



Part of Lot 9007 Cara Way, Wattle Grove, Western Australia (Stage 1)

ANNEXURE "A" - SPECIAL CONDITIONS OF SALE

1 DEFINITIONS AND INTERPRETATION

(a) Definitions

In this Contract, unless the context requires otherwise, the following words have the following meanings:

Approval means an approval, consent, permit or permission required by the Seller or any other person from any Relevant Authority in order to register the Proposed Plan of Subdivision in accordance with the requirements of any Relevant Authority including but not limited to in relation to a subdivision approval.

Annexure includes each additional annexure, appendix and/or attachment to this Contract.

AS3959 means 'Australian Standard AS 3959 (2018) - Construction of buildings in bushfire-prone areas (Amend 2-2020)', and as modified from time to time, that can be obtained from the BAL System or at the following website: https://infostore.saiglobal.com/en-au/standards/as-3959-2018-122340_saig_as_as_2685241/

BAL Information means the information that is contained in an Annexure to this Contract (if any), or, if no information is contained in an Annexure to this Contract, then such information (if any) which the Seller provides to the Buyer in writing prior to the execution of this Contract by the Buyer that is relevant to the Property's bushfire attack level within the meaning of that term in AS3959.

BAL System means an information system that can be accessed at the following website: <http://www.as3959.com.au>, which the Buyer may use the BAL Information to ascertain the Property's bushfire attack level for the purposes of AS3959.

Bushfire Management Plan means the approved Bushfire Management Plan required as a condition of the Planning Commission's approval of the subdivision of the Property from the Original Land, prepared by *Lushfire [sic] & Planning* (ABN 74 232 678 543) dated 29 October 2023, all as amended, varied, supplemented or consolidated from time to time. A copy of the approved Bushfire Management Plan's "BAL Contour Map" is contained in Annexure C.

Bushfire Management Orders, Policies, and Regulations include the *Bushfire Management Orders, Policies and Regulations Fire and Emergency Services (Bush Fire Prone Areas) Order 2015*, *State Planning Policy 3.7 - Planning in Bushfire Prone Areas*; the *Planning and Development (Local Planning Schemes) Amendment Regulations 2015*; the *Building Amendment Regulations (No. 3) 2015*; and any other applicable bushfire mitigation or management orders, policies, and regulations in force at the time, all as modified from time to time.

City means the City of Kalamunda (or any replacement thereof).

Code means the Real Estate and Business Agents and Sales Representatives Code of Conduct 2016 (WA);

Continuing Development Works means works undertaken to, on and in the vicinity of the Original Land and the Property by the Seller or the Seller's related entity including civil site works, engineering, de-watering, construction works, demolition, clearing and all associated works;

DevelopmentWA means the West Australian Land Authority trading a *DevelopmentWA*.

General Conditions means the *2022 Joint Form of General Conditions for the Sale of Land*, a copy of which is annexed to this Contract.

Plan of Subdivision means the Proposed Plan of Subdivision in the form in which it is registered at Landgate, as amended, varied, supplemented or consolidated from time to time.

Planning and Development Act means the *Planning and Development Act 2005 (WA)*.

Planning Instruments include the relevant planning or other schemes or planning policies of the Relevant Authority, which include the *City's Local Planning Scheme No 3*, and the *State Planning Policy 7.3 – Residential Design Codes*, and any other applicable state and local planning policy in force at the time relevant to the use and development of the Property and all as modified from time to time.

Proposed Plan of Subdivision means the plan or a plan annexed to this Contract and marked Annexure "B" showing the Property and the proposed Lots and includes such plan or plans as amended, varied or supplemented from time to time and which may show the subdivision of the Original Land in Stages (whether as originally prepared, or from time to time).

Purchase Price means the price payable by the Buyer to the Seller to buy the Property pursuant to this Contract.

Relevant Authority includes each government or governmental, semi-governmental, administrative, fiscal or judicial body, department, commission, statutory or public authority, tribunal, agency or entity, whether local, state, federal or otherwise and includes without limitation DevelopmentWA, the City and the Planning Commission.

Settlement Date means the date for the settlement of the sale of the Property specified in this Contract or otherwise determined pursuant to these special conditions.

Stage means (if applicable) the proposed Lots shown as grouped into a corresponding stage as may be shown on the Proposed Plan of Subdivision.

(b) Interpretation

In this Contract unless stated otherwise:

- (i) terms and expressions which are defined in the General Conditions and which are used, but not defined, in this Contract have the same meanings attributed to them in the General Conditions when used in this Contract; and
- (ii) without limiting clause 26.6 of the General Conditions, a provision of this Contract shall not be construed against a Party merely because that Party was responsible for drafting this Contract or for the inclusion of that provision.

(c) No Merger

Any terms, conditions or provisions of this Contract (including in any Annexure or Attachment) which are not satisfied or fulfilled at Settlement will not merge in the Transfer of Land and will continue to apply and be enforceable against the Buyer.

2 INCORPORATION OF SPECIAL CONDITIONS AND ANNEXURES

- (a) These special conditions and all Annexures are incorporated into and form part of the Contract between the Seller and the Buyer.
- (b) If there is any inconsistency between the General Conditions, these special conditions and the provisions of any Annexure and/or Attachment, then the following orders of priority shall prevail:
 - (i) the provisions of the Annexure or Attachment shall prevail over these special conditions and the General Conditions to the extent of the inconsistency; and
 - (ii) these special conditions shall prevail over the General Conditions to the extent of the inconsistency.
- (c) In addition to anything else in these special conditions, the General Conditions, as they apply to this Contract, are amended as follows:
 - (i) General Condition 4.2 is deleted in its entirety;
 - (ii) General Condition 9 is deleted in its entirety; and
 - (iii) General Condition 15.3, 15.4 and 15.5 are deleted in their entirety.

3 SUBDIVISION OF LAND

- (a) This special condition 3 only applies if, as at the Contract Date, the Property is not a separate “lot” as defined in the Planning and Development Act. This special condition 3 does not affect or restrict the operation of any other special condition.
- (b) The Buyer acknowledges that, as at the Contract Date, the Planning Commission has granted approval to the subdivision of the Property from the Original Land on conditions which are acceptable to the Seller.
- (c) Save for General Condition 13.3(a)(1) and 13.3(a)(2), General Condition 13 does not apply to this Contract.
- (d) The Seller may at any time before and up to 5.00pm (WST) on the date that is 12 months after the Contract Date (**Seller’s Satisfaction Date**), terminate this Contract if:
 - (i) any Relevant Authority refuses to issue or grant an Approval or fails to grant or issue an Approval before the Seller’s Satisfaction Date;
 - (ii) any Relevant Authority imposes or does not agree to remove or modify a condition on an Approval which, in the opinion of the Seller (in the Seller’s absolute discretion), the Seller is unable or unwilling to comply with; or
 - (iii) the Seller is of the opinion that the Proposed Plan of Subdivision will not be registered in the form required by the Seller within the time specified in General Condition 13.3(a)(2) (as varied by this Contract); or
 - (iv) the Seller is of the opinion that it is not economically viable for the Seller to continue with or complete the subdivision or particular Stage of the subdivision of the Original Land.
- (e) If the Plan of Subdivision is not In Order for Dealing within the time specified in General Condition 13.3(a)(2) (as varied by this Contract) then the Buyer may, by written notice to the Seller, at any time before the Plan of Subdivision is In Order for Dealing but not after that time, terminate this Contract.

- (f) If this Contract is terminated under special condition 3(d) or 3(e):
 - (i) the Seller shall return the Deposit to the Buyer; and
 - (ii) no Party will have any claim or right of action against the other arising from the termination (at law or in equity), except in respect to any matter which arose before the termination.

4A STAGED SUBDIVISION OF LAND

The Buyer acknowledges, accepts and is aware that:

- (a) the subdivision of the Original Land may be carried out in Stages and that the Seller gives no assurance that any subsequent Stage will be carried into effect within any particular period of time or at all; and
- (b) there may be Continuing Subdivision Works undertaken by or on behalf of the Seller for an indefinite period of time after Settlement and those works may be noisy or noxious and may cause dust and general discomfort, and other interruptions and inconveniences to the Buyer's use and enjoyment of the Property or other persons occupying and visiting the Property, and the Buyer:
 - (i) undertakes not to make any claim whatsoever or object (and do all things necessary to procure that any occupant or visitor does not make any claim or objection) to the Continuing Subdivision Works whether before or after Settlement; and
 - (ii) releases to the maximum extent permitted by law the Seller from any claim of any nature whatsoever in connection with the Continuing Subdivision Works.

4 DIVIDING FENCES

- (a) So long as the Seller remains the registered proprietor of any land adjoining the boundary of the Property, it is agreed the Seller shall not be required to make, nor shall the Buyer have any claim against the Seller for, any contribution to the cost of any dividing fences or walls.
- (b) If the Buyer constructs a fence on the Property's boundary or within the Property (**Fence**), then the Fence must be constructed from either:
 - (i) 1.8m high *BlueScope® Colorbond®* zincalume panel fencing in "Surfmist" colour; or
 - (ii) 1.8m high masonry of the same type, colour, and standard as masonry used in the dwelling,

unless otherwise approved in writing by the Seller. For the avoidance of any doubt, if the Buyer chooses to install a Fence, then it is responsible for appointing its own contractor to construct the Fence, and the Buyer alone is responsible for the cost of the Fence.

5 MATTERS AFFECTING PROPERTY

(a) General

Without limiting any provision of the General Conditions, the Buyer acknowledges and agrees that the Property is sold subject to all (if any):

- (i) reservations, limitations, interests, encumbrances, restrictive covenants, notifications and memorials contained in or noted on (or to be contained in or noted on as a requirement of a Relevant Authority or otherwise) the Certificate of Title to the Property;
- (ii) building conditions, limitations, restrictions or requirements imposed against the Property by any Relevant Authority whatsoever;

- (iii) easements indicated on the Proposed Plan of Subdivision or otherwise required by any Relevant Authority; and
- (iv) any easements for support, protection or services expressed or implied by the Transfer of Land Act,

and regardless of whether any such matters are expressly referred to in this Contract or not.

(b) Notifications, Easements and Restrictions

(i) Without limiting special condition 5(a), the Buyer acknowledges, accepts and agrees that:

- (1) the Property is sold subject to the Bushfire Management Plan;
- (2) the Buyer must comply with the Bushfire Management Plan;
- (3) the Buyer has been made aware of the implications of the Bushfire Management Plan on the Property, including obligations concerning matters such as bush fire readiness, the ongoing maintenance of the asset protection and hazard separation zones, the requirement to comply with standard of construction of improvements on the Property in accordance with AS 3959 (**Bushfire Risk Management Measures**);
- (4) the Buyer has been made aware of the Bushfire Risk Management Measures;
- (5) the Buyer has been made aware that the Bushfire Management Plan is yet to be formally approved by the Relevant Authorities and may be subject to amendments;
- (6) the Buyer has been made aware that compliance with the Bushfire Management Plan does not guarantee that any development on the Property will survive a bushfire event;
- (7) the Bushfire Management Plan details the Seller's and Buyer's respective obligations and responsibilities for the implementation and ongoing maintenance of the Bushfire Risk Management Measures and that the Buyer has been made aware of those provisions;
- (8) the Property is sold subject to a drainage easement in favour of the City that affects that portion of the Property that is marked '33a' on the Proposed Plan of Subdivision, and that will be registered as a Specified Encumbrance against the Certificate of Title to the Property at or prior to Settlement;
- (9) the Property is sold subject to the following notification made pursuant to section 165 of the Planning and Development Act that will be registered as a Specified Encumbrance against the Certificate of Title to the Property at or prior to Settlement, reading as follows:

'This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land.'

; and

- (10) the Property may be affected by and the Certificate of Title to the Property or the Plan of Subdivision identifying the Property will have noted on it notifications or memorials in connection with environmental or environmental contamination issues,

which may affect the manner in which the Property may be used (**Pertinent Matter**).

- (ii) Unless entitled to do so at law, and despite anything in the General Conditions that would otherwise give the Buyer such a right (including clause 2.7 of the General Conditions), the Buyer is not entitled to terminate this Contract or seek any compensation whatsoever from the Seller as result of any Pertinent Matter.

(c) Improvements and Development

The Buyer acknowledges and agrees that:

- (i) the Planning Instruments and Bushfire Management Plan are obtainable from the Relevant Authority;
- (ii) all development on the Property must comply with the provisions of the:
 - (1) Planning Instruments of the Relevant Authority relevant to the Property; and
 - (2) Bushfire Management Plan and the Bushfire Risk Management Measures;
- (iii) any development on the Property may be subject to the Bushfire Management Orders, Policies, and Regulations;
- (iv) the Property falls within a designated bushfire prone area which area has been identified by the Fire and Emergency Services Commissioner as being subject, or likely to be subject, to bush fire attack;
- (v) a Relevant Authority may require a 'Bushfire Attack Level' rating assessment (**BAL Assessment**) to be undertaken in respect of the Property as a condition to any dwelling or other improvement being constructed on the Property;
- (vi) depending on the outcome of any BAL Assessment, the design of any dwelling or other improvement to be constructed on the Property may need to be modified to incorporate 'bushfire design' safety or similar features in accordance with AS3959, which may result in additional costs being incurred by the Buyer;
- (vii) a Relevant Authority may change the BAL Assessment for the Property at any time;
- (viii) the Buyer shall be responsible for making enquiries of the Relevant Authority with respect to any standards and requirements contained in the Planning Instruments and the Bushfire Management Orders, Policies, and Regulations applying to any use of and development on the Property and acknowledges that the Seller, and the Seller Agent, makes no representation about:
 - (1) any standards and requirements contained in the Bushfire Management Plan, the Planning Instruments and the Bushfire Management Orders, Policies, and Regulations that may affect any use of and development on the Property; and
 - (2) the suitability of the Property for use and development by the Buyer; and
- (ix) the City (or other Relevant Authority) may apply the Bushfire Management Orders, Policies and Regulations to the Property or in respect of any development on the Property.

(d) Buyer's Acknowledgement

The Buyer:

- (i) acknowledges, accepts and is aware that any of the matters addressed special condition 5(a) to 5(c) inclusive will run with the Property and bind any proposed transferees of the Property; and
- (ii) must not make any claim, objection or delay or refuse to effect Settlement, or make any claim for:

- (1) a reduction in the Purchase Price; or
 - (2) damages arising from or in connection with; or
 - (3) any additional costs to carry out any development on the Property,
- as a consequence of, the matters contained in or imposed by, or the application of any restrictions contained in, the Planning Instruments, the Bushfire Management Orders, Policies and Regulations, any Pertinent Matter, this special condition 5 and in these special conditions.

6 MAINS AND SERVICES

The Buyer may not take objection, make any requisition or claim any compensation by reason of the existence or passage on or through the Property or any adjoining property (or lack thereof) of mains, pipes, wires or connections of any gas, electricity, water, sewerage, drainage, telephone or other system or service, whether to the Property or any adjoining property or jointly to both or otherwise, and the Buyer shall take title subject to any such matters.

7 NO DELAY IN SETTLEMENT

(a) Application

This special condition 7 only applies if, as at the Contract Date, the Property is not a separate Lot.

(b) Delay in Property being Created as Separate Lot

- (i) The completion of the physical construction of the Property as a separate Lot is not a requirement for the issue of a separate Certificate of Title for the Property.
- (ii) Where the physical construction of the Property as a separate Lot has not been fully completed at the time of issue of a separate Certificate of Title for the Property, then Settlement must still occur.
- (iii) The Buyer acknowledges that delays in the construction of the Property as a separate Lot are generally not attributable to the Seller.

(c) Delay in Connection of Utilities

- (i) The Seller will comply with all necessary requirements of all Relevant Authorities to enable electrical power to be connected to the Property (**Utilities Connection Works**).
- (ii) On the Settlement Date, the Utilities Connection Works may not have been completed by the Relevant Authorities.
- (iii) The Buyer will pay the balance of the Purchase Price on the Settlement Date and complete Settlement even if the Utilities Connection Works may not have been completed.
- (iv) The Buyer will not make any claim of whatsoever nature against the Seller or the Seller Agent in connection with the delay in the completion of the Utilities Connection Works.

8 SETTLEMENT

- (a) Settlement of the sale of the Property from the Seller to the Buyer shall take place not later than:
 - (i) fourteen (14) days from the date of this Contract; or
 - (ii) the day being twenty-one (21) days after a separate Certificate of Title for the Property has been issued by Landgate,

whichever is the later, unless the Buyer and the Seller agree to specify another date elsewhere in this Contract.

- (b) The Buyer agrees that if there is any delay in obtaining a separate Certificate of Title for the Property, the Seller will not be responsible to compensate the Buyer for any additional costs or expenses of any nature whatsoever (including those relating to any price increases under any building contract entered into by the Buyer and which the Buyer claims is caused by any such delay in obtaining the separate Certificate of Title).

9 NO CAVEAT BY BUYER

- (a) The Buyer must not, before issue by Landgate of a separate Certificate of Title for the Property, lodge any caveat (whether absolute or subject to claim) against the title to the land (or any part of the land) of which the Property forms a part to protect the Buyer's interest under this Contract.
- (b) The Buyer hereby irrevocably appoints the Seller as attorney for the Buyer and at the Buyer's costs in all respects, to sign and lodge a withdrawal of caveat for any caveat lodged by the Buyer in breach of special condition 9(a).

10 SIZE OF AND CONFIGURATION OF PROPERTY

(a) General

- (i) This special condition 10 is not limited by, nor does it limit, any other special condition but only applies if, as at the Contract Date the Property is not a separate "lot" as defined in the Planning and Development Act.
- (ii) The Seller has made every endeavour to provide accurate information to the Buyer in respect of the Property and the development of which it shall form a part.
- (iii) The Buyer acknowledges and agrees that there is no compensation payable by the Seller to the Buyer for any error or omission in the information supplied to the Buyer save and except as provided in special condition 10(b).

(b) Changes to Size and Configuration of Property

- (i) The Property is sold subject to the area, dimensions and configuration of the Property being those as described in, or ascertainable from, the Certificate of Title issued for the Property or in the Plan of Subdivision.
- (ii) Whilst the Seller will use its best endeavours to ensure that the Property as described in this Contract is the same as or similar to the area, dimensions and configuration shown on the Proposed Subdivision Plan in respect of the Property, the Buyer acknowledges and agrees that the area, dimensions and configuration may change for reasons in and outside of the control of the Seller.
- (iii) If the area of the Property on the Plan of Subdivision:
 - (1) exceeds the area of the Property as described in this Contract by not more than two percent (2%); or
 - (2) is less than the area of the Property as described in this Contract by not more than two percent (2%),

then the Buyer and the Seller agree to complete the purchase and sale of the Property without any adjustment to the Purchase Price and neither Party will have any claim against the other.

- (iv) If the area of the Property on the Plan of Subdivision varies by more than two percent (2%) to that shown on the Proposed Plan of Subdivision, the Purchase Price will be increased or decreased (as the case may be) by the percentage proportion above two

percent (2%) which the area on the Plan of Subdivision bears to the area of the Property as shown on the Proposed Plan of Subdivision, so that, for example, and by way of illustration as to the operation of this special condition, if:

- (1) the area of the Property shown on the Proposed Plan of Subdivision Plan is 320m²;
 - (2) the Purchase Price is \$400,000.00; and
 - (3) the area of the Property on the Plan of Subdivision is actually 340m²,
- the Purchase Price will become \$417,000.00.

[Example and illustrative calculations:

340m² / 320m² x 100 = 106.25%.

106.25% less 102% = 4.25%.

Purchase Price increased by \$400,000.00 x 4.25% = \$17,000.00

Purchase Price: \$417,000.00]

- (v) For the avoidance of doubt, any change in the dimensions or configuration of the Property as shown on the Plan of Subdivision as opposed to the dimensions or configuration of the Property as described in this Contract, shall not entitle the Buyer to terminate the Contract (unless that is expressly permitted at law), delay Settlement or make any other claim against the Seller. If the Buyer is entitled at law to terminate this Contract then the Buyer must do so by notice in writing to the Seller prior to the Settlement Date and:
 - (1) the Seller shall return the Deposit to the Buyer; and
 - (2) no Party will have any claim or right of action against the other arising from the termination (at law or in equity), except in respect to any matter which arose before the termination.
- (vi) If the Buyer does not terminate this Contract in accordance with special condition 10(b)(v) above but proceeds to Settlement then the Buyer is deemed to be satisfied with the Property and waives any claim it has or might have had against the Seller.

11 MORTGAGES

(a) Definition

In this special condition, **Mortgage** means any mortgage registered against the Land at Landgate on or before the Contract Date.

(b) Sale of Land Act

- (i) For the purposes of section 7 and 14 of the *Sale of Land Act* 1970 (WA), the Buyer acknowledges that the Land is subject to the Mortgage.
- (ii) Notwithstanding any other provision of this Contract, the Buyer hereby, pursuant to section 8 of the *Sale of Land Act*, consents to the Seller further encumbering the Seller's interest in the Land by increasing the maximum prospective liability of the Mortgage or granting one or more other mortgages over the whole or any part of the Seller's interest in the Land.
- (iii) Any mortgage affecting the Property will be discharged on or prior to the Settlement Date so that it no longer has any bearing over the Property.

12 REPRESENTATIONS, WARRANTIES AND ACKNOWLEDGEMENTS

(a) Warranties and Representations

- (i) The Seller makes no warranty or representation that the Property complies with any laws or requirements, whether statutory or otherwise or are suitable, fit or approved for any particular purpose.
- (ii) The Buyer acknowledges and agrees that it or they have not relied on or been induced to enter into this Contract by any express or implied oral statement, representation, warranty, undertaking, covenant or agreement made by or with the Seller, the Seller Agent, or the Seller's employees, agents, consultants, contractors or representatives before the Contract Date relating to the Property or other subject matter of this Contract and not contained in this Contract.
- (iii) The Buyer further acknowledges, represents and warrants that it has not been induced to enter into this Contract on the basis that any particular builder will be building any number of residences or any particular types of residences within the development of which the Property forms a part.
- (iv) The Buyer also acknowledges and agrees that the Seller makes no representation nor gives any warranty that the buyers of properties adjacent, or nearby, to the Property (even if those properties are being sold to them by the Seller) will have any buildings or improvements built on them of a particular quality or at all.
- (v) The Seller makes no warranty or representation that use of the BAL Information or the BAL System by the Buyer will achieve an effective outcome in terms of fire hazard reduction at the Property.

(b) No Reliance

The Buyer acknowledges and agrees that the Buyer is relying solely on the Buyer's own enquiries with respect to:

- (i) the fitness or suitability of the Property for any particular purpose or use;
- (ii) the correctness of the description of the Property;
- (iii) the Buyer's rights and obligations under this Contract;
- (iv) the value of the Property;
- (v) the present and future economic feasibility, viability and economic return of the Property; and
- (vi) any matters that may affect the Buyer's right, interest or enjoyment of the Property, and the Buyer will be deemed to have entered into this Contract in reliance solely on that basis.

(c) Acknowledgements

The Buyer acknowledges and agrees that:

- (i) retaining and other walls may not have been erected (or may not be erected) on boundary lines but within the Property;
- (ii) it has satisfied itself of the physical characteristics of the Property including soil types, levels, slopes, and vegetation which may affect building designs and costs of construction;

- (iii) the Buyer enters into this Contract with full knowledge of the current and future uses to which the Property and surrounding properties may be put and will not make any objection or claim any compensation arising from the use of any surrounding property;
 - (iv) the Certificate of Title of the Property may have entered, placed or notified on it any notification, restrictive covenant or other limitation relating to the above as required by any Relevant Authority;
 - (v) the Seller shall not be liable to the Buyer for any loss or damage to any property (including the Property and any improvements, structures and any dwelling on it) or any injury to or the death of any person on or at the Property as a result of the Buyer relying upon the BAL Information or the BAL System or complying with the provisions of the Bushfire Management Plan;
 - (vi) the Buyer has been made aware that the Bushfire Management Plan may not yet be formally approved by the Relevant Authorities and may be subject to amendments;
 - (vii) the subdivision of the Original Land may be carried out in stages and that the Seller gives no assurance that any subsequent stage will be carried into effect within any particular period of time or at all;
 - (viii) there may be Continuing Subdivision Works undertaken by or on behalf of the Seller for an indefinite period of time after Settlement and those works may be noisy or noxious and may cause dust and general discomfort, other interruptions and inconveniences to the Buyer's use and enjoyment of the Property or other persons occupying and visiting the Property, and the Buyer:
 - (1) undertakes not to make any claim whatsoever or object (and do all things necessary to procure that any occupant or visitor does not make any claim or objection) to the Continuing Subdivision Works whether before or after Settlement; and
 - (2) releases to the maximum extent permitted by law the Seller from any claim of any nature whatsoever in connection with the Continuing Subdivision Works; and
 - (ix) the Buyer's obligations contained in this Contract do not merge on Settlement but enure for the benefit of the Seller until all of the obligations on the part of the Buyer under this Contract have been fully performed and satisfied.
- (d) Entire Agreement

This Contract is the entire agreement between the Buyer and Seller and contains all of the representations, warranties, covenants and agreements of the Parties in relation to the subject matter of this Contract.

13 ADJUSTMENT OF RATES AND TAXES

- (a) If on the Settlement Date the Property is not separately rated or assessed by any Relevant Authority or other taxing or rating authority, each item comprising the Outgoings will be adjusted, at the election of the Seller, either:
 - (i) at Settlement in a manner which the Seller considers to be a fair and reasonable adjustment having regard to the area of the Property in proportion to the total area of the land the subject of the relevant assessment; or
 - (ii) after Settlement when the relevant information becomes available from each Relevant Authority or other taxing or rating authority.

- (b) Without limiting and notwithstanding the above or any other provision of this Contract or the General Conditions, the Buyer acknowledges and agrees that land tax shall be assessed and apportioned on the basis that the Land is the only land owned by the Seller within the meaning of the *Land Tax Assessment Act 2002 (WA)*. If a separate Land Tax assessment is not issued for the Property the Land Tax to be apportioned will be calculated in accordance with the following formula and with reference to the Land Tax assessment for the Original Land of which the Property forms part:

$$\frac{A \times B}{C}$$

C

Where:

A = land area of Property

B = bulk assessment amount

C = land area in the bulk assessment

- (c) The Buyer is aware that the Seller may receive a bulk assessment from the Department of Finance (**Bulk Assessment**) for all Land Tax payable by the Seller in respect of its entire land holdings. Regardless of any provision of the General Conditions to the contrary, the Buyer acknowledges and agrees that the Seller will not be required to pay any Land Tax in respect of the Property until the Seller has received its Bulk Assessment. The Seller undertakes to the Buyer to pay its Bulk Assessment within the time frame stipulated for payment in the Bulk Assessment. The Buyer must pay the Buyer's proportion of the Land Tax at Settlement.
- (d) If a separate Land Tax assessment is issued for the Property, the Land Tax to be apportioned will be the "Proportional Tax" value shown on the Certificate of Liability for Land Taxes and it is this amount that will be adjusted irrespective of the single ownership value of the Property or the fact that the Seller may own other land.

14 SURVEY PEGS

After having initially complied with the relevant subdivision regulations, the Seller is not required to continue to secure the positioning of survey pegs or replace survey pegs on the Property which have been removed or are missing either before or after the Settlement Date.

15 TRANSFER OR DISPOSAL OF INTEREST

(a) Buyer Not to Transfer

- (i) The Buyer hereby charges its interest in the Property with the performance of those of its obligations under this Contract which may subsist after Settlement.
- (ii) Whilst the Seller or any related party of the Seller retains an interest in one (1) or more of the proposed Lots on the Plan of Subdivision, the Buyer must not without the Seller's prior written consent sell or transfer or advertise for sale the Property less than twelve (12) months after Settlement.

(b) Seller's Rights to Assign or Transfer

- (i) The Seller may at any time assign, novate or transfer the Seller's right, title and interest in the land within the development of which the Property forms a part or the Property and the Buyer will remain bound by this Contract and will not raise any objection to such assignment, novation or transfer.
- (ii) The Seller shall notify the Buyer of its intention to assign, novate or transfer its right, title or interest in the land within the development of which the Property forms a part or the Property and the Buyer must if so required promptly on presentation of the same, sign and return a deed of covenant in favour of the Seller's successor in title.

16 TRUST WARRANTIES

- (a) If the Buyer enters into this Contract as the trustee of a trust, the Buyer is bound both personally and as trustee of the trust.
- (b) In respect of any trust of which the Buyer (solely or jointly) is acting or in the future acts as trustee of (**Trust**) the Buyer covenants and warrants that:
 - (i) the Buyer has full power and authority pursuant to its Constitution (if any) and the deed of trust (**Trust Deed**) to act when entering into this Contract and the Buyer has obtained the consents and approvals of all persons necessary to bind the property of the Trust;
 - (ii) the Trust is lawfully and validly constituted and the Trust Deed has been properly executed;
 - (iii) before the Buyer has complied with all of its obligations under these special conditions the Trust and the Trust Deed will not be revoked or varied;
 - (iv) no action has been taken or proposed to remove it as trustee of the Trust or alter the powers it has as trustee of the Trust; and
 - (v) no action has been taken or threatened to wind up or terminate the Trust.

17 DISCLOSURE

For the purposes of rule 8 of the Code, the Buyer is hereby made aware that Rondelle Lorraine May (**Agent**) is the director and licensee of Landwest Developments Pty Ltd (trading as *Landwest Estate Agency*), and that she:

- (a) completed the offer and acceptance form to which this Annexure is attached; and
- (b) is related to the Seller because, by reason of shares held by her in the Seller, she has a controlling interest in the Seller,

and the Buyer agrees that it will make no claim against the Seller or the Agent in respect of those matters.

18 FOREIGN INVESTMENT

- (a) In this special condition 18, **FIRB** means the Foreign Investment Review Board.
- (b) The Buyer warrants to the Seller that the Buyer is entitled to purchase the Property without obtaining an approval from the FIRB.
- (c) Notwithstanding special condition 18(a) if the Buyer is not entitled to complete the Contract without the approval of the FIRB then, unless such approval is produced by the Buyer prior to the Settlement Date, the Seller is, without limiting any other rights available to the Seller, entitled to terminate this Contract by notice in writing to the Buyer.

19 FURTHER ASSURANCES

- (a) Each Party must promptly at its own cost do all things necessary or desirable to give full effect to this Contract.
- (b) Without limiting special condition 19(a), if requested to do so by the Seller, the Buyer must, at its own expense, do all things necessary in order to complete any omission, rectify any error, waive any statutory right (so far as it is lawful to do so) or resolve any ambiguity in this Contract so as to facilitate this Contract being:

- (i) considered by any financier of the Seller as a presale for construction funding purposes; and
- (ii) given effect to and being operative and enforceable as between the Parties.

20 SEVERANCE

If any part of this Contract is or becomes void or unenforceable, that part is or will be severed from this Contract to the intent that all parts that are not or do not become void or unenforceable remain in full force and effect and are unaffected by that severance.

**Part of Lot 9007 Cara Way, Wattle Grove, Western Australia (Stage 1)
ANNEXURE "B" - Proposed Plan of Subdivision**

<p>Plan Information</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Tenure Type</td><td>Freehold</td></tr> <tr><td>Plan Type</td><td>Deposited Plan</td></tr> <tr><td>Plan Purpose</td><td>Subdivision</td></tr> </table> <p>Plan Heading LOTS 901 TO 909, LOT 9008, EASEMENTS AND ROAD</p>	Tenure Type	Freehold	Plan Type	Deposited Plan	Plan Purpose	Subdivision	<p>Survey Details</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Field Records</td><td>xxxxx</td></tr> <tr><td>Declared as Special Survey Area</td><td>Yes</td></tr> </table> <p>Survey and Plan Notation Survey carried out under Reg. 26A Special Area Guidelines. See survey sheet(s) to determine true final position and type of all survey marks placed for this plan.</p> <p>Survey Certificate - Regulation 54</p> <p>I, hereby certify that this plan is accurate and is a correct representation of the - (a) survey; and (b) calculations from measurements recorded in the field records, in addition to the purposes of this plan and that it complies with the relevant within law(s) in relation to which it is lodged.</p>	Field Records	xxxxx	Declared as Special Survey Area	Yes	<p>Former Tenure</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>New Lot/Land</td><td>Parent Plan Number</td><td>Parent Lot Number</td><td>Title Reference</td><td>Subject Land Description</td></tr> <tr><td>LOTS 901 TO 919</td><td>DP 422038</td><td>Lot 9007</td><td>4026/98</td><td></td></tr> </table>	New Lot/Land	Parent Plan Number	Parent Lot Number	Title Reference	Subject Land Description	LOTS 901 TO 919	DP 422038	Lot 9007	4026/98		<p>Former Tenure Interests and Notifications</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>Subject</td><td>Purpose</td><td>Statutory Reference</td><td>Origin</td><td>Land Burdened</td><td>Benefit To</td><td>Comments</td></tr> <tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>	Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments																																																											
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DRAFT

FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1

SPECIAL SURVEY AREA
SUBDIVISION
SURVEY CARRIED OUT UNDER REG 20A
SPECIAL SURVEY AREA GUIDELINES
SEE SURVEY SHEETS FOR SURVEY
INFORMATION



SCALE: 1:4.00 @ A2
ALL DISTANCES ARE IN METRES

TEL: 08 944 5555 FAX: 08 944 5500
SUITE 101/102/103/104/105/106/107/108/109
100 CALDWELL STREET, EAST GEILBACH
VIC 3103
WWW.4ECONOMYSURVEYS.COM.AU



DEPOSITED PLAN
428937

SHEET 2 OF 2
SECTION NUMBER 1

Part of Lot 9007 Cara Way, Wattle Grove, Western Australia (Stage 1)
ANNEXURE "C" – BAL Contour Map

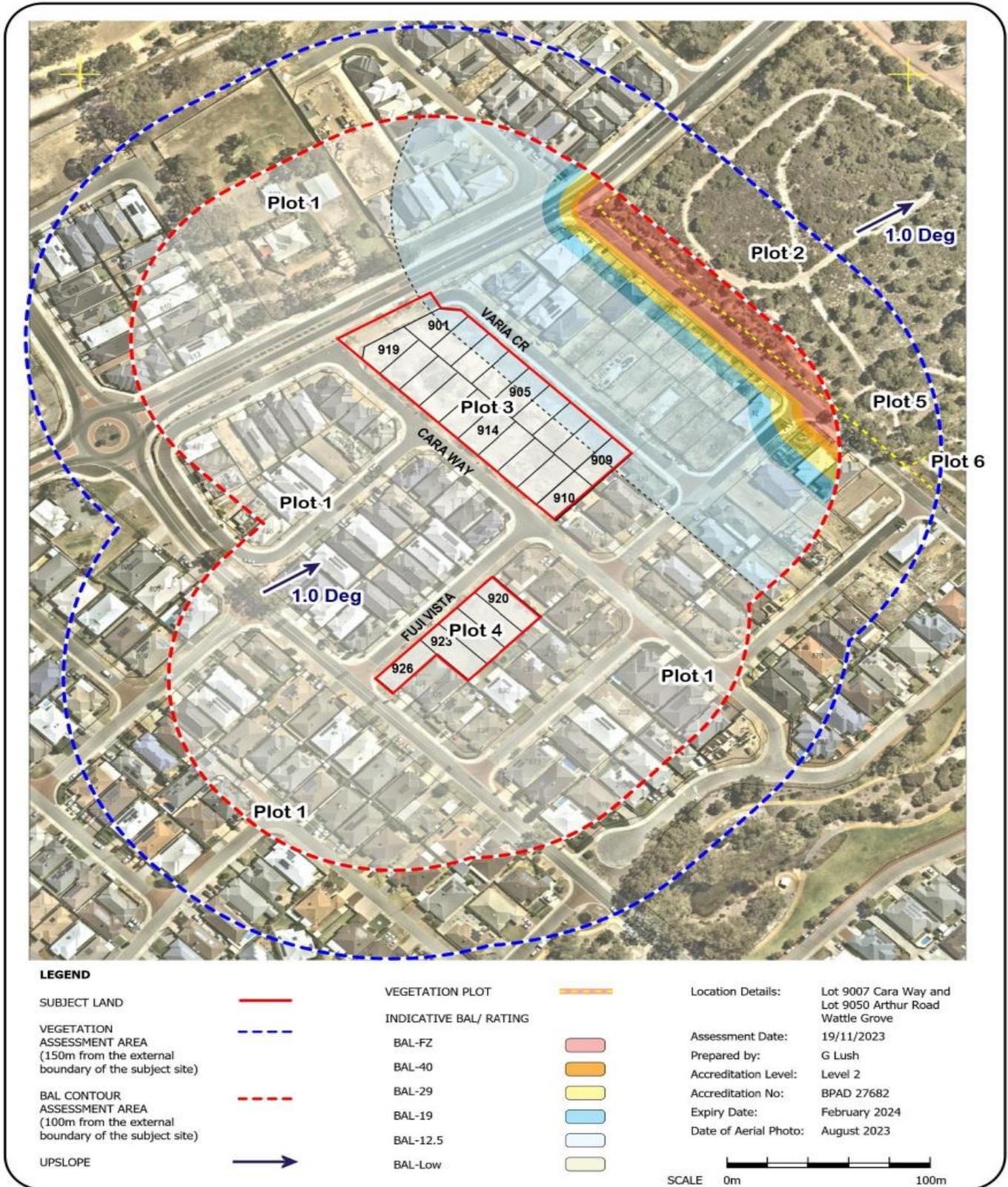


FIGURE 4
BAL CONTOUR MAP



Job No 23-041
Rev Description A Preliminary
Date 20/11/2023

