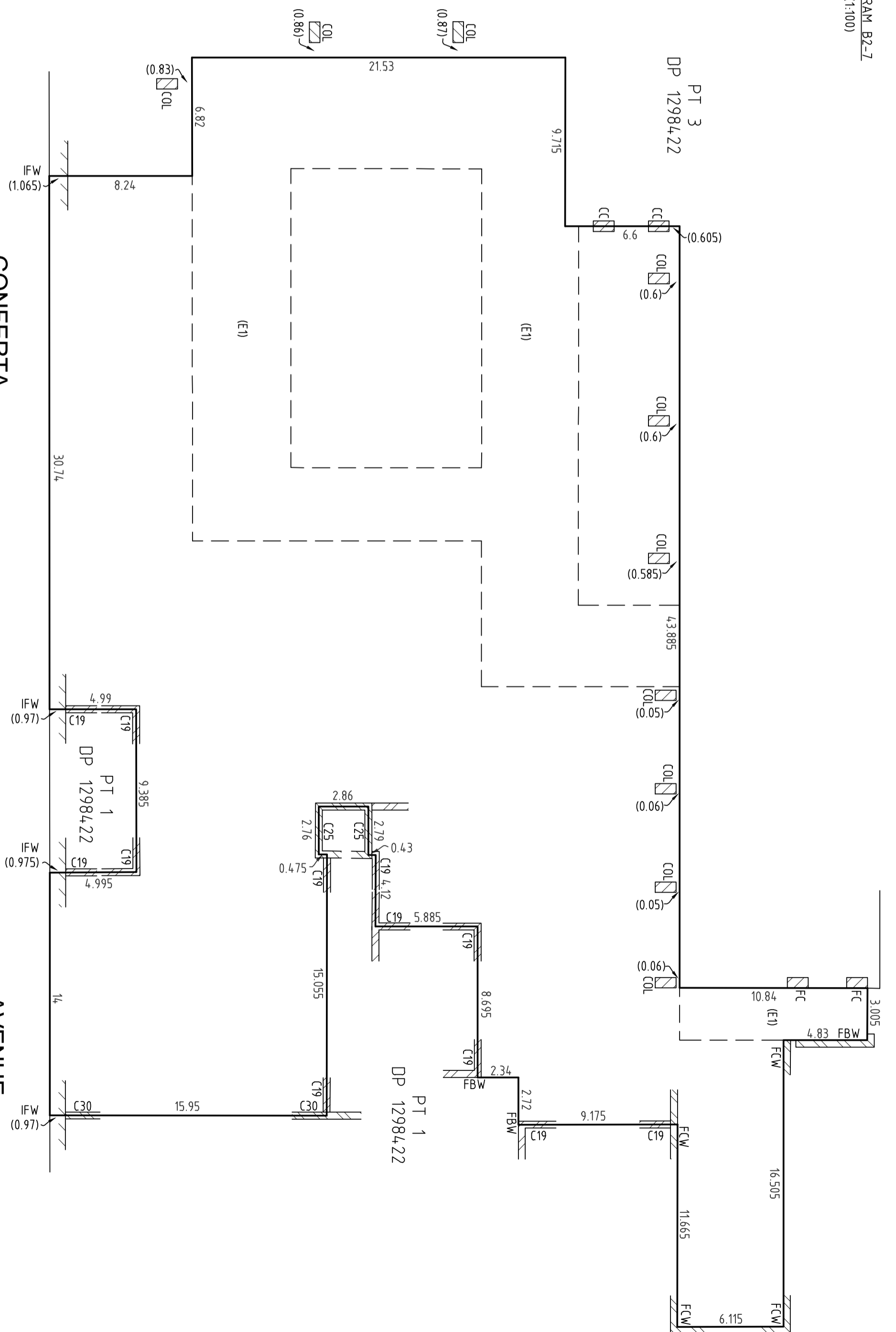
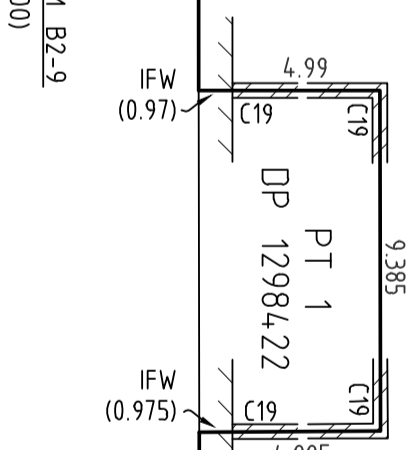
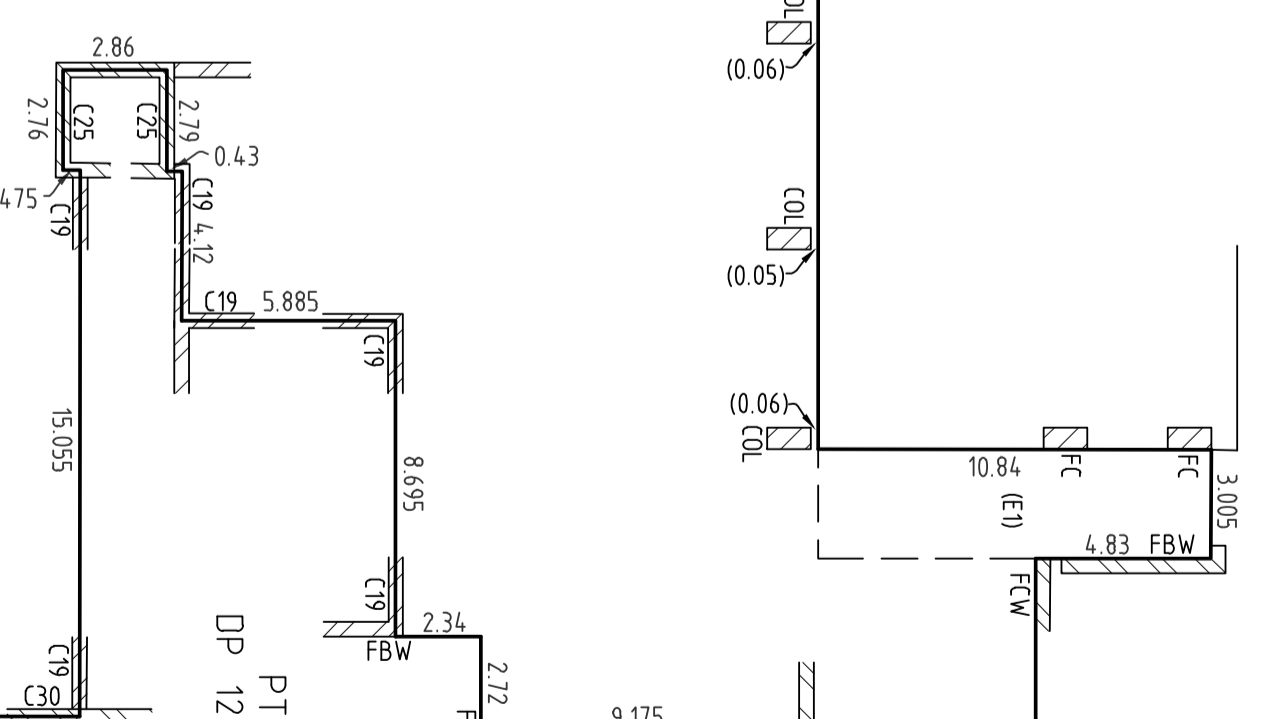


DIAGRAM B2-9
(1:200)



PT 1
DP 1298422



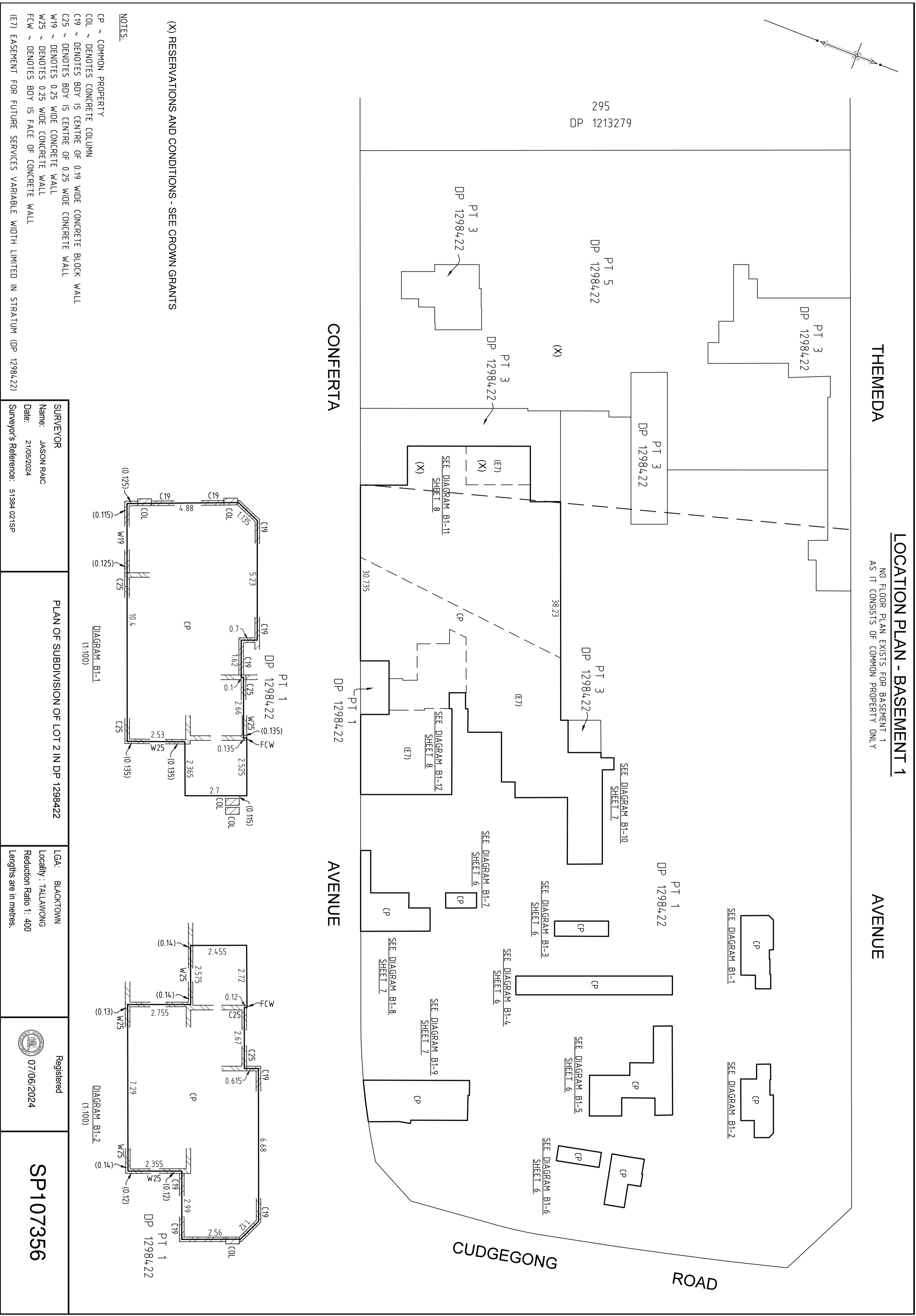
CONFERTIA

AVENUE

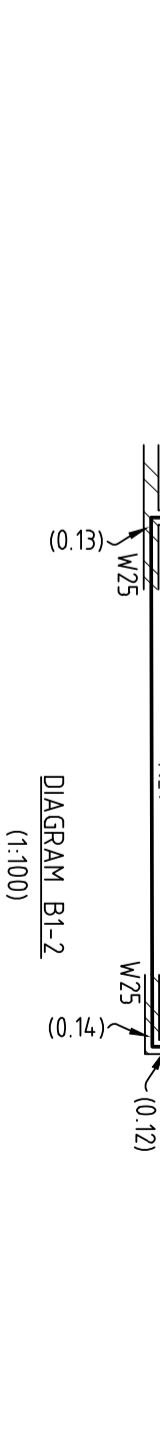
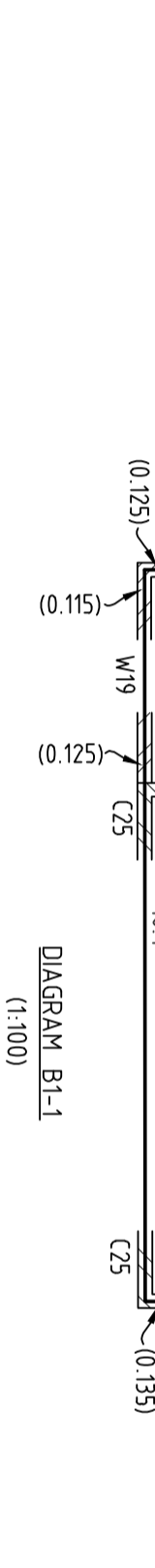
<p>SURVEYOR Name: JASON RAIC Date: 21/05/2024 Surveyor's Reference: 51384 021SP</p>	<p>PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: AS SHOWN Lengths are in metres.</p>	<p>Registered 07/06/2024</p>	<p>SP107356</p>
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LOCATION PLAN - BASEMENT 1

NO FLOOR PLAN EXISTS FOR BASEMENT 1
AS IT CONSISTS OF COMMON PROPERTY ONLY



NOTES:
 CP ~ COMMON PROPERTY
 COL ~ DENOTES CONCRETE COLUMN
 C19 ~ DENOTES BODY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
 C25 ~ DENOTES BODY IS CENTRE OF 0.25 WIDE CONCRETE WALL
 W19 ~ DENOTES 0.25 WIDE CONCRETE WALL
 W25 ~ DENOTES 0.25 WIDE CONCRETE WALL
 FCW ~ DENOTES BODY IS FACE OF CONCRETE WALL
 (E7) EASEMENT FOR FUTURE SERVICES VARIABLE WIDTH LIMITED IN STRATUM (CP 1298422)



SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
Locality: TALLAWONG
Reduction Ratio: 1: 400
 Lengths are in metres.

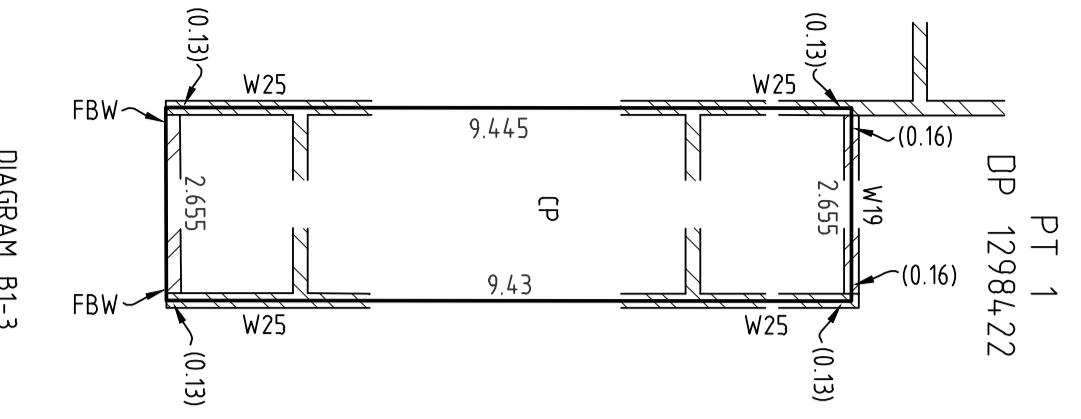
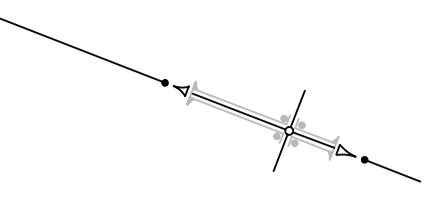
Registered
 07/06/2024

SP107356

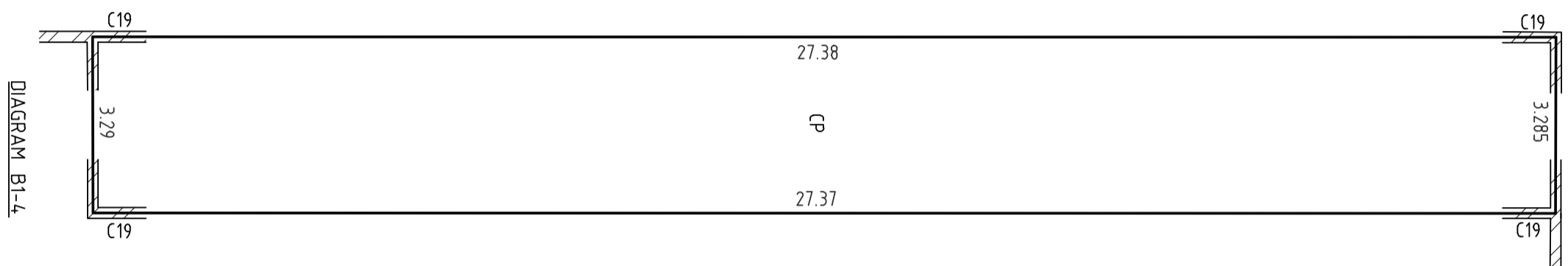
LOCATION PLAN - BASEMENT 1

DIAGRAMS

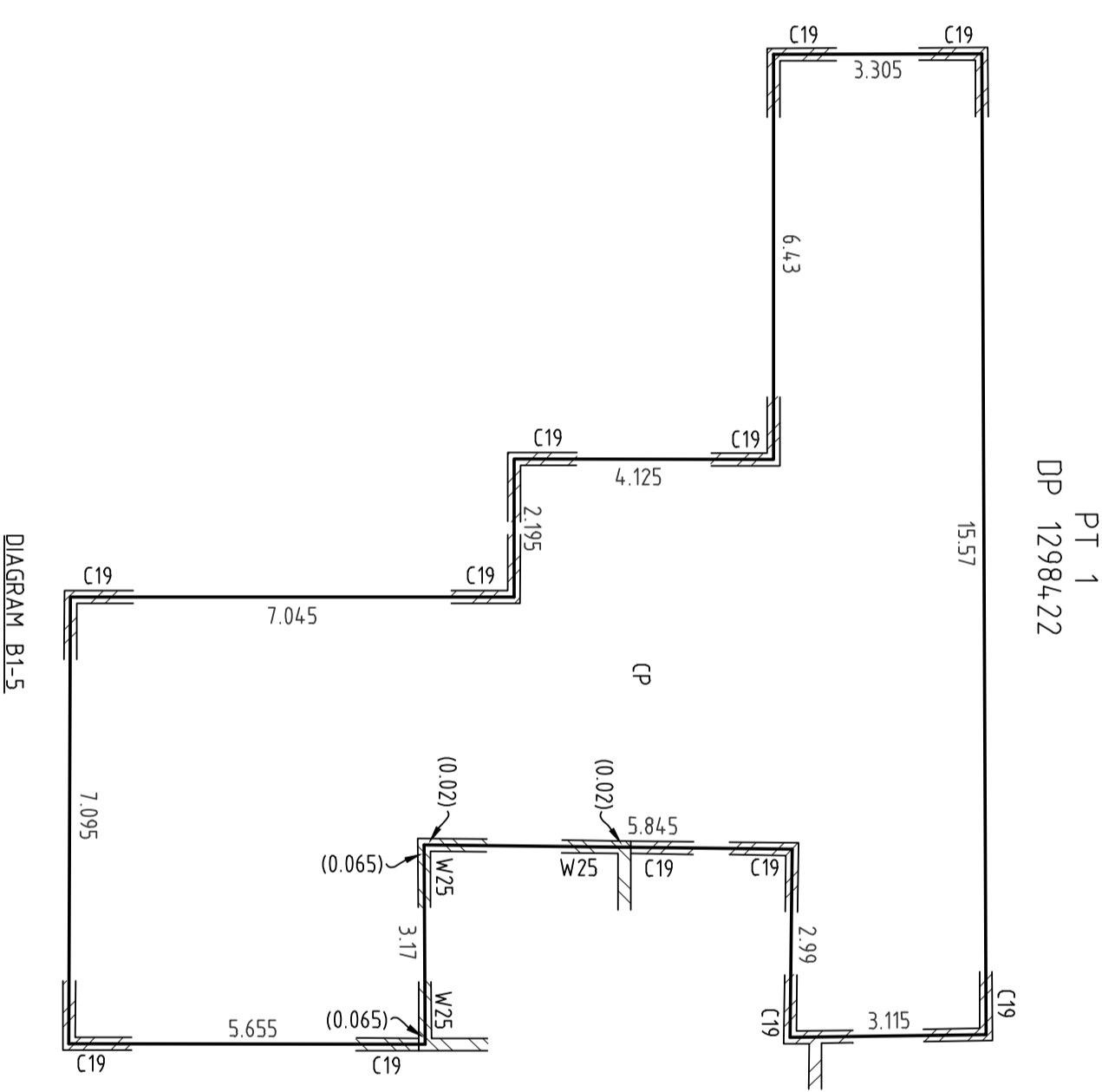
NO FLOOR PLAN EXISTS FOR BASEMENT 1
AS IT CONSISTS OF COMMON PROPERTY ONLY



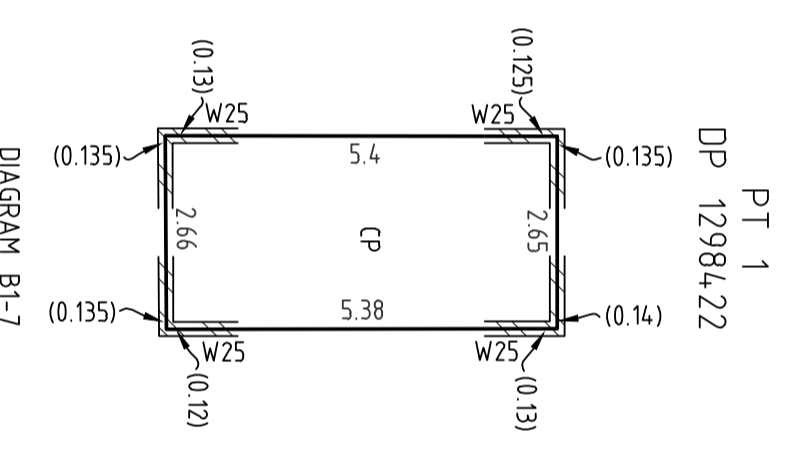
PT 1
DP 1298422



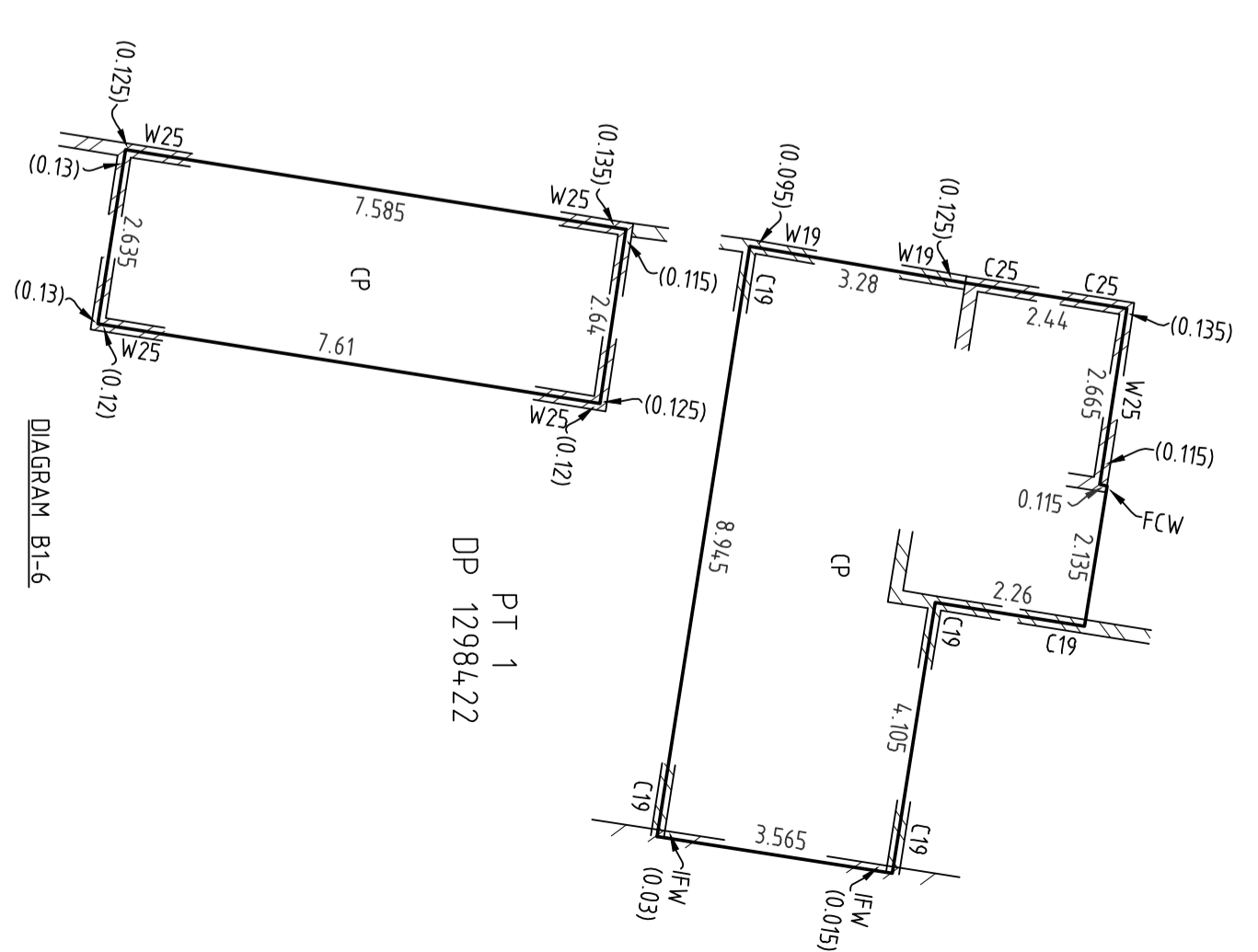
PT 1
DP 1298422



PT 1
DP 1298422



PT 1
DP 1298422



PT 1
DP 1298422

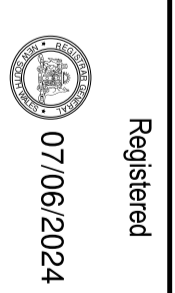
NOTES:

- CP ~ COMMON PROPERTY
- IFW ~ DENOTES INSIDE FACE OF SHOTCRETE WALL
- C19 ~ DENOTES BODY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
- C25 ~ DENOTES BODY IS CENTRE OF 0.25 WIDE CONCRETE WALL
- W19 ~ DENOTES 0.19 WIDE CONCRETE BLOCK WALL
- W25 ~ DENOTES 0.25 WIDE CONCRETE WALL
- FBW ~ DENOTES BODY IS FACE OF CONCRETE BLOCK WALL
- FCW ~ DENOTES BODY IS FACE OF CONCRETE WALL

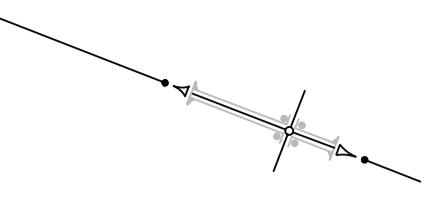
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

SURVEYOR
Name: JASON RAIC
Date: 21/05/2024
Surveyor's Reference: 51384 021SP

LGA: BLACKTOWN
Locality: TALLAWONG
Reduction Ratio 1: 100
Lengths are in metres.



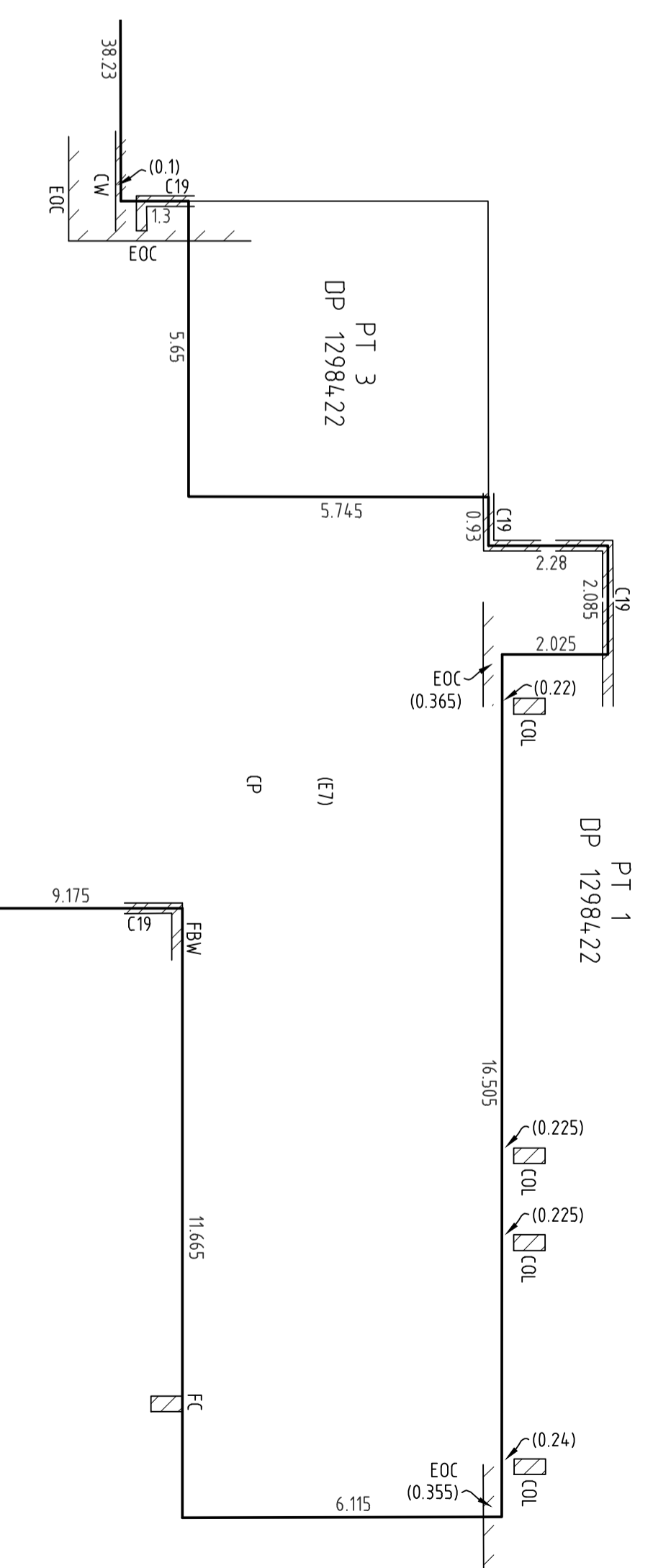
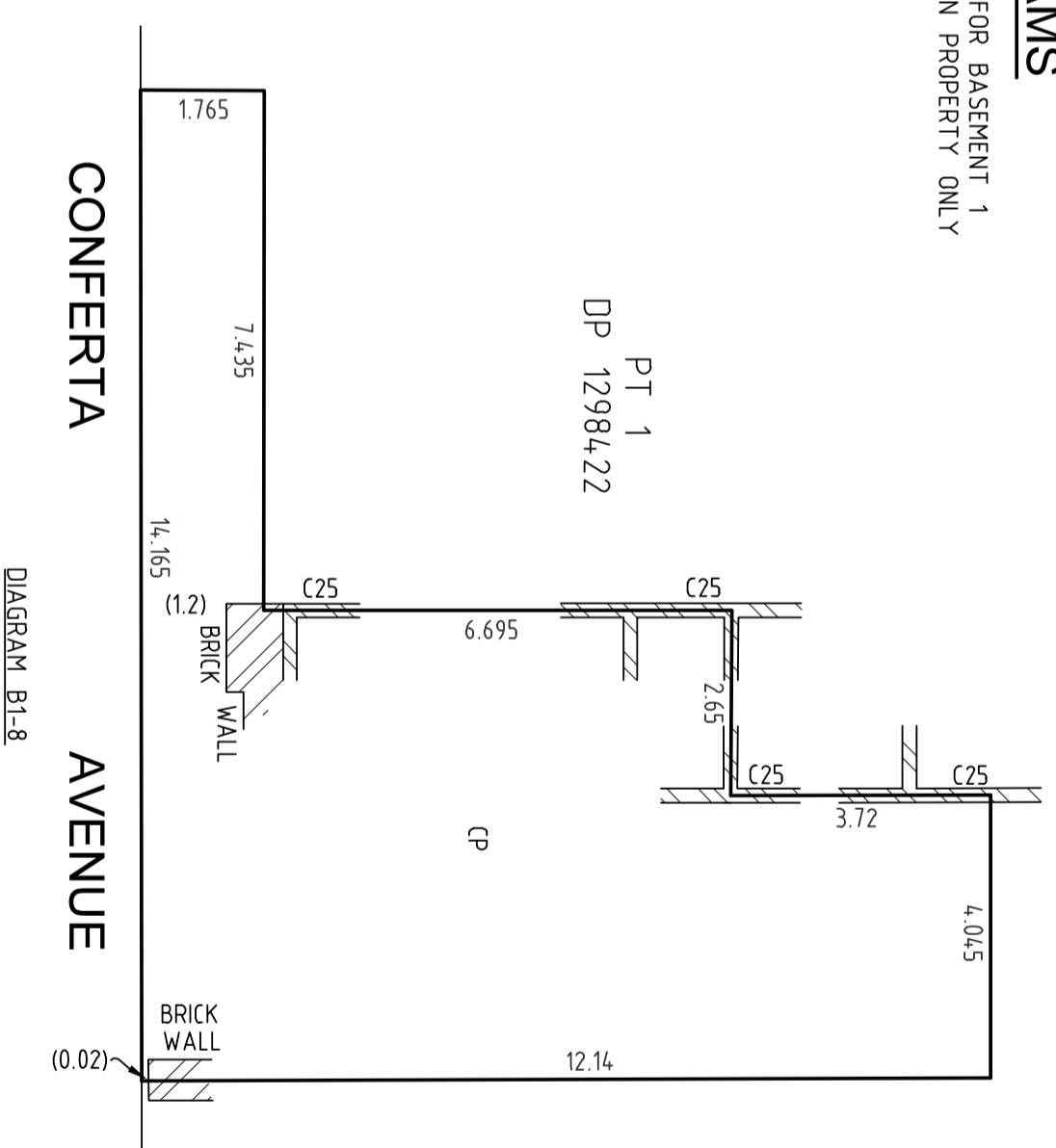
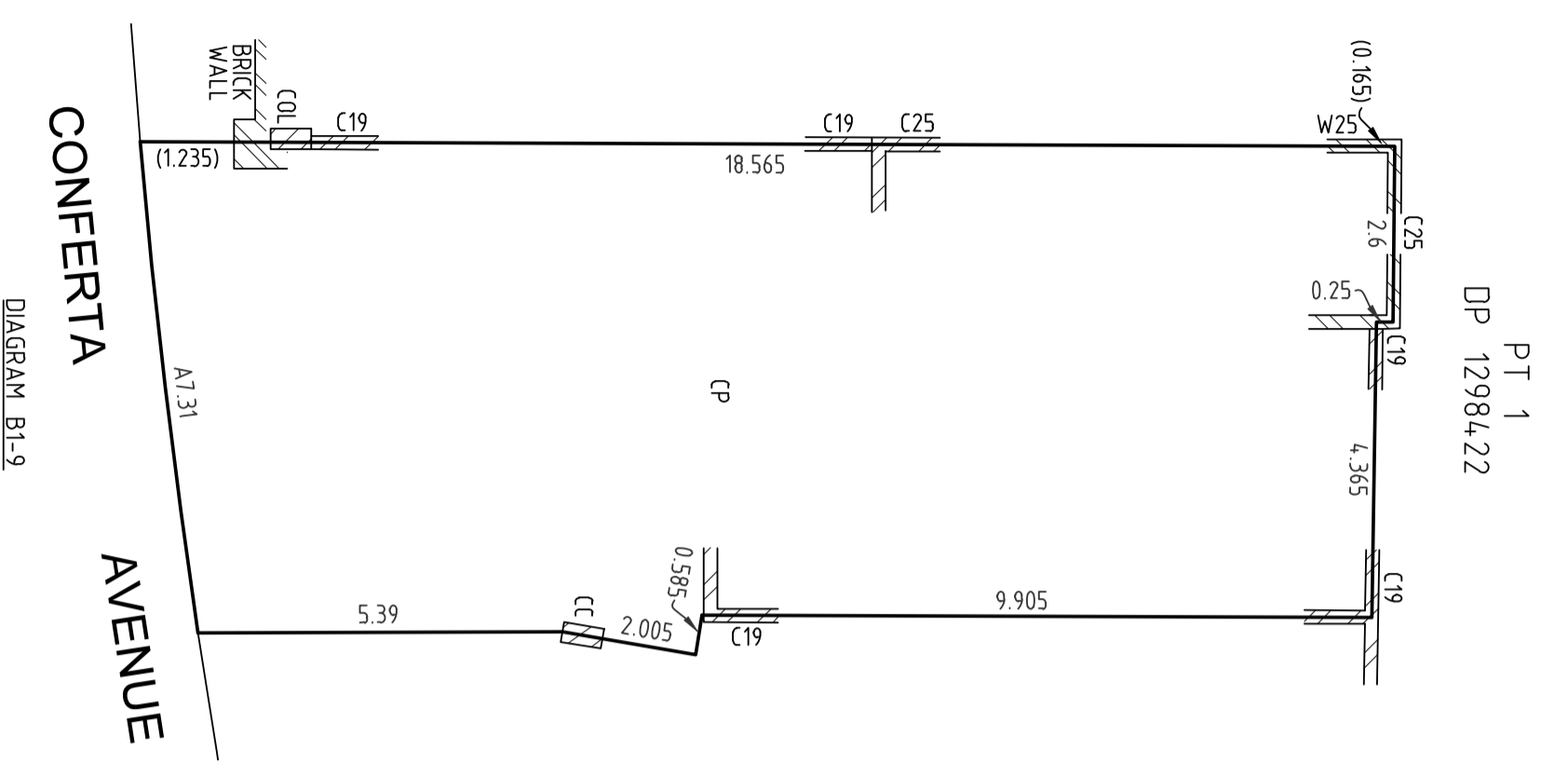
SP107356



LOCATION PLAN - BASEMENT 1

DIAGRAMS

NO FLOOR PLAN EXISTS FOR BASEMENT 1
AS IT CONSISTS OF COMMON PROPERTY ONLY



NOTES:

- CP ~ COMMON PROPERTY
- CW ~ DENOTES CONCRETE WALL
- EOC ~ DENOTES EDGE OF CONCRETE
- COL ~ DENOTES CONCRETE COLUMN
- CC ~ DENOTES CENTRE OF CONCRETE COLUMN IS BODY
- FC ~ DENOTES BODY IS FACE OF CONCRETE COLUMN
- C19 ~ DENOTES BODY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
- C25 ~ DENOTES BODY IS CENTRE OF 0.25 WIDE CONCRETE WALL
- FBW ~ DENOTES BODY IS FACE OF CONCRETE BLOCK WALL
- (E7) EASEMENT FOR FUTURE SERVICES VARIABLE WIDTH LIMITED IN STRATUM (DP 1298422)

SURVEYOR
Name: JASON RAIC
Date: 21/05/2024
Surveyor's Reference: 51384 021SP

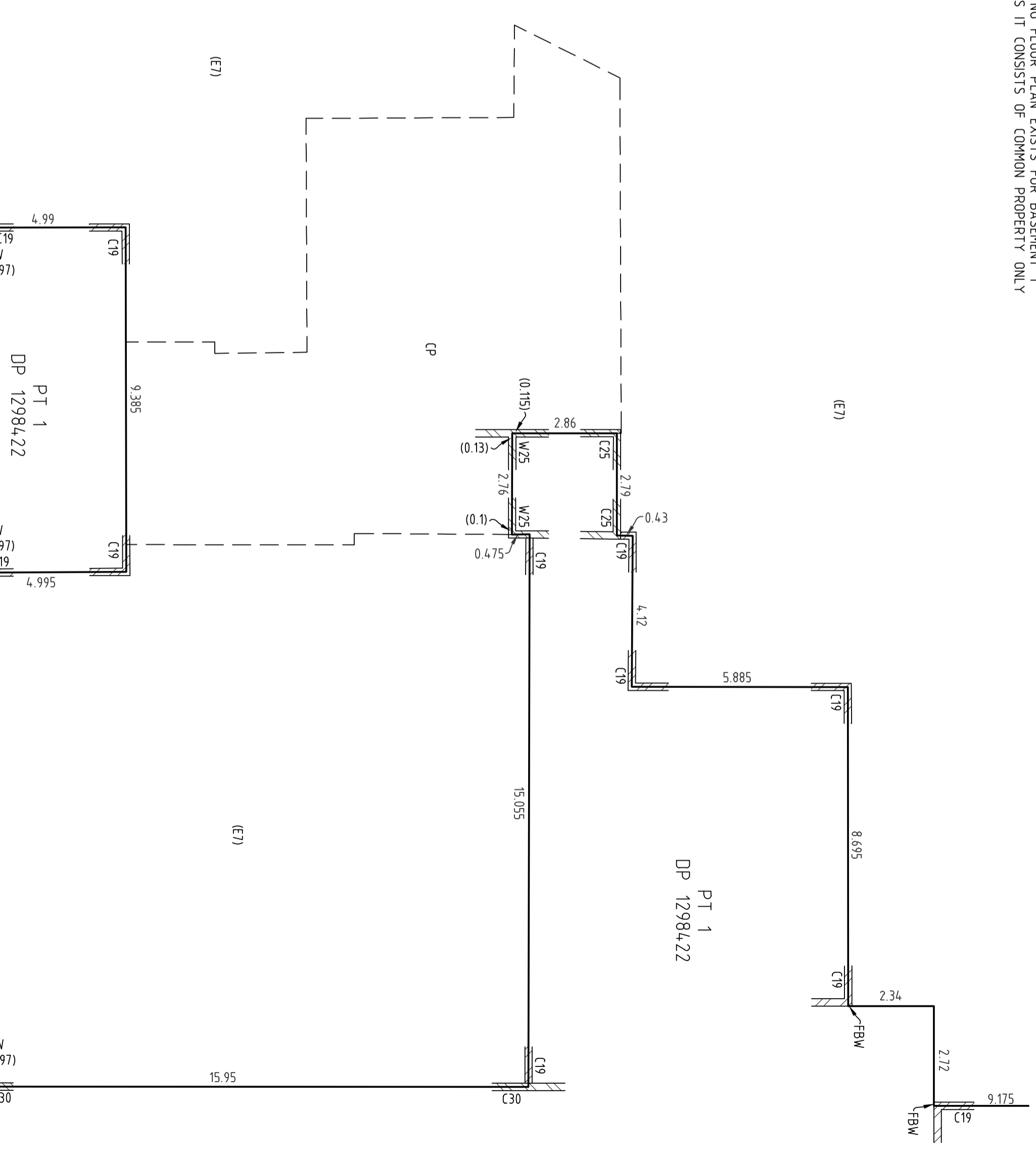
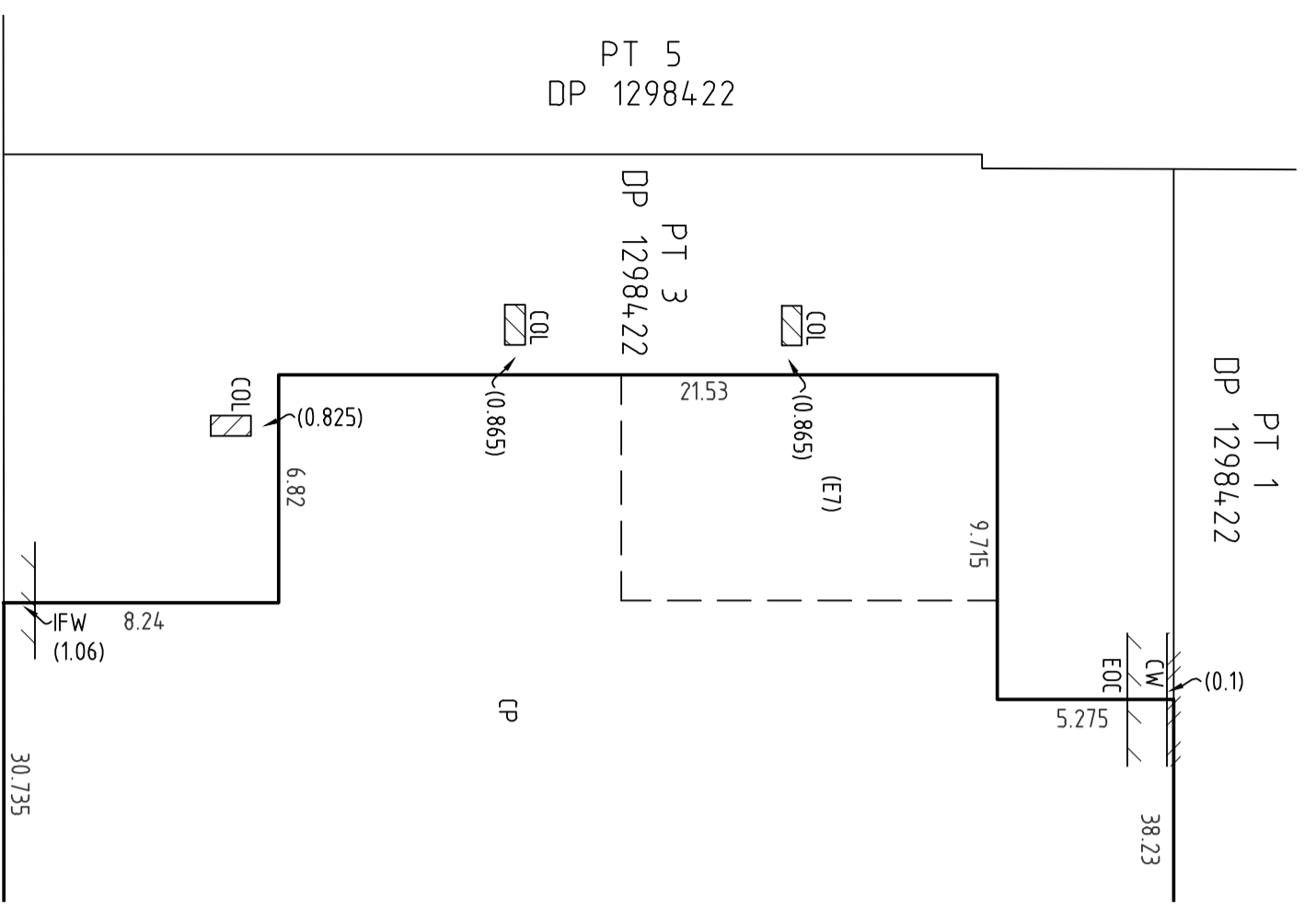
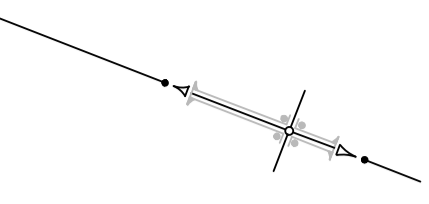
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
Locality: TALLAWONG
Reduction Ratio 1: 100
Lengths are in metres.

Registered
07/06/2024

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LOCATION PLAN - BASEMENT 1
DIAGRAMS
NO FLOOR PLAN EXISTS FOR BASEMENT 1
AS IT CONSISTS OF COMMON PROPERTY ONLY



NOTES:

- CP ~ COMMON PROPERTY
- IFW ~ DENOTES INSIDE FACE OF SHOTCRETE WALL
- CW ~ DENOTES CONCRETE WALL
- EOC ~ DENOTES EDGE OF CONCRETE
- COL ~ DENOTES CONCRETE COLUMN
- C19 ~ DENOTES BDY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
- C25 ~ DENOTES BDY IS CENTRE OF 0.25 WIDE CONCRETE WALL
- C30 ~ DENOTES BDY IS CENTRE OF 0.3 WIDE CONCRETE WALL
- W25 ~ DENOTES 0.25 WIDE CONCRETE WALL
- FBW ~ DENOTES BDY IS FACE OF CONCRETE BLOCK WALL
- (E7) EASEMENT FOR FUTURE SERVICES VARIABLE WIDTH LIMITED IN STRATUM (DP 1298422)

SURVEYOR
Name: JASON RAIC
Date: 21/05/2024
Surveyor's Reference: 51384 021SP

PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

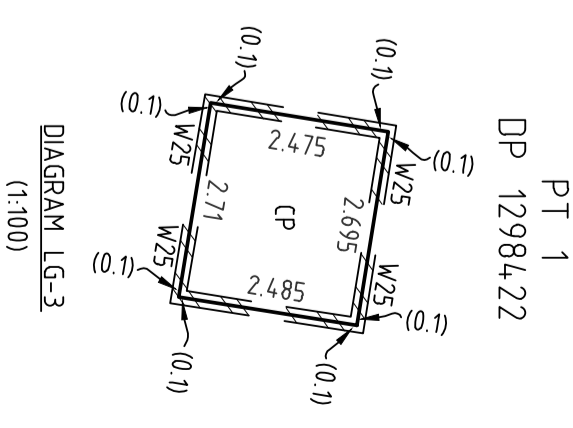
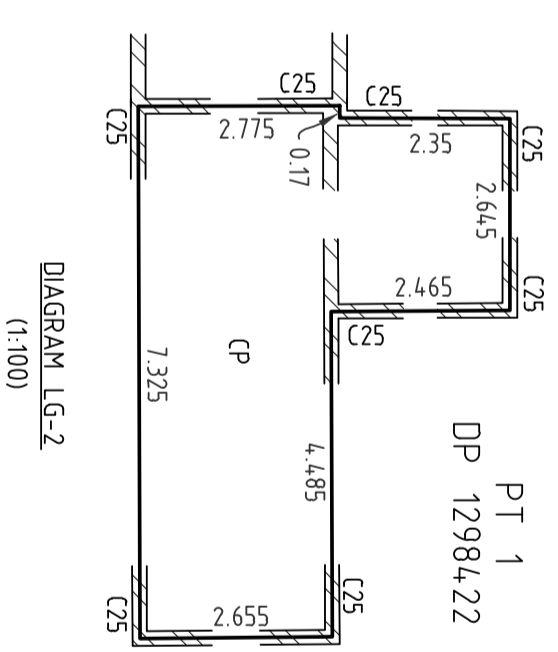
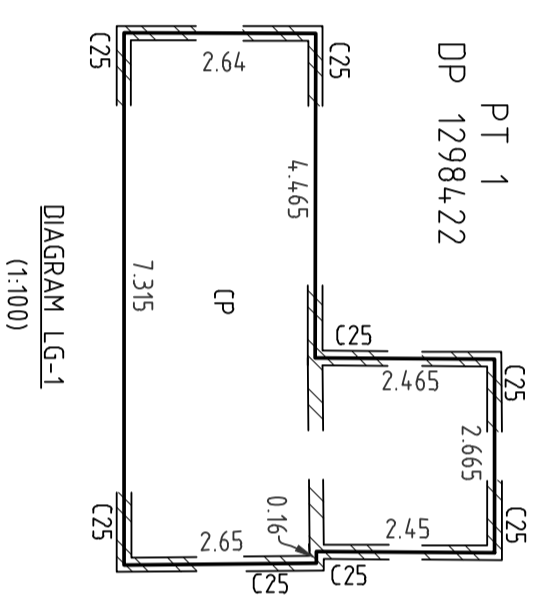
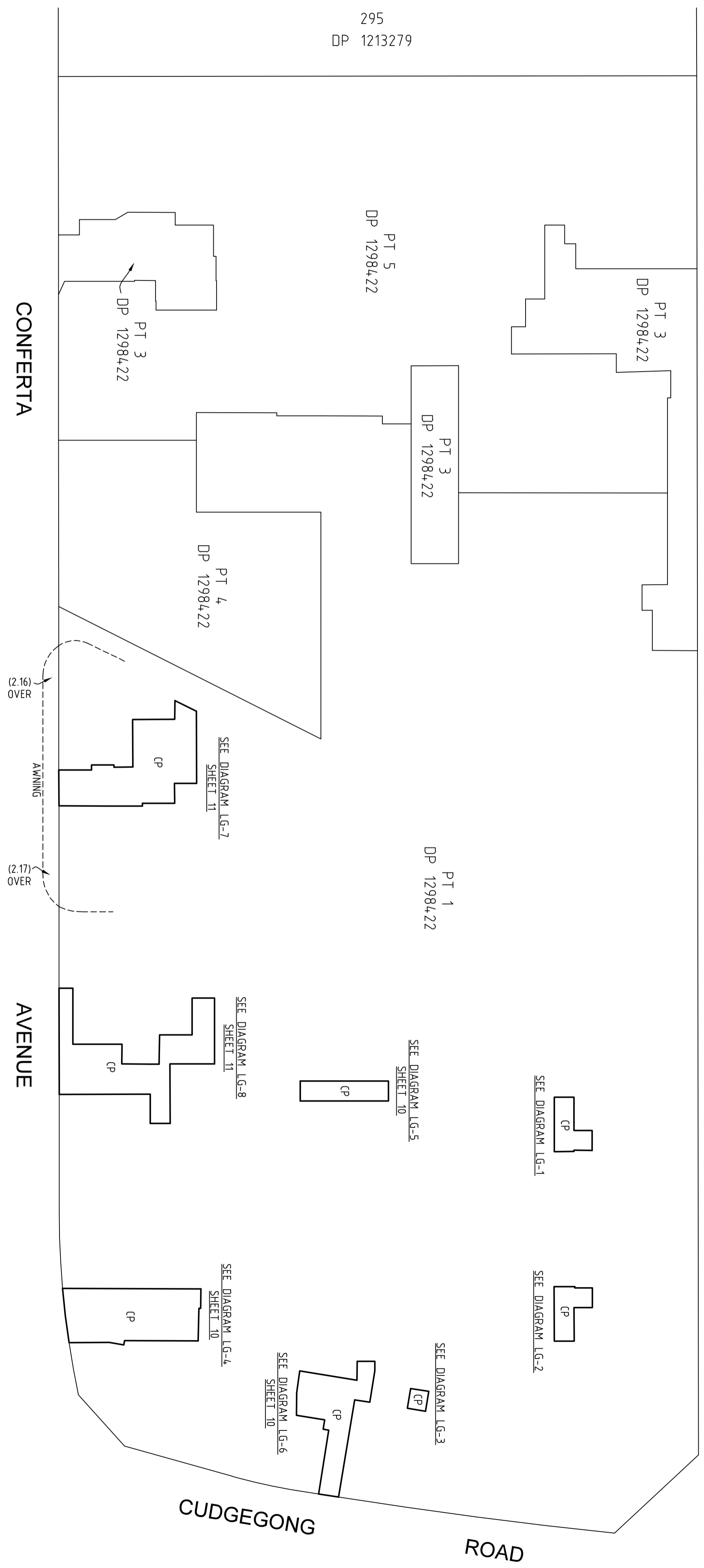
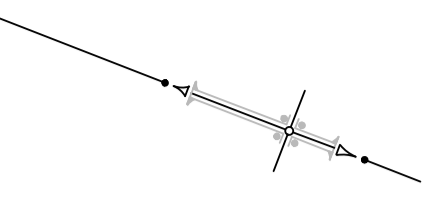
LGA: BLACKTOWN
Locality: TALLAWONG
Reduction Ratio 1: AS SHOWN
Lengths are in metres.

Registered
07/06/2024

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LOCATION PLAN - LOWER GROUND FLOOR

NO FLOOR PLAN EXISTS FOR LOWER GROUND FLOOR
AS IT CONSISTS OF COMMON PROPERTY ONLY



NOTES:

CP ~ COMMON PROPERTY
 C25 ~ DENOTES BODY IS CENTRE OF 0.25 WIDE CONCRETE WALL
 W25 ~ DENOTES 0.25 WIDE CONCRETE WALL

SURVEYOR	Name: JASON RAIC Date: 21/05/2024 Surveyor's Reference: 51384 021SP
-----------------	---

PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

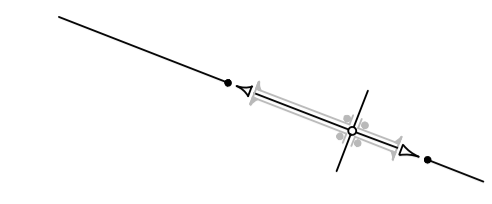
LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 400 Lengths are in metres.
--

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LOCATION PLAN - LOWER GROUND FLOOR
DIAGRAMS

NO FLOOR PLAN EXISTS FOR LOWER GROUND FLOOR
 AS IT CONSISTS OF COMMON PROPERTY ONLY



PT 1
 DP 1298422

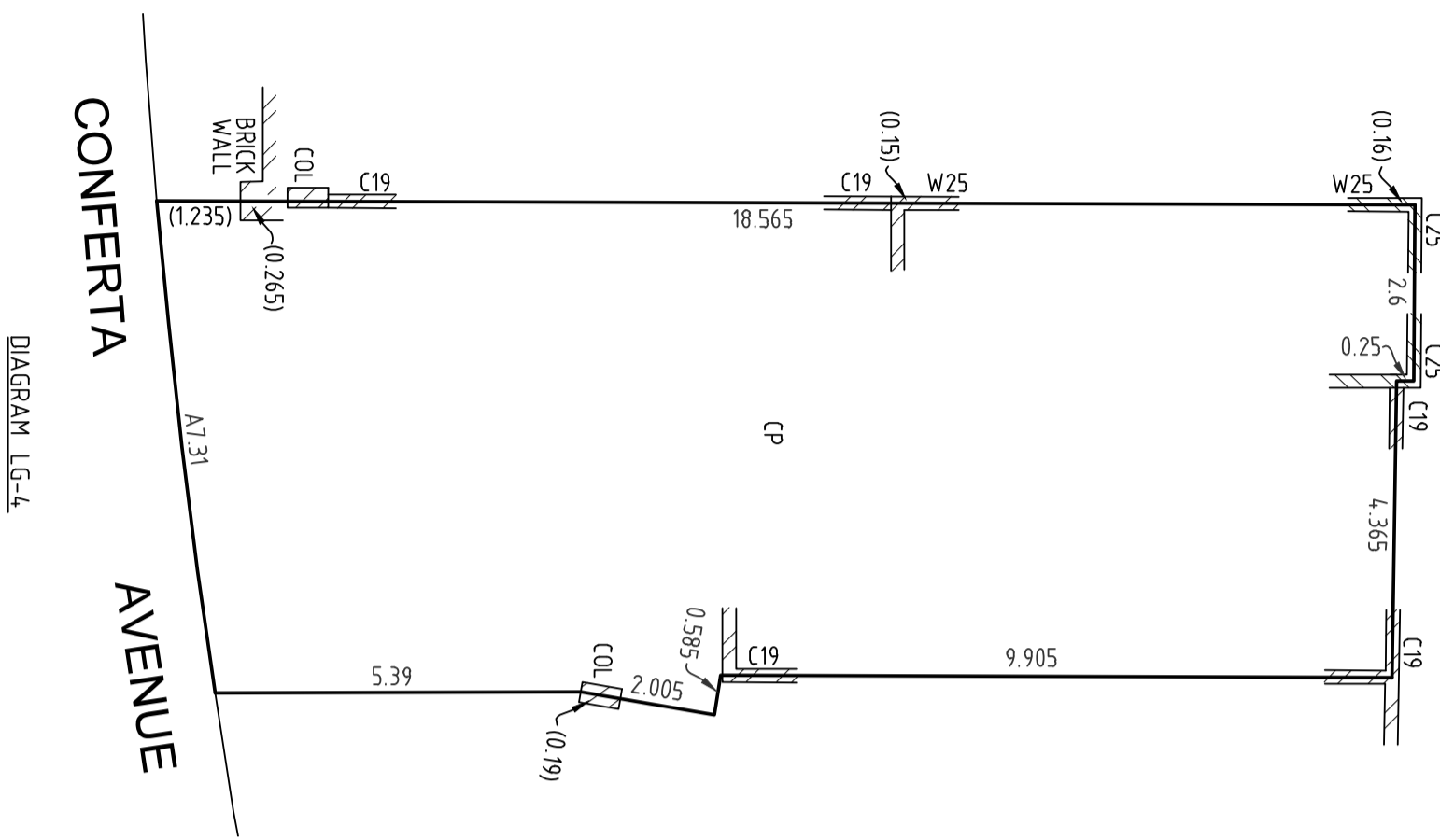


DIAGRAM LG-4

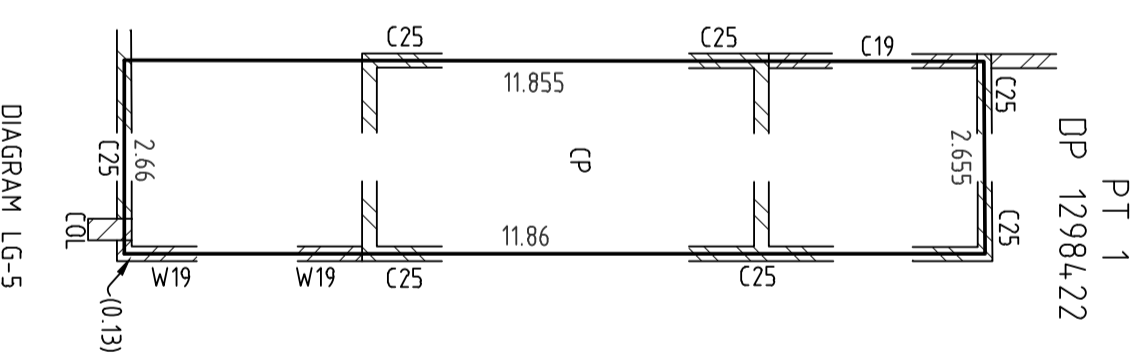


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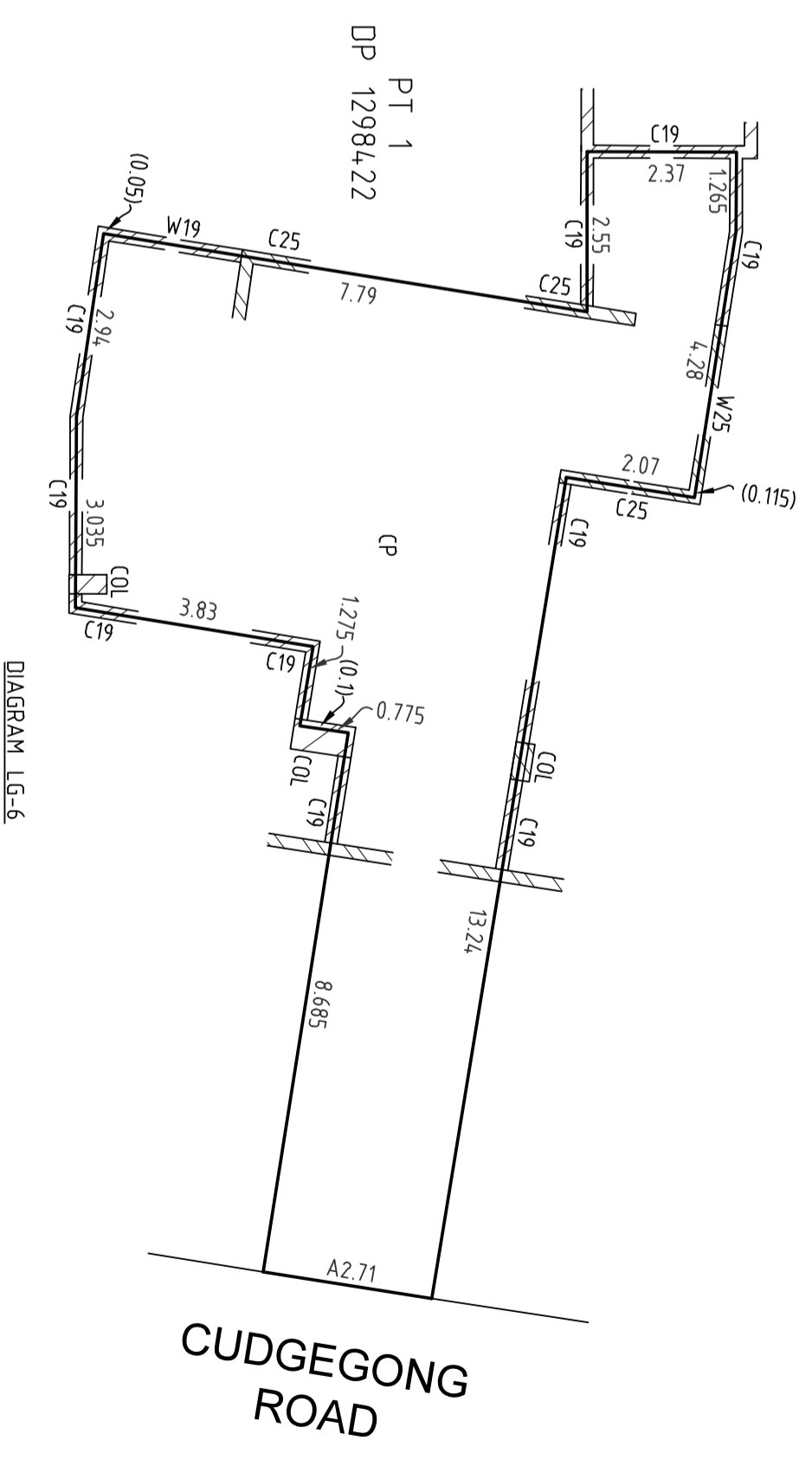


DIAGRAM LG-6

NOTES:

- CP ~ COMMON PROPERTY
- COL ~ DENOTES CONCRETE COLUMN
- C19 ~ DENOTES BDY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
- C25 ~ DENOTES BDY IS CENTRE OF 0.25 WIDE CONCRETE WALL
- W19 ~ DENOTES 0.19 WIDE CONCRETE BLOCK WALL
- W25 ~ DENOTES 0.25 WIDE CONCRETE WALL

SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

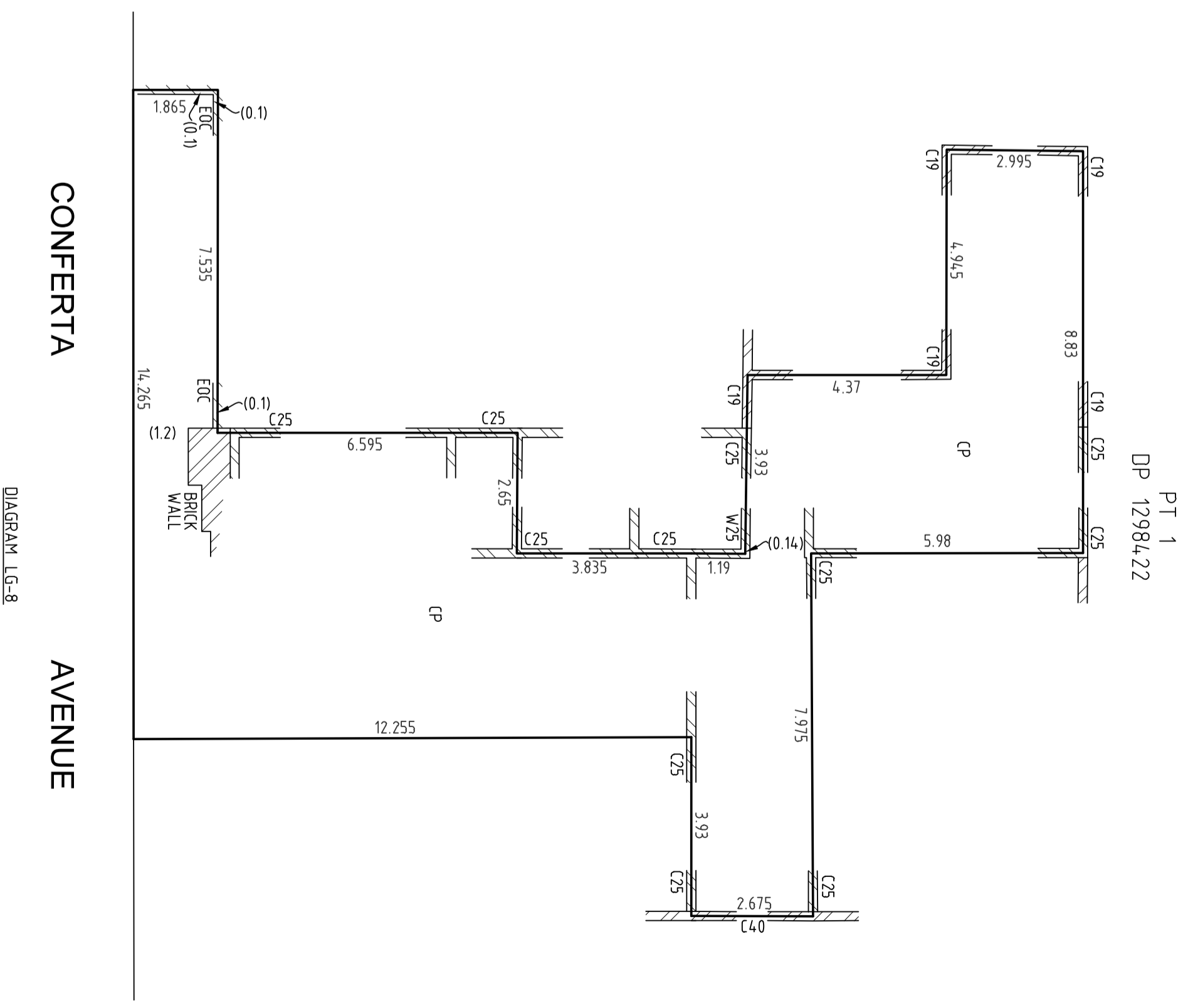
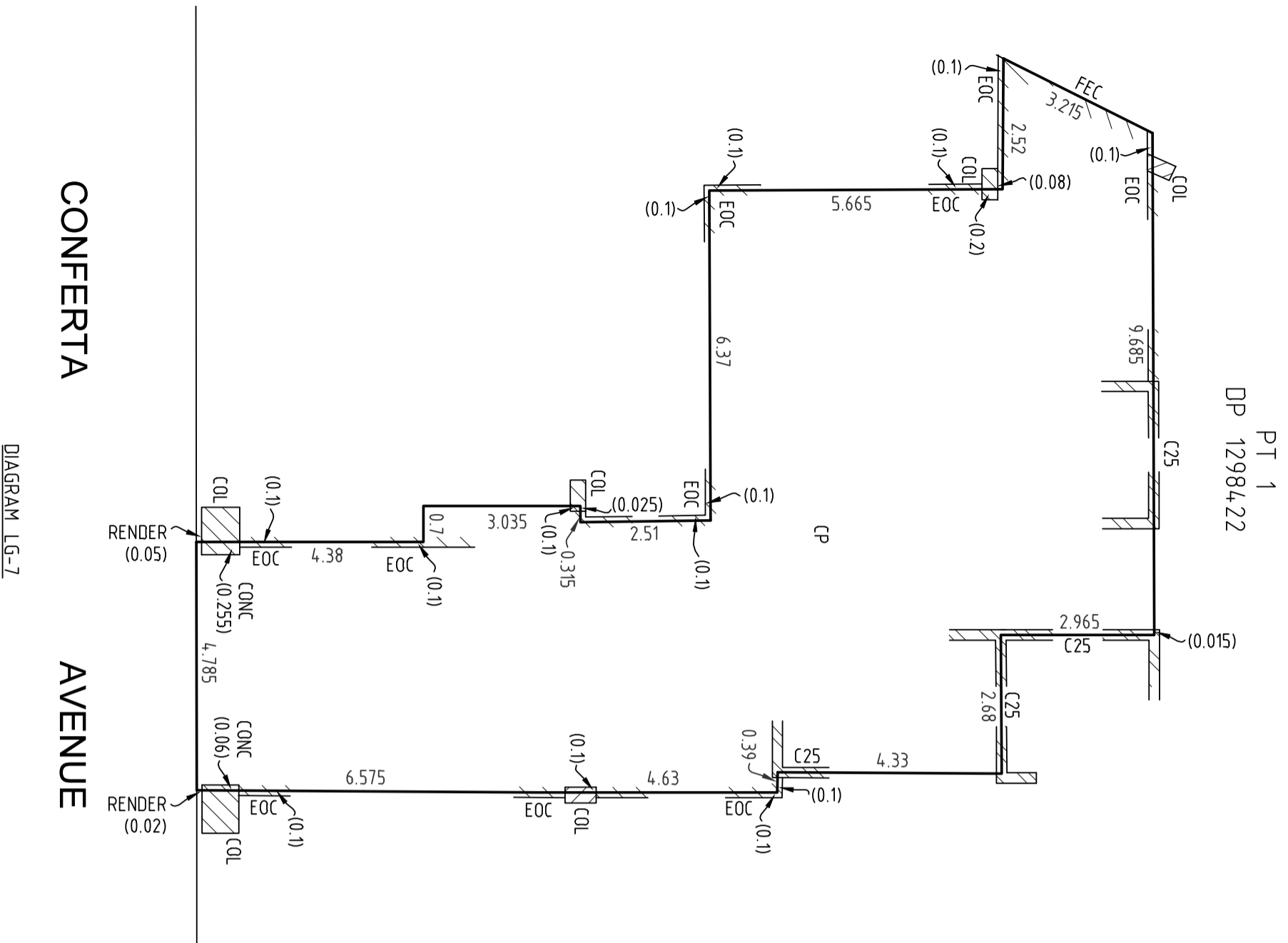
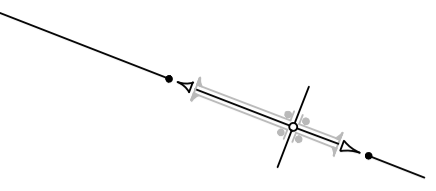
LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 100
 Lengths are in metres.

Registered
 07/06/2024

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LOCATION PLAN - LOWER GROUND FLOOR
DIAGRAMS

NO FLOOR PLAN EXISTS FOR LOWER GROUND FLOOR
AS IT CONSISTS OF COMMON PROPERTY ONLY



NOTES:

- CP ~ COMMON PROPERTY
- EOC ~ DENOTES EDGE OF CONCRETE
- FEC ~ DENOTES BDY IS FACE OF CONCRETE
- COL ~ DENOTES CONCRETE COLUMN
- C19 ~ DENOTES BDY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
- C25 ~ DENOTES BDY IS CENTRE OF 0.25 WIDE CONCRETE WALL
- C40 ~ DENOTES BDY IS CENTRE OF 0.4 WIDE CONCRETE WALL
- W25 ~ DENOTES 0.25 WIDE CONCRETE WALL

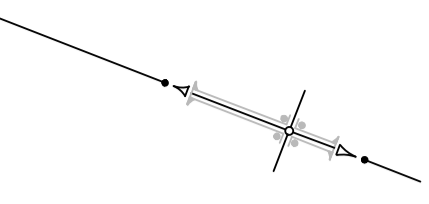
SURVEYOR	Name: JASON RAIC
	Date: 21/05/2024
	Surveyor's Reference: 51384 021SP

PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

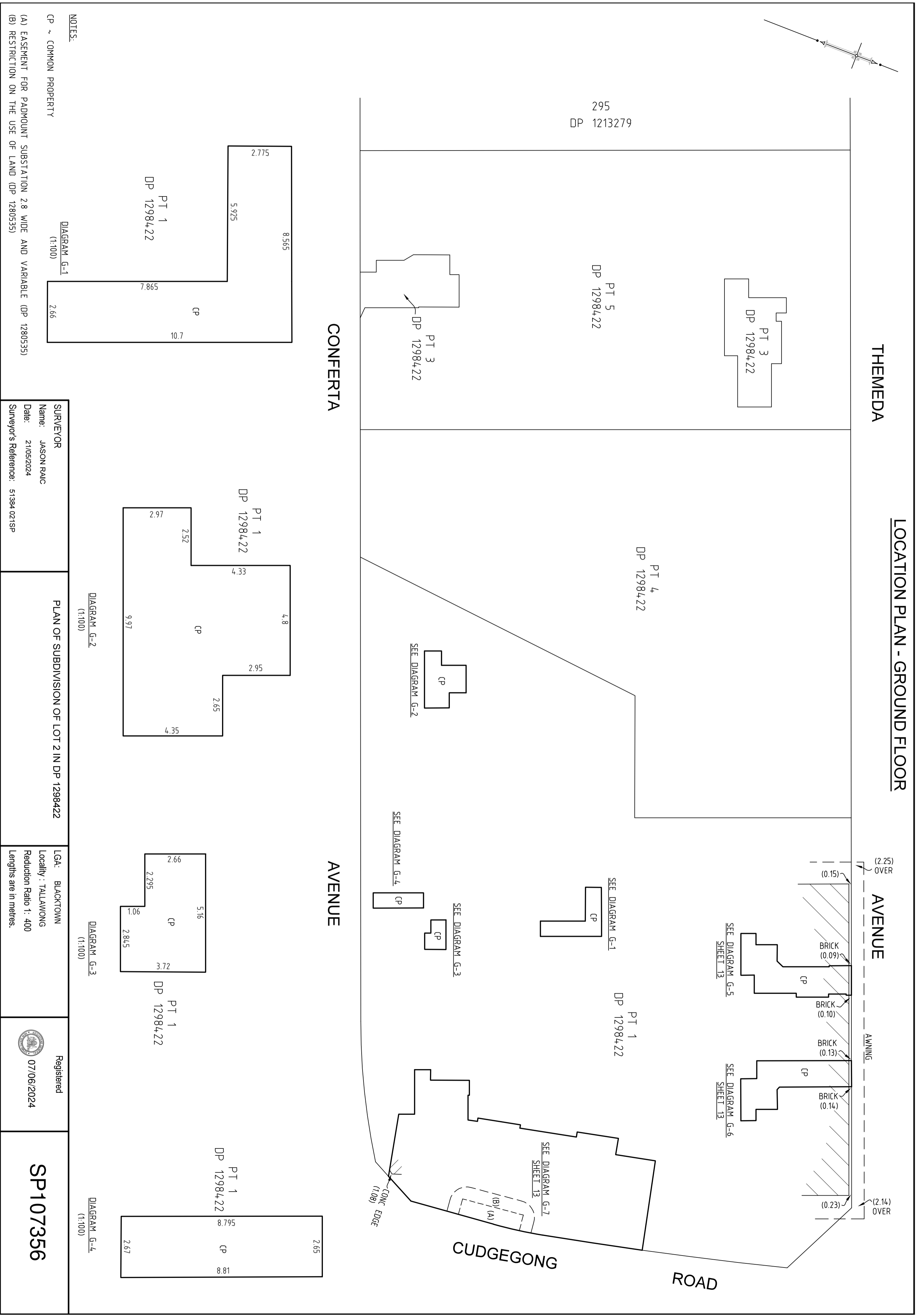
LGA: BLACKTOWN
Locality: TALLAWONG
Reduction Ratio: 1: 100
Lengths are in metres.

Registered
07/06/2024

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LOCATION PLAN - GROUND FLOOR



NOTES:

- CP ~ COMMON PROPERTY
- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.8 WIDE AND VARIABLE (DP 1280535)
- (B) RESTRICTION ON THE USE OF LAND (DP 1280535)

DIAGRAM G-1
(1:100)

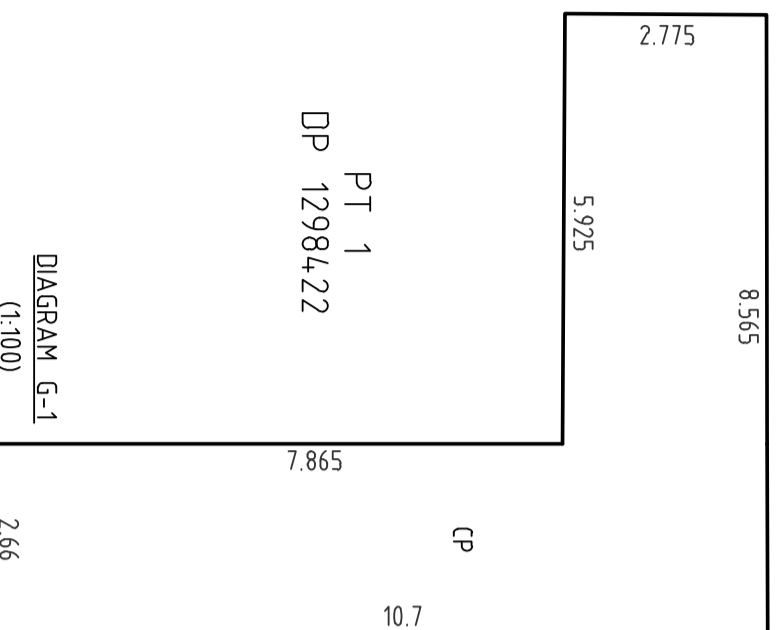


DIAGRAM G-2
(1:100)

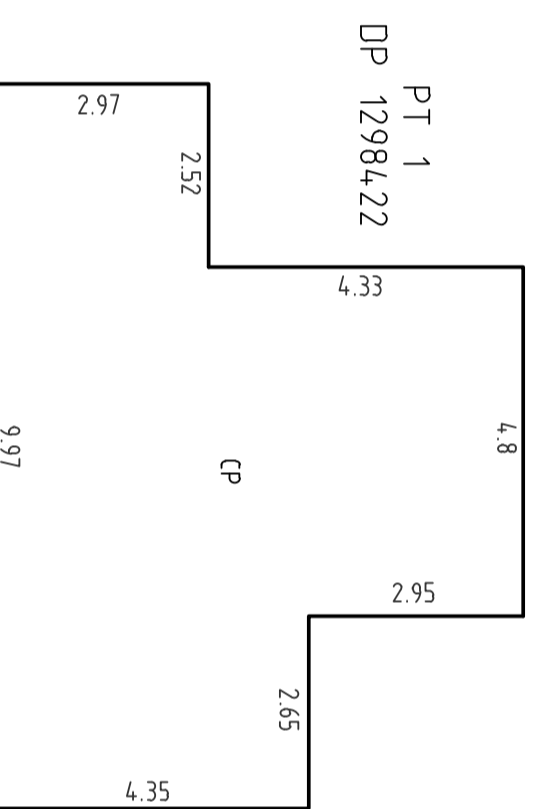


DIAGRAM G-3
(1:100)

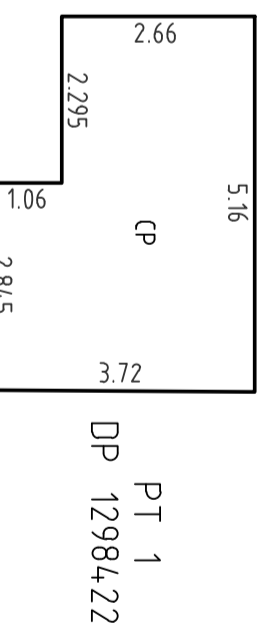
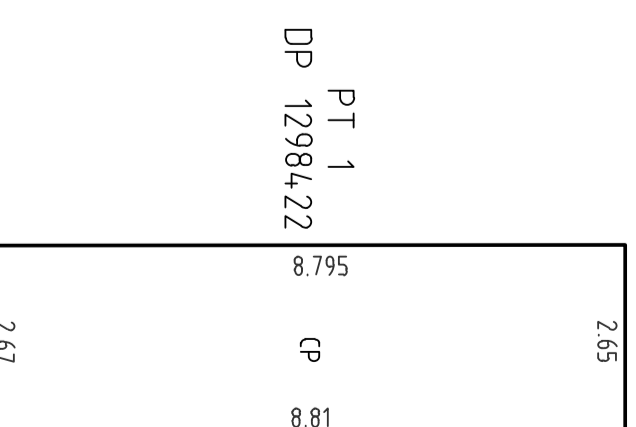


DIAGRAM G-4
(1:100)



SURVEYOR
Name: JASON RAIC
Date: 21/05/2024
Surveyor's Reference: 51384 021SP

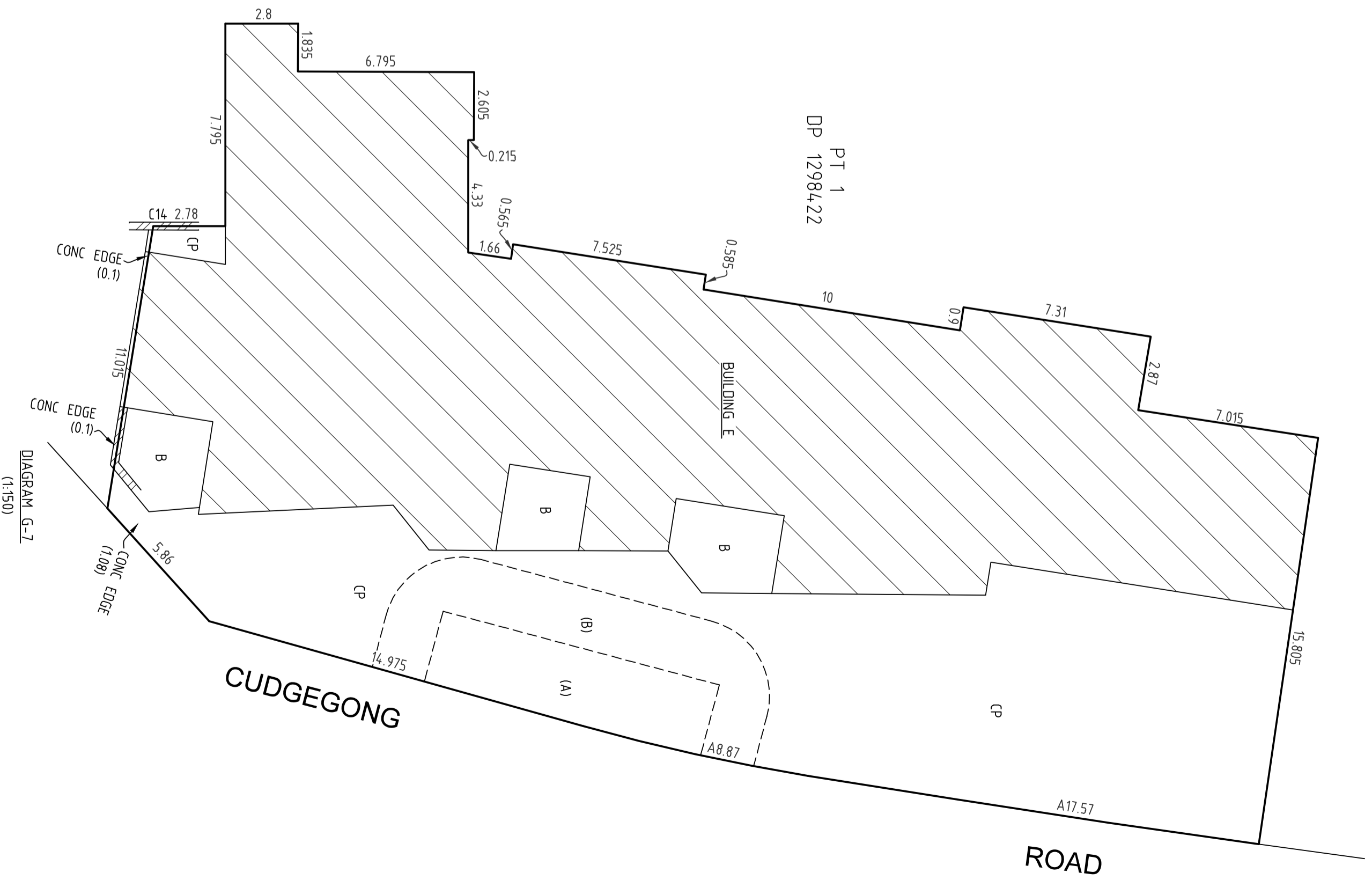
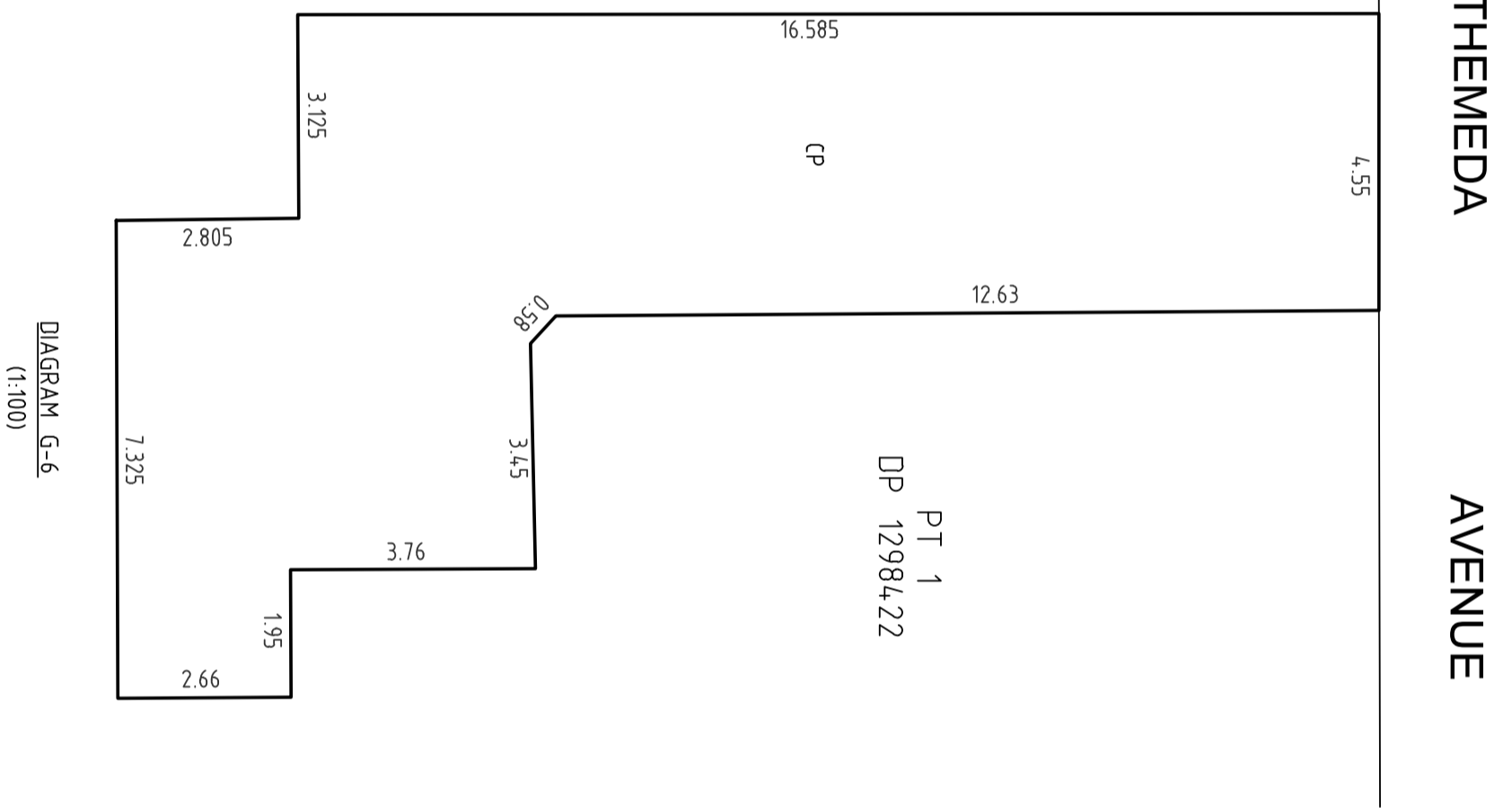
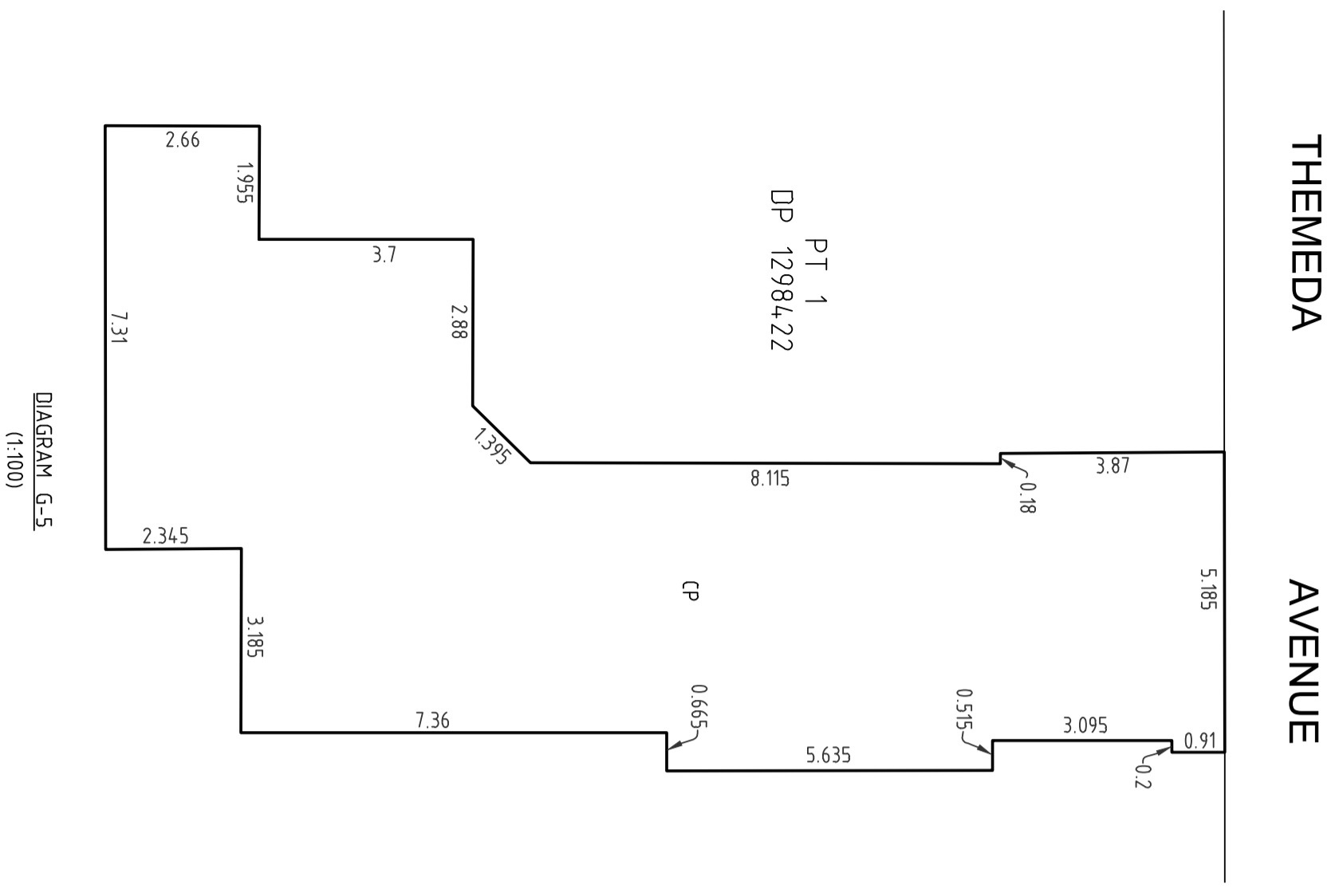
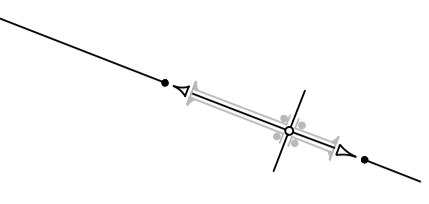
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
Locality: TALLAWONG
Reduction Ratio 1: 400
Lengths are in metres.

Registered
07/06/2024

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**LOCATION PLAN - GROUND FLOOR
DIAGRAMS**



NOTES:

- CP ~ COMMON PROPERTY
- B ~ BALCONY
- C14 ~ DENOTES BODY IS CENTRE OF 0.14 WIDE CONCRETE BLOCK WALL
- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.8 WIDE AND VARIABLE (DP 1280535)
- (B) RESTRICTION ON THE USE OF LAND (DP 1280535)

SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

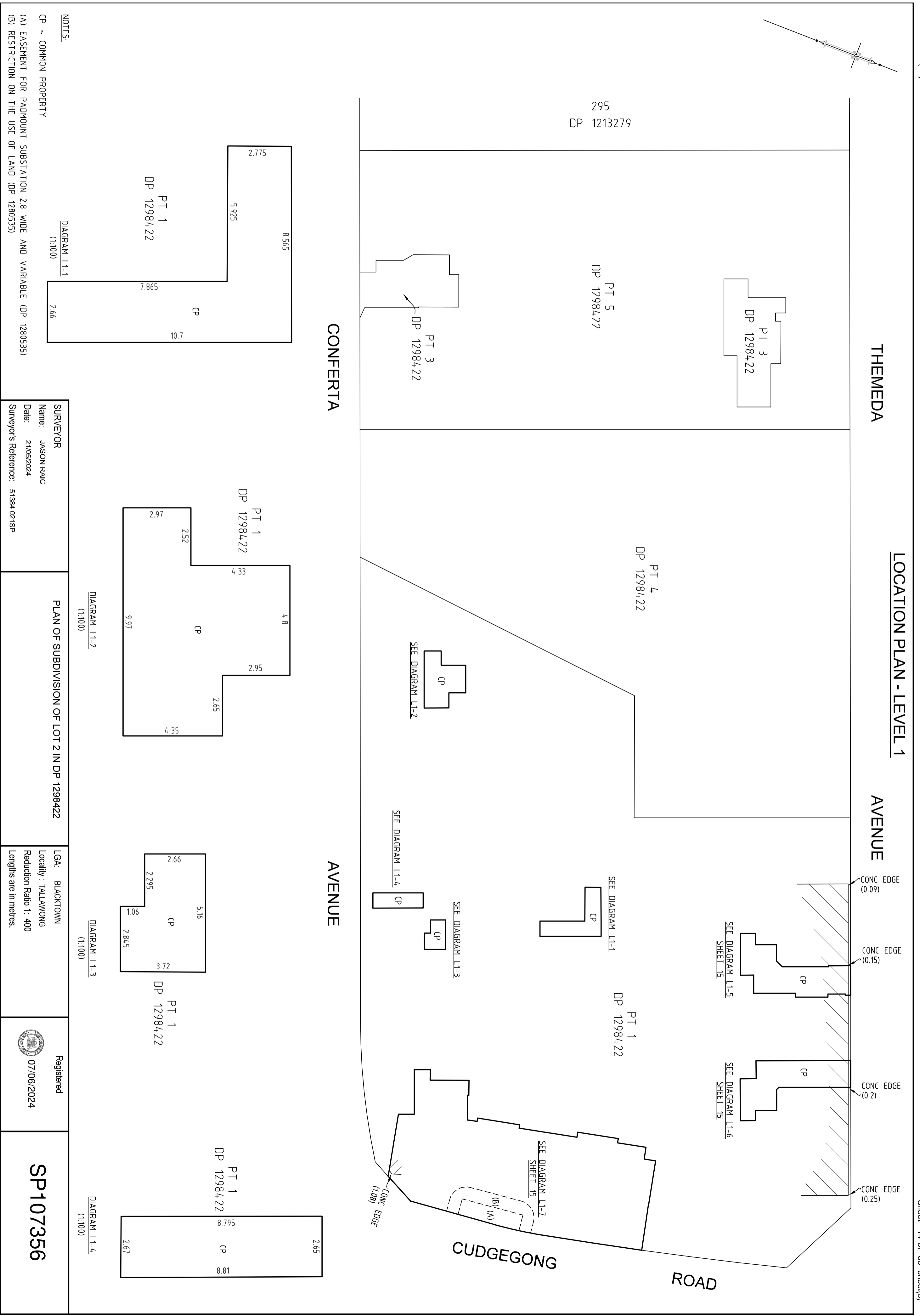
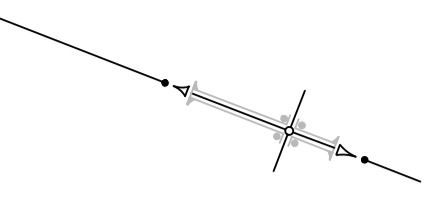
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
Locality: TALLAWONG
Reduction Ratio 1: AS SHOWN
 Lengths are in metres.

Registered
 07/06/2024

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LOCATION PLAN - LEVEL 1



NOTES:
 CP ~ COMMON PROPERTY
 (A) EASEMENT FOR PADMOUNT SUBSTATION 2.8 WIDE AND VARIABLE (DP 1280535)
 (B) RESTRICTION ON THE USE OF LAND (DP 1280535)

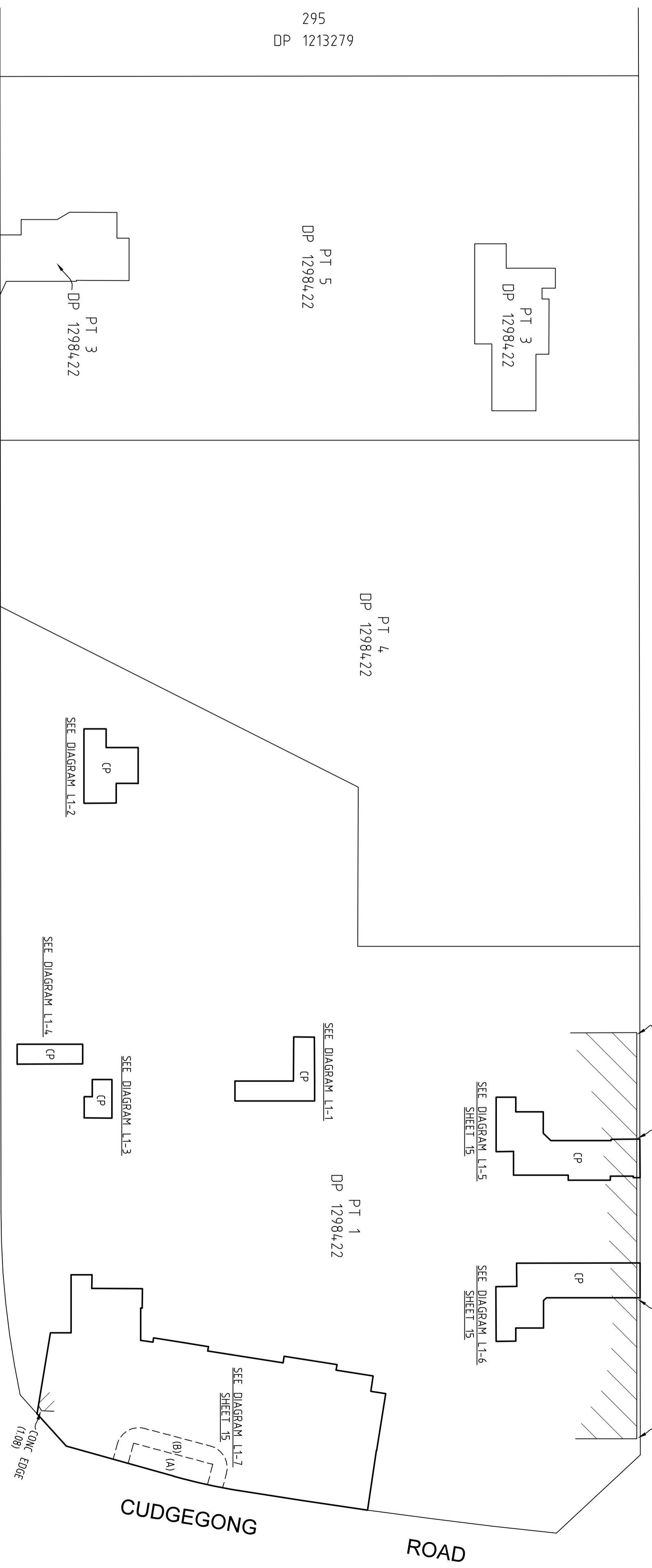
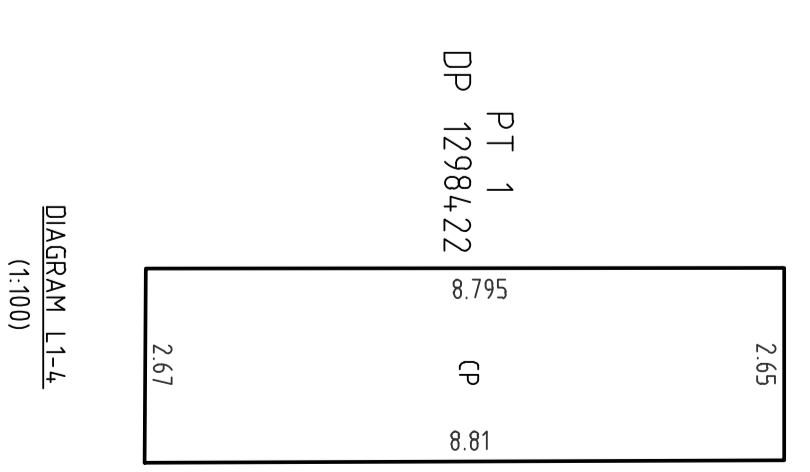
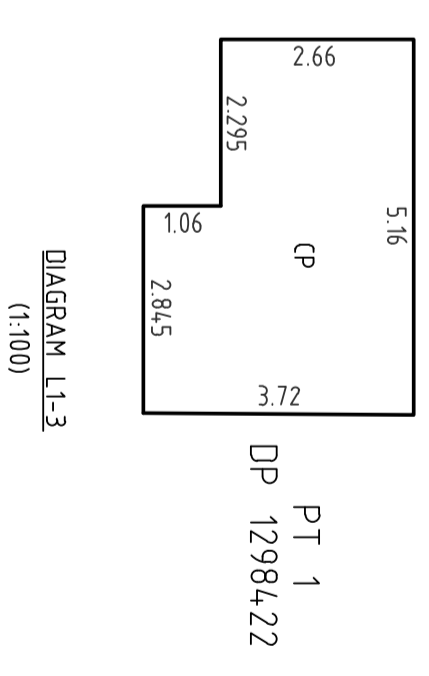
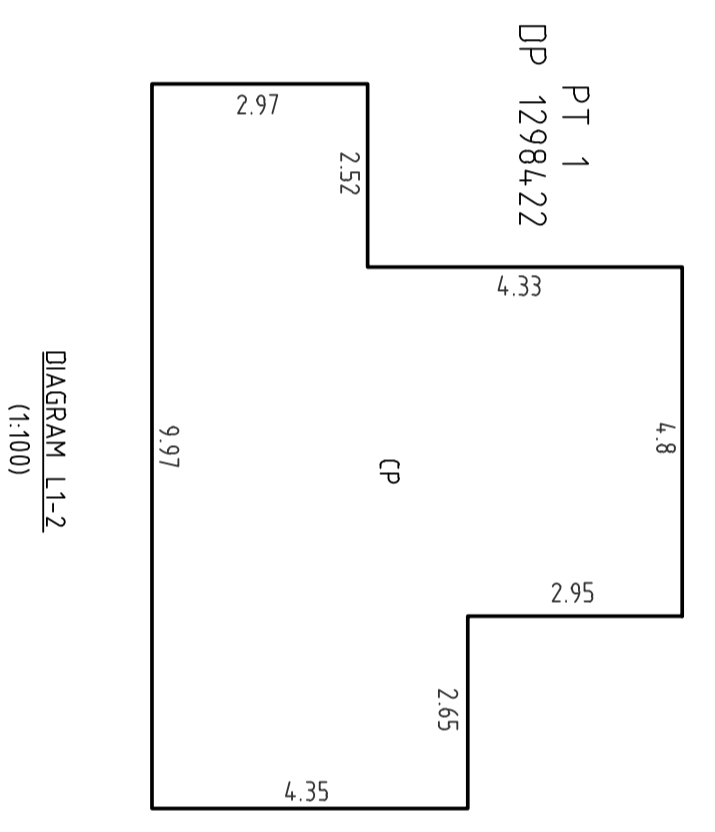
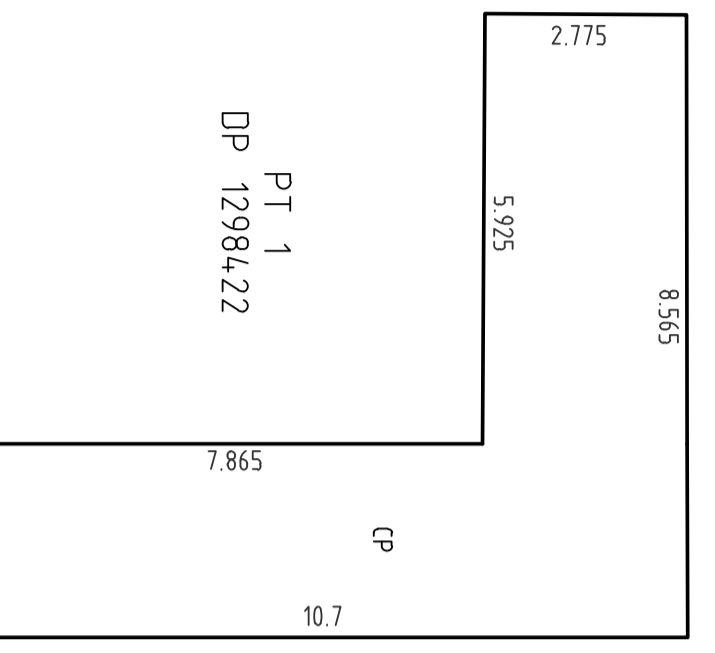
SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422
 (1:100)

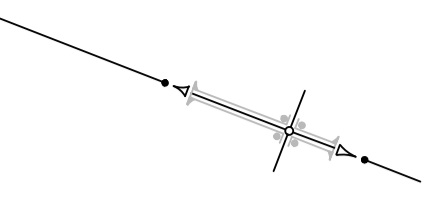
LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 400
 Lengths are in metres.

Registered
 07/06/2024

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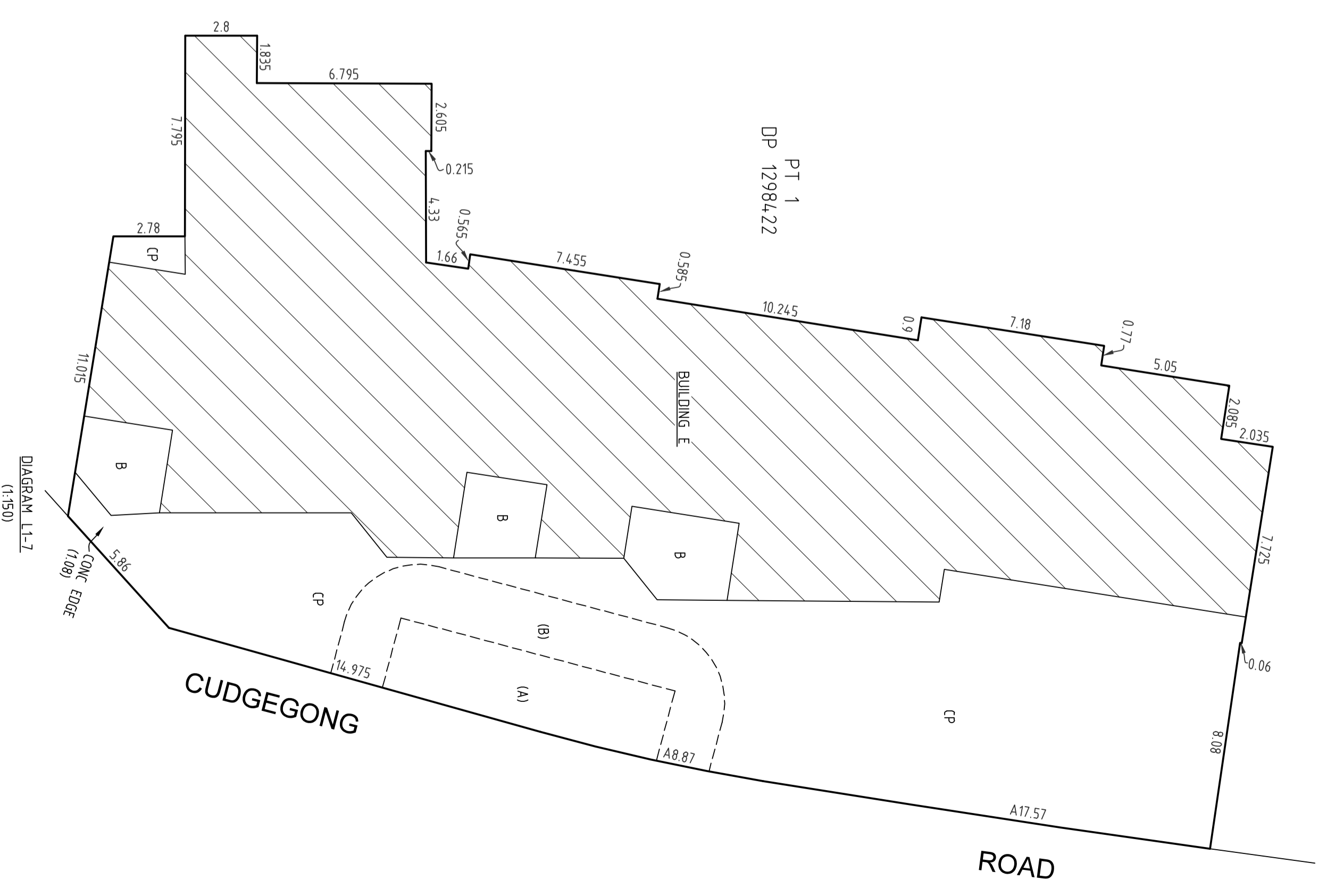
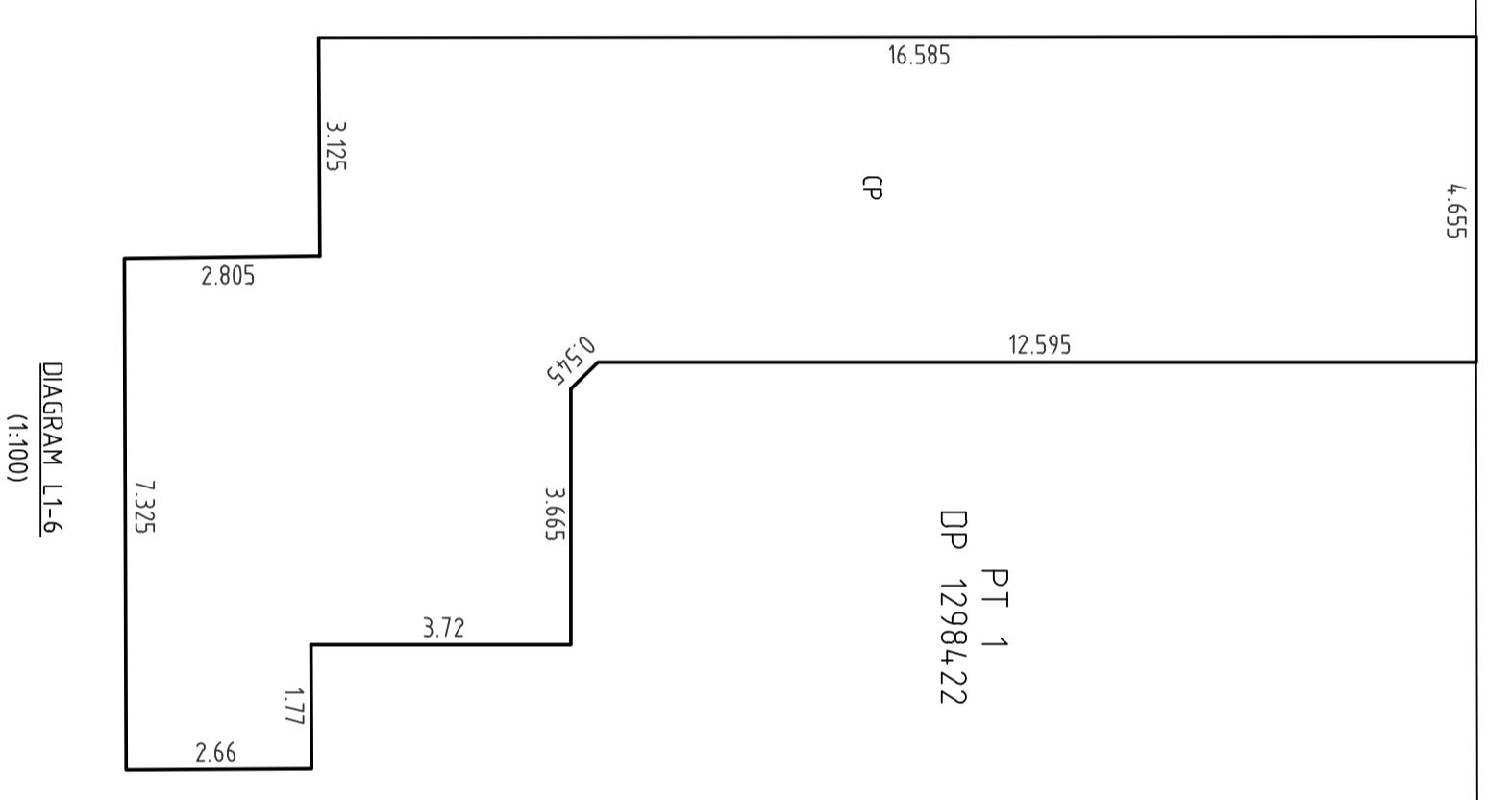
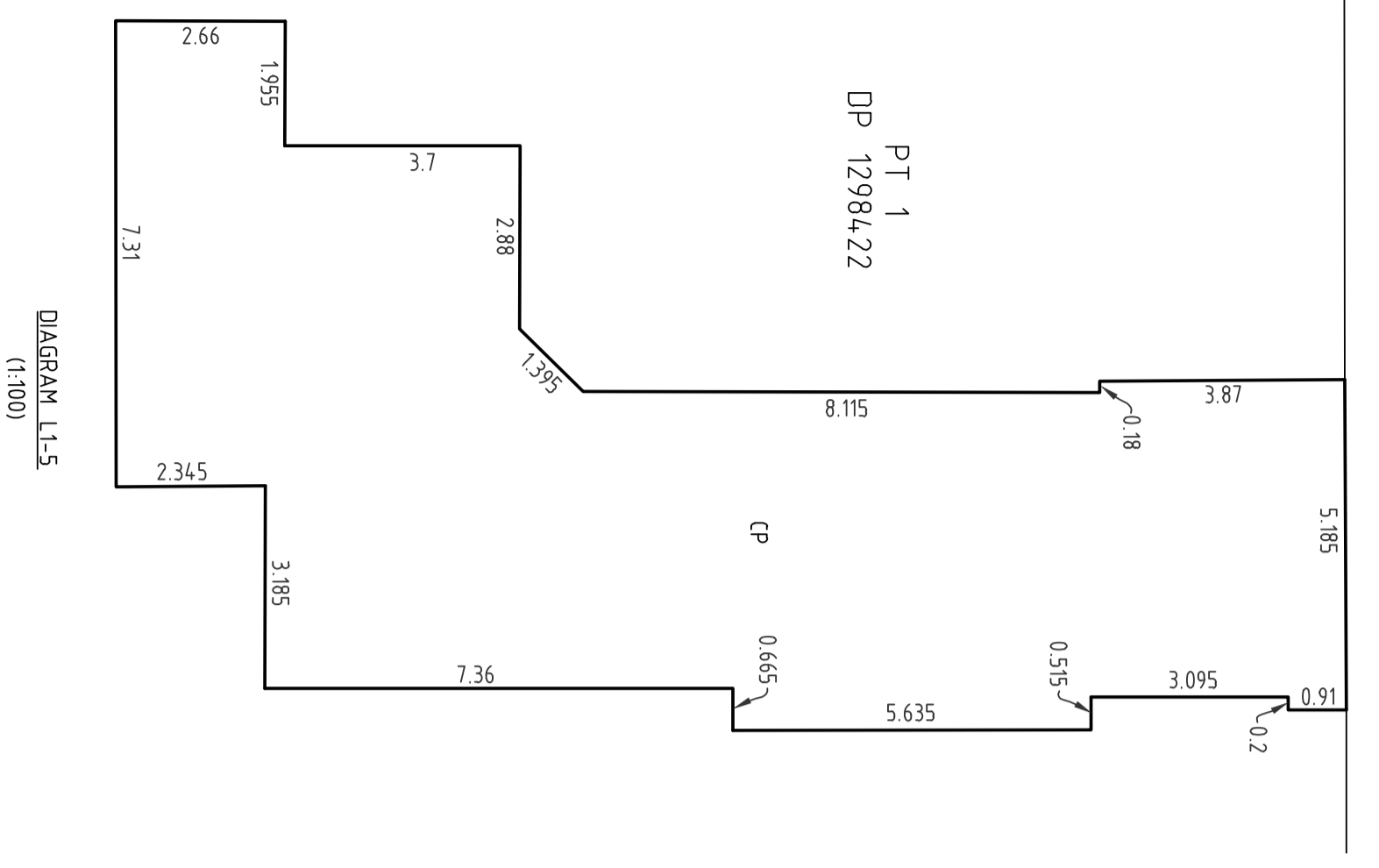


LOCATION PLAN - LEVEL 1 DIAGRAMS



THEMEDA AVENUE

THEMEDA AVENUE



NOTES:

- B ~ BALCONY
- CP ~ COMMON PROPERTY
- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.8 WIDE AND VARIABLE (DP 1280535)
- (B) RESTRICTION ON THE USE OF LAND (DP 1280535)

SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: AS SHOWN
 Lengths are in metres.

Registered
 07/06/2024

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LOCATION PLAN - LEVEL 2

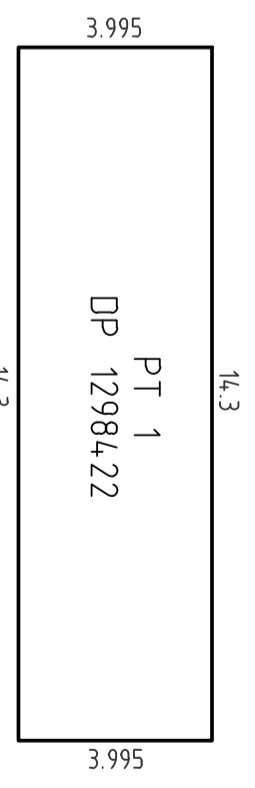
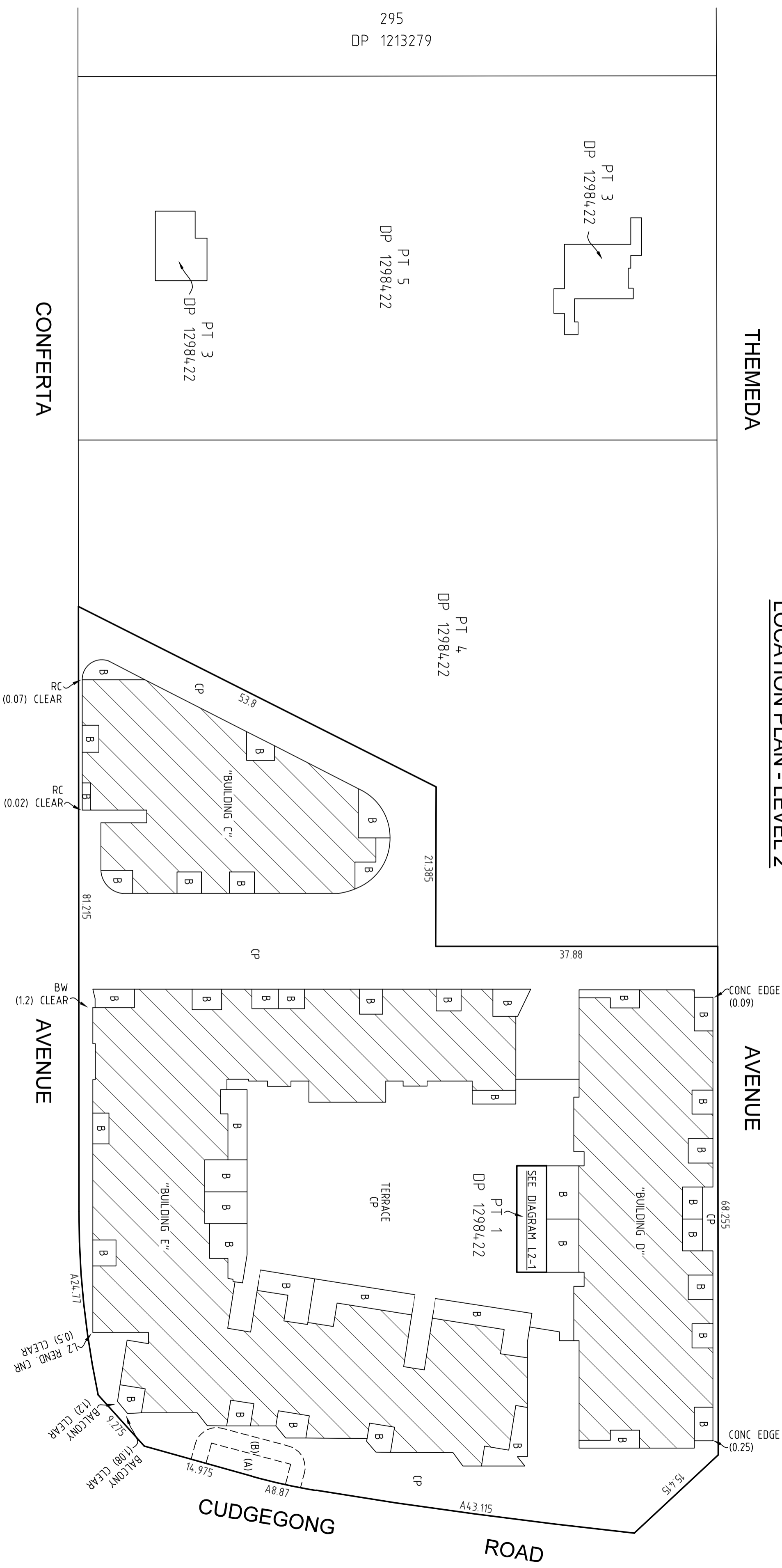
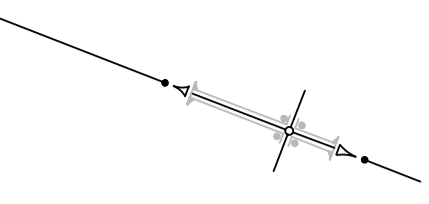


DIAGRAM L2-1 (1:150)

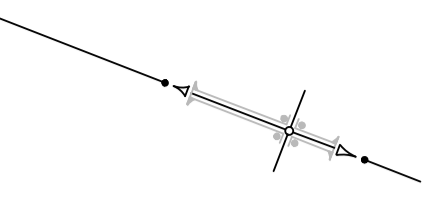
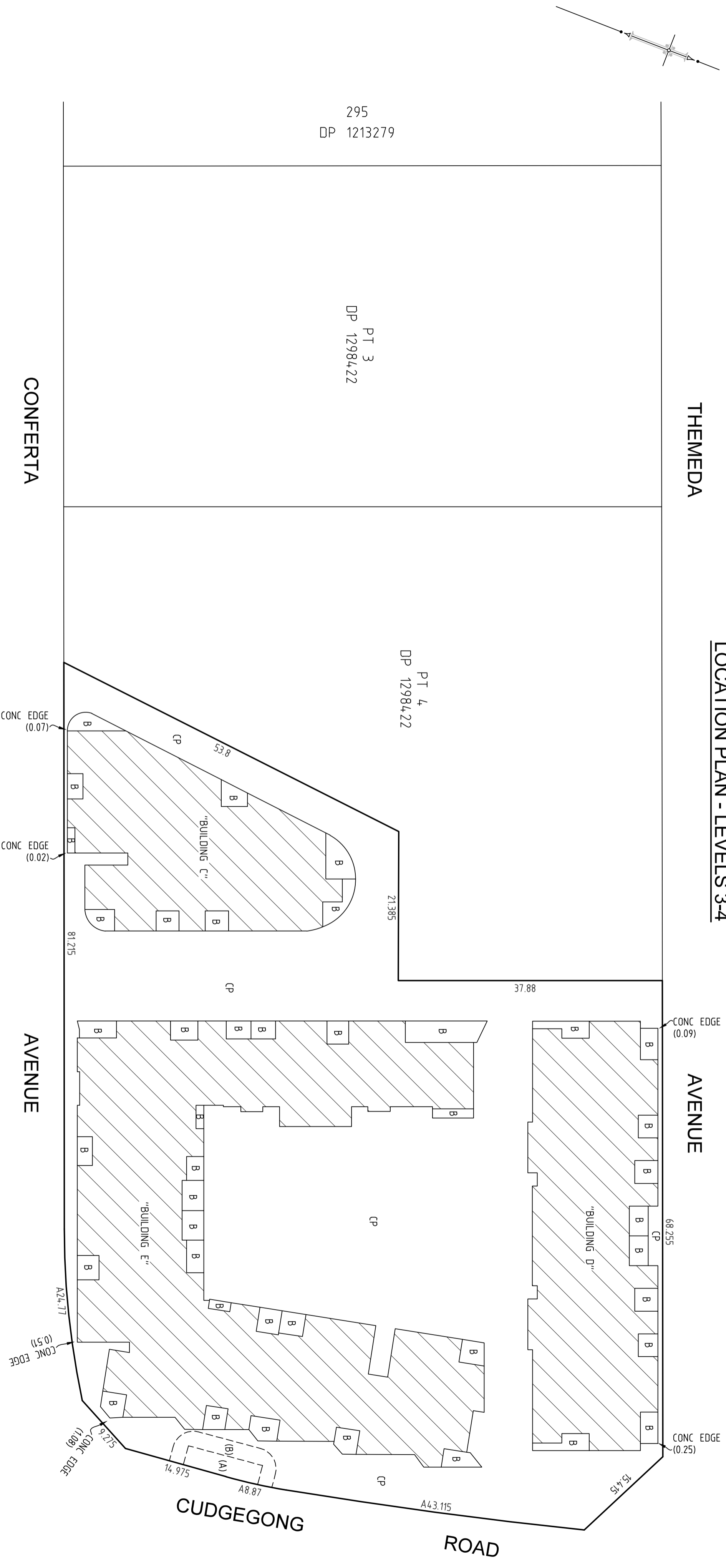
NOTES:

- B ~ BALCONY
- CP ~ COMMON PROPERTY
- RC ~ DENOTES RENDERED COLUMN
- BW ~ DENOTES BRICK WALL

- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.8 WIDE AND VARIABLE (DP 1280535)
- (B) RESTRICTION ON THE USE OF LAND (DP 1280535)


<p>SURVEYOR Name: JASON RAIC Date: 21/05/2024 Surveyor's Reference: 51384 021SP</p>	<p>PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 400 Lengths are in metres.</p>	<p>Registered 07/06/2024</p>	<p>SP107356</p>
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LOCATION PLAN - LEVELS 3-4

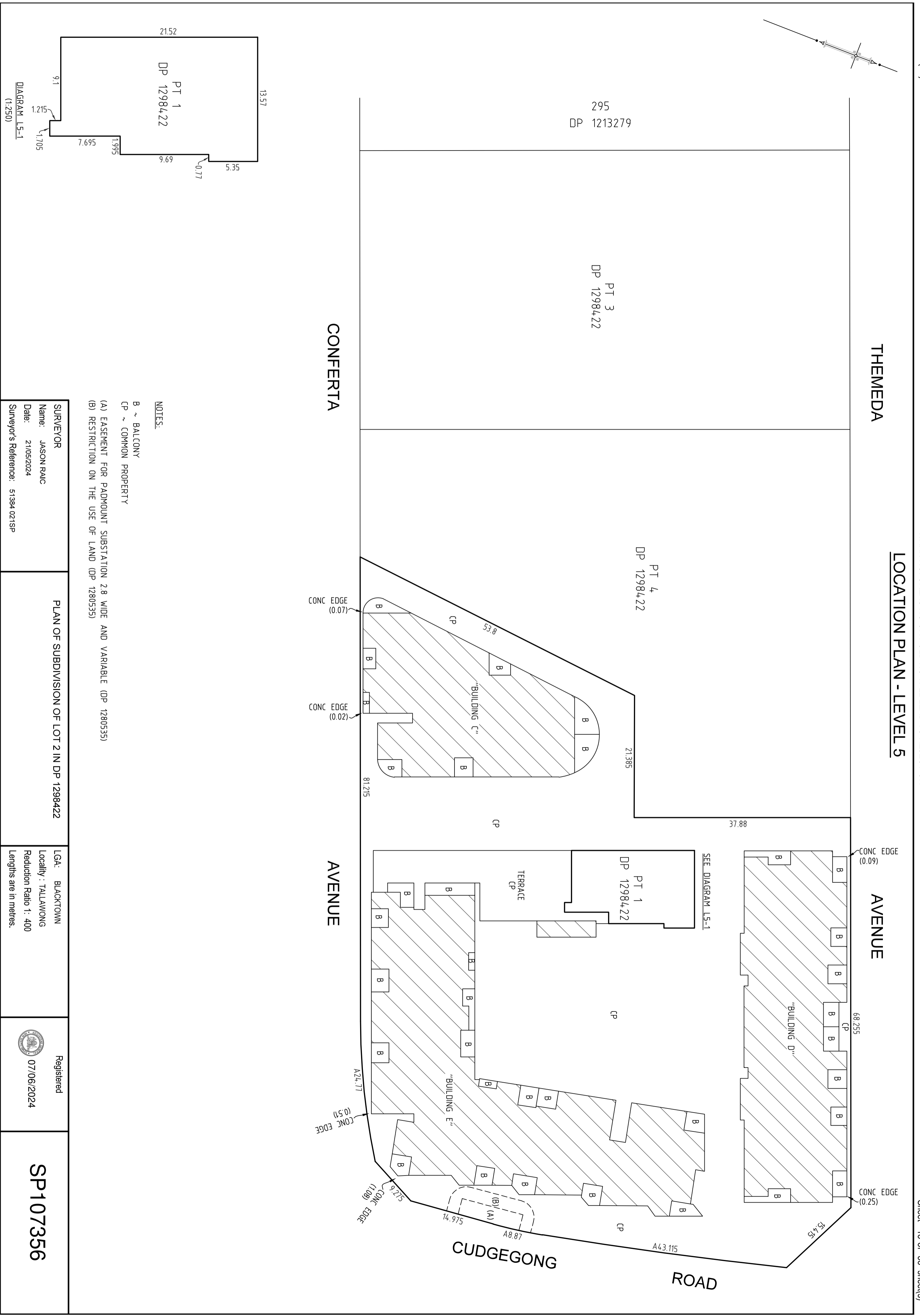


NOTES:

- B ~ BALCONY
- CP ~ COMMON PROPERTY
- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.8 WIDE AND VARIABLE (DP 1280535)
- (B) RESTRICTION ON THE USE OF LAND (DP 1280535)

SURVEYOR Name: JASON RAIC Date: 21/05/2024 Surveyor's Reference: 51384 021SP	PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422	LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 400 Lengths are in metres.	Registered  07/06/2024	SP107356
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LOCATION PLAN - LEVEL 5



NOTES:

- B ~ BALCONY
- CP ~ COMMON PROPERTY
- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.8 WIDE AND VARIABLE (DP 1280535)
- (B) RESTRICTION ON THE USE OF LAND (DP 1280535)

SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

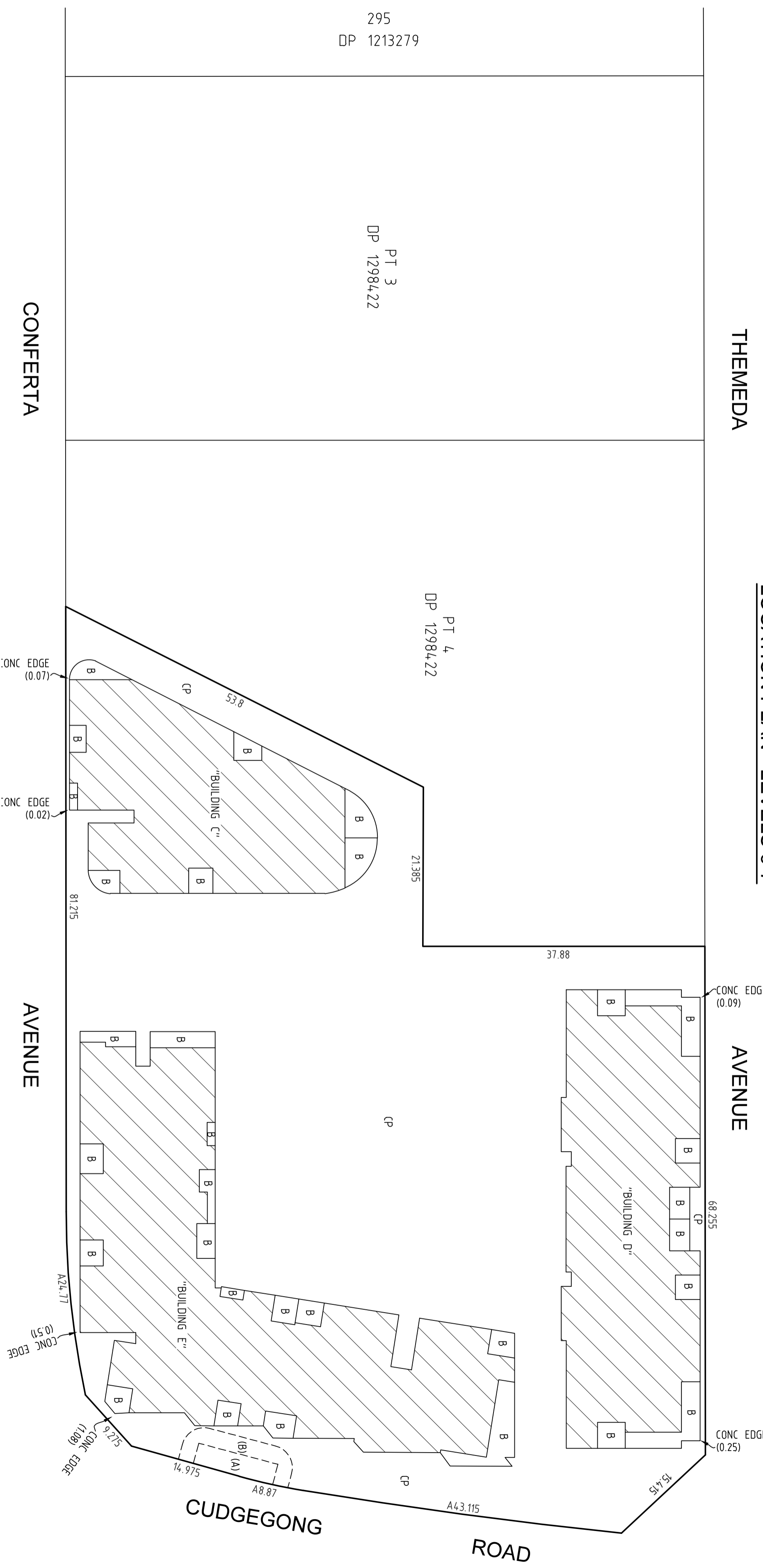
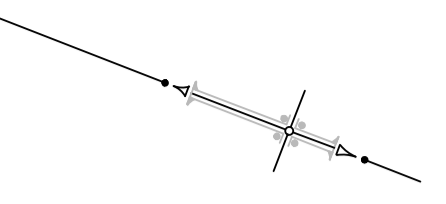
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 400
 Lengths are in metres.

Registered
 07/06/2024

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LOCATION PLAN - LEVELS 6-7



NOTES:

- B ~ BALCONY
- CP ~ COMMON PROPERTY
- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.8 WIDE AND VARIABLE (DP 1280535)
- (B) RESTRICTION ON THE USE OF LAND (DP 1280535)

SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

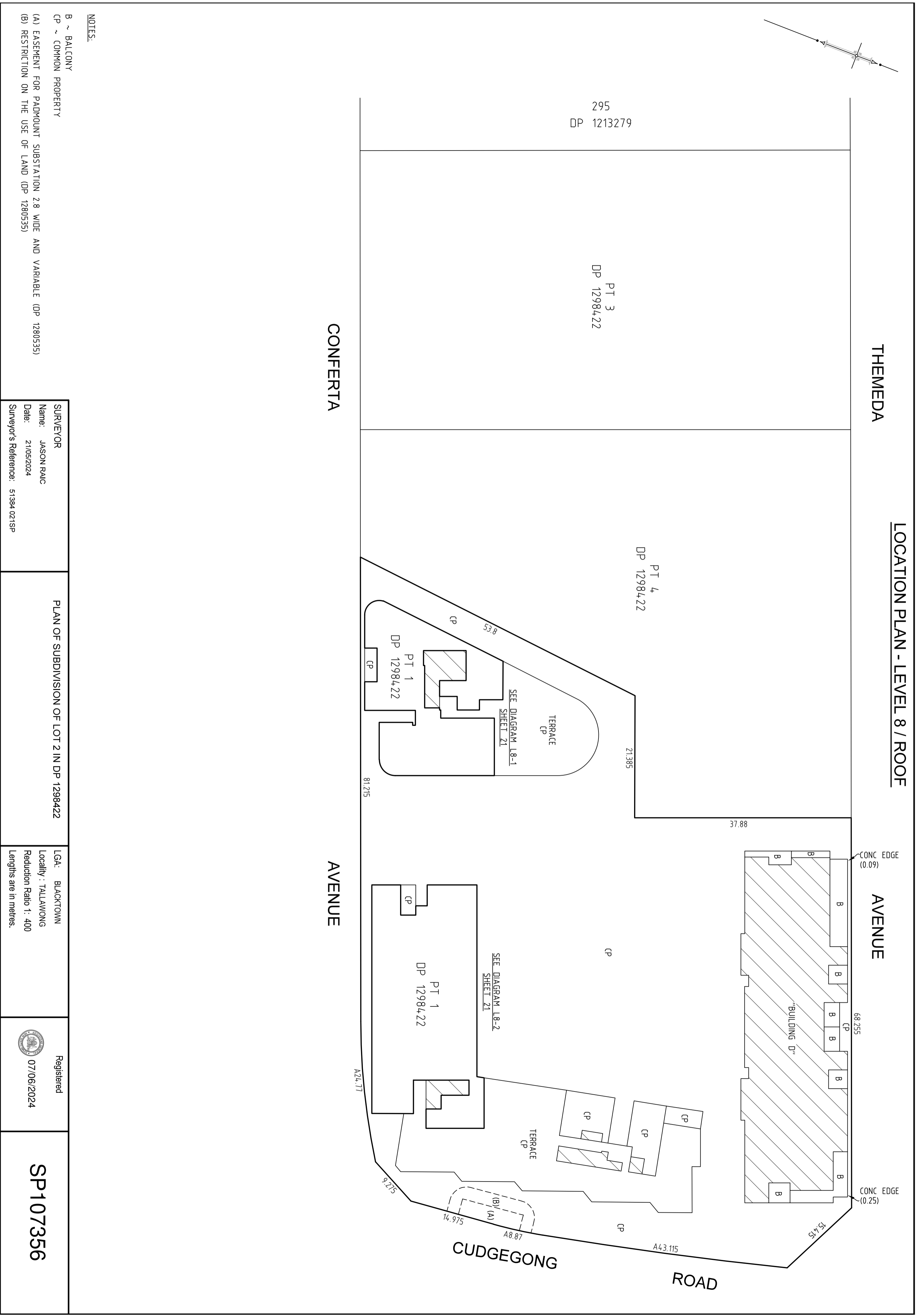
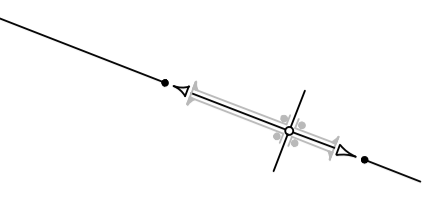
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 400
 Lengths are in metres.

Registered
 07/06/2024

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LOCATION PLAN - LEVEL 8 / ROOF



NOTES:

- B ~ BALCONY
- CP ~ COMMON PROPERTY
- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.8 WIDE AND VARIABLE (DP 1280535)
- (B) RESTRICTION ON THE USE OF LAND (DP 1280535)

SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

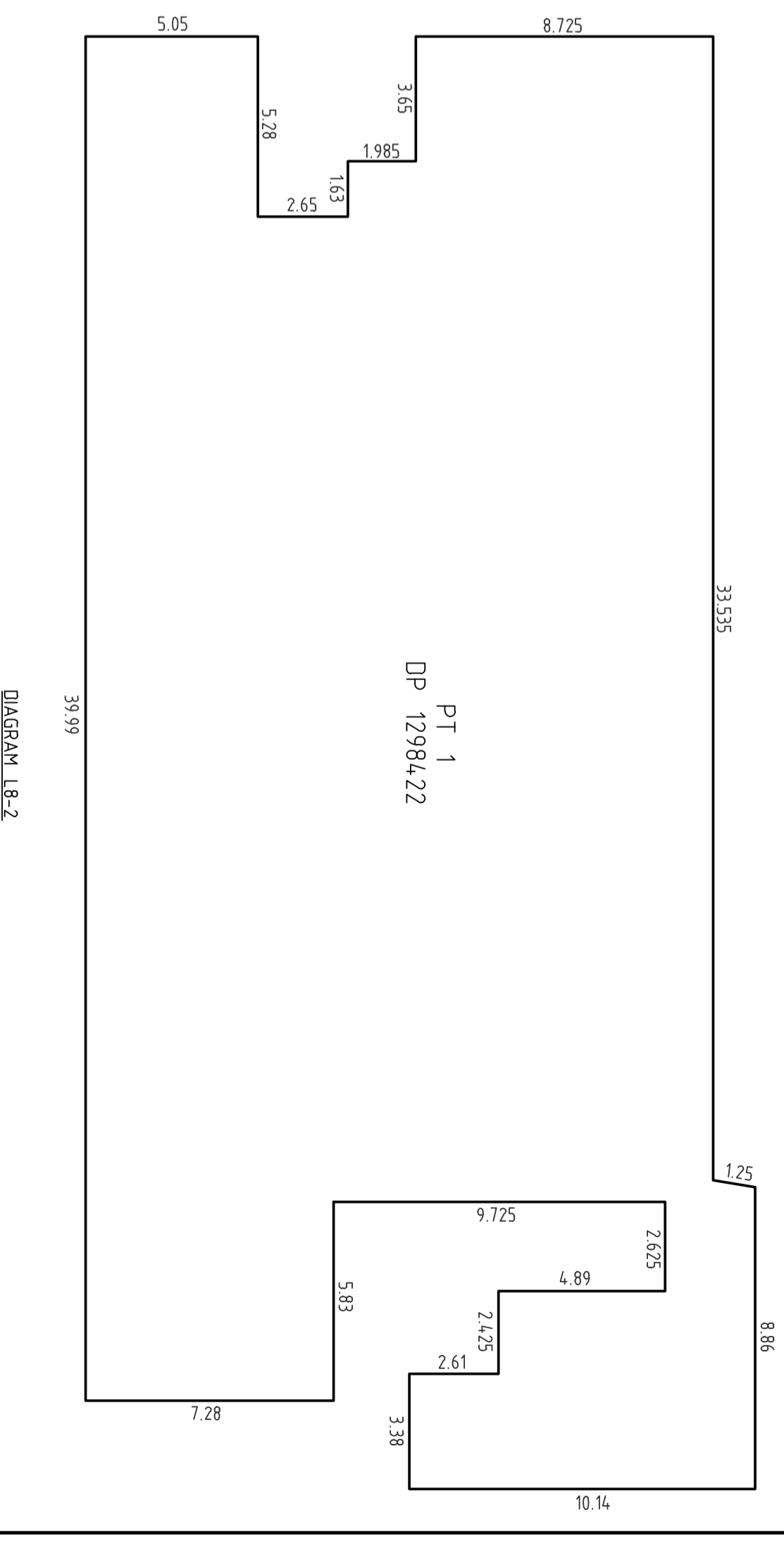
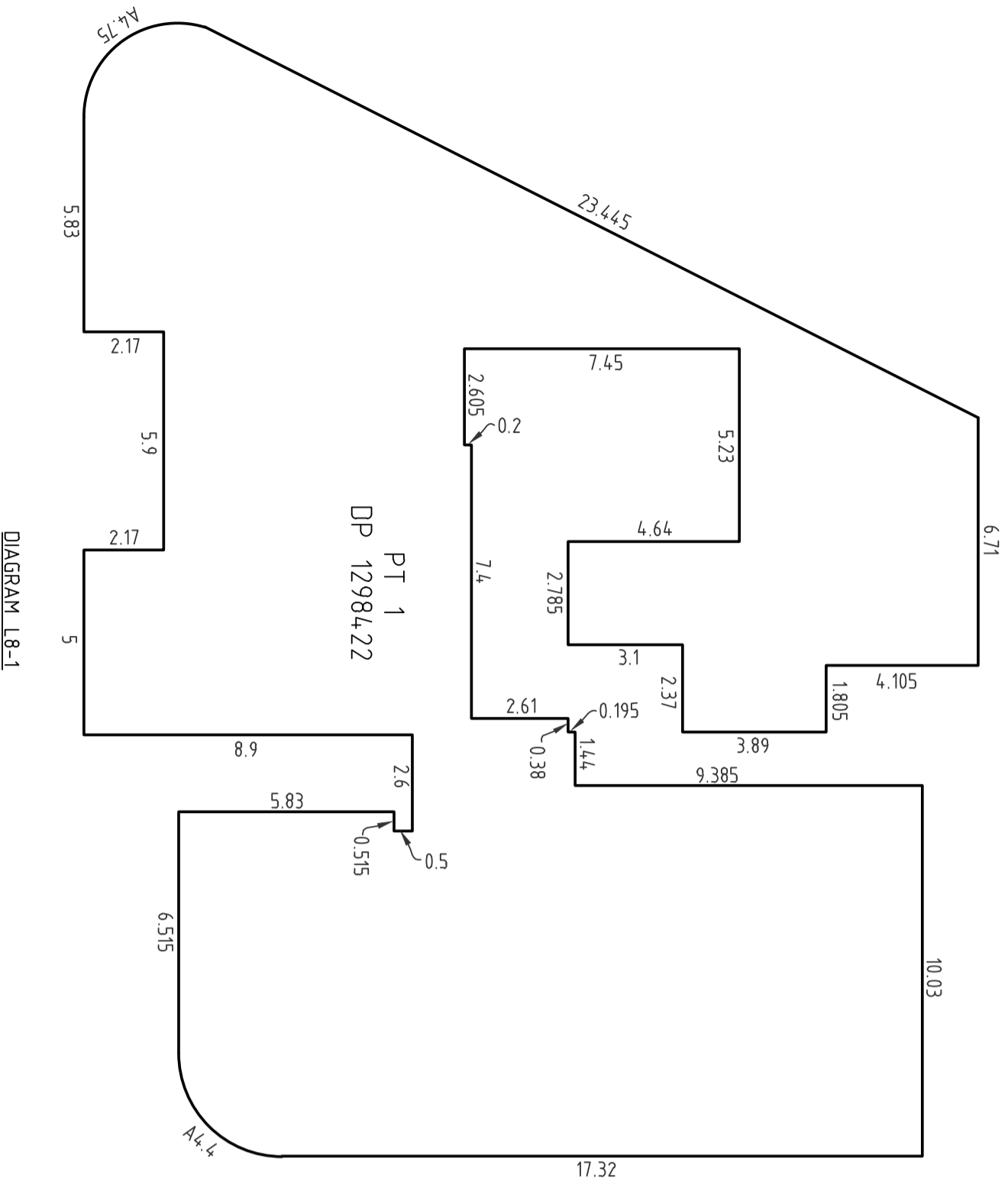
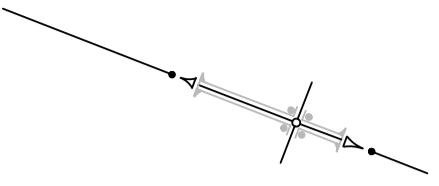
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 400
 Lengths are in metres.

Registered
 07/06/2024

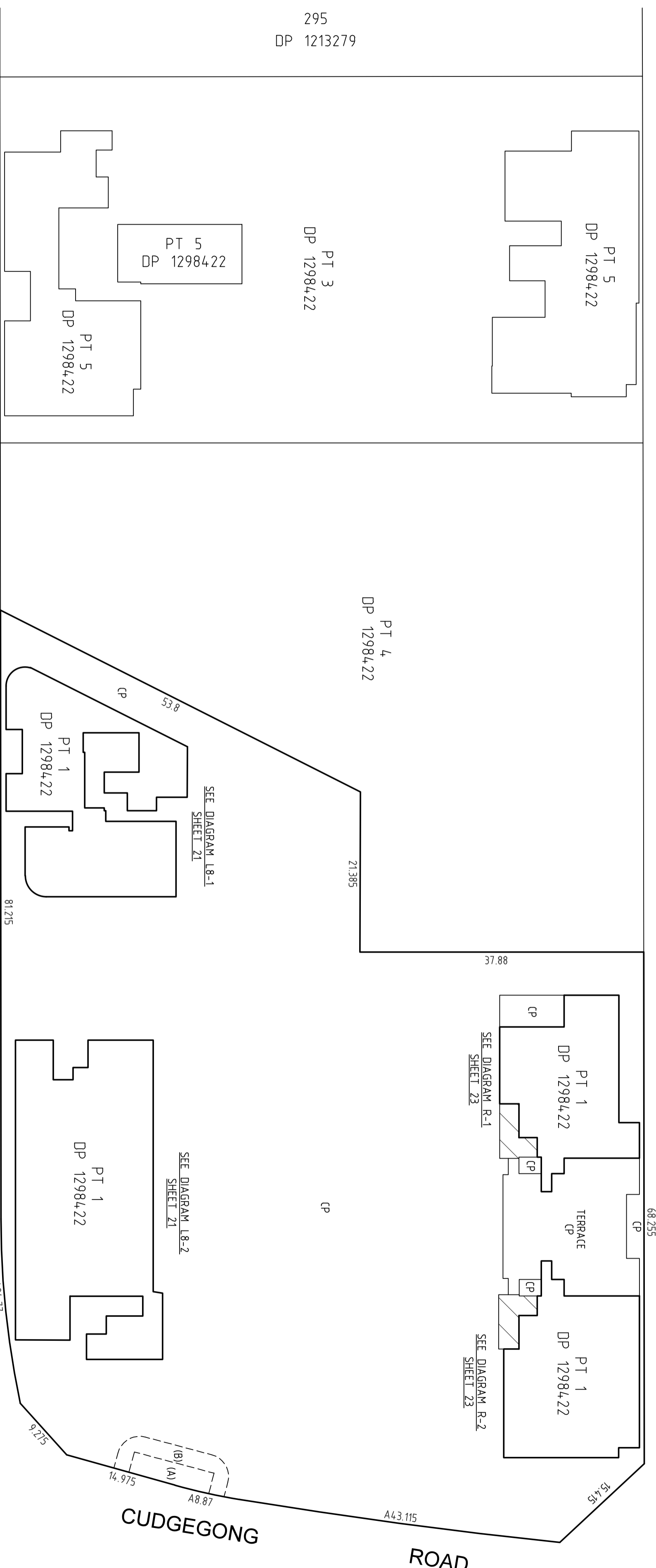
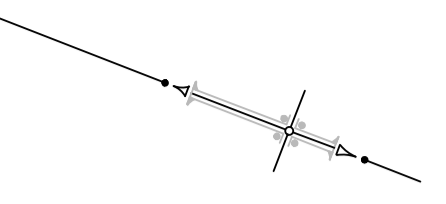
SP107356

LOCATION PLAN - LEVEL 8 / ROOF DIAGRAMS



<p>SURVEYOR Name: JASON RAIC Date: 21/05/2024 Surveyor's Reference: 51384 021SP</p>	<p>PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 150 Lengths are in metres.</p>	<p>Registered 07/06/2024</p>	<p>SP107356</p>
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LOCATION PLAN - ROOF LEVEL & ABOVE



CONFERTIA

AVENUE

CUDGEGONG ROAD

THEMEDA

AVENUE

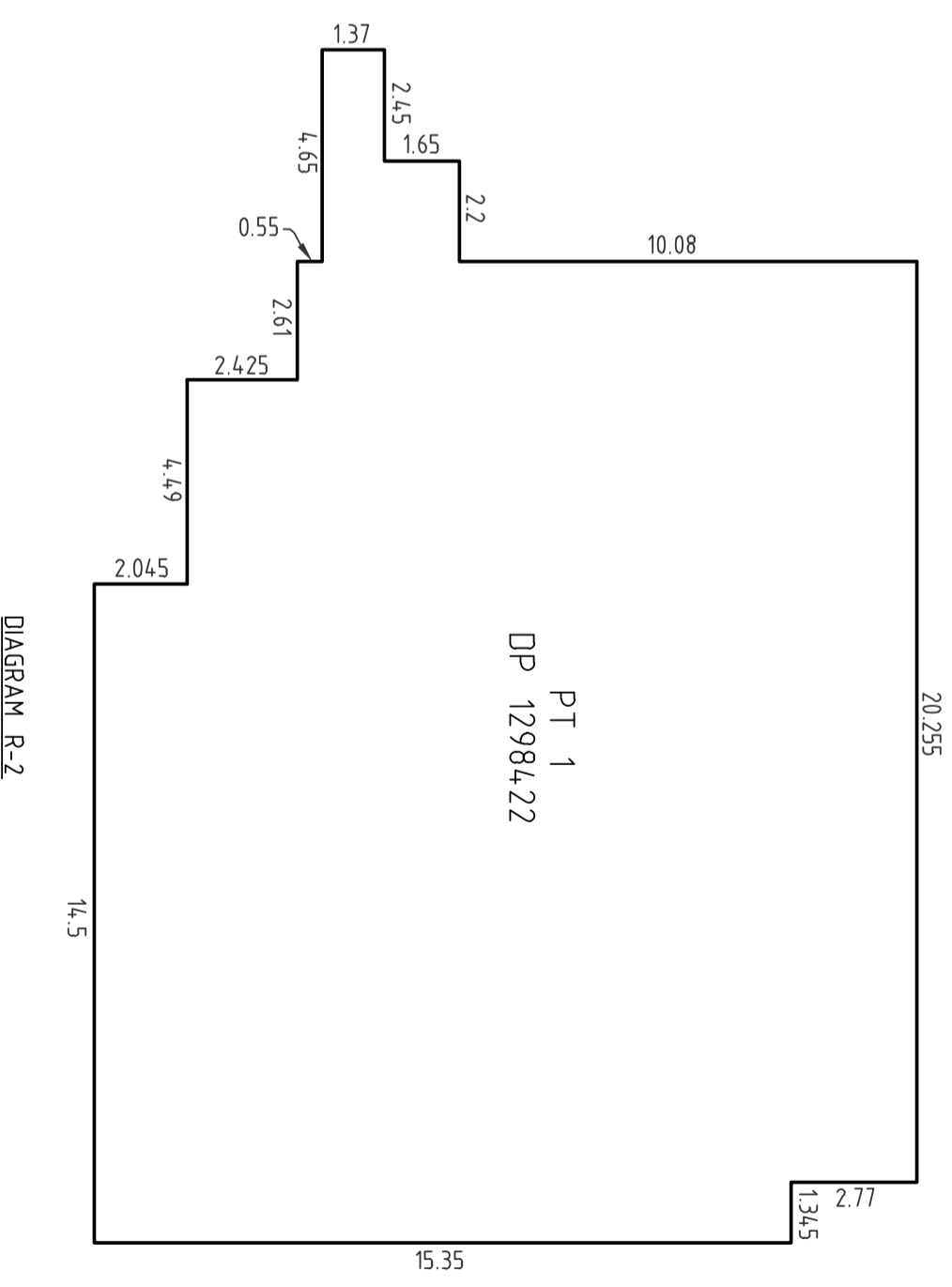
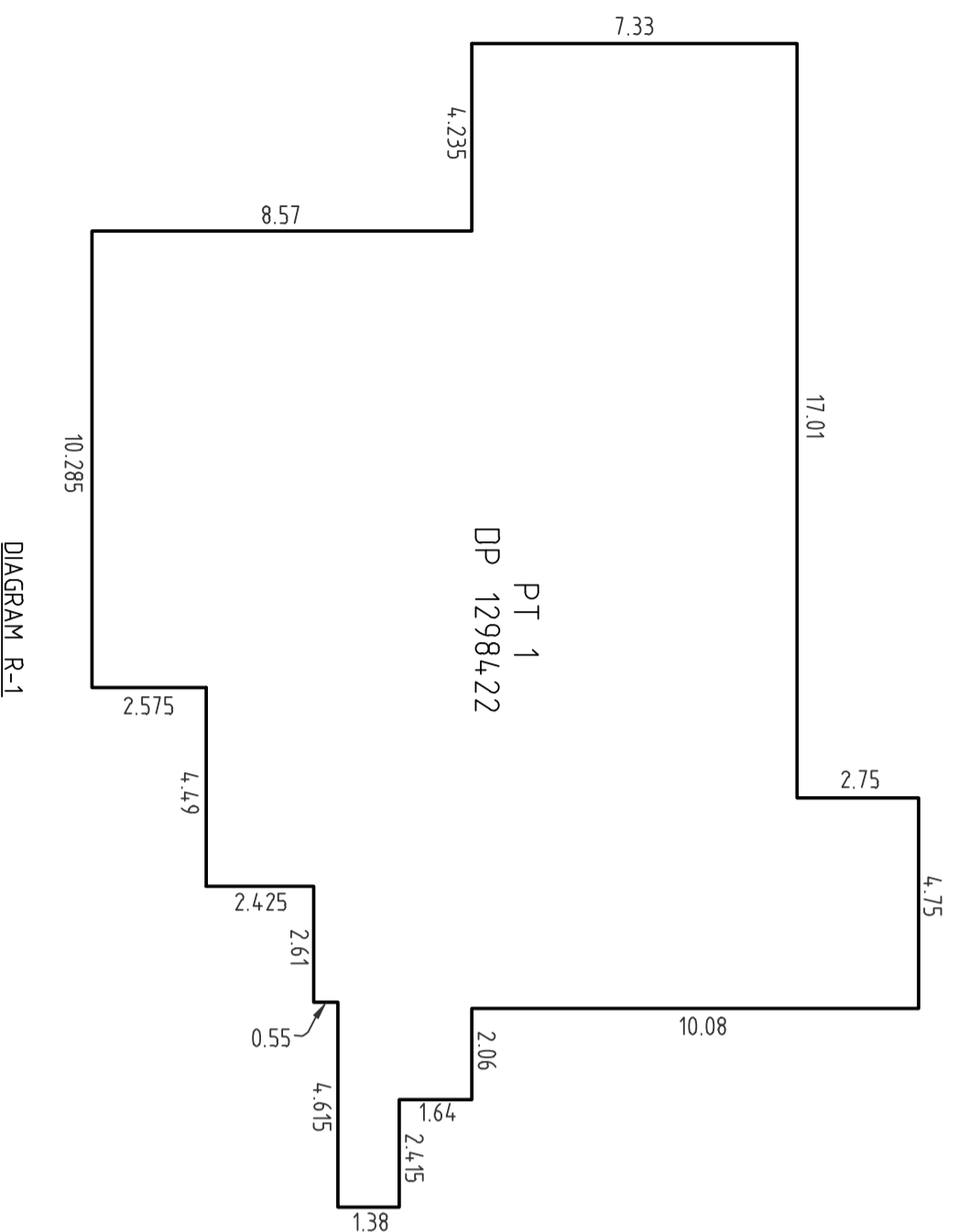
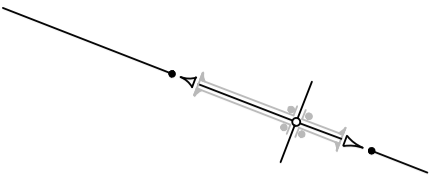
NOTES:

- B ~ BALCONY
- CP ~ COMMON PROPERTY
- (A) EASEMENT FOR PADMOUNT SUBSTATION 2.8 WIDE AND VARIABLE (DP 1280535)
- (B) RESTRICTION ON THE USE OF LAND (DP 1280535)

<p>SURVEYOR Name: JASON RAIC Date: 21/05/2024 Surveyor's Reference: 51384 021SP</p>	<p>PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 400 Lengths are in metres.</p>	<p>Registered 07/06/2024</p>	<p>SP107356</p>
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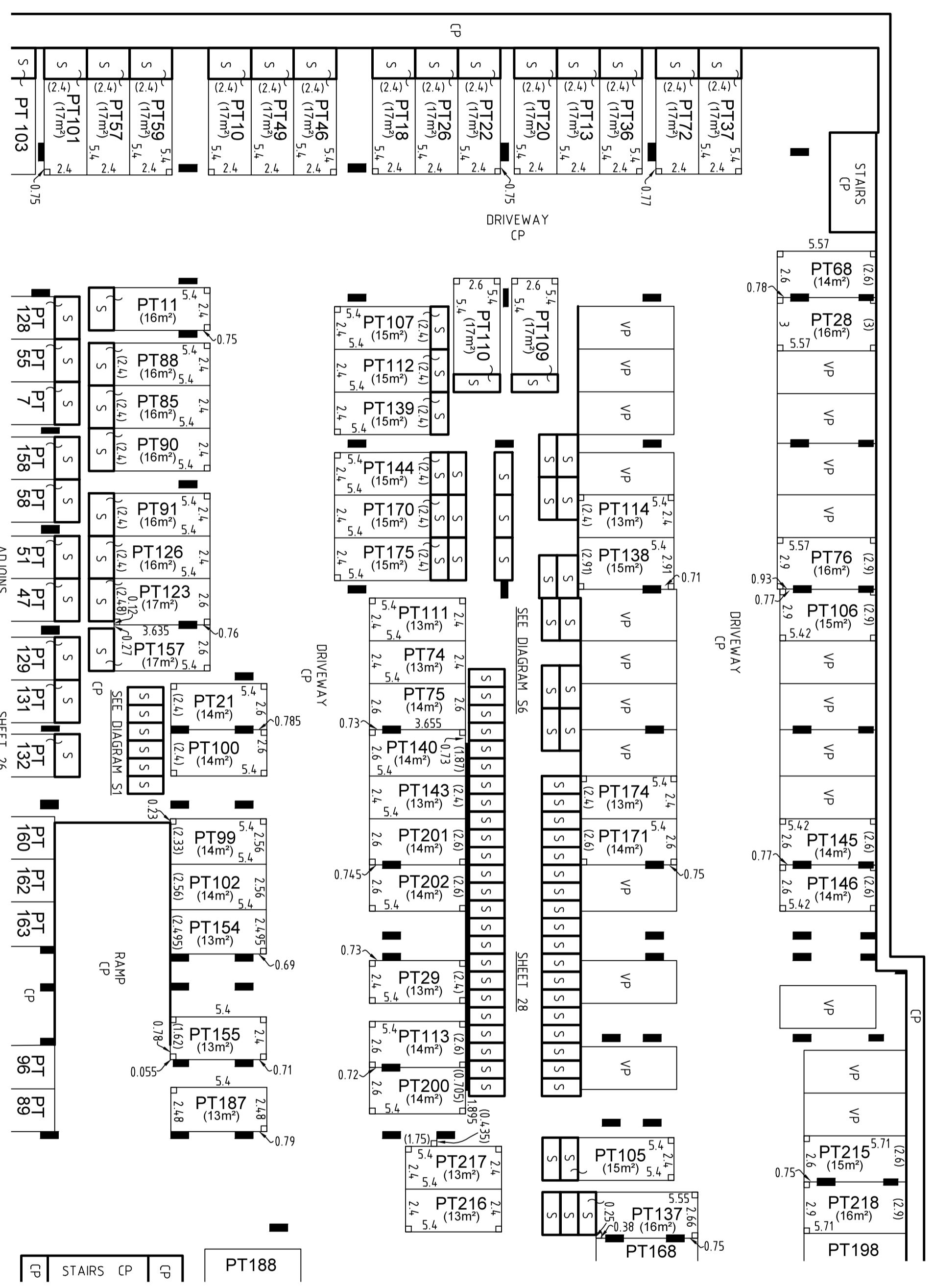
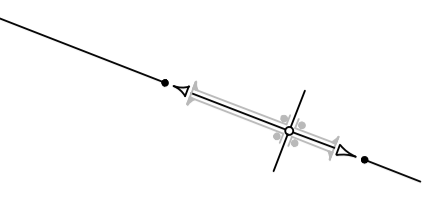
LOCATION PLAN - ROOF LEVEL & ABOVE

DIAGRAMS



<p>SURVEYOR Name: JASON RAIC Date: 21/05/2024 Surveyor's Reference: 51384 021SP</p>	<p>PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 150 Lengths are in metres.</p>	<p>Registered 07/06/2024</p>	<p>SP107356</p>
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BASEMENT 3



NOTES:
 CP ~ COMMON PROPERTY
 S ~ STORAGE
 VP ~ VISITOR PARKING (CP)
 L ~ PERPENDICULAR

~ PROLONGATION OF FACE OF STRUCTURE
 ~ PROLONGATION OF FACE OF COLUMN
 ~ PROLONGATION OF CENTRELINE OF COLUMN

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

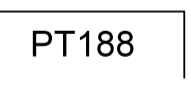
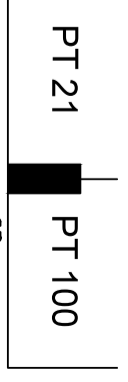
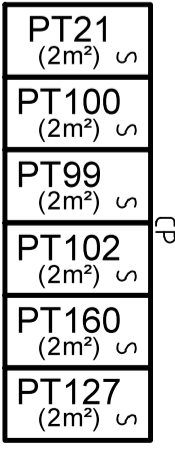
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 200
 Lengths are in metres.

Registered
 07/06/2024

SP107356

DIAGRAM S1
 (1:100)



ADJOINS

SHEET 25

ADJOINS
 SHEET 26

SHEET 28

SEE DIAGRAM S6

SEE DIAGRAM S1

RAMP CP

DRIVEWAY CP

DRIVEWAY CP

DRIVEWAY CP

CP

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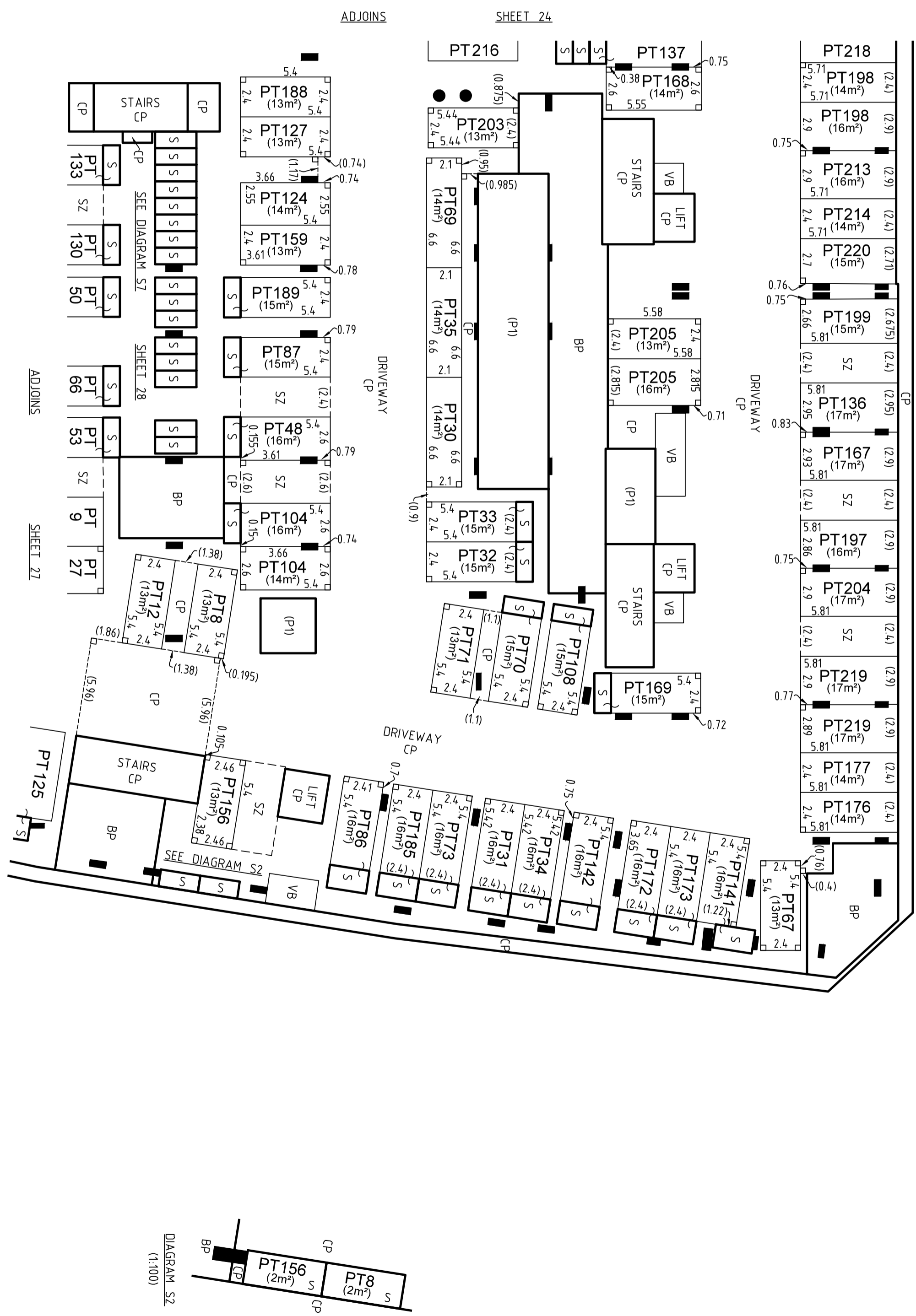
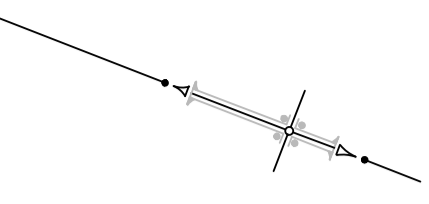
S

S

S

S

BASEMENT 3



NOTES:

- BP ~ BICYCLE PARKING (CP)
- CP ~ COMMON PROPERTY
- S ~ STORAGE
- SZ ~ SHARED ZONE
- VB ~ VISITOR BICYCLE PARKING (CP)
- (P1) ~ DENOTES PT 1 IN DP 1298422

⊥ ~ PERPENDICULAR

— ~ PROLONGATION OF FACE OF STRUCTURE

— ~ PROLONGATION OF FACE OF COLUMN

— ~ PROLONGATION OF CENTRELINE OF COLUMN

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

ADJOINS SHEET 24

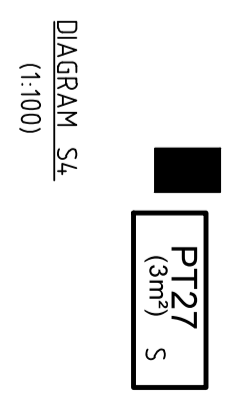
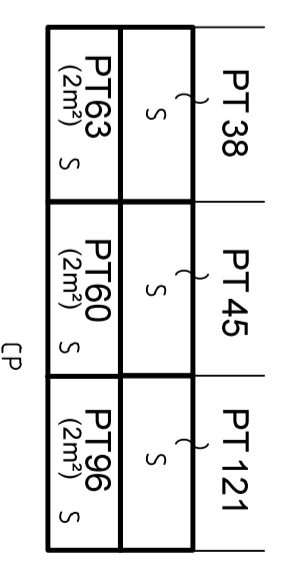
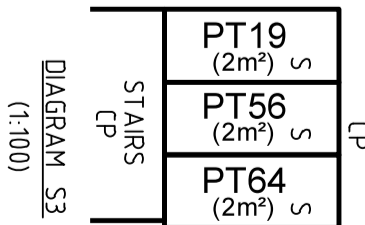
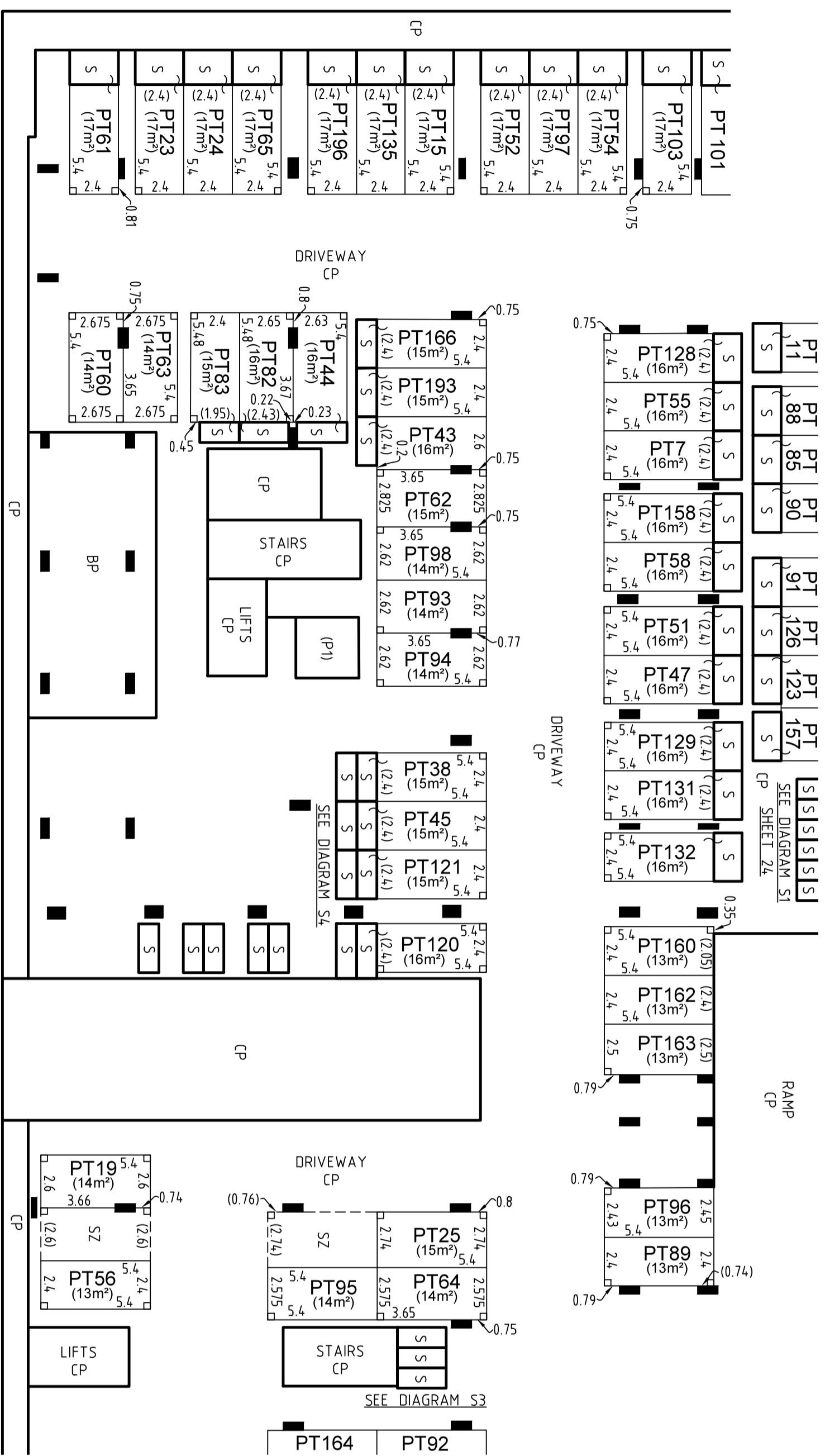
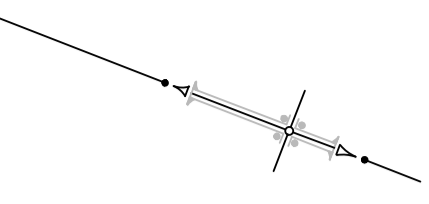
ADJOINS SHEET 27

DIAGRAM S2 (1:100)

<p>SURVEYOR Name: JASON RAIC Date: 21/05/2024 Surveyor's Reference: 51384 021SP</p>	<p>PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio: 1: 200 Lengths are in metres.</p>
<p>Registered 07/06/2024</p>		<p>SP107356</p>

BASEMENT 3

ADJOINS SHEET 24



NOTES:

- BP ~ BICYCLE PARKING (CP)
- CP ~ COMMON PROPERTY
- S ~ STORAGE
- SZ ~ SHARED ZONE
- (P1) ~ DENOTES PT 1 IN DP 1298422

┌ ~ PERPENDICULAR

└ ~ PROLONGATION OF FACE OF STRUCTURE

— ~ PROLONGATION OF FACE OF COLUMN

— ~ PROLONGATION OF CENTRELINE OF COLUMN

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR
Name: JASON RAIC
Date: 21/05/2024
Surveyor's Reference: 51384 021SP

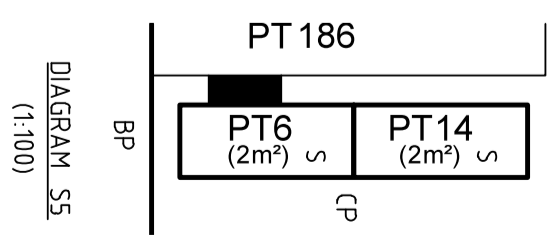
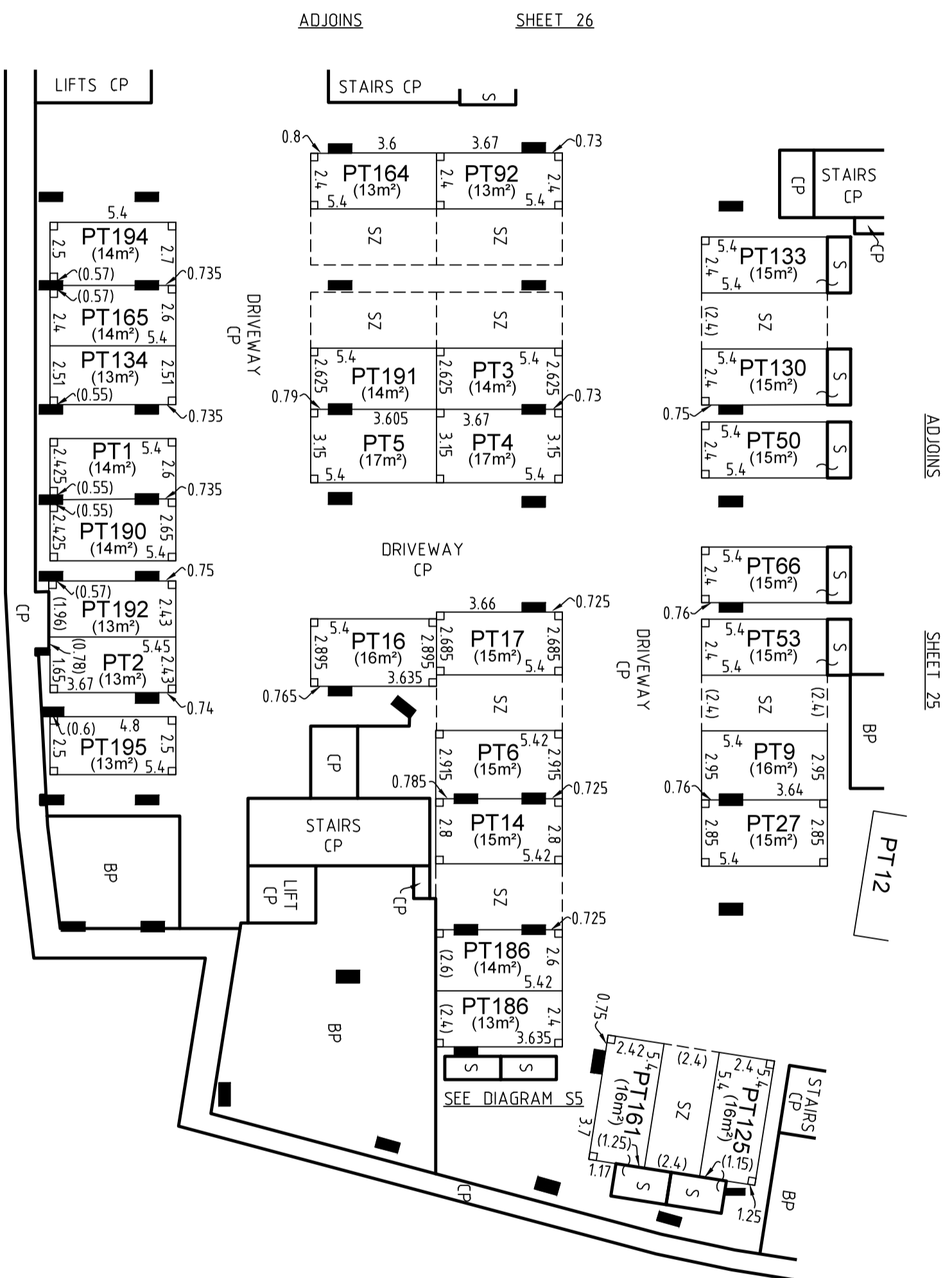
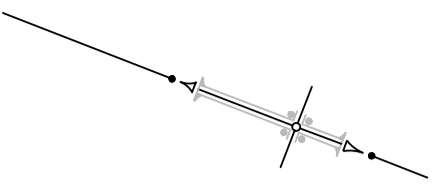
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
Locality: TALLAWONG
Reduction Ratio 1: 200
Lengths are in metres.

Registered
07/06/2024

SP107356

BASEMENT 3



NOTES:

- BP ~ BICYCLE PARKING (CP)
- CP ~ COMMON PROPERTY
- S ~ STORAGE
- SZ ~ SHARED ZONE

└ ~ PERPENDICULAR

~ PROLONGATION OF FACE OF STRUCTURE

~ PROLONGATION OF FACE OF COLUMN

~ PROLONGATION OF CENTRELINE OF COLUMN

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SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

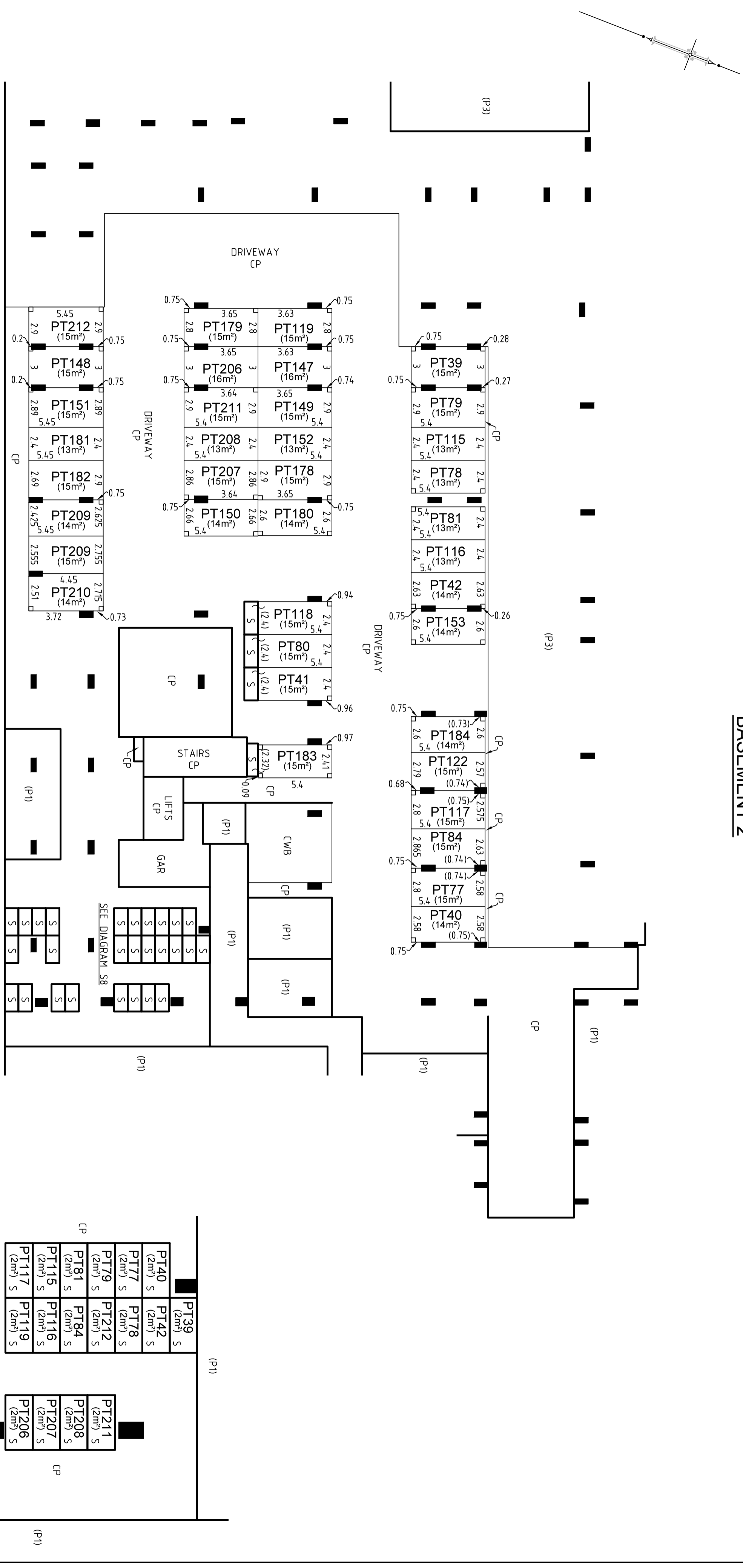
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 200
 Lengths are in metres.

Registered
 07/06/2024

SP107356

BASEMENT 2



NOTES:

CP ~ COMMON PROPERTY
 CWB ~ CAR WASH BAY (CP)
 GAR ~ GARBAGE ROOM (CP)
 S ~ STORAGE

(P1) ~ DENOTES PT 1 IN DP 1298422
 (P3) ~ DENOTES PT 3 IN DP 1298422

⊥ ~ PERPENDICULAR

— ~ PROLONGATION OF FACE OF STRUCTURE

— ~ PROLONGATION OF FACE OF COLUMN

— ~ PROLONGATION OF CENTRELINE OF COLUMN

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 200
 Lengths are in metres.

Registered
 07/06/2024

SP107356

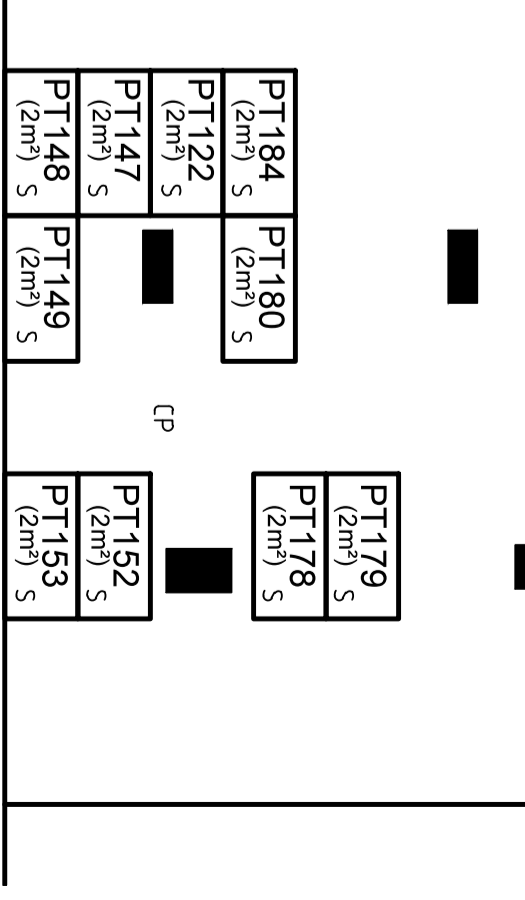
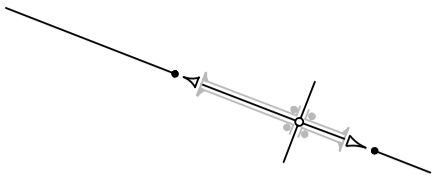
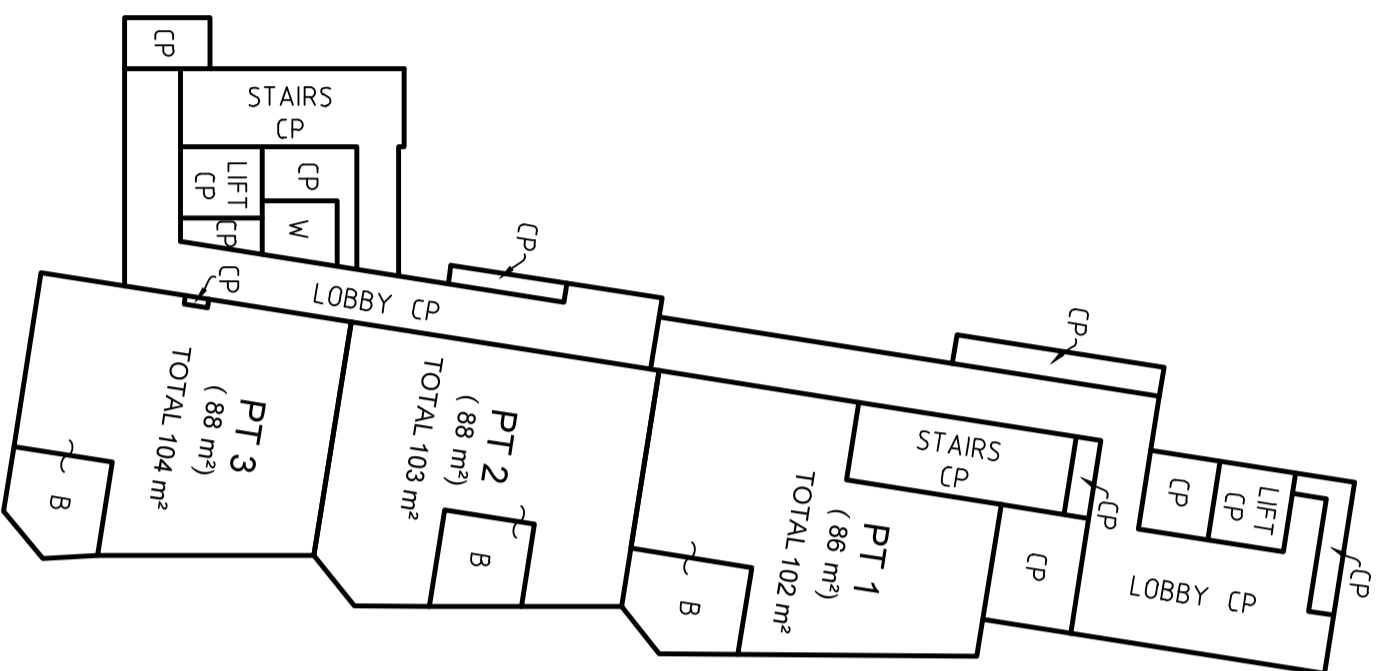


DIAGRAM S8 (1:100)

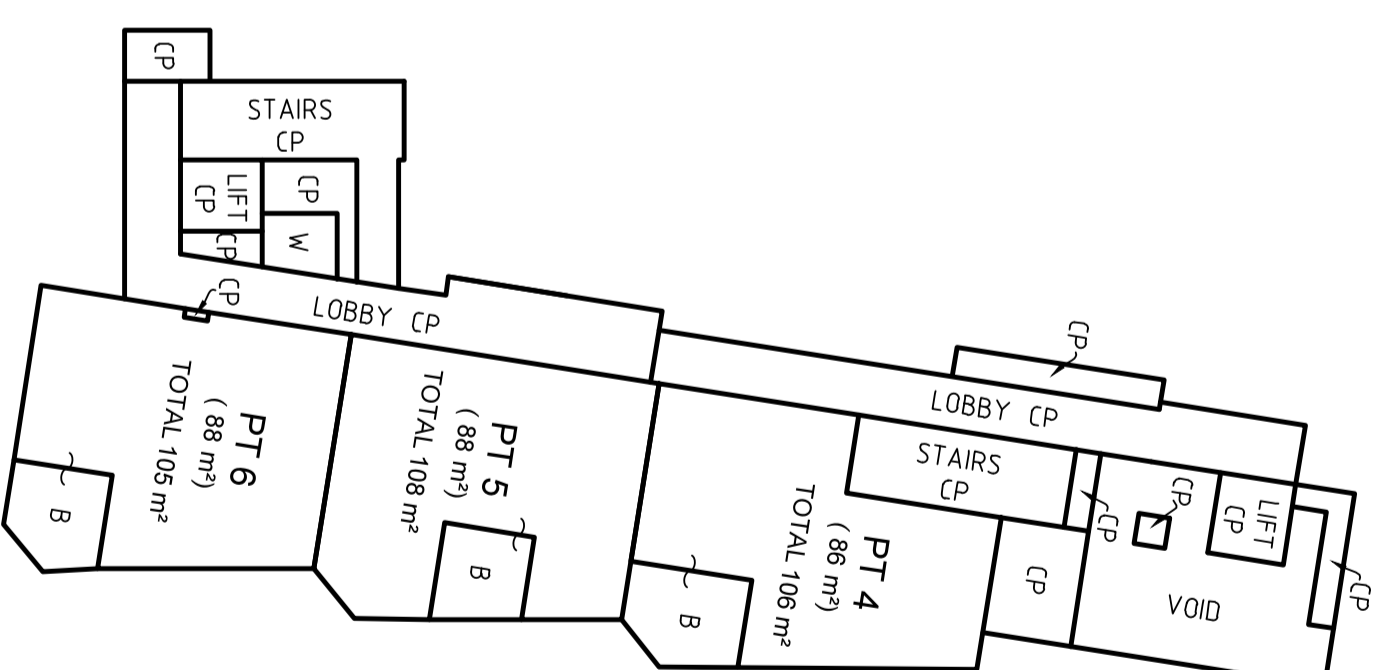


**GROUND FLOOR
BUILDING E**

NO FLOOR PLANS EXIST FOR BASEMENT 1 & LOWER GROUND FLOOR
AS THEY CONSIST OF COMMON PROPERTY ONLY



**LEVEL 1
BUILDING E**



NOTES:

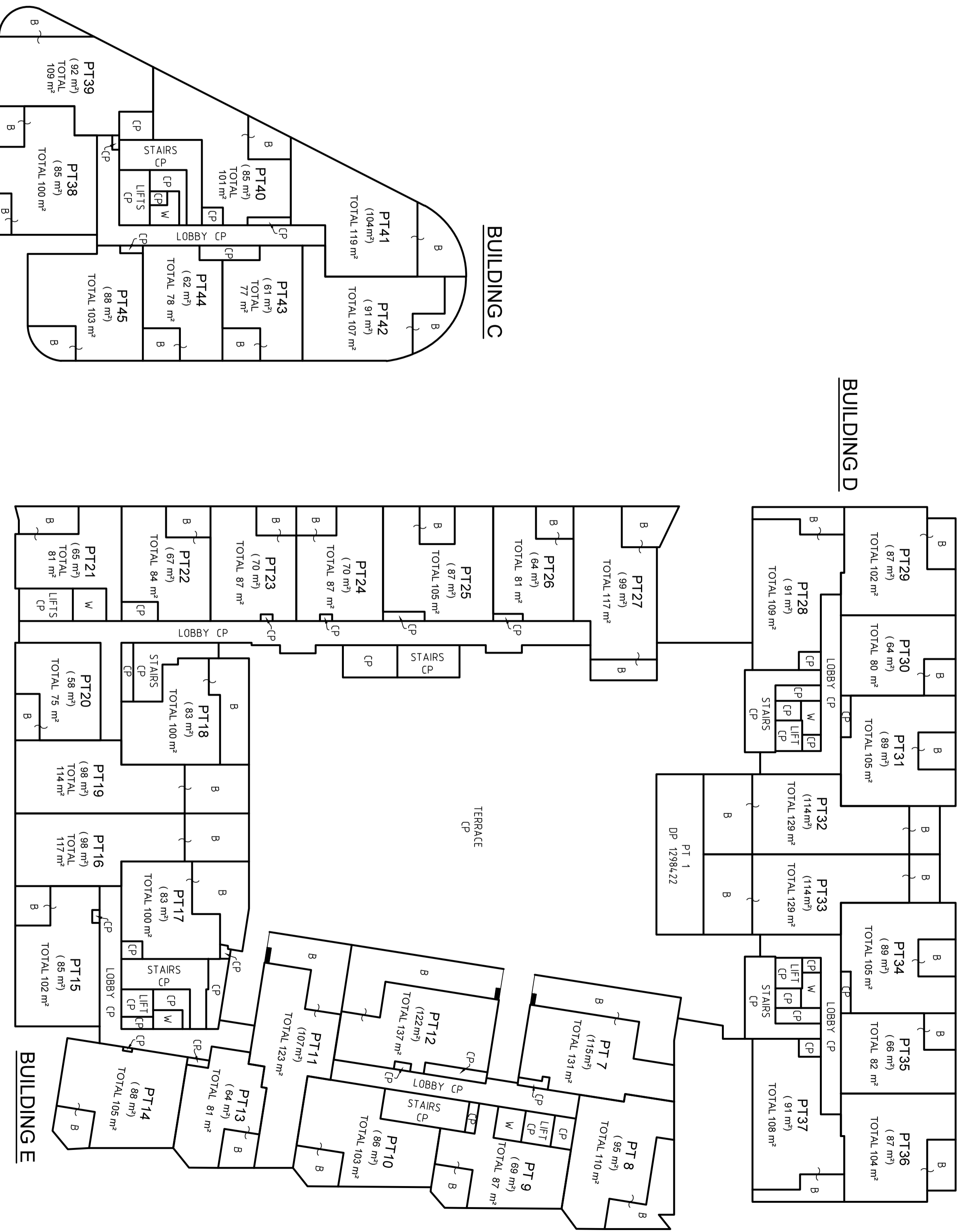
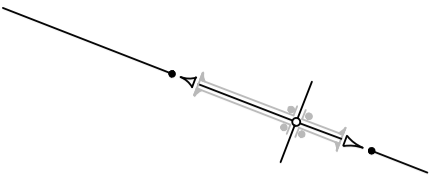
- B ~ BALCONY
- CP ~ COMMON PROPERTY
- W ~ WASTE ROOM (CP)

FOR CLARITY NOT ALL COMMON PROPERTY
COLUMNS AND DUCTS HAVE BEEN SHOWN

THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER
SURFACE OF THEIR RESPECTIVE HARDSTAND FLOOR UNLESS COVERED WITHIN THIS LIMIT
ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE
PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

<p>SURVEYOR Name: JASON RAIC Date: 21/05/2024 Surveyor's Reference: 51384 021SP</p>	<p>PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 250 Lengths are in metres.</p>	<p>Registered 07/06/2024</p>	<p>SP107356</p>
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LEVEL 2



NOTES:
 B ~ BALCONY
 CP ~ COMMON PROPERTY
 W ~ WASTE ROOM (CP)
 FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN

THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE HARDSTAND FLOOR UNLESS COVERED WITHIN THIS LIMIT
 ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR
 Name: JASON RAIC
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 Surveyor's Reference: 51384 021SP

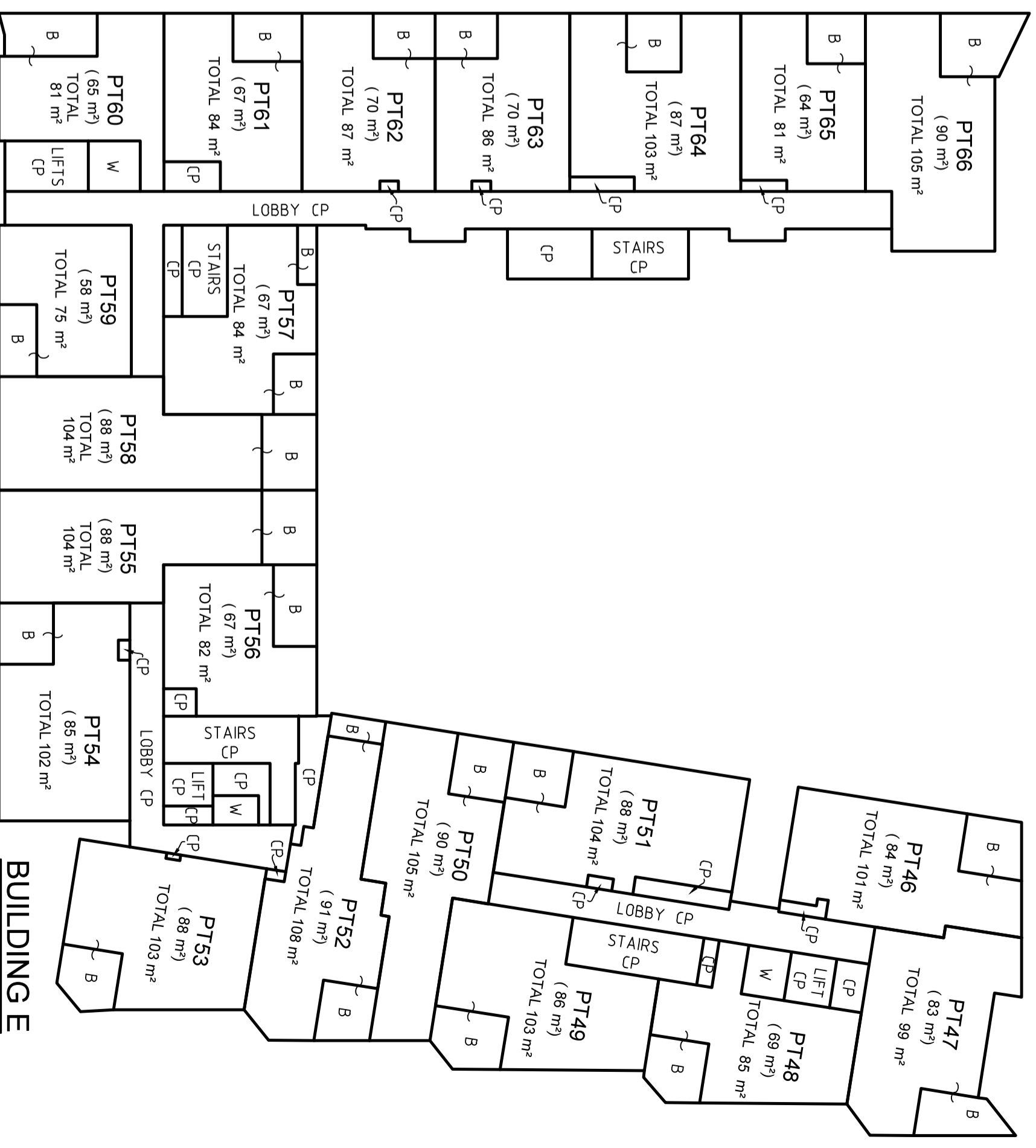
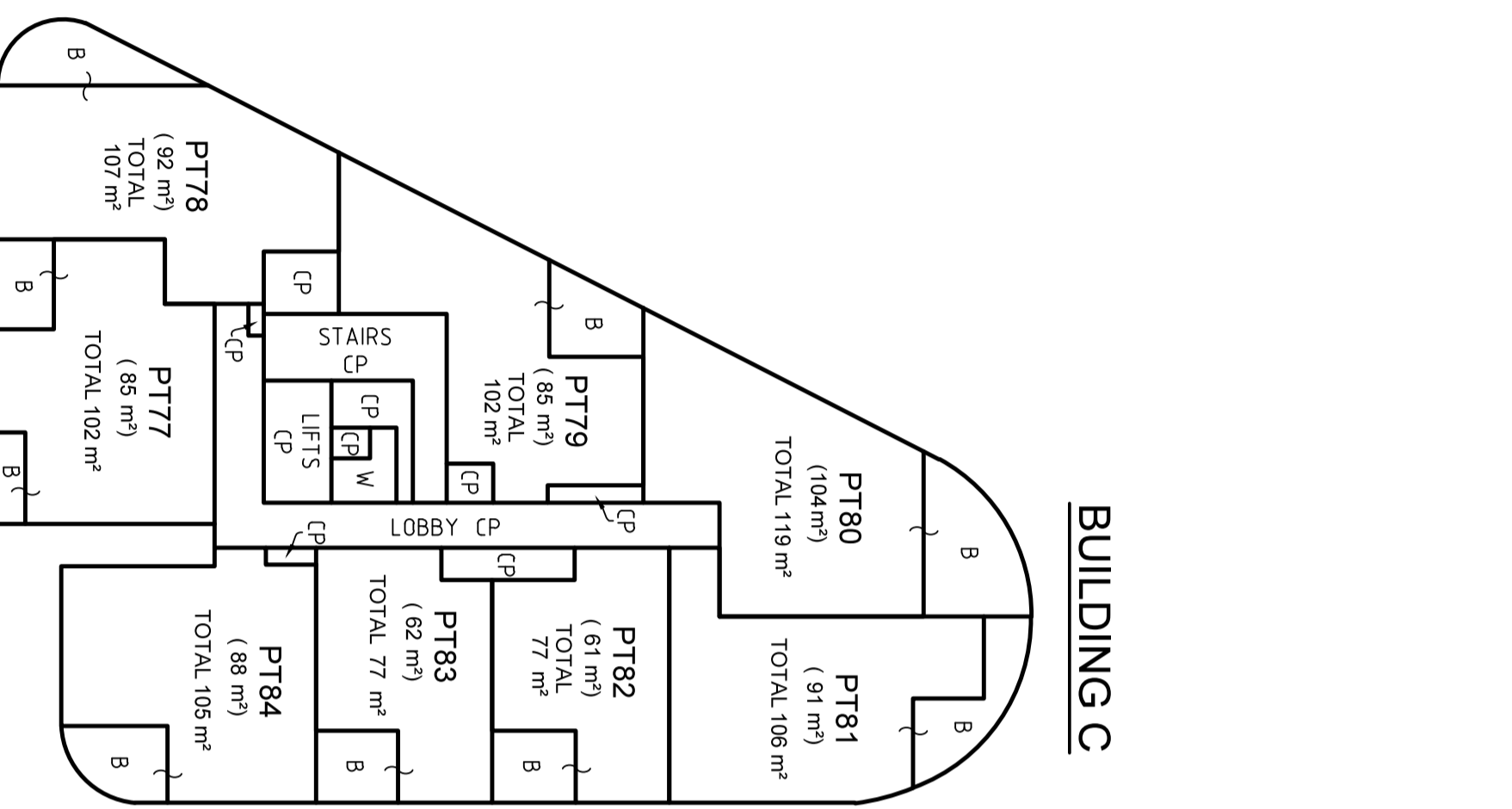
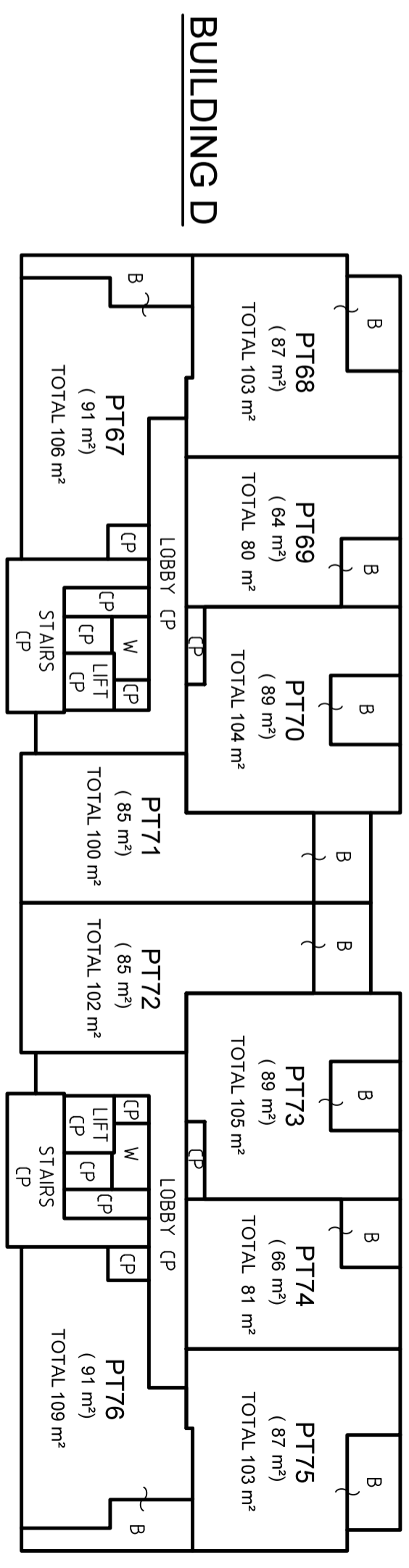
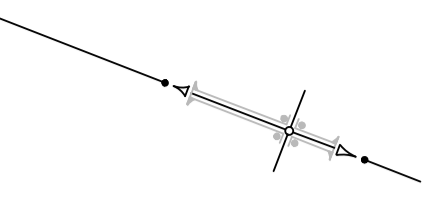
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 250
 Lengths are in metres.

Registered
 07/06/2024

SP107356

LEVEL 3



NOTES:

- B ~ BALCONY
- CP ~ COMMON PROPERTY
- W ~ WASTE ROOM (CP)

FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN

THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE HARDSTAND FLOOR UNLESS COVERED WITHIN THIS LIMIT

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

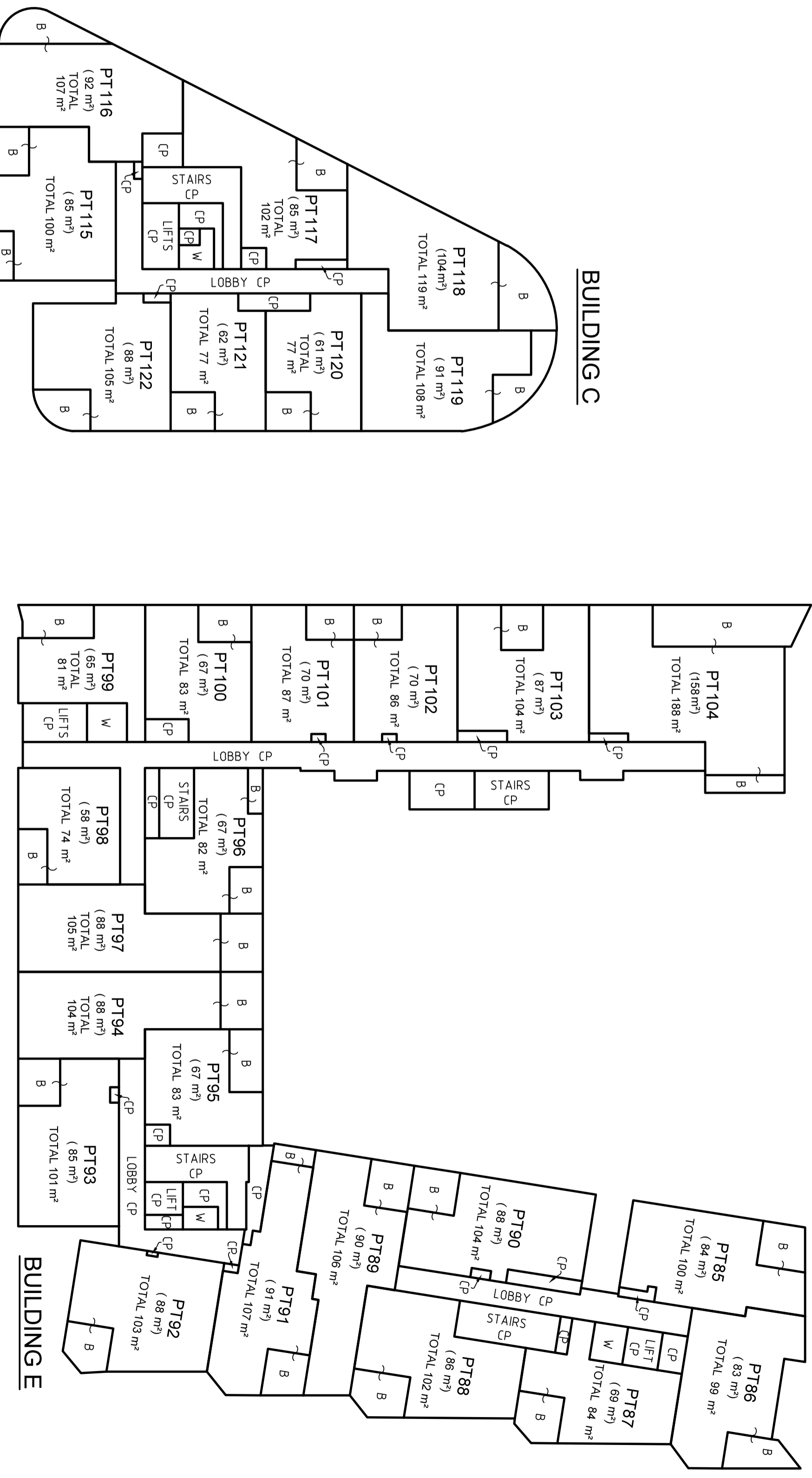
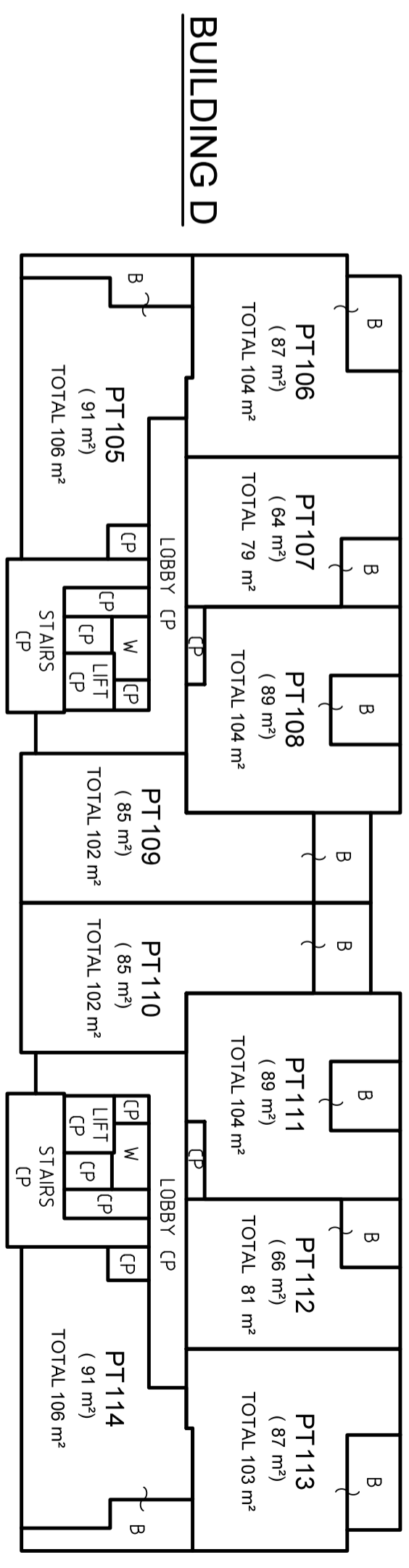
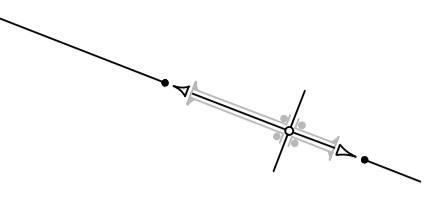
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 250
 Lengths are in metres.

Registered
 07/06/2024

SP107356

LEVEL 4



NOTES:
 B ~ BALCONY
 CP ~ COMMON PROPERTY
 W ~ WASTE ROOM (CP)

FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN

THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE HARDSTAND FLOOR UNLESS COVERED WITHIN THIS LIMIT

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

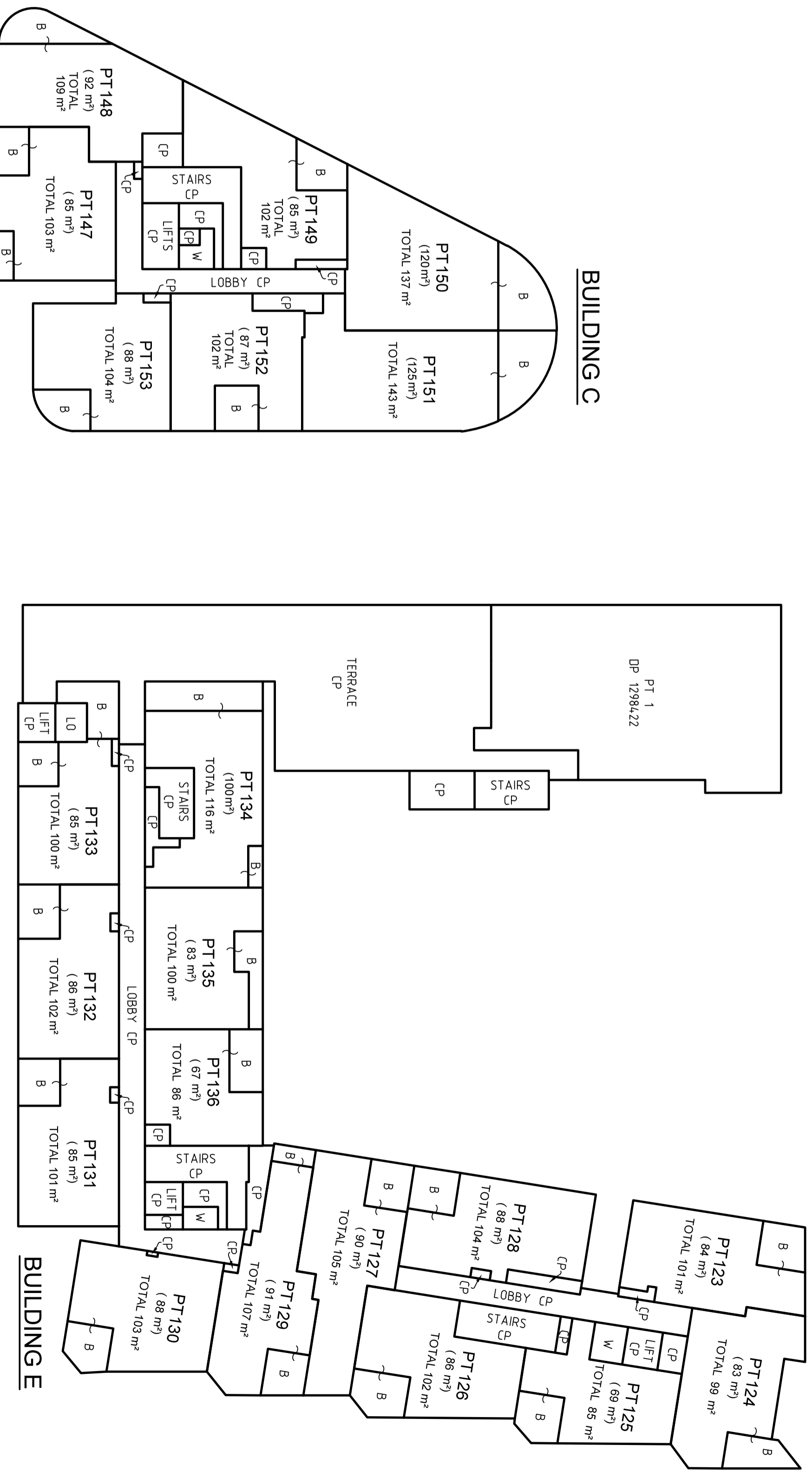
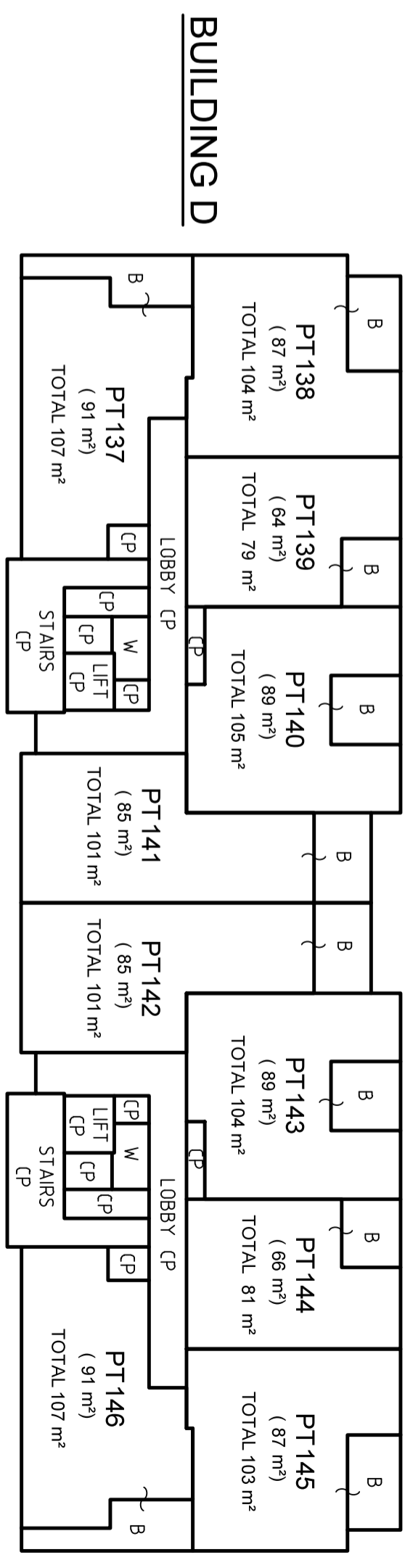
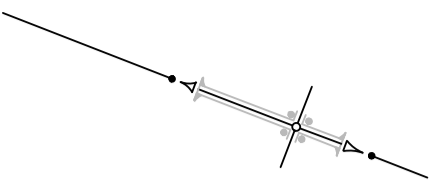
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 250
 Lengths are in metres.

Registered
 07/06/2024

SP107356

LEVEL 5



NOTES:

- B ~ BALCONY
- CP ~ COMMON PROPERTY
- LO ~ LIFT OVERRUN (CP)
- W ~ WASTE ROOM (CP)

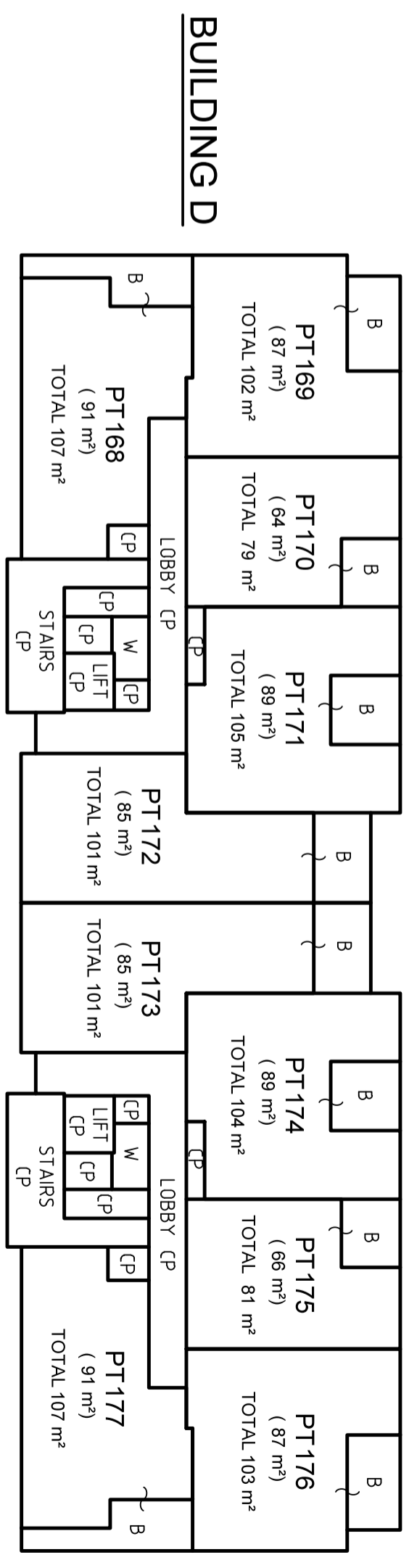
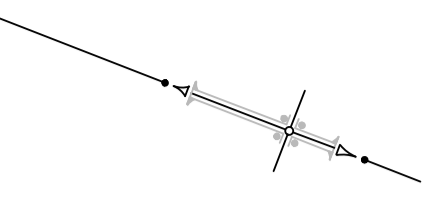
FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN

THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE HARDSTAND FLOOR UNLESS COVERED WITHIN THIS LIMIT

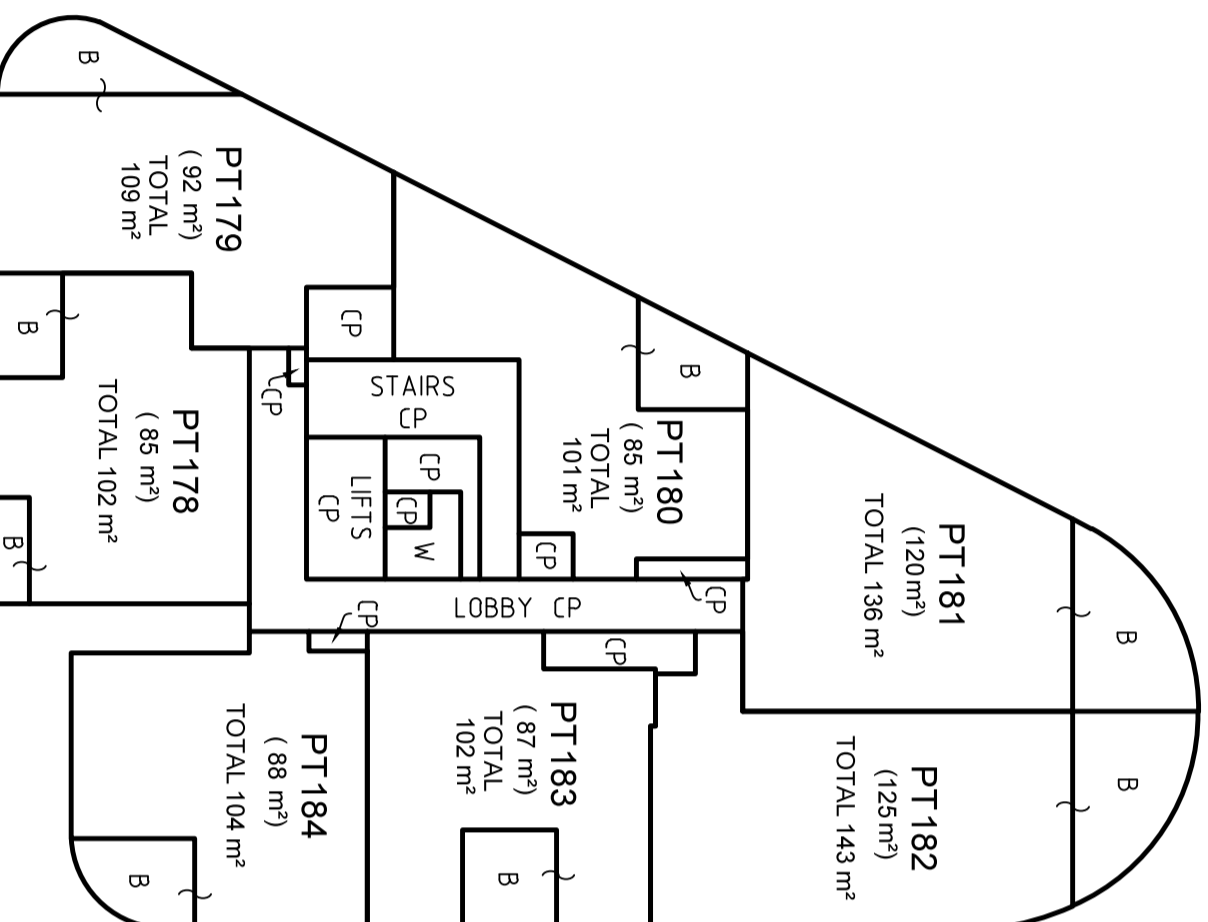
ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

<p>SURVEYOR Name: JASON RAIC Date: 21/05/2024 Surveyor's Reference: 51384 021SP</p>		<p>PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422</p>		<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 250 Lengths are in metres.</p>		<p>Registered 07/06/2024</p>		<p>SP107356</p>	
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LEVEL 6



BUILDING C



NOTES:

- B ~ BALCONY
- CP ~ COMMON PROPERTY
- LO ~ LIFT OVERRUN (CP)
- W ~ WASTE ROOM (CP)

FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN


THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE HARDSTAND FLOOR UNLESS COVERED WITHIN THIS LIMIT

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR	
Name:	JASON RAIC
Date:	21/05/2024
Surveyor's Reference:	51384 021SP

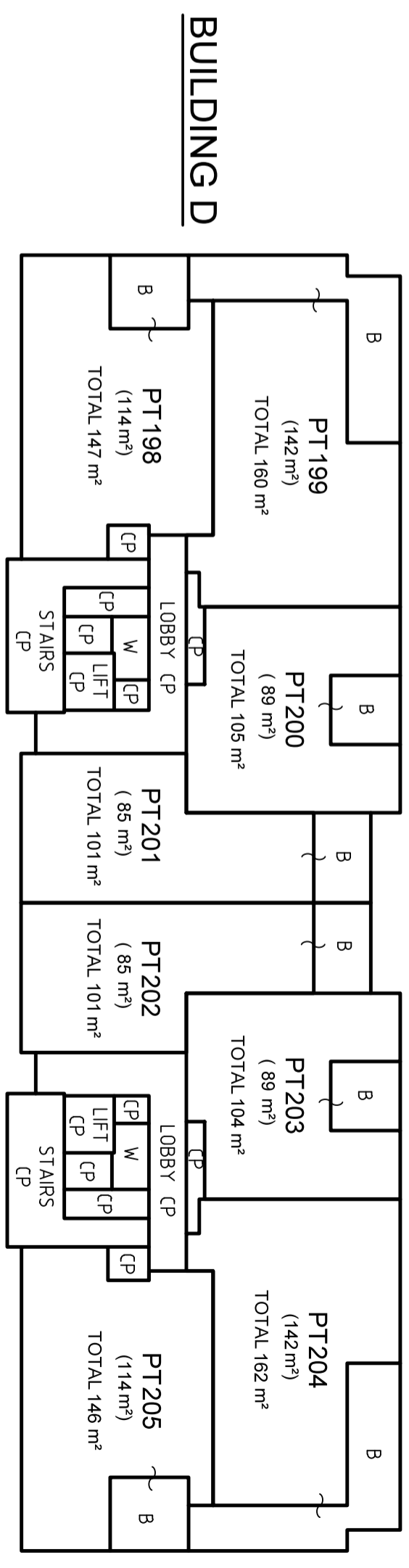
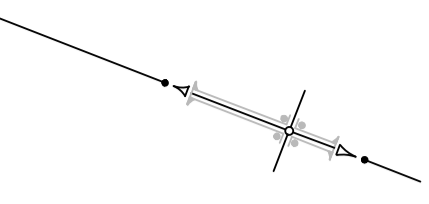
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422	
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LGA:	BLACKTOWN
Locality:	TALLAWONG
Reduction Ratio:	1 : 250
Lengths are in metres.	

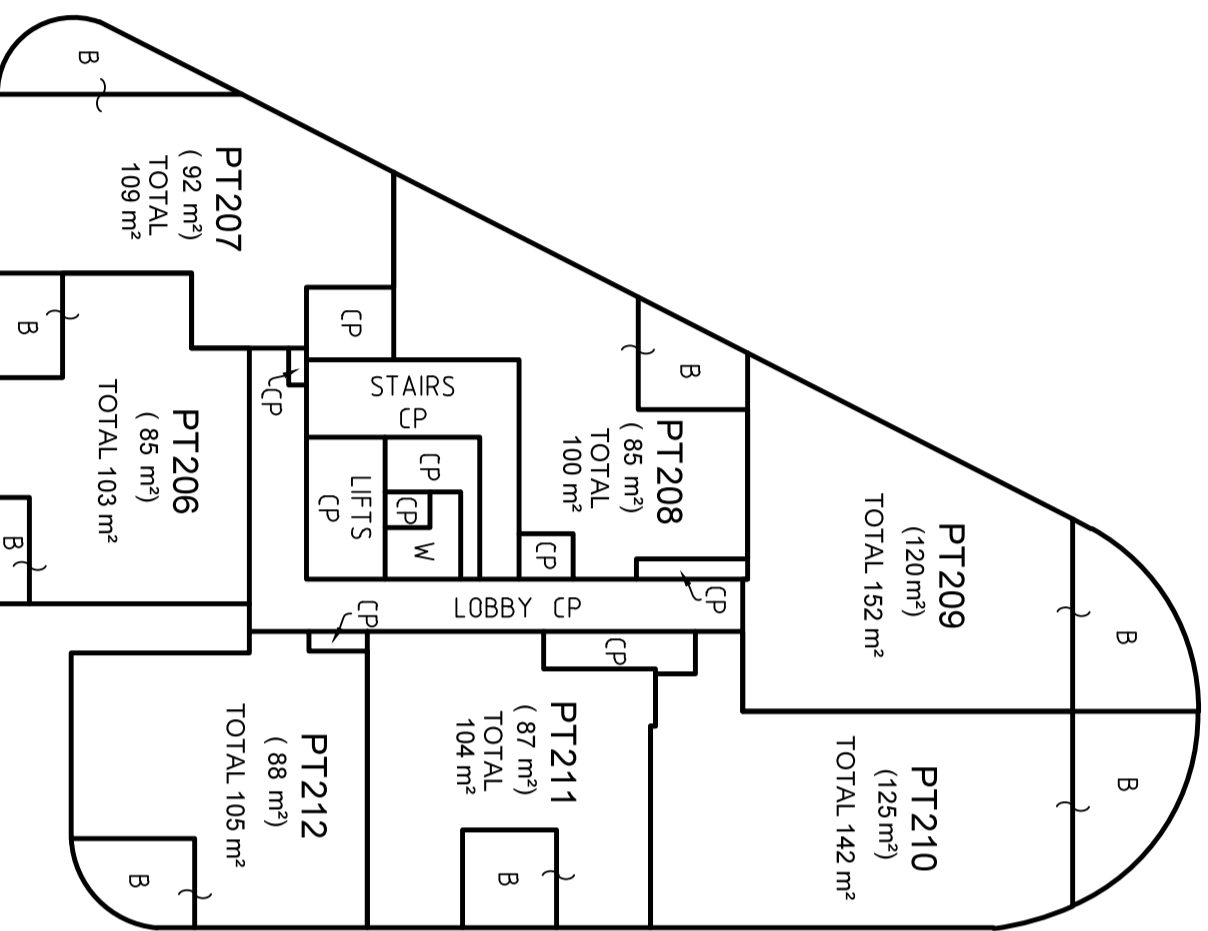
Registered	
	07/06/2024

SP107356

LEVEL 7



BUILDING C



NOTES:
 B ~ BALCONY
 CP ~ COMMON PROPERTY
 W ~ WASTE ROOM (CP)

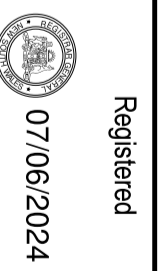
FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN

THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE HARDSTAND FLOOR UNLESS COVERED WITHIN THIS LIMIT
 ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015

SURVEYOR
 Name: JASON RAIC
 Date: 21/05/2024
 Surveyor's Reference: 51384 021SP

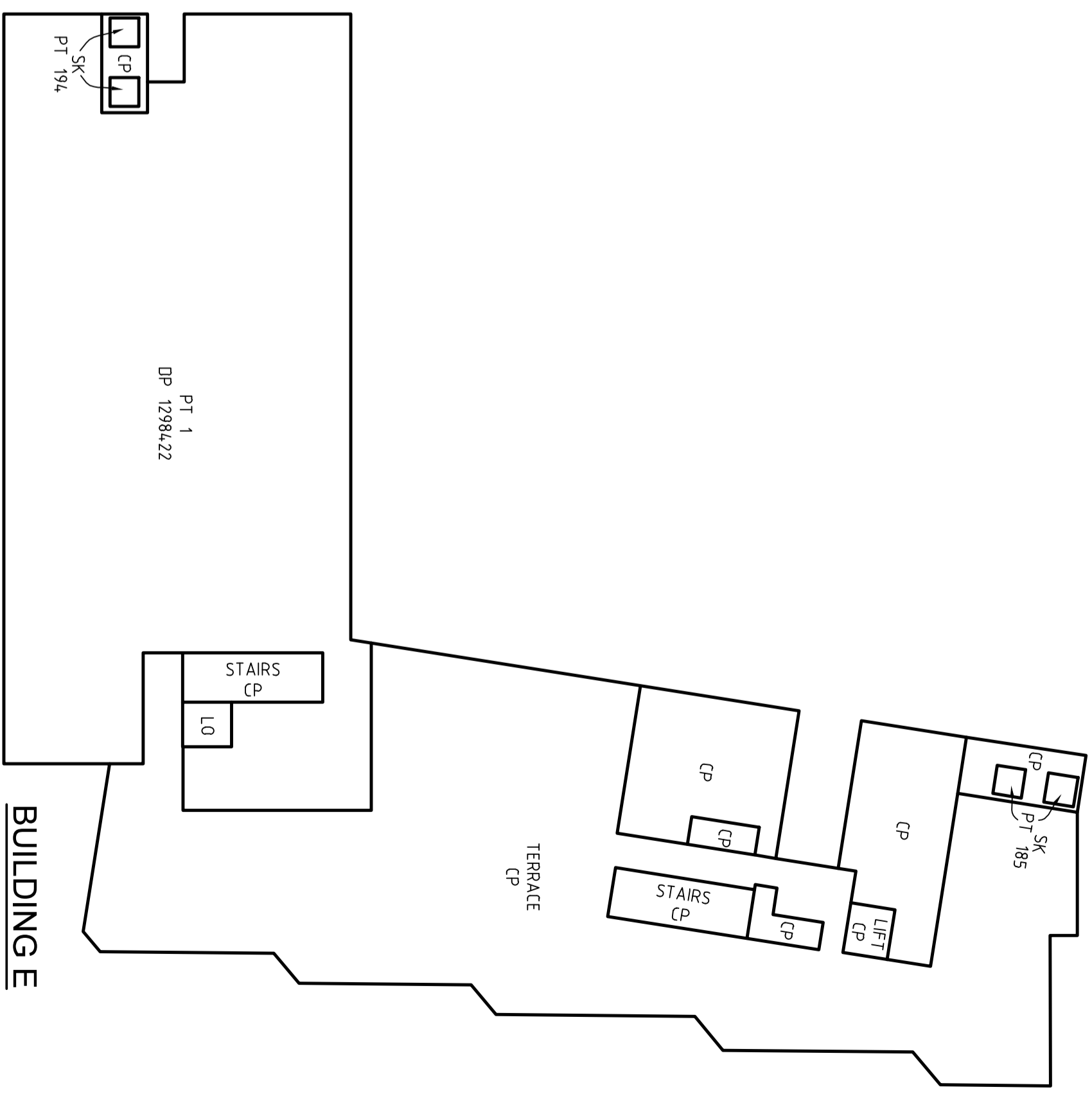
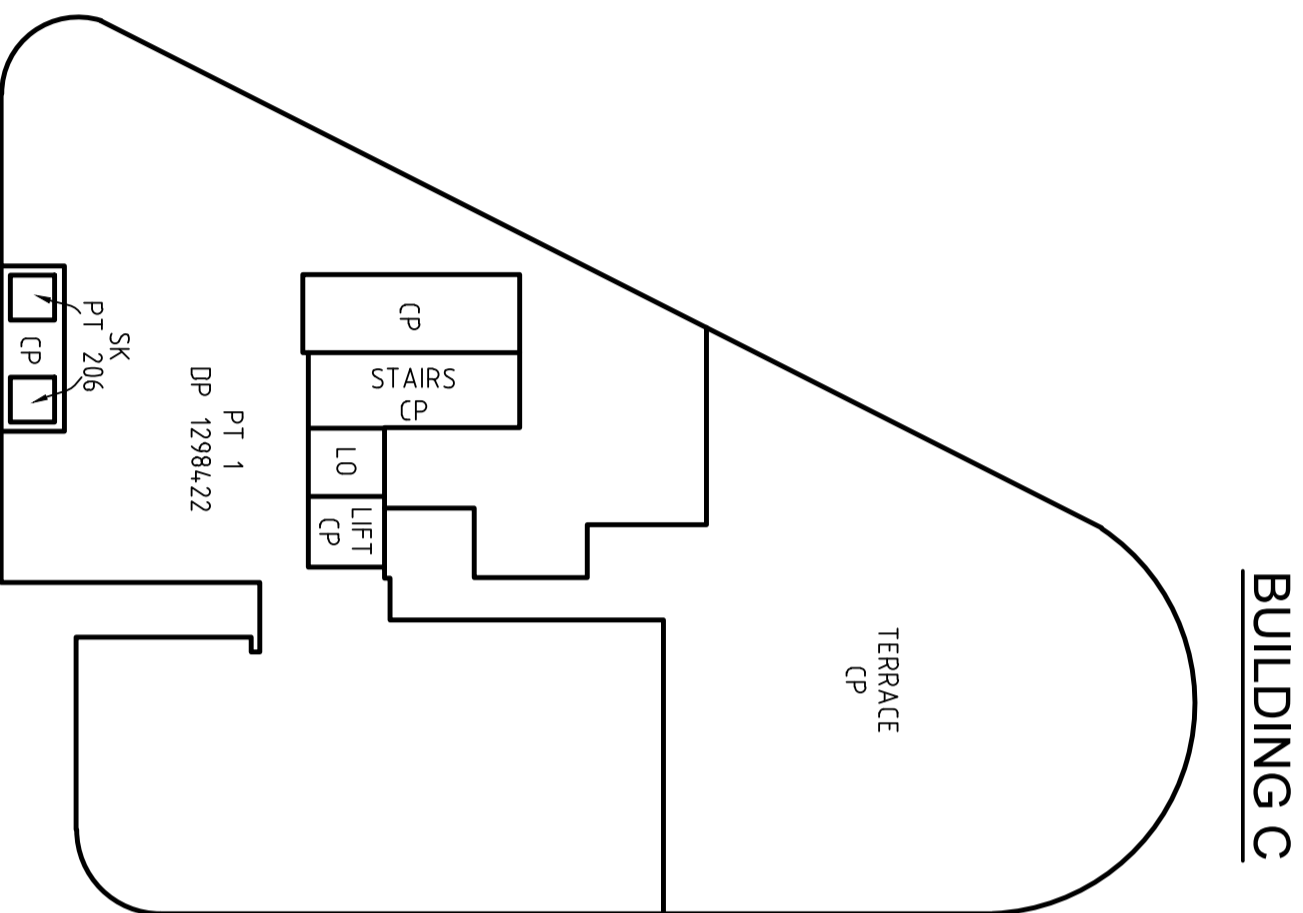
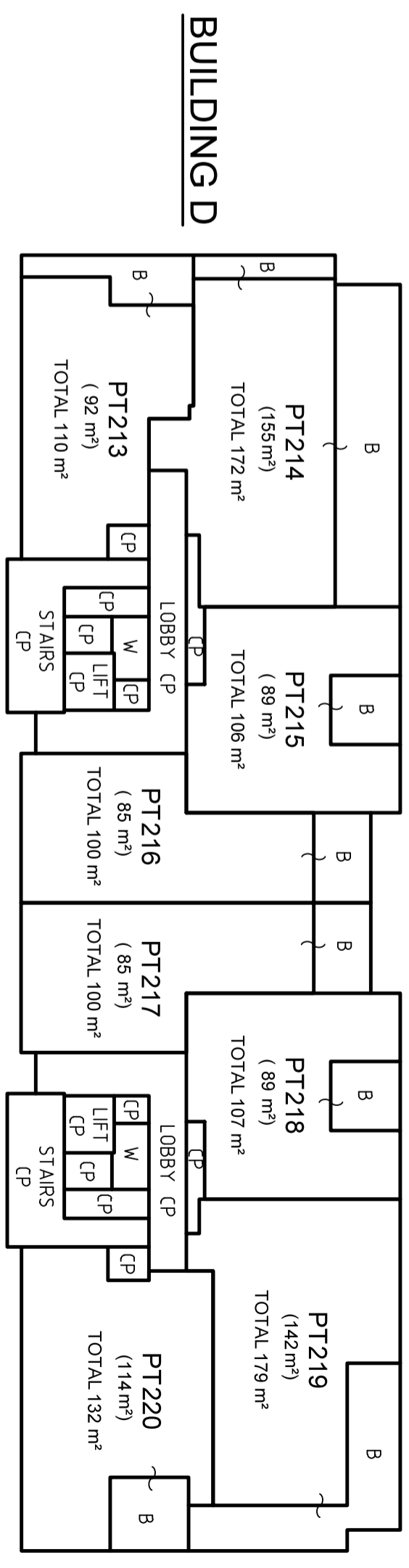
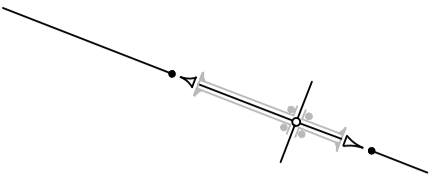
PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422

LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio 1: 250
 Lengths are in metres.



SP107356

LEVEL 8 / ROOF



NOTES:

- B ~ BALCONY
- CP ~ COMMON PROPERTY.
- LO ~ LIFT OVERRUN (CP)
- W ~ WASTE ROOM (CP)

SK ~ DENOTES CUBIC SPACE OF A SKYLIGHT TO PART LOT BELOW. ENTIRE SKYLIGHT STRUCTURE INCLUDING ANY CEILING MEMBRANE FORMS PART OF CP AND IS NOT PART OF THE LOT

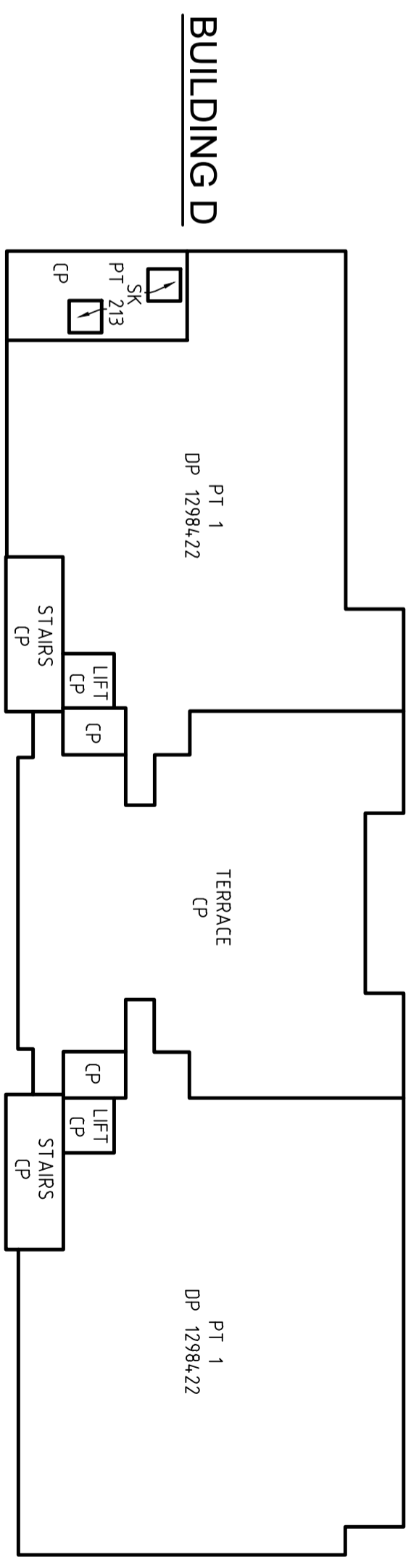
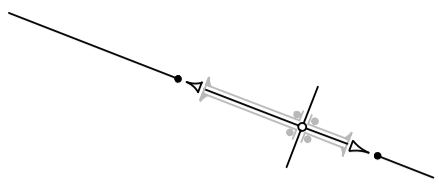
FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN

THE STRATUM OF THE BALCONIES ARE LIMITED IN HEIGHT TO 2.5 ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE HARDSTAND FLOOR UNLESS COVERED WITHIN THIS LIMIT

ALL AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015


<p>SURVEYOR Name: JASON RAIC Date: 21/05/2024 Surveyor's Reference: 51384 021SP</p>	<p>PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 250 Lengths are in metres.</p>	<p>Registered 07/06/2024</p>	<p>SP107356</p>
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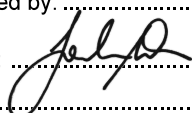
ROOF LEVEL



NOTES:
 CP ~ COMMON PROPERTY.
 SK ~ DENOTES CUBIC SPACE OF A SKYLIGHT TO PART LOT BELOW. ENTIRE SKYLIGHT STRUCTURE INCLUDING ANY CEILING MEMBRANE FORMS PART OF CP AND IS NOT PART OF THE LOT

FOR CLARITY NOT ALL COMMON PROPERTY COLUMNS AND DUCTS HAVE BEEN SHOWN

<p>SURVEYOR Name: JASON RAIC Date: 21/05/2024 Surveyor's Reference: 51384 021SP</p>	<p>PLAN OF SUBDIVISION OF LOT 2 IN DP 1298422</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 250 Lengths are in metres.</p>	<p>Registered  07/06/2024</p>	<p>SP107356</p>
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SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 13 sheet(s)
Office Use Only Registered:  07/06/2024		Office Use Only <h1 style="text-align: center;">SP107356</h1>
PLAN OF SUBDIVISION OF LOT 2 IN DP1298422	LGA: BLACKTOWN Locality: TALLAWONG Parish: GIDLEY County: CUMBERLAND	
This is a *FREEHOLD/*LEASEHOLD Strata Scheme		
Address for Service of Documents <p style="text-align: center;">2 CONFERTA AVENUE TALLAWONG 2762</p> Provide an Australian postal address including a postcode	The by-laws adopted for the scheme are: * Model by-laws for residential strata schemes together with: Keeping of animals: Option *A/*B Smoke penetration: Option *A/*B (see Schedule 3 <i>Strata Schemes Management Regulation 2016</i>) * The strata by-laws lodged with the plan.	
<p style="text-align: center;">Surveyor's Certificate</p> I JASON RAIC, of LTS Lockley, PO Box 564 St Leonards NSW 1590, being a land surveyor registered under the <i>Surveying and Spatial Information Act 2002</i> , certify that the information shown in the accompanying plan is accurate and each applicable requirement of Schedule 1 of the <i>Strata Schemes Development Act 2015</i> has been met. *The building encroaches on: *(a) a public place *(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^ Signature:  Date: 21/05/2024 Surveyor ID: 8255 Surveyor's Reference: 51384 021SP ^ Insert the deposited plan number or dealing number of the instrument that created the easement	<p style="text-align: center;">Strata Certificate (Registered Certifier)</p> I Gordon Wren, being a Registered Certifier, registration number BDC0447, certify that in regards to the strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 <i>Strata Schemes Development Regulation 2016</i> and the relevant parts of Section 58 <i>Strata Schemes Development Act 2015</i> . *(a) This plan is part of a development scheme. *(b) The building encroaches on a public place and in accordance with section 62(3) <i>Strata Schemes Development Act 2015</i> the local council has granted a relevant planning approval that is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment. *(c) This certificate is given on the condition contained in the relevant planning approval that lot(s) ^ will be created as utility lots and restricted in accordance with section 63 <i>Strata Schemes Development Act 2015</i>. Certificate Reference: SC4041 Relevant Planning Approval No.: CDC1731 issued by: Gordon Wren..... Signature:  Electronic signature affixed by me, Gordon Wren, dated 06.06.24 Date:6th June 2024..... ^ Insert lot numbers of proposed utility lots.	
* Strike through if inapplicable		

SP FORM 3.07 (2019)	STRATA PLAN ADMINISTRATION SHEET	Sheet 2 of 13 sheet(s)
Registered: 07/06/2024	Office Use Only	Office Use Only
<h1 style="margin: 0;">SP107356</h1>		

VALUER'S CERTIFICATE

I, * Frank Bozic of Ray White (Valuations)

being a qualified valuer, as defined in the *Strata Schemes Development Act 2015* by virtue of having membership with:

Professional Body: Australian Property Institute

Class of membership: AAPI CPV

Membership number: 83044

certify that the unit entitlements shown in the schedule herewith were apportioned on 8 April 2024 (being the valuation day) in accordance with Schedule 2 Strata Schemes Development Act 2015


Signature: Date 23 May 2024

* Full name, valuer company name or company address

SCHEDULE OF UNIT ENTITLEMENT

LOT NO	UE	LOT NO	UE	LOT NO	UE
1	450	25	443	49	456
2	463	26	337	50	443
3	463	27	466	51	447
4	450	28	466	52	440
5	463	29	459	53	453
6	463	30	337	54	440
7	472	31	459	55	450
8	466	32	453	56	337
9	347	33	453	57	337
10	453	34	459	58	450
11	463	35	337	59	324
12	463	36	456	60	331
13	334	37	463	61	334
14	450	38	482	62	353
15	437	39	488	63	353
16	463	40	482	64	450
17	347	41	511	65	347
18	353	42	498	66	469
19	463	43	373	67	469
20	321	44	369	68	463
21	328	45	479	69	341
22	331	46	456	70	463
23	350	47	456	71	450
24	350	48	349	72	450

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 3 of 13 sheet(s)
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Office Use Only	Office Use Only
Registered:  07/06/2024	<h1>SP107356</h1>


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- Any information which cannot fit in the appropriate panel of any previous administration sheets
- A schedule of street addresses
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*

SCHEDULE OF UNIT ENTITLEMENT
(continued)

LOT NO	UE	LOT NO	UE	LOT NO	UE
73	463	98	328	123	463
74	341	99	334	124	463
75	459	100	337	125	352
76	466	101	357	126	463
77	485	102	357	127	450
78	491	103	453	128	453
79	485	104	697	129	447
80	514	105	472	130	459
81	501	106	466	131	447
82	376	107	344	132	443
83	373	108	466	133	357
84	482	109	453	134	472
85	459	110	453	135	440
86	459	111	466	136	344
87	350	112	344	137	475
88	459	113	463	138	469
89	447	114	469	139	347
90	450	115	488	140	469
91	443	116	495	141	456
92	456	117	488	142	456
93	443	118	517	143	469
94	453	119	504	144	347
95	341	120	379	145	466
96	341	121	376	146	472
97	453	122	485	147	491

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 4 of 13 sheet(s)
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Registered:  07/06/2024	<h1>SP107356</h1>


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SCHEDULE OF UNIT ENTITLEMENT
(Continued)

LOT NO	UE	LOT NO	UE	LOT NO	UE
148	498	173	459	198	655
149	491	174	472	199	665
150	642	175	350	200	475
151	649	176	469	201	463
152	488	177	475	202	463
153	488	178	495	203	475
154	466	179	501	204	657
155	466	180	495	205	654
156	353	181	649	206	501
157	466	182	655	207	508
158	453	183	491	208	501
159	456	184	491	209	674
160	450	185	469	210	667
161	463	186	716	211	498
162	450	187	466	212	498
163	447	188	456	213	485
164	466	189	459	214	674
165	475	190	453	215	479
166	443	191	466	216	466
167	347	192	453	217	466
168	479	193	450	218	479
169	472	194	626	219	683
170	350	195	479	220	658
171	472	196	447	Total	100000
172	459	197	350		

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 5 of 13 sheet(s)
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STREET ADDRESS SCHEDULE

LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
CP	N/A	2	Conferta	Avenue	Tallawong
1	G01	1D	Themeda	Avenue	Tallawong
2	G02	1D	Themeda	Avenue	Tallawong
3	G03	1D	Themeda	Avenue	Tallawong
4	101	1D	Themeda	Avenue	Tallawong
5	102	1D	Themeda	Avenue	Tallawong
6	103	1D	Themeda	Avenue	Tallawong
7	201	1D	Themeda	Avenue	Tallawong
8	202	1D	Themeda	Avenue	Tallawong
9	203	1D	Themeda	Avenue	Tallawong
10	204	1D	Themeda	Avenue	Tallawong
11	205	1D	Themeda	Avenue	Tallawong
12	206	1D	Themeda	Avenue	Tallawong
13	207	2A	Conferta	Avenue	Tallawong
14	208	2A	Conferta	Avenue	Tallawong
15	209	2A	Conferta	Avenue	Tallawong
16	210	2A	Conferta	Avenue	Tallawong
17	211	2A	Conferta	Avenue	Tallawong
18	212	2B	Conferta	Avenue	Tallawong
19	213	2B	Conferta	Avenue	Tallawong
20	214	2B	Conferta	Avenue	Tallawong
21	215	2B	Conferta	Avenue	Tallawong
22	216	2B	Conferta	Avenue	Tallawong
23	217	2B	Conferta	Avenue	Tallawong
24	218	2B	Conferta	Avenue	Tallawong
25	219	2B	Conferta	Avenue	Tallawong
26	220	2B	Conferta	Avenue	Tallawong
27	221	2B	Conferta	Avenue	Tallawong
28	222	1F	Themeda	Avenue	Tallawong
29	223	1F	Themeda	Avenue	Tallawong
30	224	1F	Themeda	Avenue	Tallawong
31	225	1F	Themeda	Avenue	Tallawong
32	226	1F	Themeda	Avenue	Tallawong
33	227	1E	Themeda	Avenue	Tallawong
34	228	1E	Themeda	Avenue	Tallawong

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 6 of 13 sheet(s)
Registered:  07/06/2024	<h1 style="margin: 0;">SP107356</h1>	

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STREET ADDRESS SCHEDULE

LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
35	229	1E	Themeda	Avenue	Tallowong
36	230	1E	Themeda	Avenue	Tallowong
37	231	1E	Themeda	Avenue	Tallowong
38	232	2C	Conferta	Avenue	Tallowong
39	233	2C	Conferta	Avenue	Tallowong
40	234	2C	Conferta	Avenue	Tallowong
41	235	2C	Conferta	Avenue	Tallowong
42	236	2C	Conferta	Avenue	Tallowong
43	237	2C	Conferta	Avenue	Tallowong
44	238	2C	Conferta	Avenue	Tallowong
45	239	2C	Conferta	Avenue	Tallowong
46	301	1D	Themeda	Avenue	Tallowong
47	302	1D	Themeda	Avenue	Tallowong
48	303	1D	Themeda	Avenue	Tallowong
49	304	1D	Themeda	Avenue	Tallowong
50	305	1D	Themeda	Avenue	Tallowong
51	306	1D	Themeda	Avenue	Tallowong
52	307	2A	Conferta	Avenue	Tallowong
53	308	2A	Conferta	Avenue	Tallowong
54	309	2A	Conferta	Avenue	Tallowong
55	310	2A	Conferta	Avenue	Tallowong
56	311	2A	Conferta	Avenue	Tallowong
57	312	2B	Conferta	Avenue	Tallowong
58	313	2B	Conferta	Avenue	Tallowong
59	314	2B	Conferta	Avenue	Tallowong
60	315	2B	Conferta	Avenue	Tallowong
61	316	2B	Conferta	Avenue	Tallowong
62	317	2B	Conferta	Avenue	Tallowong
63	318	2B	Conferta	Avenue	Tallowong
64	319	2B	Conferta	Avenue	Tallowong
65	320	2B	Conferta	Avenue	Tallowong
66	321	2B	Conferta	Avenue	Tallowong
67	322	1F	Themeda	Avenue	Tallowong
68	323	1F	Themeda	Avenue	Tallowong
69	324	1F	Themeda	Avenue	Tallowong

SP FORM 3.08 (Annexure)

STRATA PLAN ADMINISTRATION SHEET

Sheet 7 of 13 sheet(s)

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07/06/2024

SP107356


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STREET ADDRESS SCHEDULE

LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
70	325	1F	Themeda	Avenue	Tallowong
71	326	1F	Themeda	Avenue	Tallowong
72	327	1E	Themeda	Avenue	Tallowong
73	328	1E	Themeda	Avenue	Tallowong
74	329	1E	Themeda	Avenue	Tallowong
75	330	1E	Themeda	Avenue	Tallowong
76	331	1E	Themeda	Avenue	Tallowong
77	332	2C	Conferta	Avenue	Tallowong
78	333	2C	Conferta	Avenue	Tallowong
79	334	2C	Conferta	Avenue	Tallowong
80	335	2C	Conferta	Avenue	Tallowong
81	336	2C	Conferta	Avenue	Tallowong
82	337	2C	Conferta	Avenue	Tallowong
83	338	2C	Conferta	Avenue	Tallowong
84	339	2C	Conferta	Avenue	Tallowong
85	401	1D	Themeda	Avenue	Tallowong
86	402	1D	Themeda	Avenue	Tallowong
87	403	1D	Themeda	Avenue	Tallowong
88	404	1D	Themeda	Avenue	Tallowong
89	405	1D	Themeda	Avenue	Tallowong
90	406	1D	Themeda	Avenue	Tallowong
91	407	2A	Conferta	Avenue	Tallowong
92	408	2A	Conferta	Avenue	Tallowong
93	409	2A	Conferta	Avenue	Tallowong
94	410	2A	Conferta	Avenue	Tallowong
95	411	2A	Conferta	Avenue	Tallowong
96	412	2B	Conferta	Avenue	Tallowong
97	413	2B	Conferta	Avenue	Tallowong
98	414	2B	Conferta	Avenue	Tallowong
99	415	2B	Conferta	Avenue	Tallowong
100	416	2B	Conferta	Avenue	Tallowong
101	417	2B	Conferta	Avenue	Tallowong
102	418	2B	Conferta	Avenue	Tallowong
103	419	2B	Conferta	Avenue	Tallowong
104	420	2B	Conferta	Avenue	Tallowong

Surveyor's Reference: 51384 021SP


SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 8 of 13 sheet(s)
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		<h1>SP107356</h1>

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STREET ADDRESS SCHEDULE

LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
105	421	1F	Themeda	Avenue	Tallowong
106	422	1F	Themeda	Avenue	Tallowong
107	423	1F	Themeda	Avenue	Tallowong
108	424	1F	Themeda	Avenue	Tallowong
109	425	1F	Themeda	Avenue	Tallowong
110	426	1E	Themeda	Avenue	Tallowong
111	427	1E	Themeda	Avenue	Tallowong
112	428	1E	Themeda	Avenue	Tallowong
113	429	1E	Themeda	Avenue	Tallowong
114	430	1E	Themeda	Avenue	Tallowong
115	431	2C	Conferta	Avenue	Tallowong
116	432	2C	Conferta	Avenue	Tallowong
117	433	2C	Conferta	Avenue	Tallowong
118	434	2C	Conferta	Avenue	Tallowong
119	435	2C	Conferta	Avenue	Tallowong
120	436	2C	Conferta	Avenue	Tallowong
121	437	2C	Conferta	Avenue	Tallowong
122	438	2C	Conferta	Avenue	Tallowong
123	501	1D	Themeda	Avenue	Tallowong
124	502	1D	Themeda	Avenue	Tallowong
125	503	1D	Themeda	Avenue	Tallowong
126	504	1D	Themeda	Avenue	Tallowong
127	505	1D	Themeda	Avenue	Tallowong
128	506	1D	Themeda	Avenue	Tallowong
129	507	2A	Conferta	Avenue	Tallowong
130	508	2A	Conferta	Avenue	Tallowong
131	509	2A	Conferta	Avenue	Tallowong
132	510	2A	Conferta	Avenue	Tallowong
133	511	2A	Conferta	Avenue	Tallowong
134	512	2A	Conferta	Avenue	Tallowong
135	513	2A	Conferta	Avenue	Tallowong
136	514	2A	Conferta	Avenue	Tallowong
137	515	1F	Themeda	Avenue	Tallowong
138	516	1F	Themeda	Avenue	Tallowong
139	517	1F	Themeda	Avenue	Tallowong


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STREET ADDRESS SCHEDULE

LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
140	518	1F	Themeda	Avenue	Tallawong
141	519	1F	Themeda	Avenue	Tallawong
142	520	1E	Themeda	Avenue	Tallawong
143	521	1E	Themeda	Avenue	Tallawong
144	522	1E	Themeda	Avenue	Tallawong
145	523	1E	Themeda	Avenue	Tallawong
146	524	1E	Themeda	Avenue	Tallawong
147	525	2C	Conferta	Avenue	Tallawong
148	526	2C	Conferta	Avenue	Tallawong
149	527	2C	Conferta	Avenue	Tallawong
150	528	2C	Conferta	Avenue	Tallawong
151	529	2C	Conferta	Avenue	Tallawong
152	530	2C	Conferta	Avenue	Tallawong
153	531	2C	Conferta	Avenue	Tallawong
154	601	1D	Themeda	Avenue	Tallawong
155	602	1D	Themeda	Avenue	Tallawong
156	603	1D	Themeda	Avenue	Tallawong
157	604	1D	Themeda	Avenue	Tallawong
158	605	1D	Themeda	Avenue	Tallawong
159	606	1D	Themeda	Avenue	Tallawong
160	607	2A	Conferta	Avenue	Tallawong
161	608	2A	Conferta	Avenue	Tallawong
162	609	2A	Conferta	Avenue	Tallawong
163	610	2A	Conferta	Avenue	Tallawong
164	611	2A	Conferta	Avenue	Tallawong
165	612	2A	Conferta	Avenue	Tallawong
166	613	2A	Conferta	Avenue	Tallawong
167	614	2A	Conferta	Avenue	Tallawong
168	615	1F	Themeda	Avenue	Tallawong
169	616	1F	Themeda	Avenue	Tallawong
170	617	1F	Themeda	Avenue	Tallawong
171	618	1F	Themeda	Avenue	Tallawong
172	619	1F	Themeda	Avenue	Tallawong
173	620	1E	Themeda	Avenue	Tallawong
174	621	1E	Themeda	Avenue	Tallawong

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 10 of 13 sheet(s)
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STREET ADDRESS SCHEDULE

LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
175	622	1E	Themeda	Avenue	Tallowong
176	623	1E	Themeda	Avenue	Tallowong
177	624	1E	Themeda	Avenue	Tallowong
178	625	2C	Conferta	Avenue	Tallowong
179	626	2C	Conferta	Avenue	Tallowong
180	627	2C	Conferta	Avenue	Tallowong
181	628	2C	Conferta	Avenue	Tallowong
182	629	2C	Conferta	Avenue	Tallowong
183	630	2C	Conferta	Avenue	Tallowong
184	631	2C	Conferta	Avenue	Tallowong
185	701	1D	Themeda	Avenue	Tallowong
186	702	1D	Themeda	Avenue	Tallowong
187	703	1D	Themeda	Avenue	Tallowong
188	704	1D	Themeda	Avenue	Tallowong
189	705	1D	Themeda	Avenue	Tallowong
190	706	2A	Conferta	Avenue	Tallowong
191	707	2A	Conferta	Avenue	Tallowong
192	708	2A	Conferta	Avenue	Tallowong
193	709	2A	Conferta	Avenue	Tallowong
194	710	2A	Conferta	Avenue	Tallowong
195	711	2A	Conferta	Avenue	Tallowong
196	712	2A	Conferta	Avenue	Tallowong
197	713	2A	Conferta	Avenue	Tallowong
198	714	1F	Themeda	Avenue	Tallowong
199	715	1F	Themeda	Avenue	Tallowong
200	716	1F	Themeda	Avenue	Tallowong
201	717	1F	Themeda	Avenue	Tallowong
202	718	1E	Themeda	Avenue	Tallowong
203	719	1E	Themeda	Avenue	Tallowong
204	720	1E	Themeda	Avenue	Tallowong
205	721	1E	Themeda	Avenue	Tallowong
206	722	2C	Conferta	Avenue	Tallowong
207	723	2C	Conferta	Avenue	Tallowong
208	724	2C	Conferta	Avenue	Tallowong
209	725	2C	Conferta	Avenue	Tallowong

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 11 of 13 sheet(s)
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Office Use Only	Office Use Only
Registered:  07/06/2024	SP107356


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

- Any information which cannot fit in the appropriate panel of any previous administration sheets
- A schedule of street addresses
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*

STREET ADDRESS SCHEDULE

LOT NUMBER	SUB-ADDRESS NUMBER	ADDRESS NUMBER	ROAD NAME	ROAD TYPE	LOCALITY NAME
210	726	2C	Conferta	Avenue	Tallowong
211	727	2C	Conferta	Avenue	Tallowong
212	728	2C	Conferta	Avenue	Tallowong
213	801	1F	Themeda	Avenue	Tallowong
214	802	1F	Themeda	Avenue	Tallowong
215	803	1F	Themeda	Avenue	Tallowong
216	804	1F	Themeda	Avenue	Tallowong
217	805	1E	Themeda	Avenue	Tallowong
218	806	1E	Themeda	Avenue	Tallowong
219	807	1E	Themeda	Avenue	Tallowong
220	808	1E	Themeda	Avenue	Tallowong

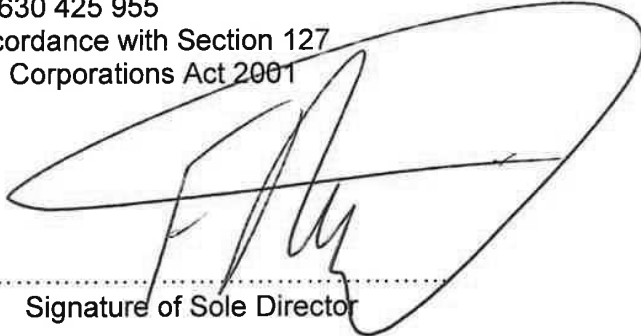
SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 12 of 13 sheet(s)
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Office Use Only	Office Use Only
Registered:  07/06/2024	SP107356

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

- Any information which cannot fit in the appropriate panel of any previous administration sheets
- A schedule of street addresses
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*

EXECUTED by
DEICORP PROJECTS (TALLAWONG STATION) PTY LTD
ACN 630 425 955
in accordance with Section 127
of the Corporations Act 2001




.....
Signature of Sole Director

Foad Deiri

.....
Name

SP FORM 3.08 (Annexure)	STRATA PLAN ADMINISTRATION SHEET	Sheet 13 of 13 sheet(s)
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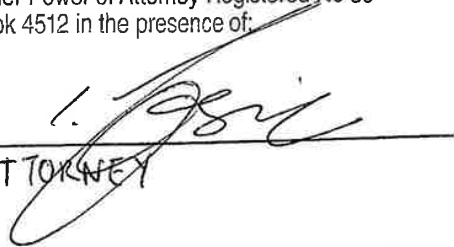
Office Use Only	Office Use Only
Registered:  07/06/2024	SP107356

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

- Any information which cannot fit in the appropriate panel of any previous administration sheets
- A schedule of street addresses
- Statements of intention to create and or release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see section 22 *Strata Schemes Development Act 2015*

MORTGAGEE

SIGNED SEALED AND DELIVERED for and on behalf of NATIONAL AUSTRALIA BANK LIMITED ABN 12 004 044 937 by its Attorney who holds the position of Level 2 Attorney under Power of Attorney Registered No 39 Book 4512 in the presence of:



ATTORNEY

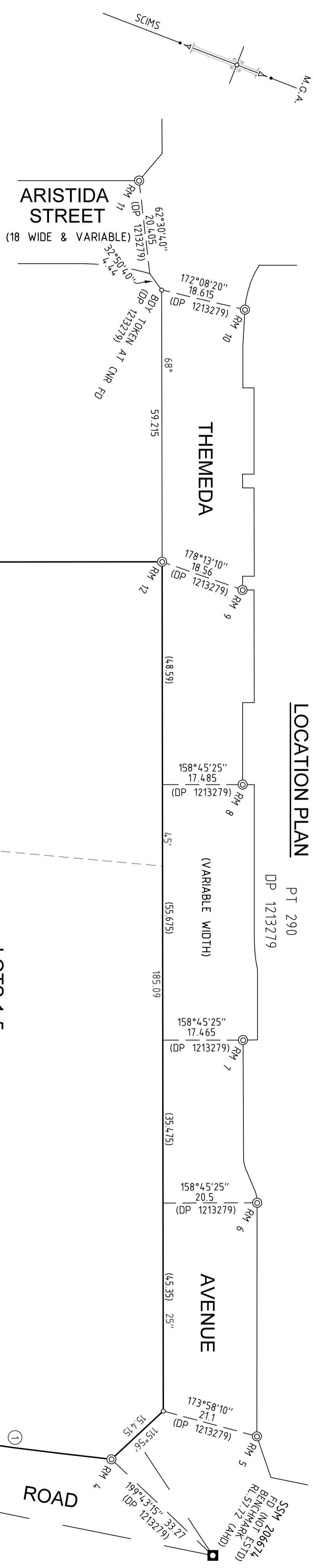
IVAN TOSIC - ASSOCIATE DIRECTOR



WITNESS

LAWRENCE LI

Level 6, 2 Carrington Street
Sydney NSW 2000



SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE	MARK
1	302°37'4.0"	4.275	RM TOKEN FD (DP 1213279)
2	328°13'4.0"	13.865	RM TOKEN FD (DP 1213279)
3	34.3°35'4.0"	5.13	RM TOKEN FD (DP 1213279)
4	34.3°24'4.0"	19.78	RM TOKEN FD (DP 1213279)
5	226°28'4.0"	5.55	RM TOKEN FD (DP 1213279)
6	24.9°12'4.0"	21.695	RM TOKEN FD (DP 1213279)
7	135°36'4.0"	19.09	RM TOKEN FD (DP 1213279)
8	261°37'4.0"	19.645	RM TOKEN FD (DP 1213279)
9	262°29'4.0"	27.535	RM SSM 206674 FD (DP 1213279)
10	231°16'4.0"	12.45	RM TOKEN FD (DP 1213279)
11	55°07'4.0"	0.59	RM TOKEN FD (DP 1213279)
12	25°21'4.0"	17.73	RM TOKEN FD (DP 1213279)
13	160°10'4.0"	3.28	RM TOKEN FD (DP 1213279)
14	355°36'4.0"	2.79	RM TOKEN FD (DP 1213279)
15	180°27'4.0"	2.19	RM TOKEN FD (DP 1213279)
16	332°19'4.0"	9.195	RM TOKEN FD (DP 1213279)
17	178°42'4.0"	2.785	RM TOKEN FD (DP 1213279)
18	334°04'4.0"	11.625	RM TOKEN FD (DP 1213279)
19	234°28'4.0"	0.295	RM TOKEN FD (DP 1213279)
20	338°10'4.0"	9.72	RM TOKEN FD (DP 1213279)
21	24.3°18'4.0"	4.405	RM TOKEN FD (DP 1213279)
22	24.9°57'4.0"	14.925	RM TOKEN FD (DP 1213279)
23	71°14'25"	4.465	RM DH&W PLACED
24	32°05'25"	10.925	RM DH&W PLACED
25	35.9°42'4.0"	5.77	RM DH&W FD (DP 1280535)
26	14.269°10'	4.34	RM DH&W FD (DP 1280535)
27	236°°13'	4.735	RM DH&W FD (DP 1280535)

COORDINATE SCHEDULE

MARK	EASTING	NORTHING	CLASS	PU	METHOD	STATE
SSM 168784	306.094.971	6269.705.932	C	0.01	SCIMS	FOUND
SSM 168798	305.904.451	6269.649.676	C	0.01	SCIMS	FOUND
SSM 176097	305.927.177	6269.740.890	C	NA	SCIMS	FOUND
SSM 176099	306.103.858	6269.788.264	C	NA	SCIMS	FOUND
SSM 206674	306.022	6270.070	U	NA	SCIMS	FOUND

DATE OF SCIMS COORDINATES: 21-09-2023
MGA ZONE: 56
COMBINED SCALE FACTOR: 1.000052
MGA DATUM: GDA2020

HEIGHT SCHEDULE

MARK	AHD VALUE	CLASS	PU	HEIGHT DATUM VALIDATION	STATE
SSM 168784	4.8187	LC	0.01	SCIMS ADOPTED	FOUND
SSM 168798	53.409	LC	0.01	SCIMS-DATUM VALIDATION	FOUND
SSM 206674	57.72	U	NA	BENCHMARK	FOUND

DATE OF SCIMS AHD VALUES: 21-09-2023
HEIGHT DATUM: AHD71

HEIGHT DIFFERENCE SCHEDULE

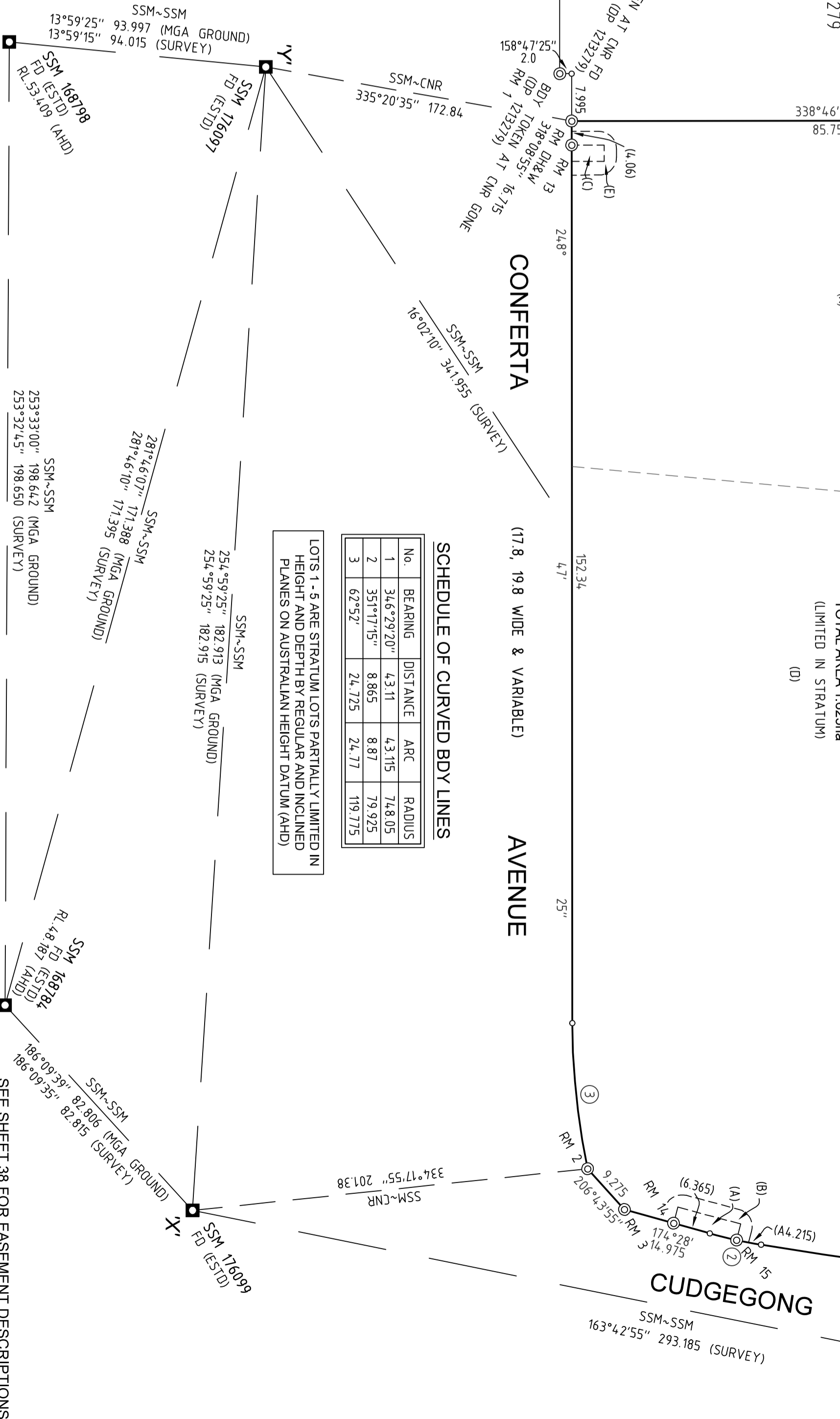
FROM	TO	HEIGHT DIFFERENCE	METHOD
SSM 168784	SSM 168798	5.220	TRIGONOMETRIC HEIGHTING
SSM 168798	SSM 206674	4.315	TRIGONOMETRIC HEIGHTING
SSM 206674	SSM 168794	-9.535	TRIGONOMETRIC HEIGHTING

HEIGHT DATUM: AHD71

SCHEDULE OF CURVED BDY LINES

No.	BEARING	DISTANCE	ARC	RADIUS
1	34.6°29'20"	4.3.11	4.3.115	74.8.05
2	35.1°17'15"	8.865	8.87	79.925
3	62°52'	24.725	24.77	119.775

LOTS 1 - 5 ARE STRATUM LOTS PARTIALLY LIMITED IN HEIGHT AND DEPTH BY REGULAR AND INCLINED PLANES ON AUSTRALIAN HEIGHT DATUM (AHD)



SEE SHEET 38 FOR EASEMENT DESCRIPTIONS AND STRATUM STATEMENTS

SURVEYOR
Name: JASON RAIC
Date of Survey: 22-01-2024
Surveyor's Reference: 51384 023DP

PLAN OF SUBDIVISION OF LOT 294 IN DP 1213279

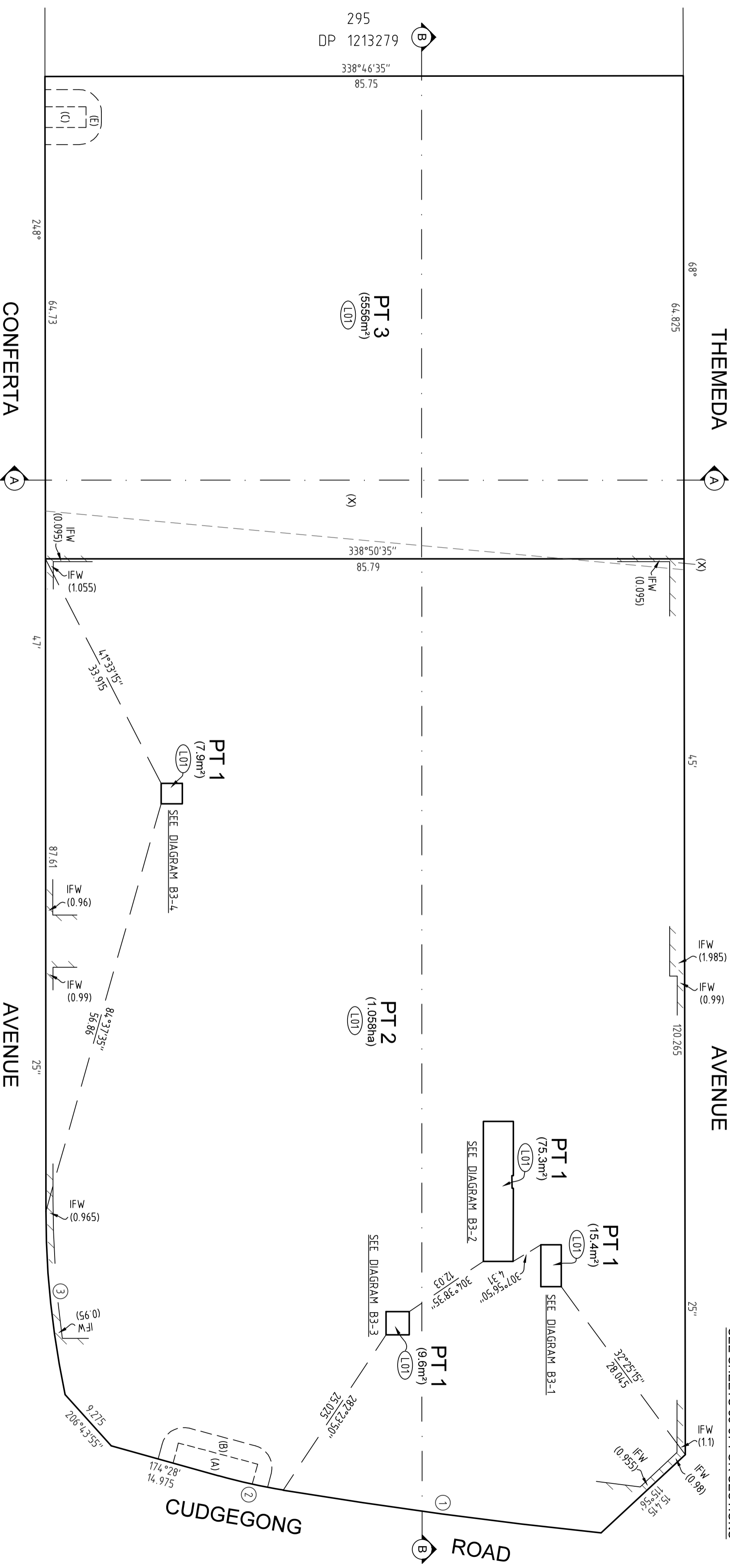
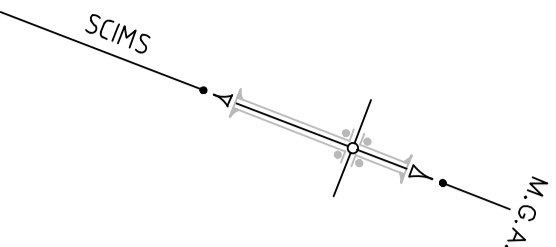
LGA: BLACKTOWN
Locality: TALLAWONG
Reduction Ratio 1: 600
Lengths are in metres.

Registered
06/06/2024

DP1298422

BASEMENT 3 & BELOW

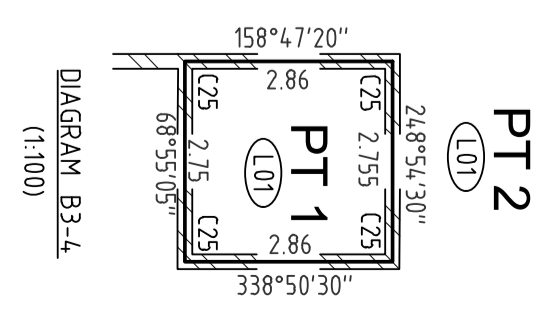
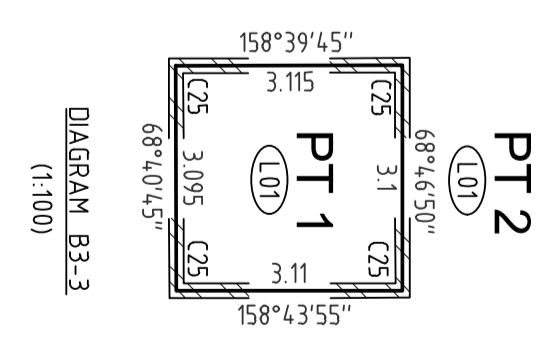
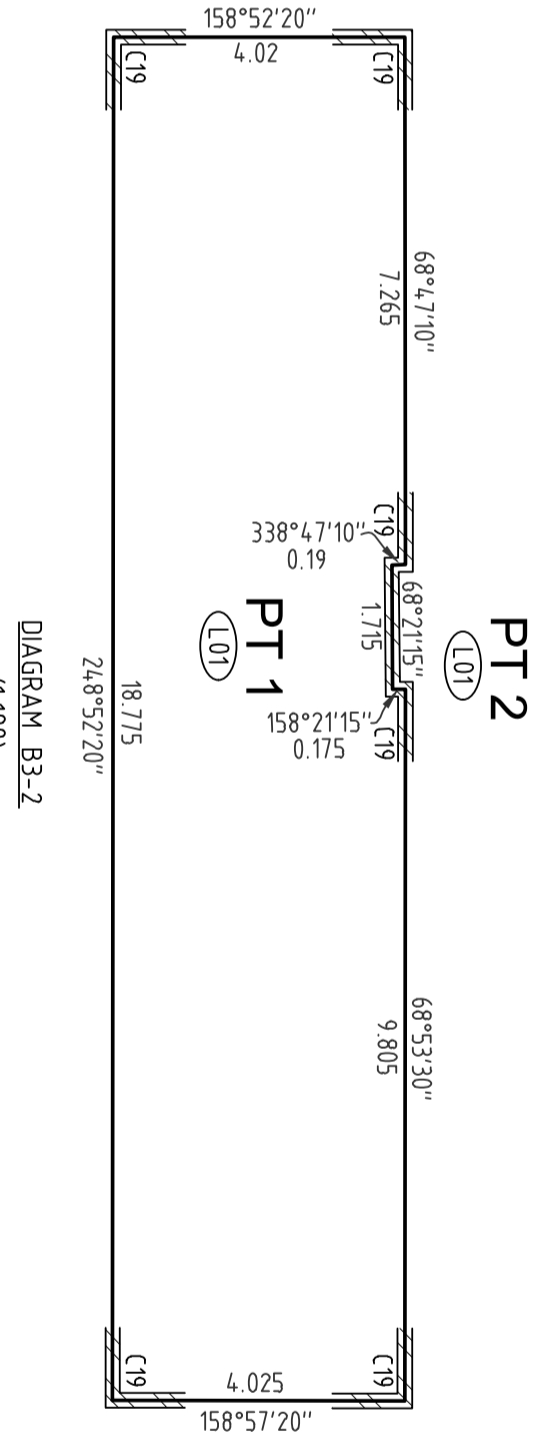
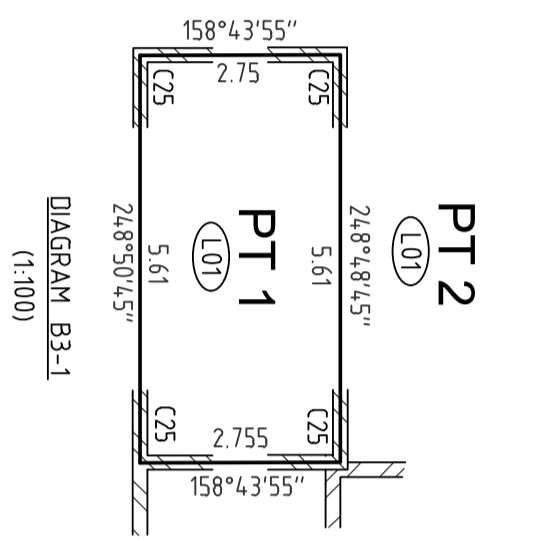
SEE SHEET 38 FOR EASEMENT DESCRIPTIONS,
STRATUM STATEMENTS AND
SCHEDULE OF CURVED LINES
SEE SHEETS 35-37 FOR SECTIONS



NOTES:
IFW ~ DENOTES INSIDE FACE OF SHOTCRETE WALL
C19 ~ DENOTES BOY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
C25 ~ DENOTES BOY IS CENTRE OF 0.25 WIDE CONCRETE WALL

**SCHEDULE OF AREAS
(BASEMENT 3 & BELOW)**

LOT	NO. OF PARTS	TOTAL AREA
1	4	108.2m ²
2	1	1.058ha
3	1	5556m ²
4	0	0
5	0	0



PLAN OF SUBDIVISION OF LOT 294 IN DP 1213279

SURVEYOR
Name: JASON RAIC
Date of Survey: 22-01-2024
Surveyor's Reference: 51384 023DP

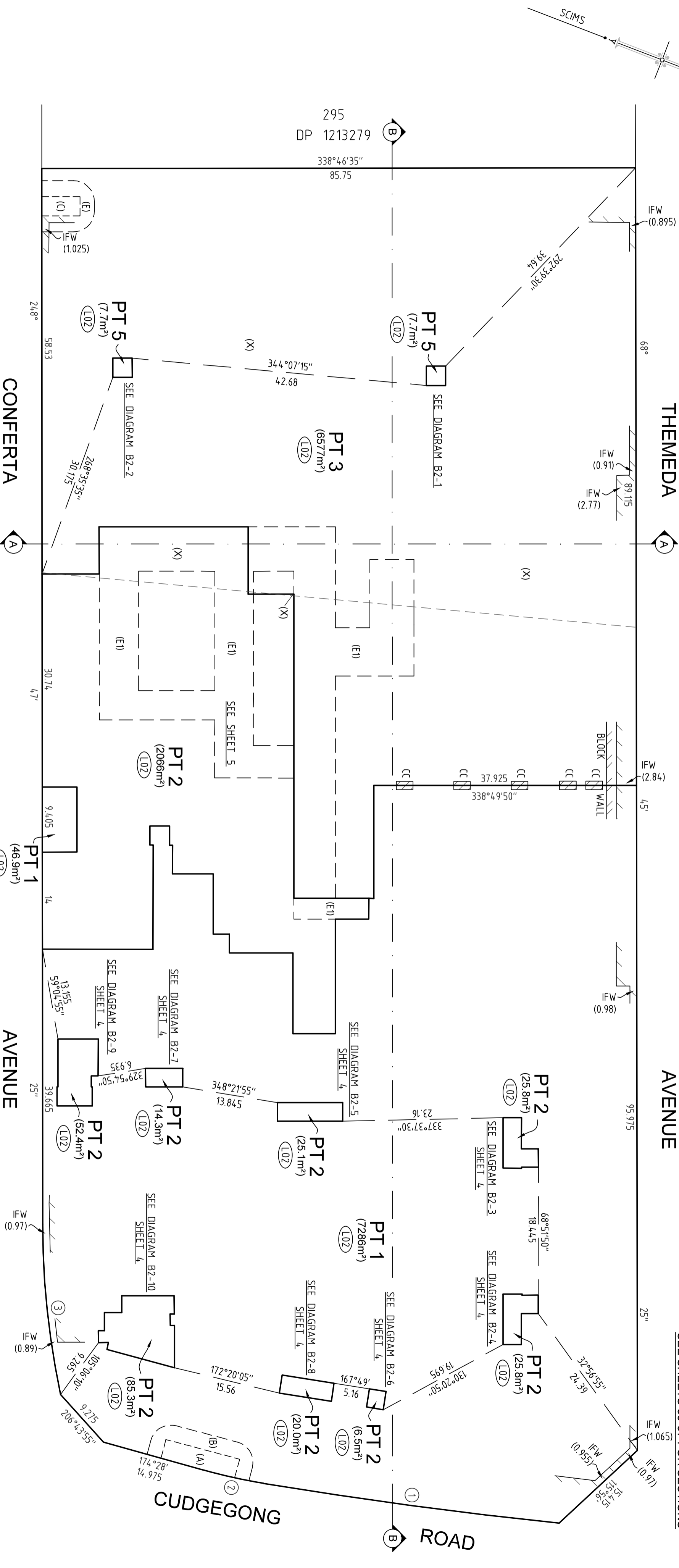
LGA: BLACKTOWN
Locality: TALLAWONG
Reduction Ratio 1: 400
Lengths are in metres.

Registered
06/06/2024

DP1298422

BASEMENT 2

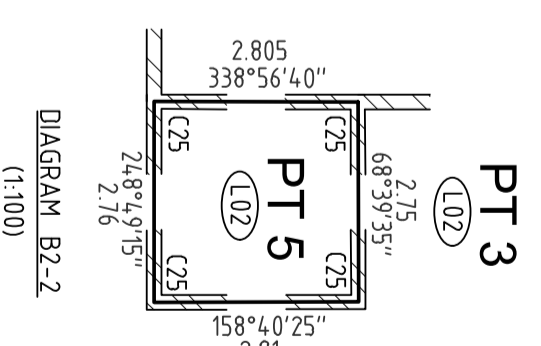
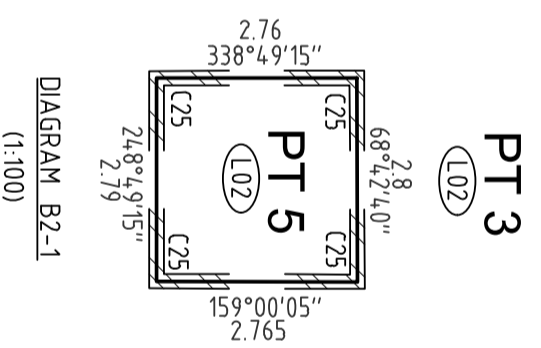
SEE SHEET 38 FOR EASEMENT DESCRIPTIONS,
STRUTUM STATEMENTS AND
SCHEDULE OF CURVED LINES
SEE SHEETS 35-37 FOR SECTIONS



NOTES:
CC ~ DENOTES CENTRE OF CONCRETE COLUMN IS BDY
C25 ~ DENOTES BDY IS CENTRE OF 0.25 WIDE CONCRETE WALL
IFW ~ DENOTES INSIDE FACE OF SHOTCRETE WALL

SCHEDULE OF AREAS
(BASEMENT 2)

LOT	NO. OF PARTS	TOTAL AREA
1	2	7333m ²
2	9	2321m ²
3	1	6577m ²
4	0	0
5	2	15.4m ²



PLAN OF SUBDIVISION OF LOT 294 IN DP 1213279

SURVEYOR
Name: JASON RAIC
Date of Survey: 22-01-2024
Surveyor's Reference: 51384 023DP

LGA: BLACKTOWN
Locality: TALLAWONG
Reduction Ratio 1: 400
Lengths are in metres.

Registered
06/06/2024

DP1298422

BASEMENT 2

SEE SHEET 38 FOR EASEMENT DESCRIPTIONS,
STRATUM STATEMENTS AND
SCHEDULE OF CURVED LINES

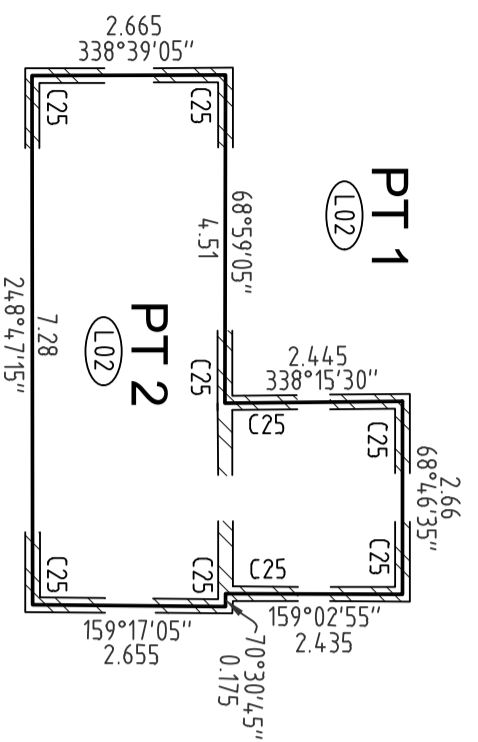
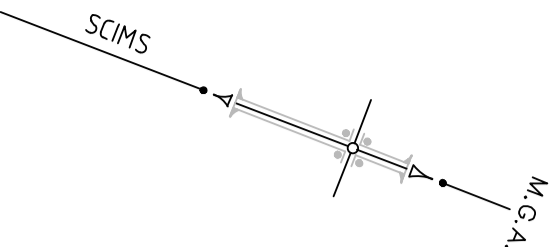


DIAGRAM B2-3

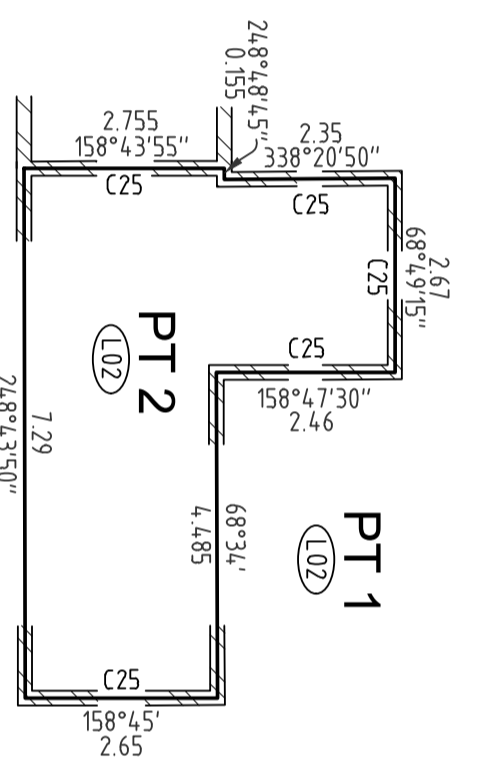


DIAGRAM B2-4

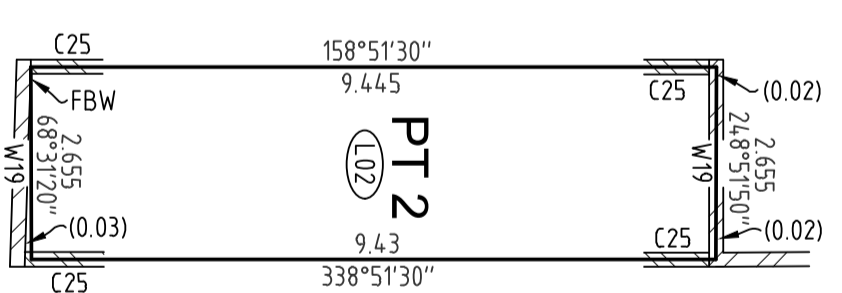


DIAGRAM B2-5

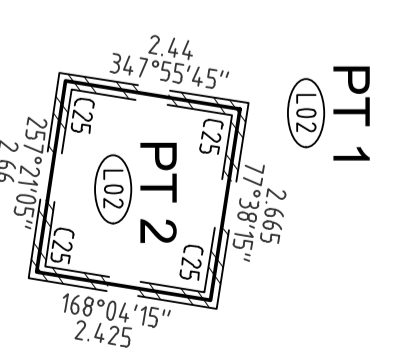


DIAGRAM B2-6

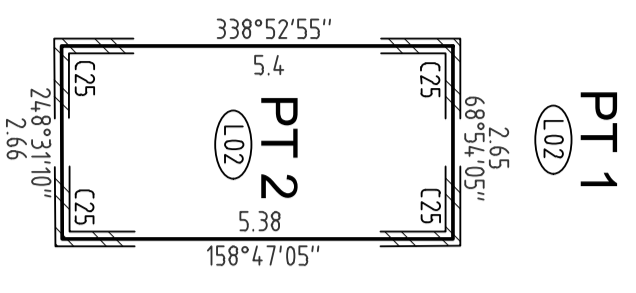


DIAGRAM B2-7

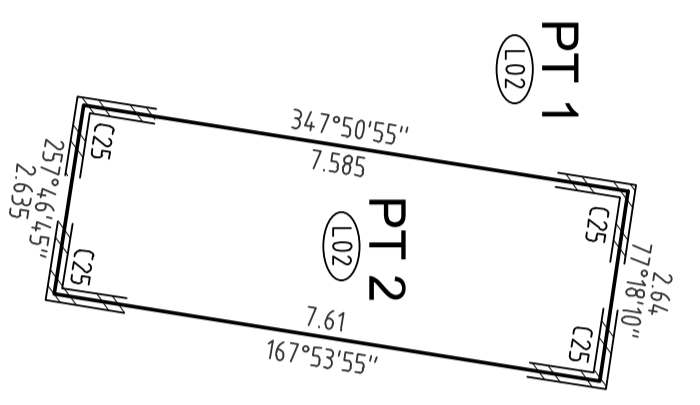


DIAGRAM B2-8

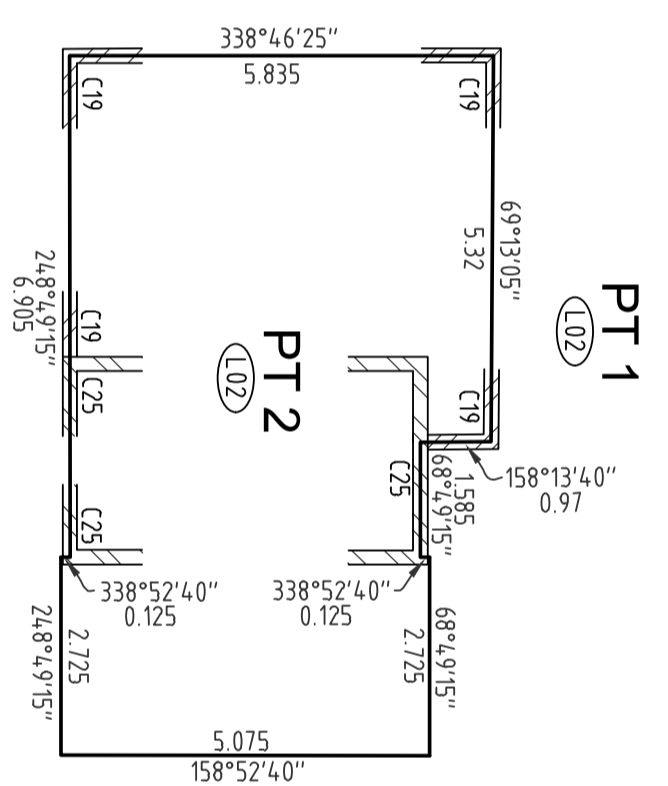


DIAGRAM B2-9

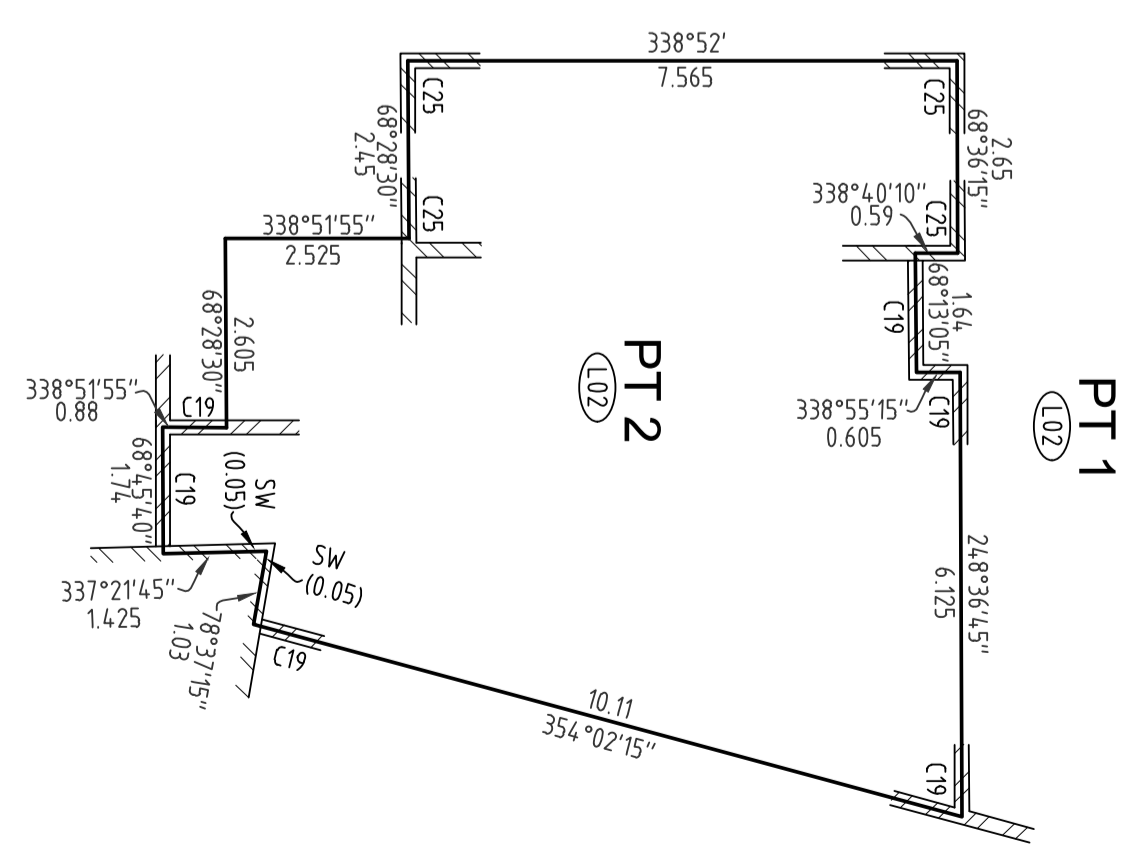


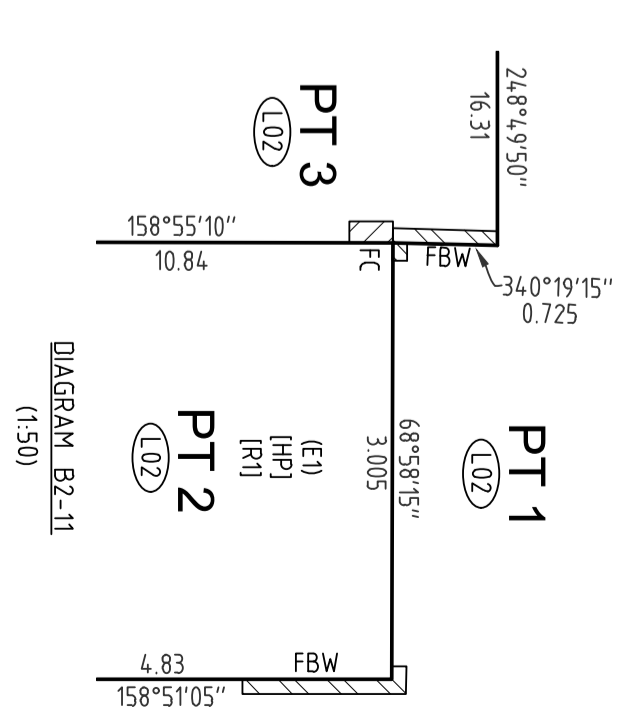
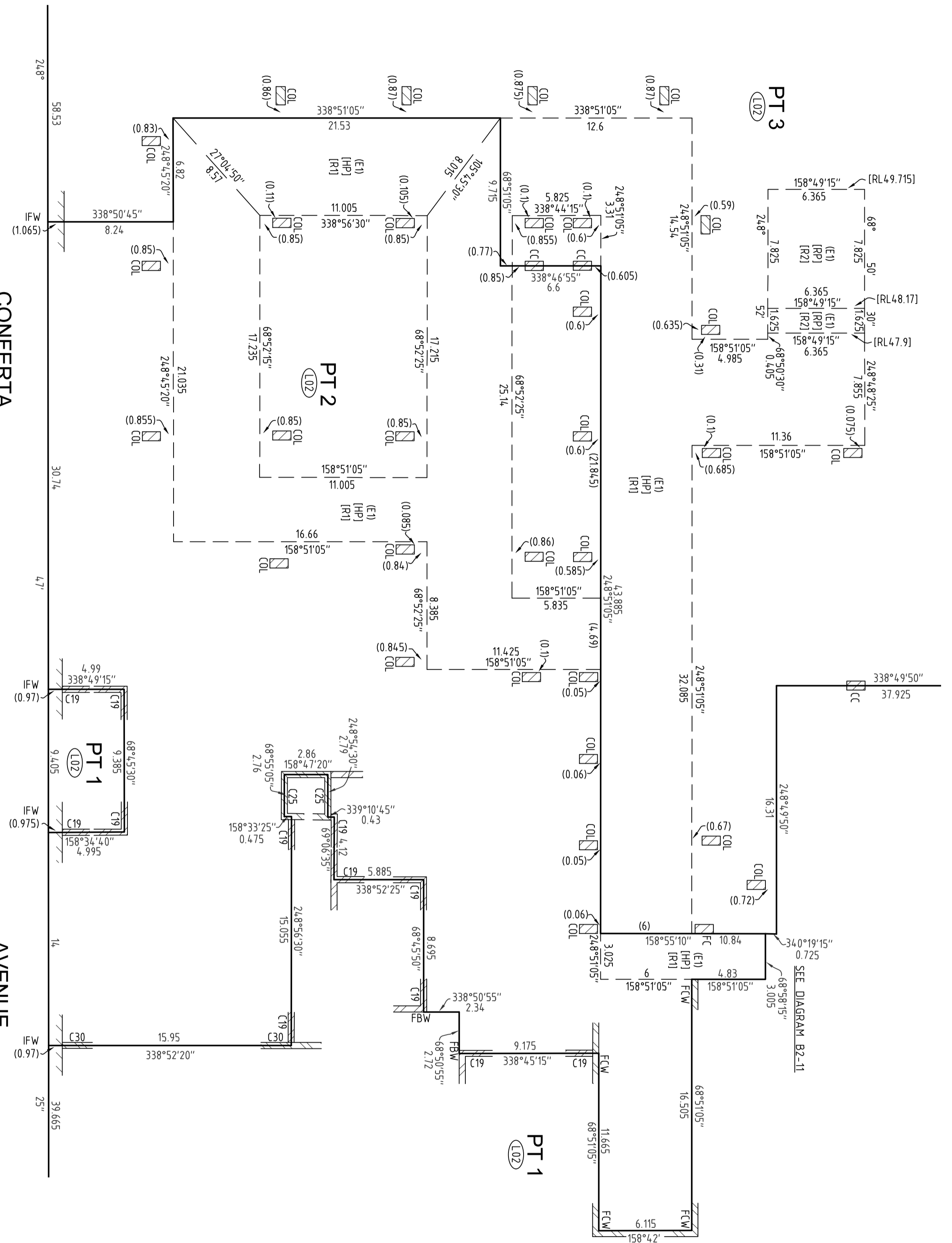
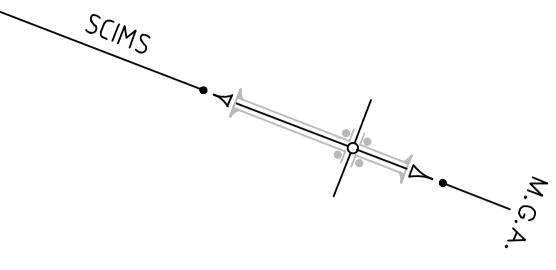
DIAGRAM B2-10

NOTES:
 C19 ~ DENOTES BDY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
 C25 ~ DENOTES BDY IS CENTRE OF 0.25 WIDE CONCRETE WALL
 FBW ~ DENOTES BDY IS FACE OF CONCRETE BLOCK WALL
 SW ~ DENOTES SHOTCRETE WALL
 W19 ~ DENOTES 0.19 WIDE CONCRETE BLOCK WALL

<p>SURVEYOR Name: JASON RAIC Date of Survey: 22-01-2024 Surveyor's Reference: 51384 023DP</p>	<p>PLAN OF SUBDIVISION OF LOT 294 IN DP 1213279</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 100 Lengths are in metres.</p>	<p>Registered 06/06/2024</p>	<p>DP1298422</p>
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BASEMENT 2

SEE SHEET 38 FOR EASEMENT DESCRIPTIONS,
STRATUM STATEMENTS AND
SCHEDULE OF CURVED LINES



NOTES:

- C19 ~ DENOTES BODY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
- C25 ~ DENOTES BODY IS CENTRE OF 0.25 WIDE CONCRETE WALL
- C30 ~ DENOTES BODY IS CENTRE OF 0.3 WIDE CONCRETE WALL
- COL ~ DENOTES CONCRETE COLUMN
- CC ~ DENOTES CONCRETE COLUMN
- FC ~ DENOTES BODY IS FACE OF CONCRETE COLUMN
- FBW ~ DENOTES BODY IS FACE OF CONCRETE BLOCK WALL
- FCW ~ DENOTES BODY IS FACE OF CONCRETE WALL
- IHP ~ DENOTES INSIDE FACE OF SHOTCRETE WALL
- IRP ~ DENOTES REGULAR SLOPING PLANE

SURVEYOR
Name: JASON RAIC
Date of Survey: 22-01-2024
Surveyor's Reference: 51384 023DP

PLAN OF SUBDIVISION OF LOT 294 IN DP 1213279

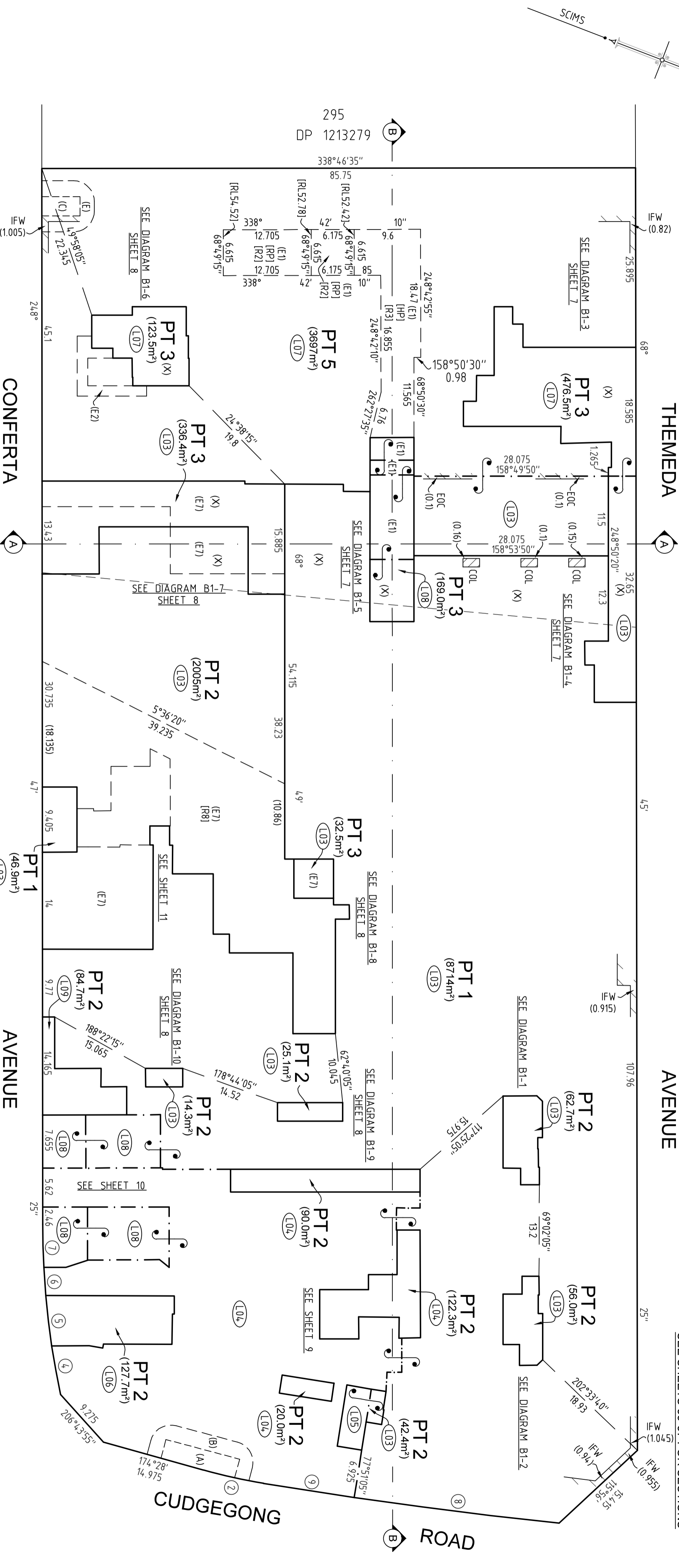
LGA: BLACKTOWN
Locality: TALLAWONG
Reduction Ratio 1: 200
Lengths are in metres.

Registered
06/06/2024

DP1298422

BASEMENT 1

SEE SHEET 38 FOR EASEMENT DESCRIPTIONS,
STRATUM STATEMENTS AND
SCHEDULE OF CURVED LINES
SEE SHEETS 35-37 FOR SECTIONS

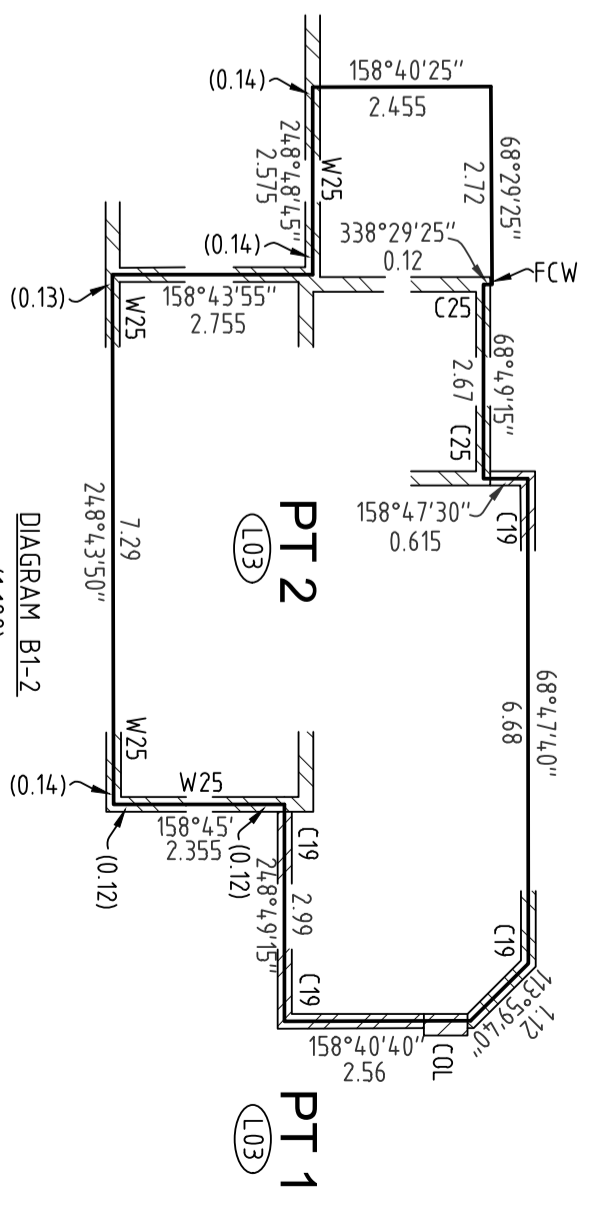
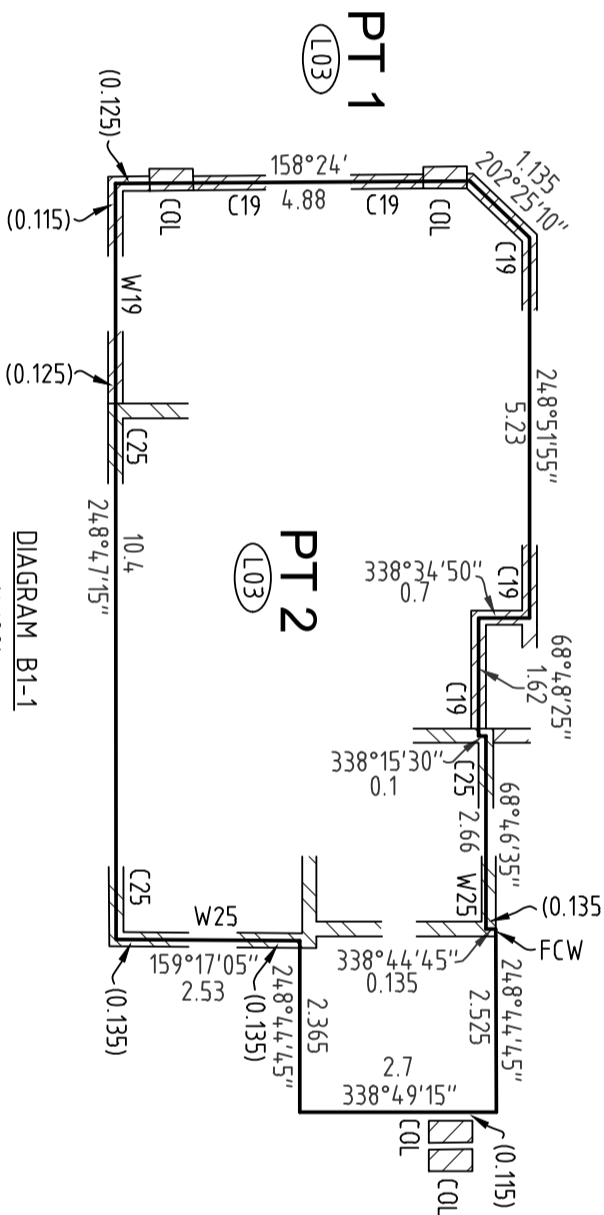


NOTES:

- IFW ~ DENOTES INSIDE FACE OF SHOTCRETE WALL
- EOC ~ DENOTES EDGE OF CONCRETE
- COL ~ DENOTES CONCRETE COLUMN
- C19 ~ DENOTES BDY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
- C25 ~ DENOTES BDY IS CENTRE OF 0.25 WIDE CONCRETE WALL
- W19 ~ DENOTES 0.25 WIDE CONCRETE WALL
- W25 ~ DENOTES 0.25 WIDE CONCRETE WALL
- FCW ~ DENOTES BDY IS FACE OF CONCRETE WALL
- [HP] ~ DENOTES HORIZONTAL PLANE
- [RP] ~ DENOTES REGULAR SLOPING PLANE

SCHEDULE OF AREAS
(BASEMENT 1)

LOT	NO. OF PARTS	TOTAL AREA
1	2	8761m ²
2	11	2650m ²
3	5	1138m ²
4	0	0
5	1	3697m ²



PLAN OF SUBDIVISION OF LOT 294 IN DP 1213279

SURVEYOR
Name: JASON RAIC
Date of Survey: 22-01-2024
Surveyor's Reference: 51384 023DP

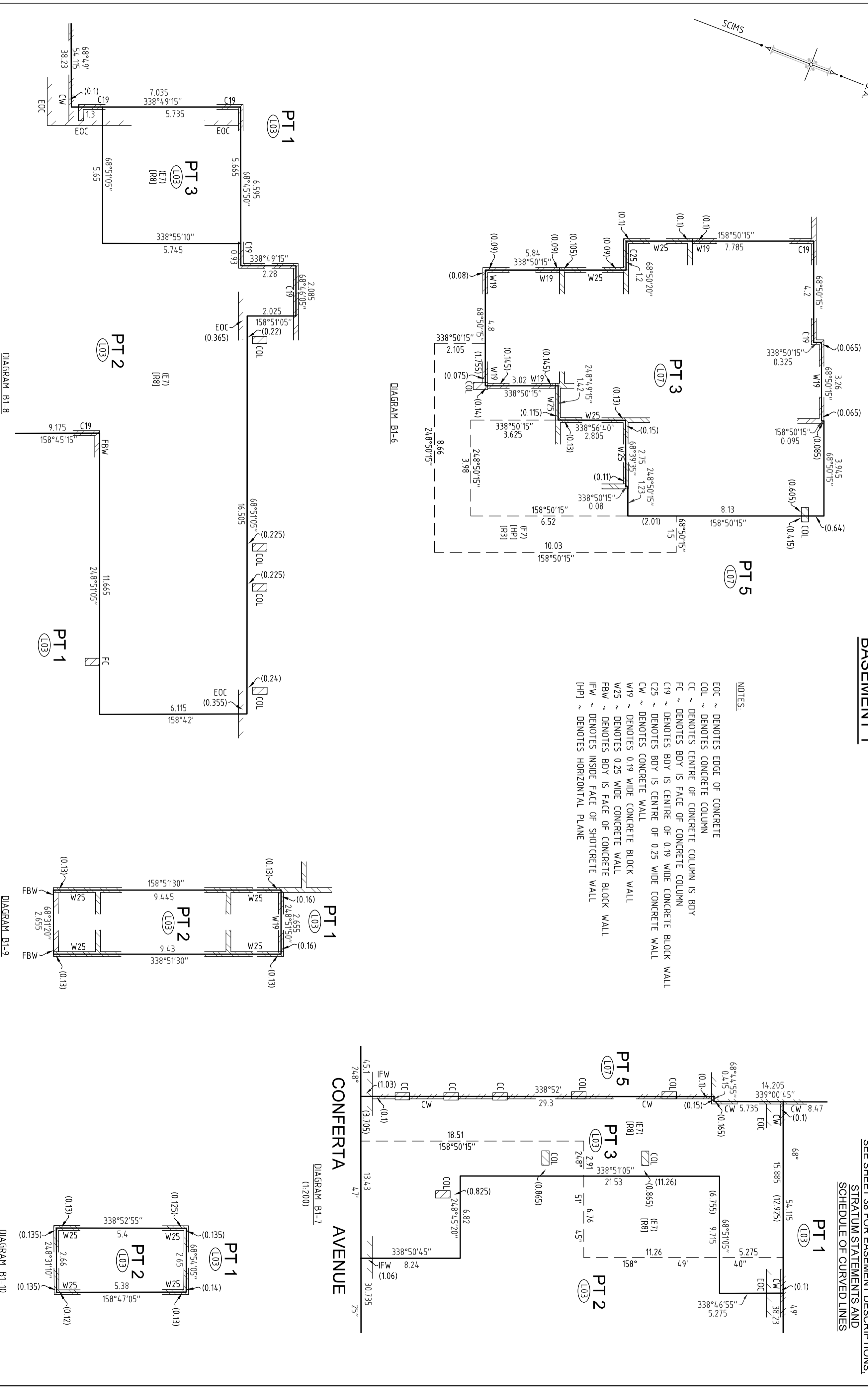
LGA: BLACKTOWN
Locality: TALLAWONG
Reduction Ratio 1: 400
Lengths are in metres.

Registered
06/06/2024

DP1298422

BASEMENT 1

SEE SHEET 38 FOR EASEMENT DESCRIPTIONS,
STRATUM STATEMENTS AND
SCHEDULE OF CURVED LINES



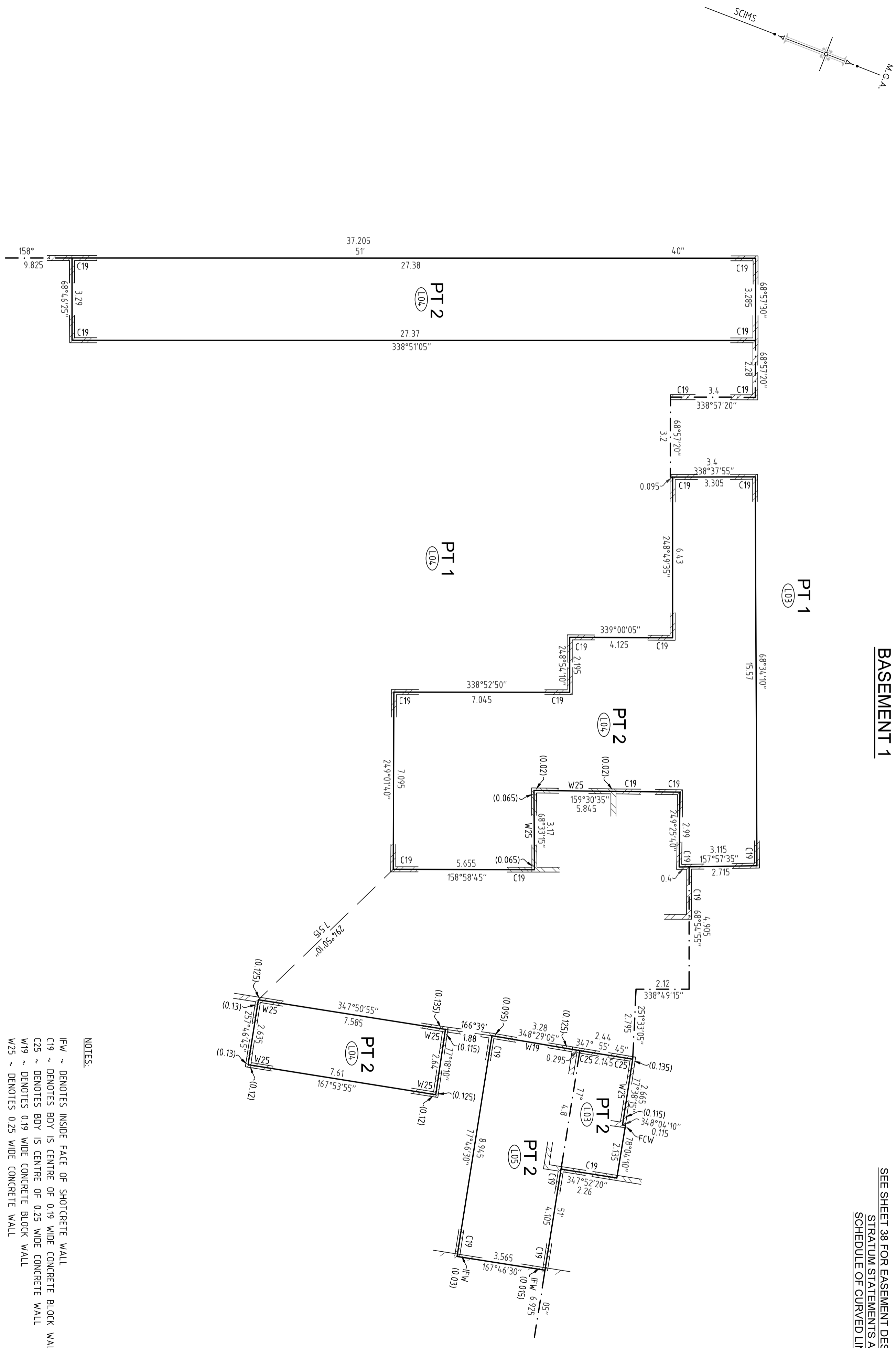
NOTES:

- EOC ~ DENOTES EDGE OF CONCRETE
- COL ~ DENOTES CONCRETE COLUMN
- CC ~ DENOTES CENTRE OF CONCRETE COLUMN IS BDY
- FC ~ DENOTES BDY IS FACE OF CONCRETE COLUMN
- C19 ~ DENOTES BDY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
- C25 ~ DENOTES BDY IS CENTRE OF 0.25 WIDE CONCRETE BLOCK WALL
- CW ~ DENOTES CONCRETE WALL
- W19 ~ DENOTES 0.19 WIDE CONCRETE BLOCK WALL
- W25 ~ DENOTES 0.25 WIDE CONCRETE BLOCK WALL
- FBW ~ DENOTES BDY IS FACE OF CONCRETE BLOCK WALL
- IFW ~ DENOTES INSIDE FACE OF SHOTCRETE WALL
- [HP] ~ DENOTES HORIZONTAL PLANE

<p>SURVEYOR Name: JASON RAIC Date of Survey: 22-01-2024 Surveyor's Reference: 51384 023DP</p>	<p>PLAN OF SUBDIVISION OF LOT 294 IN DP 1213279</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 100 Lengths are in metres.</p>	<p>Registered 06/06/2024</p>	<p>DP1298422</p>
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BASEMENT 1

SEE SHEET 38 FOR EASEMENT DESCRIPTIONS,
STRATUM STATEMENTS AND
SCHEDULE OF CURVED LINES

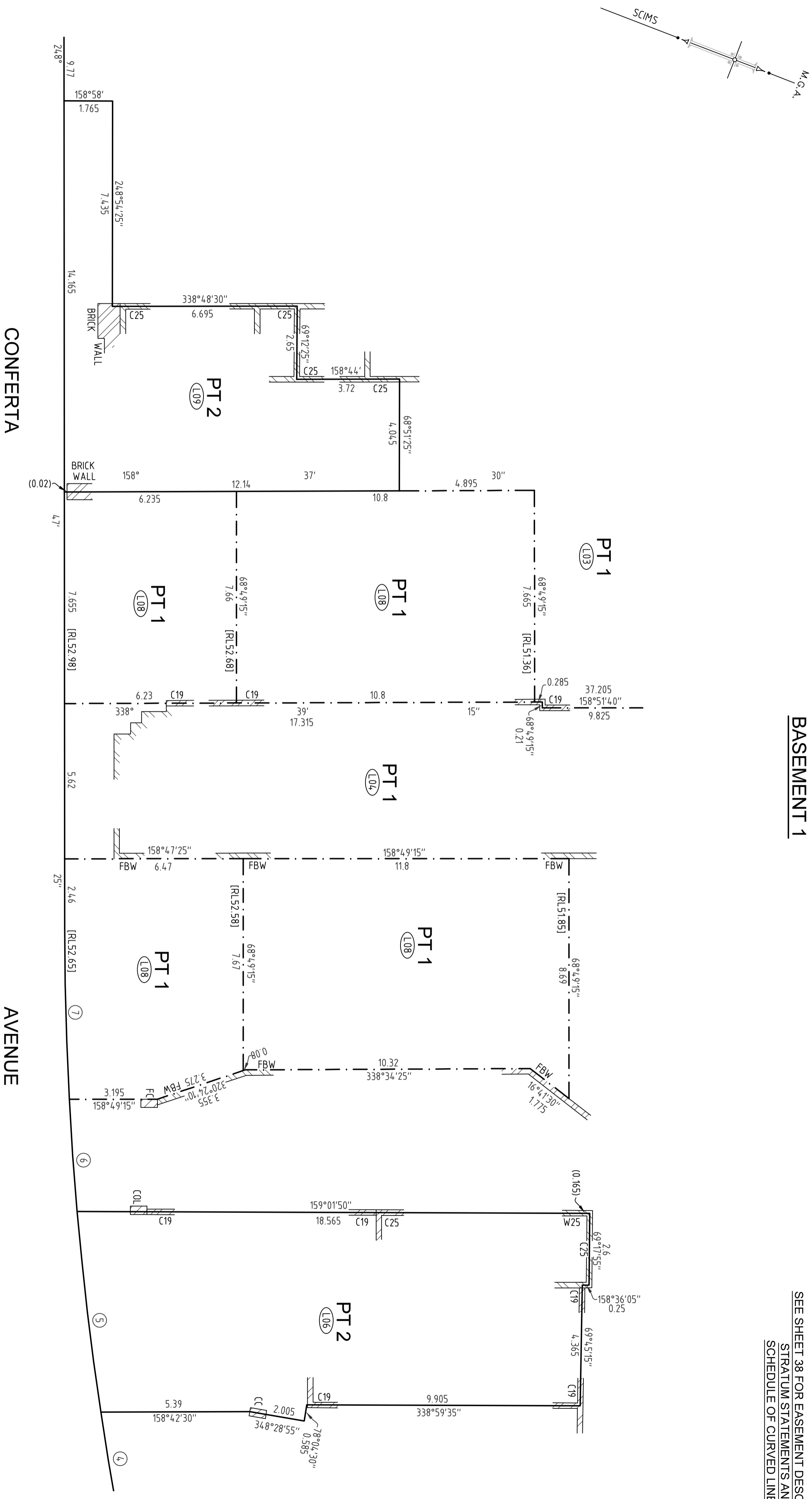


- NOTES:**
- IFW ~ DENOTES INSIDE FACE OF SHOTCRETE WALL
 - C19 ~ DENOTES BDY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
 - C25 ~ DENOTES BDY IS CENTRE OF 0.25 WIDE CONCRETE WALL
 - W19 ~ DENOTES 0.19 WIDE CONCRETE BLOCK WALL
 - W25 ~ DENOTES 0.25 WIDE CONCRETE WALL

<p>SURVEYOR Name: JASON RAIC Date of Survey: 22-01-2024 Surveyor's Reference: 51384 023DP</p>	<p>PLAN OF SUBDIVISION OF LOT 294 IN DP 1213279</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 100 Lengths are in metres.</p>	<p>Registered 06/06/2024</p>	<p>DP1298422</p>
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BASEMENT 1

SEE SHEET 38 FOR EASEMENT DESCRIPTIONS,
STRATUM STATEMENTS AND
SCHEDULE OF CURVED LINES



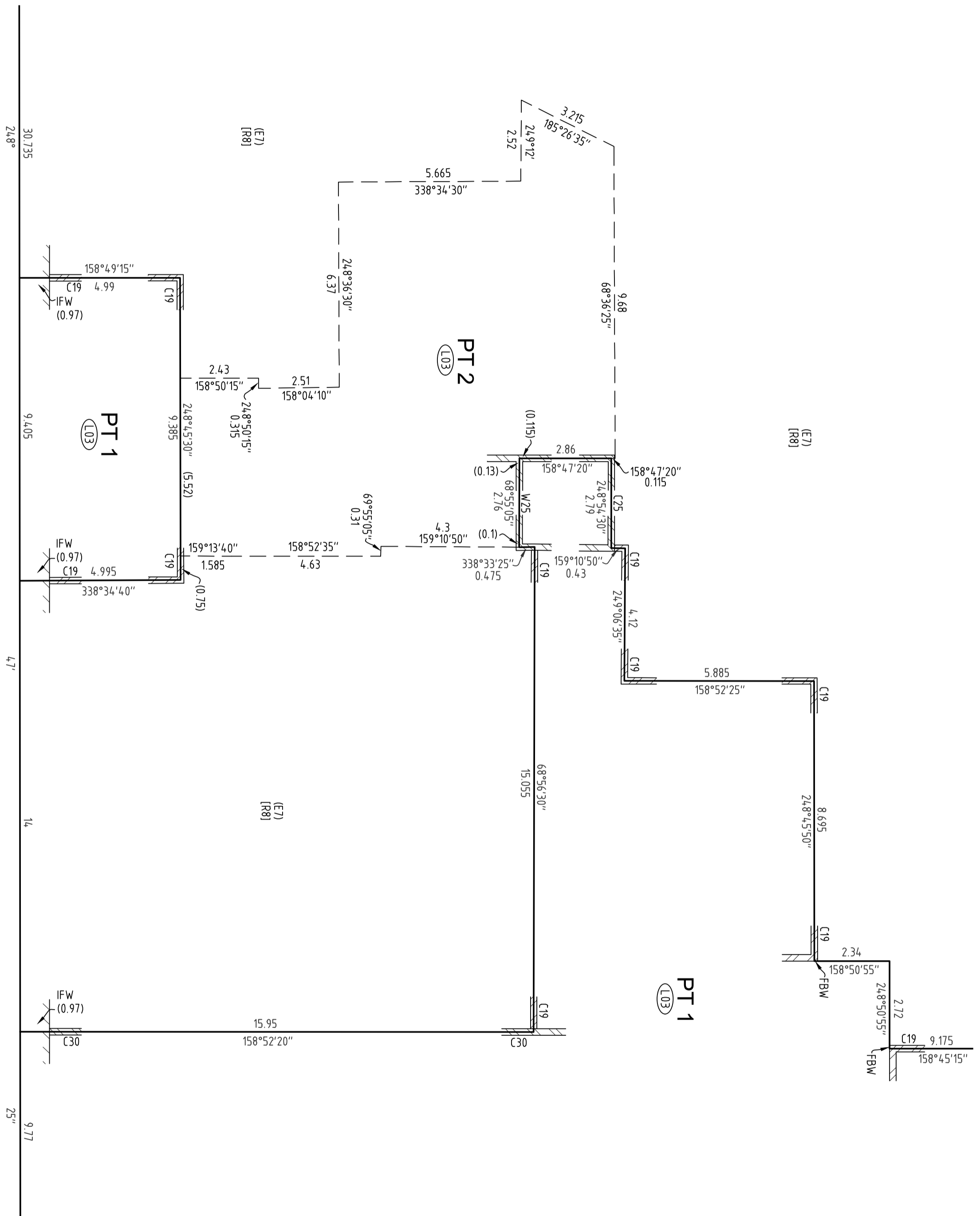
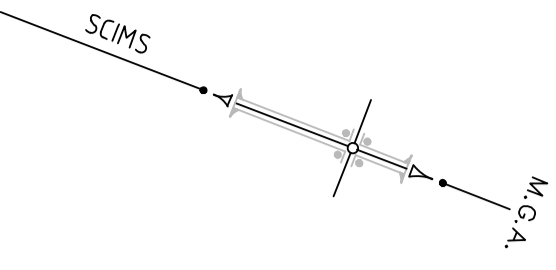
NOTES:

- COL ~ DENOTES CONCRETE COLUMN
- CC ~ DENOTES CENTRE OF CONCRETE COLUMN IS BODY
- FC ~ DENOTES BODY IS FACE OF CONCRETE COLUMN
- C19 ~ DENOTES BODY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
- C25 ~ DENOTES BODY IS CENTRE OF 0.25 WIDE CONCRETE WALL
- FBW ~ DENOTES BODY IS FACE OF CONCRETE BLOCK WALL
- W25 ~ DENOTES 0.25 WIDE CONCRETE WALL

<p>SURVEYOR Name: JASON RAIC Date of Survey: 22-01-2024 Surveyor's Reference: 51384 023DP</p>	<p>PLAN OF SUBDIVISION OF LOT 294 IN DP 1213279</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 100 Lengths are in metres.</p>
<p>Registered 06/06/2024</p>		<p>DP1298422</p>

BASEMENT 1

SEE SHEET 38 FOR EASEMENT DESCRIPTIONS,
STRATUM STATEMENTS AND
SCHEDULE OF CURVED LINES



CONFERTIA

AVENUE

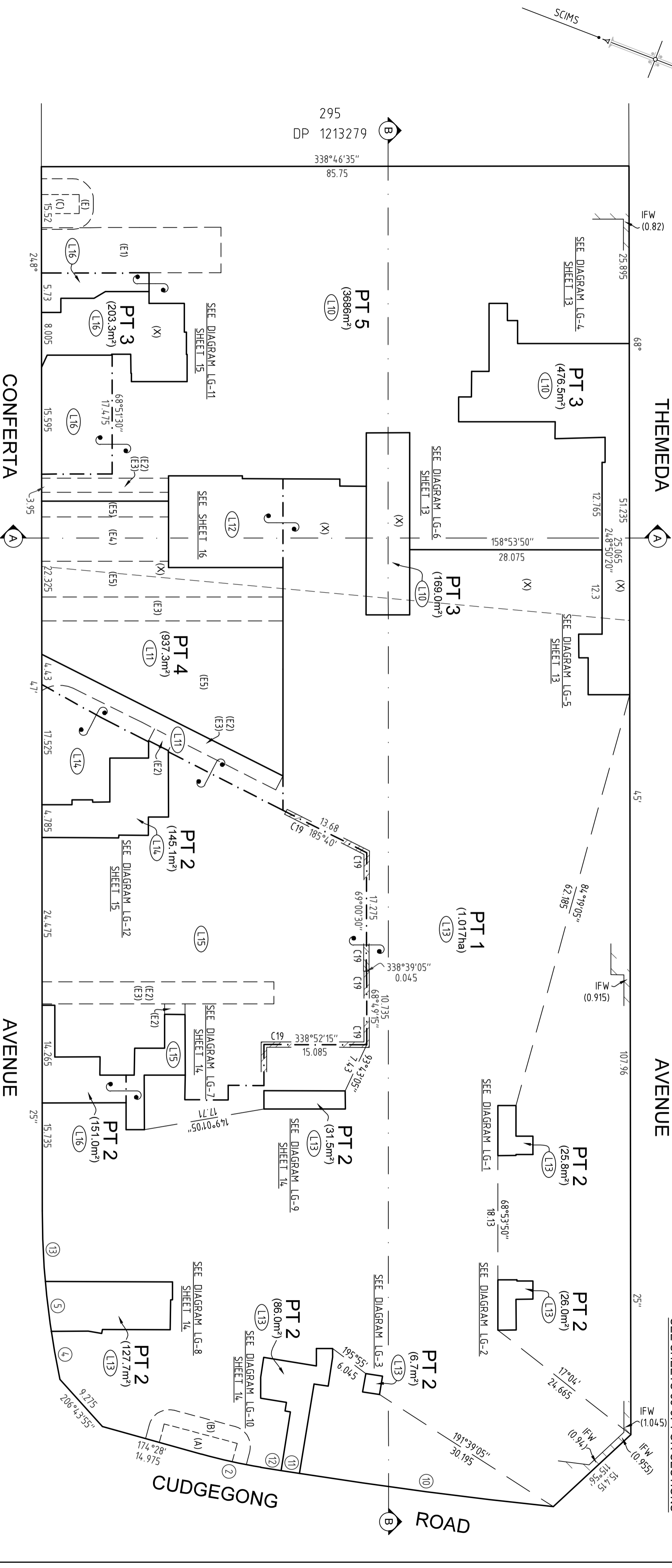
NOTES:

- IFW ~ DENOTES INSIDE FACE OF SHOTCRETE WALL
- C19 ~ DENOTES BDY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
- C25 ~ DENOTES BDY IS CENTRE OF 0.25 WIDE CONCRETE WALL
- C30 ~ DENOTES BDY IS CENTRE OF 0.3 WIDE CONCRETE WALL
- W25 ~ DENOTES 0.25 WIDE CONCRETE WALL
- FBW ~ DENOTES BDY IS FACE OF CONCRETE BLOCK WALL

<p>SURVEYOR Name: JASON RAIC Date of Survey: 22-01-2024 Surveyor's Reference: 51384 023DP</p>	<p>PLAN OF SUBDIVISION OF LOT 294 IN DP 1213279</p>	<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 100 Lengths are in metres.</p>
 Registered 06/06/2024	DP1298422	

LOWER GROUND FLOOR

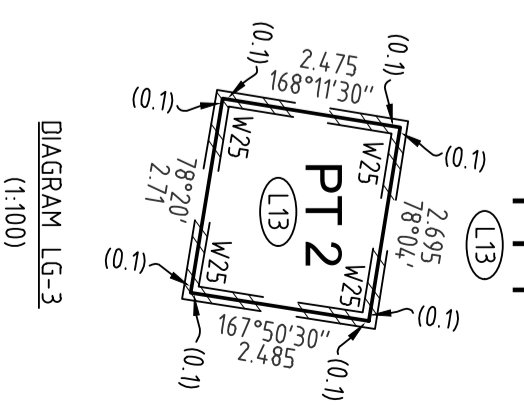
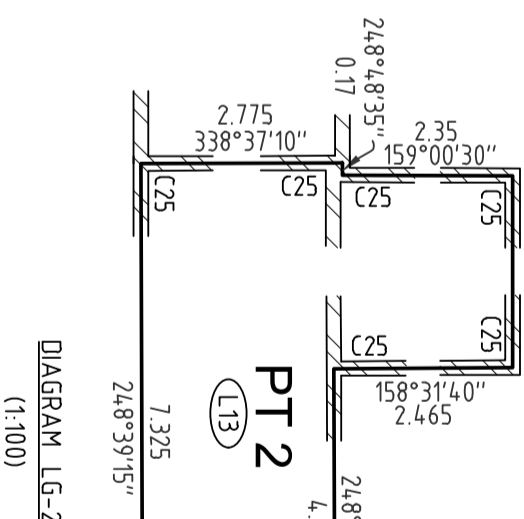
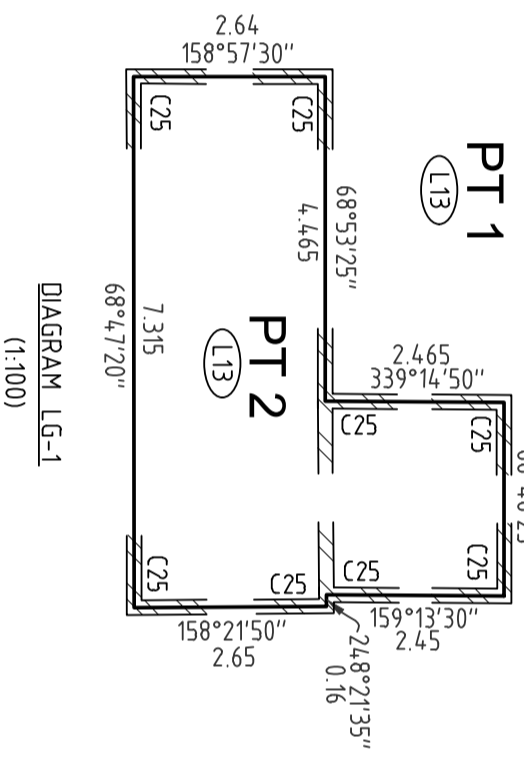
SEE SHEET 38 FOR EASEMENT DESCRIPTIONS,
STRATUM STATEMENTS AND
SCHEDULE OF CURVED LINES
SEE SHEETS 35-37 FOR SECTIONS



NOTES:
 IFW ~ DENOTES INSIDE FACE OF SHOTCRETE WALL
 C19 ~ DENOTES BDY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
 C25 ~ DENOTES BDY IS CENTRE OF 0.25 WIDE CONCRETE WALL
 W25 ~ DENOTES 0.25 WIDE CONCRETE WALL

**SCHEDULE OF AREAS
(LOWER GROUND FLOOR)**

LOT	NO. OF PARTS	TOTAL AREA
1	1	1.017ha
2	8	599.8m ²
3	3	848.8m ²
4	1	937.3m ²
5	1	3686m ²



PLAN OF SUBDIVISION OF LOT 294 IN DP 1213279

SURVEYOR
 Name: JASON RAIC
 Date of Survey: 22-01-2024
 Surveyor's Reference: 51384 023DP

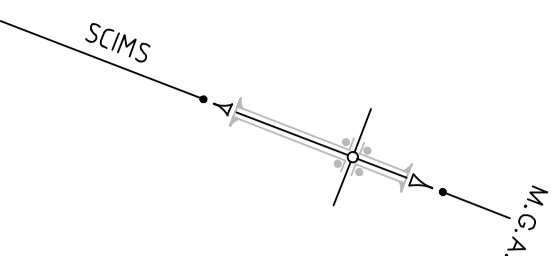
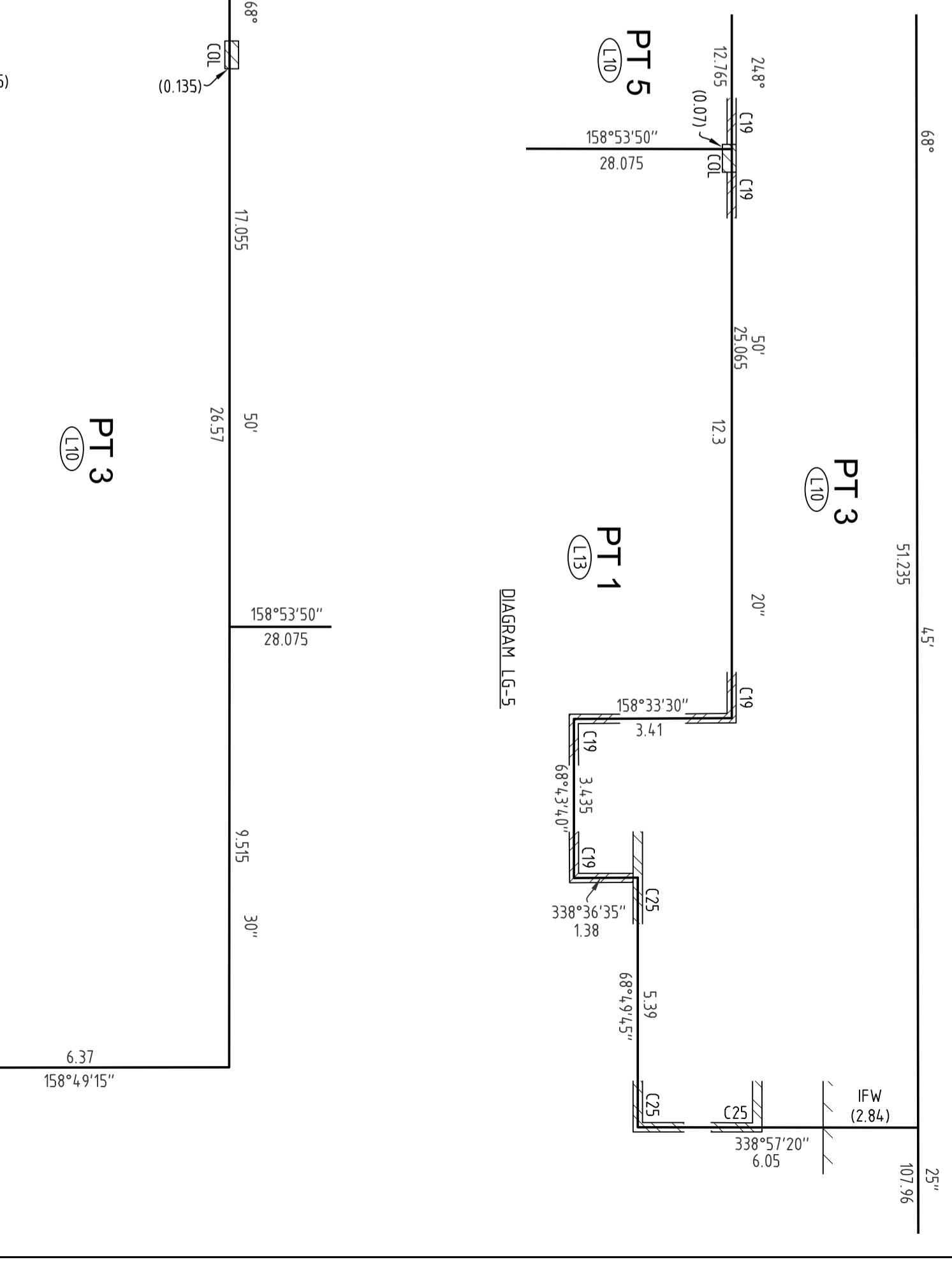
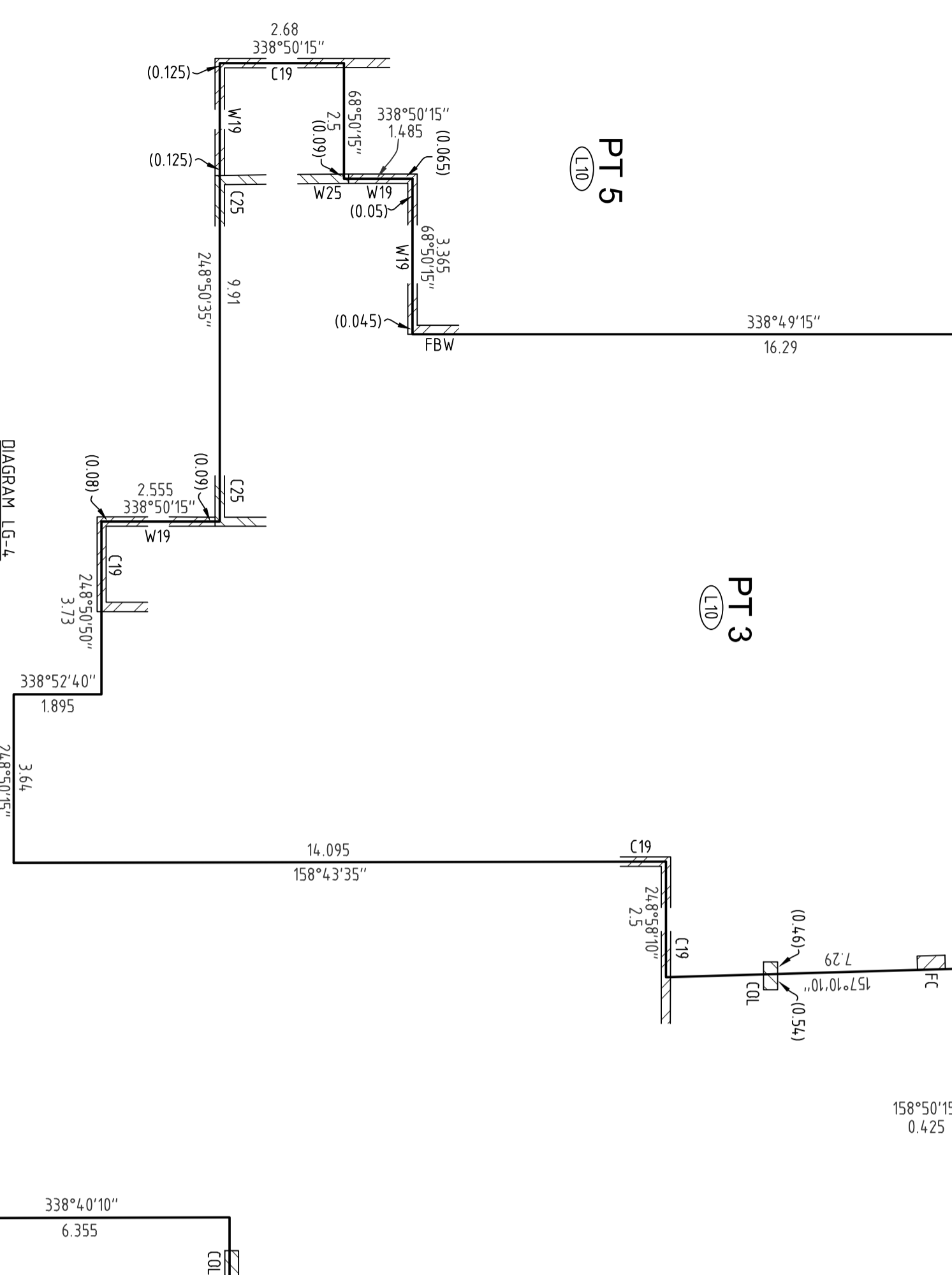
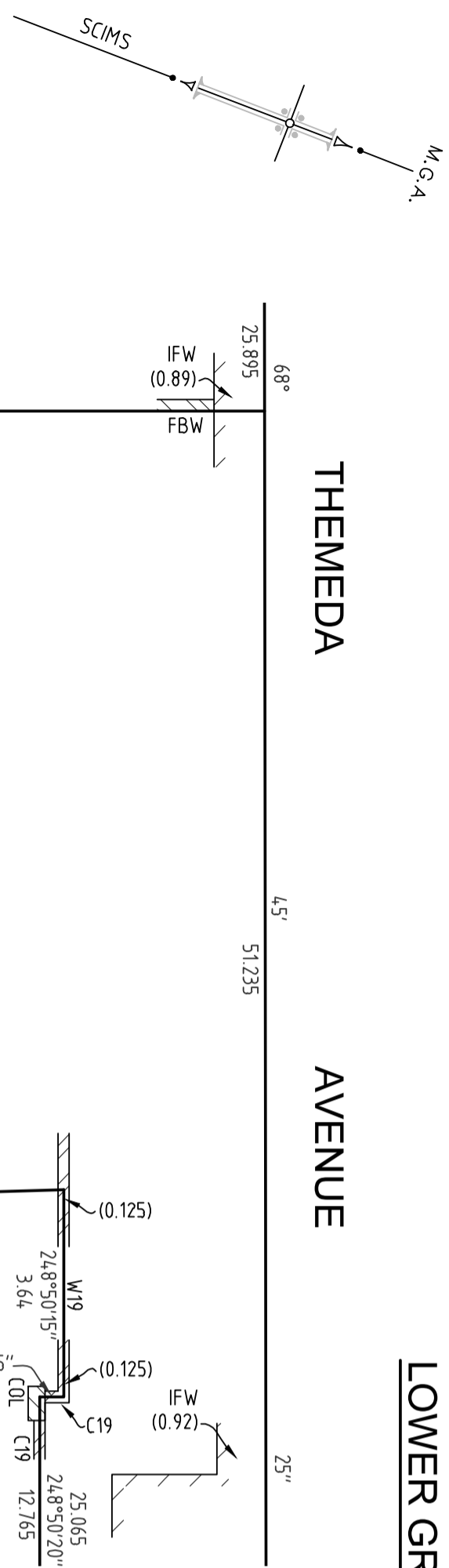
LGA: BLACKTOWN
 Locality: TALLAWONG
 Reduction Ratio: 1: 400
 Lengths are in metres.



DP1298422

LOWER GROUND FLOOR

SEE SHEET 38 FOR EASEMENT DESCRIPTIONS,
STRATUM STATEMENTS AND
SCHEDULE OF CURVED LINES



THEMEDA AVENUE

PT 5 (L10)

PT 3 (L10)

PT 5 (L10)

PT 3 (L10)

PT 1 (L13)

DIAGRAM LG-4

DIAGRAM LG-5

DIAGRAM LG-6

NOTES:

- IFW ~ DENOTES INSIDE FACE OF SHOTCRETE WALL
- COL ~ DENOTES CONCRETE COLUMN
- FC ~ DENOTES BODY IS FACE OF CONCRETE COLUMN
- C19 ~ DENOTES BODY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
- C25 ~ DENOTES BODY IS CENTRE OF 0.25 WIDE CONCRETE WALL
- W19 ~ DENOTES 0.19 WIDE CONCRETE WALL
- W25 ~ DENOTES 0.19 WIDE CONCRETE WALL
- FBW ~ DENOTES BODY IS FACE OF CONCRETE BLOCK WALL

SURVEYOR

Name: JASON RAIC

Date of Survey: 22-01-2024

Surveyor's Reference: 51384 023DP

PLAN OF SUBDIVISION OF LOT 294 IN DP 1213279

LGA: BLACKTOWN

Locality: TALLAWONG

Reduction Ratio 1: 100

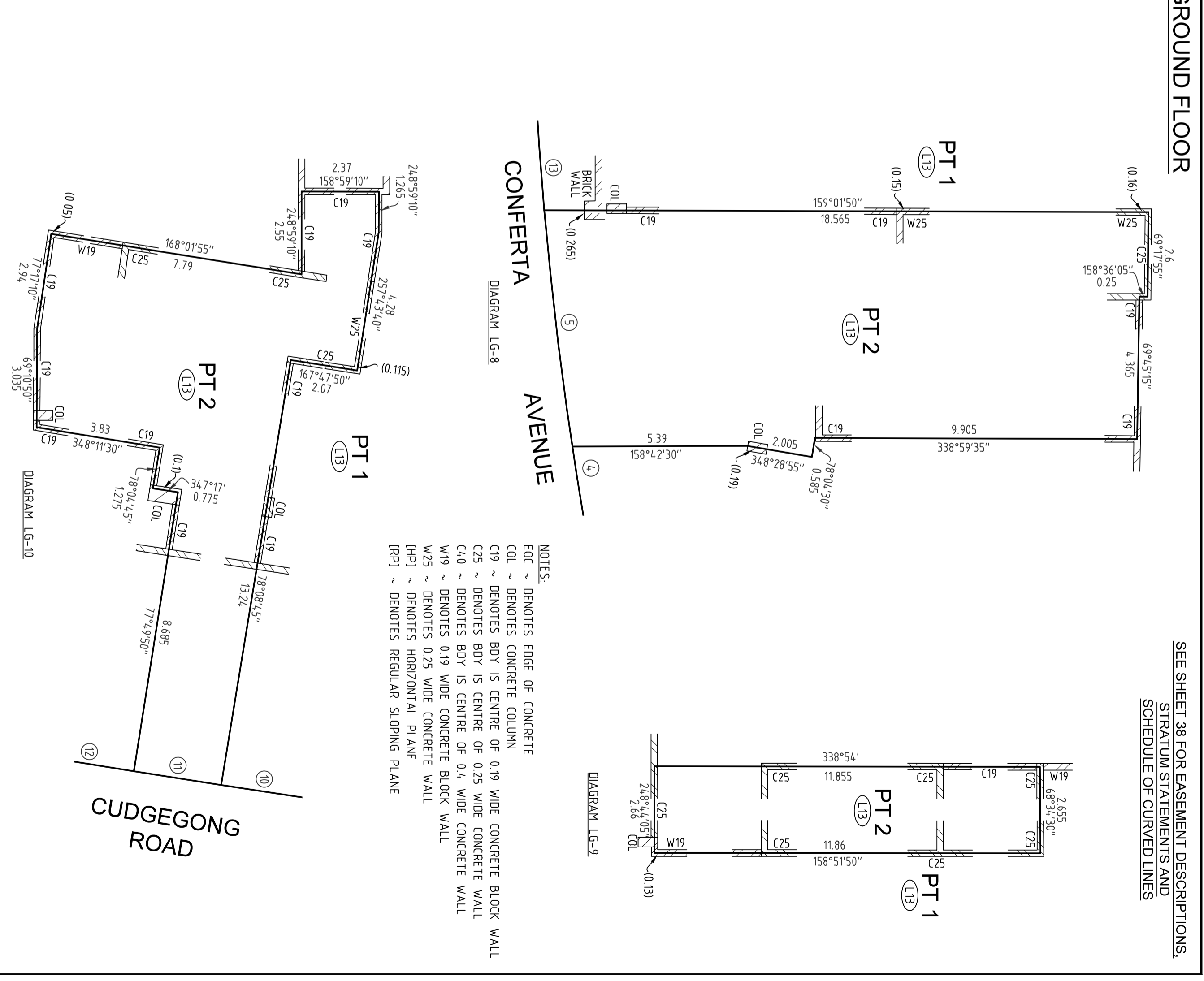
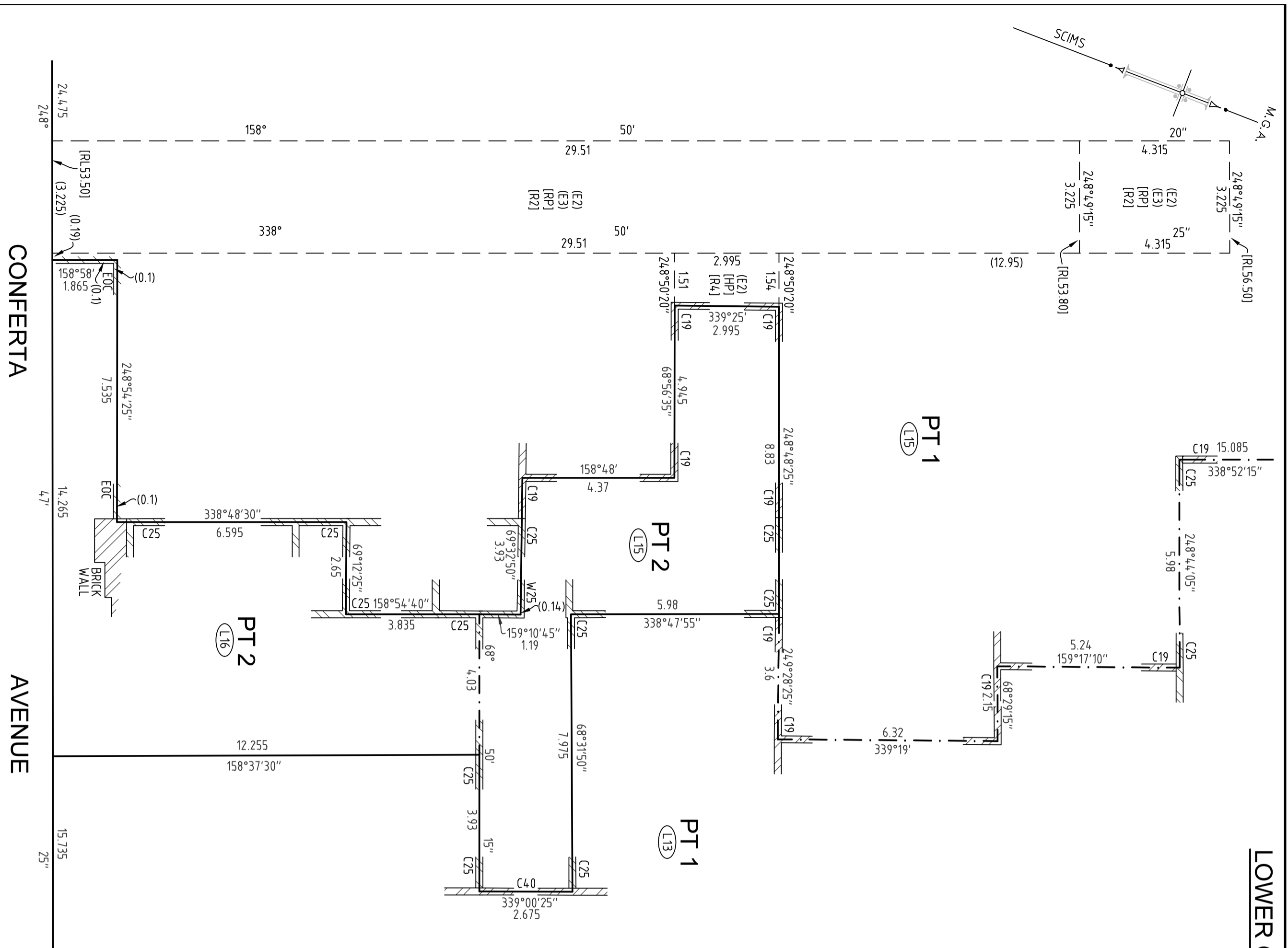
Lengths are in metres.



DP1298422

LOWER GROUND FLOOR

SEE SHEET 38 FOR EASEMENT DESCRIPTIONS,
STRATUM STATEMENTS AND
SCHEDULE OF CURVED LINES



- NOTES:**
- EOC ~ DENOTES EDGE OF CONCRETE
 - COL ~ DENOTES CONCRETE COLUMN
 - C19 ~ DENOTES BDY IS CENTRE OF 0.19 WIDE CONCRETE BLOCK WALL
 - C25 ~ DENOTES BDY IS CENTRE OF 0.25 WIDE CONCRETE WALL
 - C40 ~ DENOTES BDY IS CENTRE OF 0.4 WIDE CONCRETE WALL
 - W19 ~ DENOTES 0.19 WIDE CONCRETE BLOCK WALL
 - W25 ~ DENOTES 0.25 WIDE CONCRETE WALL
 - [HP] ~ DENOTES HORIZONTAL PLANE
 - [RP] ~ DENOTES REGULAR SLOPING PLANE

DIAGRAM LG-7

DIAGRAM LG-8

DIAGRAM LG-9

<p>SURVEYOR Name: JASON RAIC Date of Survey: 22-01-2024 Surveyor's Reference: 51384 023DP</p>		<p>PLAN OF SUBDIVISION OF LOT 294 IN DP 1213279</p>	
<p>LGA: BLACKTOWN Locality: TALLAWONG Reduction Ratio 1: 100 Lengths are in metres.</p>		<p>Registered 06/06/2024</p>	
<p>DP1298422</p>			