



# Contract for Commercial Land and Buildings

Tenth Edition

This document has been approved by The Real Estate Institute of Queensland Limited and the Queensland Law Society Incorporated as being suitable for the sale and purchase of commercial land and buildings in Queensland.

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

## REFERENCE SCHEDULE

Contract Date: 25 July 2024

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

### SELLER'S AGENT

NAME:	Justin Nickerson		
ABN:		LICENCE NO:	3324682
ADDRESS:	Apollo Auctions		
SUBURB:		STATE:	POSTCODE:
PHONE:	MOBILE:	FAX:	EMAIL:
	0423 843 194		office@apollog.com.au

### SELLER

NAME:	Mareeba Shire Council	ABN:	39 114 383 874
ADDRESS:	65 Rankin Street		
SUBURB:	Mareeba	STATE:	QLD POSTCODE: 4880
PHONE:	MOBILE:	FAX:	EMAIL:
1300 308 461		07 4092 3323	info@msc.qld.gov.au

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

### SELLER'S SOLICITOR

■ or any other solicitor notified to the Buyer

NAME:	CLH Lawyers		
REF:	CONTACT:	Sheree Angove	
ADDRESS:	Level 3, 10 Browning Street		
SUBURB:	South Brisbane	STATE:	QLD POSTCODE: 4101
PHONE:	MOBILE:	FAX:	EMAIL:
1300 723 211			<a href="mailto:Sheree.angove@clhlawyers.com.au">Sheree.angove@clhlawyers.com.au</a>

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

**BUYER**

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

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

**BUYER'S AGENT** *(If applicable)*

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

**BUYER'S SOLICITOR**■ *or any other solicitor notified to the Seller*

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

**PROPERTY**

<b>Land:</b>	ADDRESS:			
	SUBURB:	STATE:	POSTCODE:	
	<input type="checkbox"/> Built On <input type="checkbox"/> Vacant			
Description:	Lot:			
	On:			
Title Reference:				
Area:	■ <i>more or less</i>	Land sold as:	<input checked="" type="checkbox"/> Freehold <input type="checkbox"/> Leasehold	■ <i>if neither is selected, the land is treated as being Freehold</i>
<b>Present Use:</b>	Commercial			
<b>Local Government</b>	Mareeba Shire Council			

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

Excluded Fixtures:

Included Chattels:

PRICE

Deposit Holder: Mareeba Shire Council

Deposit Holder's Trust Account:

Bank: NAB

BSB: 084-512

Account No: 39-394-8272

Cyber Warning

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

Purchase Price:

\$

Deposit:

\$

Initial Deposit payable on the day the Buyer signs this contract unless another time is specified below.

Default Interest Rate:

%

Balance Deposit (if any) payable on:

If no figure is inserted, the Contract Rate applying at the Contract Date published by the Queensland Law Society Inc will apply.

FINANCE

Finance Amount:

\$

Unless all of "Finance Amount", "Financier" and "Finance Date" are completed, this contract is not subject to finance and clause 3 does not apply.

Financier:

Finance Date:

BUILDING AND/OR PEST INSPECTION DATE

Inspection Date:

If "Inspection Date" is not completed, the contract is not subject to an inspection report and clause 4.1 does not apply.

MATTERS AFFECTING PROPERTY

Title Encumbrances:

Is the Property sold subject to any Encumbrances? [X] No [ ] Yes, listed below:

WARNING TO SELLER: You are required to disclose all Title Encumbrances which will remain after settlement (for example, easements on your title in favour of other land and statutory easements for sewerage and drainage which may not appear on a title search). Failure to disclose these may entitle the Buyer to terminate the contract or to compensation. It is NOT sufficient to state "refer to title", "search will reveal", or similar.

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

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

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

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

GST TABLE

**GOODS AND SERVICES TAX – WARNING**

**Marking the GST items in the GST Table may have significant consequences for the Seller and Buyer. The Seller and Buyer should seek professional advice about completion of the GST items and not rely on the Agent to complete the GST items.**

Notes to completion:

- A. Only 1 box in the selected item must be marked.
- B. If the Yes box in item GST1 is marked:
  - items GST2 and GST3 must not be marked;
  - despite any markings of items GST2 and GST3, clauses 11.4, 11.5 and 11.6 do not apply.
- C. If the Yes box in item GST2 is marked:
  - items GST1 and GST3 must not be marked;
  - despite any marking of items GST1 and GST3, clauses 11.4, 11.5 and 11.7 do not apply.

**GST1 Going Concern:**

Is this a sale of a Going Concern?  
If Yes, clause 11.7 (If the Supply is a Going Concern) applies.  
Otherwise clause 11.7 (If the Supply is a Going Concern) does not apply.  
  
If the Yes box is marked, do not complete items GST2 and GST3.

Yes

■ **WARNING:** There are strict requirements for the sale of a Going Concern under the GST Act. If in doubt about complying with those provisions, seek professional advice before marking this item.

**GST2 Margin Scheme:**

Is the Margin Scheme to apply to the sale of the Property?  
If Yes, clause 11.6 (Margin Scheme) applies.  
Otherwise clause 11.6 (Margin Scheme) does not apply.  
The Seller must not apply the Margin Scheme to the Supply of the Property if clause 11.6 does not apply.

Yes

■ **WARNING:** If the Yes box is marked, do not complete items GST1 and GST3

**GST3 Inclusive or Exclusive Purchase Price:**

Does the Purchase Price include GST?

Mark 1 box only

Yes

If Yes, clause 11.4 (Purchase Price includes GST) applies.

No

If No, clause 11.5 (Purchase Price Does Not Include GST) applies

If neither box is marked or if both boxes are marked, clause 11.4 (Purchase Price Includes GST) applies.

■ **WARNING:** Do not complete Item GST3 if Item GST1 (Going Concern) or Item GST2 (Margin Scheme) are marked Yes

**GST WITHHOLDING OBLIGATIONS**

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

Yes

No

■ **WARNING:** the Buyer warrants in clause 2.4(6) that this information is true and correct.

[Note: If the Buyer selects [No] the Seller may be required to give a notice under section 14-255 of the Withholding Law prior to settlement]

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

**LEASE SCHEDULE\***

\*Attach further Schedule if insufficient space.

**WARNING:***The Seller warrants in clauses 10.2 and 10.3 that the Lease Schedule is accurate at the Contract Date.**Lease Incentives must include all incentives given to the Tenant, even if they have been received (see clause 10.3(6)).***LEASE 1**

Name of Tenant:

Use:

Location/Tenancy No:

Area of Tenancy (m<sup>2</sup> approx.):

Current Rent per Annum:

\$

 inclusive of outgoings exclusive of outgoings

Current Commencement Date:

Current Term:

Remaining Options:

Option 1 Term \_\_\_\_\_ years

Option 2 Term \_\_\_\_\_ years

Option 3 Term \_\_\_\_\_ years

Tenant Car Park:

No.:

Rate | \$

 Per annum Per month

Lease Documents

Lease Incentives

**LEASE 2**

Name of Tenant:

Use:

Location/Tenancy No:

Area of Tenancy (m<sup>2</sup> approx.):

Current Rent per Annum:

\$

 inclusive of outgoings exclusive of outgoings

Current Commencement Date:

Current Term:

Remaining Options:

Option 1 Term \_\_\_\_\_ years

Option 2 Term \_\_\_\_\_ years

Option 3 Term \_\_\_\_\_ years

Tenant Car Park:

No.:

Rate | \$

 Per annum Per month

Lease Documents

Lease Incentives

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

## SERVICE AGREEMENT SCHEDULE\*

\*Attach further Schedule if insufficient space.

### CONTRACT 1

Contractor:

Service Performed:

Cost:

\$

Per annum  Per quarter  Per month

### CONTRACT 2

Contractor:

Service Performed:

Cost:

\$

Per annum  Per quarter  Per month

### CONTRACT 3

Contractor:

Service Performed:

Cost:

\$

Per annum  Per quarter  Per month

### CONTRACT 4

Contractor:

Service Performed:

Cost:

\$

Per annum  Per quarter  Per month

### CONTRACT 5

Contractor:

Service Performed:

Cost:

\$

Per annum  Per quarter  Per month

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

The REIQ Terms of Contract for Commercial Land and Buildings (Pages 8-17) Tenth Edition contain the Terms of this Contract.

## SPECIAL CONDITIONS

See Annexure "A" – Special Conditions  
See Annexure "B" – Guarantee and Indemnity

## SETTLEMENT

SETTLEMENT DATE:

26 August 2024

- or any later date for settlement in accordance with clauses 6.2, 6.3, 12.5, 13.4 or any other provision of this Contract.

**WARNING:** The Settlement Date as stated may change. Read clauses 6.2, 6.3, 12.5 and 13.4. If you require settlement on a particular date, seek legal advice prior to signing.

PLACE FOR SETTLEMENT:

Mareeba

- If Brisbane is inserted or this is not completed, this is a reference to Brisbane CBD.

## SIGNATURES

BUYER: \_\_\_\_\_

WITNESS: \_\_\_\_\_

BUYER: \_\_\_\_\_

WITNESS: \_\_\_\_\_

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

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

SELLER: \_\_\_\_\_

WITNESS: \_\_\_\_\_

**For the Mareeba Shire Council  
Jennifer McCarthy, Delegated Officer**

SELLER: \_\_\_\_\_

WITNESS: \_\_\_\_\_

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

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

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

# TERMS OF CONTRACT

## FOR COMMERCIAL LAND AND BUILDINGS

### 1. DEFINITIONS

#### 1.1 In this contract:

- (1) terms in **bold** in the Reference Schedule have the meanings shown opposite them and unless the context otherwise requires:
- (a) **“ATO”** means the Australian Taxation Office;
  - (b) **“ATO Clearance Certificate”** means a certificate issued under s14-220(1) of the Withholding Law which is current on the date it is given to the Buyer;
  - (c) **“Balance Purchase Price”** means the Purchase Price, less the Deposit paid by the Buyer;
  - (d) **“Bank”** means an authorised deposit-taking institution within the meaning of the *Banking Act 1959 (Cth)*;
  - (e) **“Bank Guarantee”** means each bank guarantee or deposit bond held by or on behalf of the Seller which has been provided on behalf of a Tenant to secure that Tenant's obligations under its Lease;
  - (f) **“Building Inspector”** means a person licensed to carry out completed commercial building inspections under the *Queensland Building and Construction Commission Regulation 2018*;
  - (g) **“Business Day”** means a day other than:
    - (i) a Saturday or Sunday;
    - (ii) a public holiday in the Place for Settlement; and
    - (iii) a day in the period 27 to 31 December (inclusive);
  - (h) **“CGT Withholding Amount”** means the amount determined under section 14-200(3)(a) of the Withholding Law or, if a copy is provided to the Buyer prior to settlement, a lesser amount specified in a variation notice under section 14-235;
  - (i) **“Contract Date”** or **“Date of Contract”** means:
    - (i) the date inserted in the Reference Schedule as the Contract Date; or
    - (ii) if no date is inserted, the date on which the last party signs this contract;
  - (j) **“Contractor”** means any party performing services under a Service Agreement;
  - (k) **“Court”** includes any tribunal established under statute.
  - (l) **“Digitally Sign”** and **“Digital Signature”** have the meaning in the ECNL;
  - (m) **“ECNL”** means the Electronic Conveyancing National Law (Queensland);
  - (n) **“Electronic Conveyancing Documents”** has the meaning in the *Land Title Act 1994*;
  - (o) **“Electronic Lodgement”** means lodgement of a document in the Land Registry in accordance with the ECNL;
  - (p) **“Electronic Settlement”** means settlement facilitated by an ELNO System;
  - (q) **“Electronic Signature”** means an electronic method of signing that identifies the person and indicates their intention to sign the contract;
  - (r) **“Electronic Workspace”** means a shared electronic workspace within the ELNO System nominated by the Seller that allows the Buyer and Seller to effect Electronic Lodgement and Financial Settlement;
  - (s) **“ELNO”** has the meaning in the ECNL;
  - (t) **“ELNO System”** means a system provided by an ELNO capable of facilitating Financial Settlement and Electronic Lodgement in Queensland;
  - (u) **“Encumbrances”** includes:
    - (i) unregistered encumbrances;
    - (ii) statutory encumbrances; and
    - (iii) Security Interests.
  - (v) **“Essential Term”** includes, in the case of breach by:
    - (i) the Buyer: clauses 2.1, 2.4(1), 2.4(5), 5.1 and 6.1; and
    - (ii) the Seller: clauses 2.4(5), 5.1, 5.3(1)(a)-(f), 5.7 and 6.1;but nothing in this definition precludes a Court from finding other terms to be essential.
  - (w) **“Extension Notice”** means a notice under clause 6.2(1);
  - (x) **“Financial Institution”** means a Bank, building society or credit union;
  - (y) **“Financial Settlement”** means the exchange of value between Financial Institutions facilitated by an ELNO System in accordance with the Financial Settlement Schedule;
  - (z) **“Financial Settlement Schedule”** means the electronic settlement schedule within the Electronic Workspace listing the source accounts and destination accounts;
  - (aa) **“GST”** means the goods and services tax under the GST Act;
  - (bb) **“GST Act”** means *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* and includes other GST related legislation;
  - (cc) **“GST Withholding Amount”** means the amount (if any) determined under section 14-250 of the Withholding Law required to be paid to the Commissioner of Taxation.
  - (dd) **“Improvements”** means all fixed structures on the Land (such as fixed plant and equipment, carpets, curtains, blinds and their fittings and in-ground plants) and includes all items fixed to them but does not include the Reserved Items or any fixtures and fittings which a Tenant is entitled to remove.
  - (ee) **“ITAA”** means the *Income Tax Assessment Act 1936 (“1936 Act”)* and the *Income Tax Assessment Act 1997 (“1997 Act”)*, or if a specific provision is referred to, the Act which contains the provision; however if a specific provision of the 1936 Act is referred to which has been replaced by a provision of the 1997 Act, the reference must be taken to be the replacement provision;
  - (ff) **“Keys”** means keys, codes or devices in the Seller's possession or control for all locks or security systems on the Property or necessary to access the Property;
  - (gg) **“Leases”** means the leases, licences or other rights of occupancy of the Land:
    - (i) referred to in the Lease Schedule; or
    - (ii) granted by the Seller with the Buyer's consent under clause 10.6;
  - (hh) **“Lease Documents”** means all agreements, deeds of covenant and other documents (including Lease Guarantees) relating to the Leases;
  - (ii) **“Lease Guarantees”** means each guarantee or indemnity given in relation to a Lease. It includes a Security Deposit, Bank Guarantee or personal or corporate guarantee.
  - (jj) **“Outgoings”** means rates or charges on the Land by any competent authority (for example, council rates, water rates, fire service levies and land tax) and other outgoings with respect to the Property (but excluding insurance premiums);
  - (kk) **“Pest Inspector”** means a person licensed to undertake termite inspections on completed buildings under the *Queensland Building and Construction Commission Regulations 2018*;
  - (ll) **“PPSR”** means the Personal Property Securities Register established under *Personal Property Securities Act 2009 (Cth)*;
  - (mm) **“Property”** means:
    - (i) the Land;

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



- (ii) the Improvements; and
- (iii) the Included Chattels;
- (nn) **“Proposed Dealing”** has the meaning in clause 10.6(1);
- (oo) **“Rent”** means any periodic amount, including outgoings, payable under the Leases;
- (pp) **“Reserved Items”** means the Excluded Fixtures and all chattels on the Land other than the Included Chattels and Tenant’s fixtures and fittings;
- (qq) **“Security Deposits”** means cash amounts held by or on behalf of the Seller to secure a Tenant’s obligations under a Lease;
- (rr) **“Security Interests”** means all security interests registered on the PPSR over Included Chattels and Improvements;
- (ss) **“Service Agreement”** means any agreement between the Seller and another party in connection with services performed for the benefit of the Property and set out in the Service Agreement Schedule;
- (tt) **“Services”** means infrastructure for the provision of services including water, gas, electricity, telecommunications, sewerage or drainage;
- (uu) **“Site Value”** means:
  - (i) in the case of non-rural land, site value under the *Land Valuation Act 2010*; or
  - (ii) in the case of rural land, the unimproved value of the land under the *Land Valuation Act 2010*;
- (vv) **“Tenant”** means a tenant under a Lease;
- (ww) **“Transfer Documents”** means:
  - (i) the form of transfer under the *Land Title Act 1994* required to transfer title in the Land to the Buyer; and
  - (ii) any other document to be signed by the Seller necessary for stamping or registering the transfer;
- (xx) **“Transport Infrastructure”** has the meaning defined in the *Transport Infrastructure Act 1994*; and
- (yy) **“Withholding Law”** means Schedule 1 to the *Taxation Administration Act 1953 (Cth)*.

## 2. PURCHASE PRICE

### 2.1 Deposit

- (1) The Buyer must pay the Deposit to the Deposit Holder at the times shown in the Reference Schedule. The Deposit Holder will hold the Deposit until a party becomes entitled to it.
- (2) The Buyer will be in default if it:
  - (a) does not pay the Deposit when required;
  - (b) pays the Deposit by a post-dated cheque; or
  - (c) pays the Deposit by cheque which is dishonoured on presentation.
- (3) Subject to clause 2.1(4), if the Buyer:
  - (a) effects an electronic transaction to pay all or part of the Deposit to the account of Deposit Holder on a day;
  - (b) provides written evidence to the Deposit Holder that the electronic transaction has occurred; and
  - (c) does not take any action to defer the payment to the Deposit Holder to a later day,

the payment is taken to be received by the Deposit Holder on the day the Buyer effects the electronic transaction even if, because of circumstances beyond the Buyer’s control, the payment to the Deposit Holder’s account happens on a later day.
- (4) If the Buyer has complied with clause 2.1(3) but the Deposit Holder has not received the payment by the due date:
  - (a) the Seller may give the Buyer notice that the payment has not been received by the Deposit Holder; and
  - (b) if the payment has not been paid into the account of the Deposit Holder by 5pm on the date 2 Business Days after the Seller’s notice under clause 2.1(4)(a) is given to the Buyer then clause 2.1(3) will not apply and the Buyer will be in default.

- (5) The Seller may recover from the Buyer as a liquidated debt any part of the Deposit which is not paid when required.

### 2.2 Investment of Deposit

- (1) If:
  - (a) the Deposit Holder is instructed by either the Seller or the Buyer; and
  - (b) it is lawful to do so;

the Deposit Holder must:

  - (c) invest as much of the Deposit as has been paid with any Financial Institution in an interest-bearing account in the names of the parties; and
  - (d) provide the parties’ tax file numbers to the Financial Institution (if they have been supplied).
- (2) If there is income from the investment of the Deposit in respect of any financial year to which no beneficiary is presently entitled for the purpose of Division 6 of Part 111 of ITAA as at 30 June of that financial year:
  - (a) the parties must pay to the Deposit Holder the tax assessed to it in respect of that income (other than tax in the nature of a penalty for late lodgement (**“Penalty”**) which the Deposit Holder must bear itself) and all expenses of the Deposit Holder in connection with the preparation and lodgement of the tax return, payment of the tax, and furnishing to the parties the information and copy documents they reasonably require;
  - (b) if the tax (other than Penalty) and the Deposit Holder’s expenses are not paid to the Deposit Holder on demand, it may deduct them from the Deposit and income;
  - (c) if tax is not assessed on the income when the Deposit and income are due to be paid to the party entitled, the Deposit Holder may deduct and retain its estimate of the assessment; and
  - (d) as between the parties, the tax must be paid by the party receiving the income on which the tax is assessed and the Deposit Holder’s expenses.

### 2.3 Entitlement to Deposit and Interest

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

### 2.4 Payment of Balance Purchase Price

- (1) On the Settlement Date, the Buyer must pay the Balance Purchase Price by bank cheque as the Seller or the Seller’s Solicitor directs.
- (2) Despite any other provision of this contract, a reference to a “bank cheque” in clause 2.4:
  - (a) includes a cheque drawn by a building society or credit union on itself;
  - (b) does not include a cheque drawn by a building society or credit union on a Bank;

and the Seller is not obliged to accept a cheque referred to in clause 2.4(2)(b) on the Settlement Date.
- (3) If both the following apply:
  - (a) the sale is not an excluded transaction under s14-215 of the Withholding Law; and
  - (b) the Seller has not given the Buyer on or before settlement for each person comprising the Seller either:
    - (i) an ATO Clearance Certificate; or
    - (ii) a variation notice under s14-235 of the Withholding Law which remains current at the Settlement Date varying the CGT Withholding Amount to nil,

then:

- (c) for clause 2.4(1), the Seller irrevocably directs the Buyer to draw a bank cheque for the CGT Withholding Amount in favour of the Commissioner of Taxation or, if the Buyer's Solicitor requests, the Buyer's Solicitor's Trust Account;
  - (d) the Buyer must lodge a Foreign Resident Capital Gains Withholding Purchaser Notification Form with the ATO for each person comprising the Buyer and give copies to the Seller with the payment reference numbers (PRN) on or before settlement;
  - (e) the Seller must return the bank cheque in paragraph (c) to the Buyer's Solicitor (or if there is no Buyer's Solicitor, the Buyer) at settlement; and
  - (f) the Buyer must pay the CGT Withholding Amount to the ATO in accordance with section 14-200 of the Withholding Law and give the Seller evidence that it has done so within 2 Business Days of settlement occurring.
- (4) For clause 2.4(3) and section 14-215 of the Withholding Law, the market value of the CGT asset is taken to be the Purchase Price less any GST included in the Purchase Price for which the Buyer is entitled to an input tax credit unless:
- (a) the Property includes items in addition to the Land and Improvements; and
  - (b) no later than 2 Business Days before the Settlement Date, the Seller gives the Buyer a valuation of the Land and Improvements prepared by a registered valuer, in which case the market value of the Land and Improvements will be as stated in the valuation.
- (5) If the Buyer is required to pay the GST Withholding Amount to the Commissioner of Taxation at settlement pursuant to section 14-250 of the Withholding Law:
- (a) the Seller must give the Buyer a notice in accordance with section 14-255(1) of the Withholding Law;
  - (b) prior to settlement the Buyer must lodge with the ATO:
    - (i) a *GST Property Settlement Withholding Notification* form ("Form 1"); and
    - (ii) a *GST Property Settlement Date Confirmation* form ("Form 2");
  - (c) on or before settlement, the Buyer must give the Seller copies of:
    - (i) the Form 1;
    - (ii) confirmation from the ATO that the Form 1 has been lodged specifying the Buyer's lodgement reference number and payment reference number;
    - (iii) confirmation from the ATO that the Form 2 has been lodged; and
    - (iv) a completed ATO payment slip for the Withholding Amount;
  - (d) the Seller irrevocably directs the Buyer to draw a bank cheque for the GST Withholding Amount in favour of the Commissioner of Taxation and deliver it to the Seller at settlement; and
  - (e) the Seller must pay the GST Withholding Amount to the ATO in compliance with section 14-250 of the Withholding Law promptly after settlement.
- (6) The Buyer warrants that the statements made by the Buyer in the Reference Schedule under GST Withholding Obligations are true and correct.

## 2.5 Adjustments

- (1) Rent and Outgoings must be apportioned between the parties in accordance with this clause 2.5 and any adjustments paid and received on settlement so that:
  - (a) the Seller is liable for Outgoings and is entitled to Rent up to and including the Settlement Date; and
  - (b) the Buyer is liable for Outgoings and is entitled to Rent after the Settlement Date.
- (2) Subject to clauses 2.5(3), 2.5(4), 2.5(6) and 2.5(15), Outgoings for periods including the Settlement Date must be adjusted:
  - (a) for those paid, on the amount paid;

- (b) for those assessed but unpaid, on the amount payable (excluding any discount); and
  - (c) for those not assessed:
    - (i) on the amount the relevant authority advises will be assessed (excluding any discount); or
    - (ii) if no advice on the assessment to be made is available, on the amount of the latest separate assessment (excluding any discount).
- (3) If there is no separate assessment of rates for the Land at the Settlement Date and the Local Government informs the Buyer that it will not apportion rates between the Buyer and the Seller, then:
- (a) the amount of rates to be adjusted is that proportion of the assessment equal to the ratio of the area of the Land to the area of the parcel in the assessment; and
  - (b) if an assessment of rates includes charges imposed on a "per lot" basis, then the portion of those charges to be adjusted is the amount assessed divided by the number of lots in that assessment.
- (4) Land tax must be adjusted:
- (a) on the assessment that the Queensland Revenue Office would issue for the land tax year current at the Settlement Date if the Seller was one natural person resident in Queensland and the Land was the Seller's only land; and
  - (b) if there is no separate Site Value for the Land, on a notional Site Value equal to:
- |                             |   |   |
|-----------------------------|---|---|
| Site Value of<br>the parcel | X | $\frac{\text{Area of the Land}}{\text{Area of the parcel}}$ |
|-----------------------------|---|---|
- (5) If land tax is unpaid at the Settlement Date and the Queensland Revenue Office advises that it will issue a final clearance for the Land on payment of a specified amount, then the Seller irrevocably directs the Buyer to draw a bank cheque for the specified amount from the Balance Purchase Price at settlement and the Buyer must pay it promptly to the Queensland Revenue Office. If an amount is paid under this clause, then land tax will be treated as paid at the Settlement Date for the purposes of clause 2.5(2).
- (6) Any Outgoings assessable on the amount of water used must be adjusted on the charges that would be assessed on the total water usage for the assessment period, determined by assuming that the actual rate of usage shown by the meter reading made before settlement continues throughout the assessment period. The Buyer must obtain and pay for the meter reading.
- (7) If any Outgoings are assessed but unpaid at the Settlement Date, then the Seller irrevocably directs the Buyer to draw a bank cheque for the amount payable from the Balance Purchase Price at settlement and pay it promptly to the relevant authority. If an amount is deducted under this clause, the relevant Outgoing will be treated as paid at the Settlement Date for the purposes of clause 2.5(2).
- (8) Rent for any rental period ending on or before the Settlement Date belong to the Seller and is not adjusted at settlement.
- (9) Unpaid Rent for the rental period including both the Settlement Date and the following day ("**Current Period**") is not adjusted until it is paid.
- (10) Rent already paid for the Current Period or beyond must be adjusted at settlement.
- (11) If Rent payments are reassessed after the Settlement Date for periods including the Settlement Date, any additional Rent payment from a Tenant or refund due to a Tenant must be apportioned under clauses 2.5(8), 2.5(9) and 2.5(10).
- (12) Payments under clause 2.5(11) must be made within 14 days after notification by one party to the other but only after any additional payment from a Tenant has been received.
- (13) The cost of Bank cheques payable at settlement:
  - (a) to the Seller or its mortgagee are the responsibility of the Buyer; and

- (b) to parties other than the Seller or its mortgagee are the responsibility of the Seller and the Seller will reimburse this cost to the Buyer as an adjustment at settlement.
- (14) The Seller is not entitled to require payment of the Balance Purchase Price by means other than Bank cheque without the consent of the Buyer.
- (15) Upon written request by the Buyer, the Seller will, before settlement, give the Buyer a written statement, supported by reasonable evidence, of –
  - (a) all Outgoings and all Rent for the Property to the extent they are not capable of discovery by search or enquiry at any office of public record or pursuant to the provisions of any statute; and
  - (b) any other information which the Buyer may reasonably require for the purpose of calculating or apportioning any Outgoings or Rent under this clause 2.5.

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

### 3. FINANCE

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

### 4. BUILDING AND PEST INSPECTION REPORTS

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

### 5. SETTLEMENT

#### 5.1 Time and Date

- (1) Settlement must occur:
  - (a) between 9am and 4pm AEST on the Settlement Date; and
  - (b) subject to clause 5.1(2), in the Place for Settlement at the office of a solicitor, Financial Institution or settlement agent nominated by the Seller.
- (2) If the Seller has not nominated an office under clause 5.1(1)(b) or the parties have not otherwise agreed where settlement is to occur by 5pm on the date 2 Business Days before the Settlement Date, section 61(2)(c) of the *Property Law Act 1974* applies.

#### 5.2 Transfer Documents

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

#### 5.3 Documents and Keys at Settlement

- (1) In exchange for payment of the Balance Purchase Price, the Seller must deliver to the Buyer at settlement:
  - (a) unstamped Transfer Documents capable of immediate registration after stamping;
  - (b) any instrument necessary to release any Encumbrance over the Property in compliance with the Seller's obligation in clause 7.2;
  - (c) if requested by the Buyer not less than 2 Business Days before the Settlement Date, the Keys;
  - (d) if there are Leases or Service Agreements:
    - (i) the Seller's copy of all Lease Documents and Service Agreements;
    - (ii) a notice to each Tenant and Contractor advising of the sale and assignment of rights under this contract in the form required by law (if applicable); and
    - (iii) any notice required by law to transfer to the Buyer the Seller's interest in any Lease Guarantee assigned to the Buyer under this contract;
  - (e) a copy of the certificate of occupancy pursuant to the *Building Act 1975* appropriate to the use of the Property (if the Improvements may not be lawfully occupied unless the certificate has issued);
  - (f) all plans and drawings relating to the construction of the Improvements on the Land in the possession or control of the Seller; and
  - (g) all documents in the possession and control of the Seller which the Buyer would reasonably require to enable the Buyer to manage the Property and to prepare income tax returns.
- (2) If the Keys are not required to be delivered at Settlement under clause 5.3(1)(c), the Seller must deliver the Keys to the Buyer on or before settlement. The Seller may discharge its obligation under this provision by authorising the Seller's Agent to release the Keys to the Buyer.

#### 5.4 Assignment of Covenants and Warranties

At settlement, the Seller assigns to the Buyer the benefit of all:

- (1) covenants by the Tenants under the Leases;
- (2) Lease Guarantees;
- (3) the Seller's rights under the Service Agreements;
- (4) manufacturers' warranties regarding the Included Chattels;
- (5) and builders' warranties on the Improvements,

to the extent they are assignable. However, the right to recover arrears of Rent is not assigned to the Buyer and section 117 of the *Property Law Act 1974* does not apply.

#### 5.5 Lease Guarantees

On settlement, the Seller will:

- (1) allow as a deduction from the Balance Purchase Price any Security Deposit received by the Seller from any Tenant and retained by the Seller;
- (2) transfer control to the Buyer over any trust account or fund held on trust for Tenants as Security Deposit; and
- (3) assign to the Buyer, Bank Guarantees held in respect of any Tenant. If any Bank Guarantee is not assignable, the Seller will enforce the Bank Guarantee at the written direction and expense of the Buyer for the Buyer's benefit.

#### 5.6 Indemnity

The Buyer indemnifies the Seller in respect of claims by Tenants for the return of Bank Guarantees or Security Deposits which are dealt with under clause 5.5.

## 5.7 Possession of Property and Title to Included Chattels

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

## 5.8 Reservations

- (1) The Seller must remove the Reserved Items from the Property before settlement.
- (2) The Seller must repair at its expense any damage done to the Property in removing the Reserved Items. If the Seller fails to do so, the Buyer may repair that damage.
- (3) Any Reserved Items not removed before settlement will be considered abandoned and the Buyer may, without limiting its other rights, complete this contract and appropriate those Reserved Items or dispose of them in any way.
- (4) The Seller indemnifies the Buyer against any damages and expenses resulting from the Buyer's actions under clauses 5.8(2) or 5.8(3).

## 5.9 Consent to Transfer of State Lease

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

## 6. TIME

### 6.1 Time of the Essence

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

### 6.2 Extension of Settlement Date

- (1) Either party may, at any time up to 4pm on the Settlement Date, extend the Settlement Date by giving a notice under this clause nominating a new date for settlement which must be no later than 5 Business Days after the Scheduled Settlement Date.
- (2) The Settlement Date will be the date specified in the Extension Notice and time is of the essence in respect of this date.
- (3) More than one Extension Notice may be given under clause 6.2(1) but the new date for settlement nominated in an Extension Notice may not be a date later than 5 Business Days after the Scheduled Settlement Date.
- (4) In this clause 6.2, "**Scheduled Settlement Date**" means the Settlement Date specified in the Reference Schedule as extended:
  - (a) by agreement of the parties; or
  - (b) under clause 6.3 or 13.4,

but excludes any extension of the Settlement Date as a result of the operation of this clause 6.2.

### 6.3 Suspension of Time

- (1) This clause 6.3 applies if a party is unable to perform a Settlement Obligation solely as a consequence of a Delay Event but does not apply where the inability is attributable to:
  - (a) damage to, destruction of or diminution in value of the Property or other property of the Seller or Buyer; or
  - (b) termination or variation of any agreement between a party and another person whether relating to the provision of finance, the release of an Encumbrance, the sale or purchase of another property or otherwise.
- (2) Time for the performance of the parties' Settlement Obligations is suspended and ceases to be of the essence of the contract and the parties are deemed not to be in breach of their Settlement Obligations.
- (3) An Affected Party must take reasonable steps to minimise the effect of the Delay Event on its ability to perform its Settlement Obligations.
- (4) When an Affected Party is no longer prevented from performing its Settlement Obligations due to the Delay Event, the Affected Party must give the other party a notice of that fact, promptly.
- (5) When the Suspension Period ends, whether notice under clause 6.3(4) has been given or not, either party may give the other party a Notice to Settle.

- (6) A Notice to Settle must be in writing and state:
  - (a) that the Suspension Period has ended;
  - (b) a date, being not less than 5 nor more than 10 Business Days after the date the Notice to Settle is given, which shall become the Settlement Date; and
  - (c) that time is of the essence.
- (7) When Notice to Settle is given, time is again of the essence of the contract.
- (8) In this clause 6.3:
  - (a) "**Affected Party**" means a party referred to in clause 6.3(1);
  - (b) "**Delay Event**" means:
    - (i) a tsunami, flood, cyclone, earthquake, bushfire or other act of nature;
    - (ii) riot, civil commotion, war, invasion or a terrorist act;
    - (iii) an imminent threat of an event in paragraphs (i) or (ii);
    - (iv) compliance with any lawful direction or order by a Government Agency; or
    - (v) if clause 2.4(5) applies, the computer system operated by the ATO for the GST Withholding notifications referred to in clause 2.4(5)(c) is inoperative;
  - (c) "**Government Agency**" means the government of the Commonwealth of Australia or an Australian State, Territory or local government and includes their authorities, agencies, government owned corporations and authorised officers, courts and tribunals;
  - (d) "**Settlement Obligations**" means, in the case of the Buyer, its obligations under clauses 2.4(1), 2.4(5)(b) and (c) and 5.1(1) and, in the case of the Seller, its obligations under clauses 5.1(1), 5.3(1)(a) – (g) and 5.7;
  - (e) "**Suspension Period**" means the period during which the Affected Party (or if both the Buyer and Seller are Affected Parties, either of them) remains unable to perform a Settlement Obligation solely as a consequence of a Delay Event.

## 7. MATTERS AFFECTING THE PROPERTY

### 7.1 Title

The Land is sold subject to:

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

### 7.2 Encumbrances

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

### 7.3 Requisitions

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

### 7.4 Seller's Warranties

- (1) The Seller's warranties in clauses 7.4(2) and 7.4(3) apply except to the extent disclosed by the Seller to the Buyer:
  - (a) in this contract; or
  - (b) in writing before the Buyer signed this contract.
- (2) The Seller warrants that, at the Contract Date:
  - (a) there is no outstanding notice under section 246AG, 247 or 248 of the *Building Act 1975* or section 167 or 168 of the *Planning Act 2016* that affects the Property;
  - (b) the Seller has not received any communication from a competent authority that may lead to the issue of a notice referred to in clause 7.4(2)(a) or a notice or order referred to in clause 7.6(1);
  - (c) there are no current or threatened claims or proceedings which may lead to a Court order or writ of execution affecting the Property;
  - (d) there is no outstanding obligation on the Seller to give notice to the administering authority under the *Environmental Protection Act 1994* of a notifiable activity being conducted on the Land; and
  - (e) the Seller is not aware of any facts or circumstances that may lead to the Land being classified as contaminated

land within the meaning of the *Environmental Protection Act 1994*.

- (3) The Seller warrants that, at settlement:
  - (a) if the Land is freehold: it will be the registered owner of an estate in fee simple in the Land and will own the rest of the Property;
  - (b) if the Land is leasehold: it will be the registered lessee, the lease is not liable to forfeiture because of default under the lease, and it will own the rest of the Property;
  - (c) it will be capable of completing this contract (unless the Seller dies or becomes mentally incapable after the Contract Date); and
  - (d) there will be no unsatisfied Court order or writ of execution affecting the Property.
- (4) If the Seller breaches a warranty in clause 7.4(2) or 7.4(3), the Buyer may terminate this contract by notice to the Seller given before settlement.
- (5) The Seller does not warrant that the Present Use is lawful.

#### 7.5 Survey and Mistake

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

#### 7.6 Requirements of Authorities

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

#### 7.7 Property Adversely Affected

- (1) If at the Contract Date:
  - (a) the Present Use is not lawful under the relevant town planning scheme;
  - (b) the Land is affected by a proposal of any competent authority to alter the dimensions of any Transport Infrastructure or locate Transport Infrastructure on the Land;
  - (c) access to the Land passes unlawfully through other land;

- (d) any Services to the Land which pass through other land are not protected by a registered easement or building management statement or by statutory authority;
- (e) any competent authority has issued a current notice to treat, or notice of intention to resume, regarding any part of the Land;
- (f) there is an outstanding condition of a development approval attaching to the Land under section 73 of the *Planning Act 2016* or section 96 of the *Economic Development Queensland Act 2012* which, if complied with, would constitute a material mistake or omission in the Seller's title under clause 7.5(2)(d);
- (g) the Property is affected by the *Queensland Heritage Act 1992* or is included in the World Heritage List;
- (h) the Property is declared acquisition land under the *Queensland Reconstruction Authority Act 2011*; or
- (i) there is a charge against the Land under section 104 of the *Foreign Acquisitions and Takeovers Act 1975 (Cth)*, and that has not been disclosed in this contract or disclosed by the Seller to the Buyer in writing before the Buyer signed this contract, the Buyer may terminate this contract by notice to the Seller given before settlement.

- (2) If no notice is given under clause 7.7(1), the Buyer will be treated as having accepted the Property subject to all of the matters referred to in that clause.
- (3) The Seller authorises the Buyer to inspect records held by any authority, including Security Interests on the PPSR relating to the Property.

#### 7.8 Dividing Fences

Notwithstanding any provision in the *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011*, the Seller need not contribute to the cost of building any dividing fence between the Land and any adjoining land owned by it. The Buyer waives any right to claim contribution from the Seller.

### 8. RIGHTS AND OBLIGATIONS UNTIL SETTLEMENT

#### 8.1 Risk

The Property is at the Buyer's risk from 5pm on the first Business Day after the Contract Date.

#### 8.2 Access

After reasonable notice to the Seller, the Buyer and its consultants may enter the Property:

- (1) once to read any meter;
- (2) for inspections under clause 4;
- (3) once to inspect the Property before settlement; and
- (4) once to value the Property before settlement.

#### 8.3 Seller's Obligations After Contract Date

- (1) The Seller must use the Property reasonably until settlement. The Seller must not do anything regarding the Property, the Leases or the Service Agreements that may significantly alter them or result in later expense for the Buyer.
- (2) The Seller must promptly upon receiving any notice, proceeding or order that affects the Property or requires work or expenditure on the Property, give a copy to the Buyer.
- (3) Without limiting clause 8.3(1), the Seller must not without the prior written consent of the Buyer, give any notice or seek or consent to any order that affects the Property or make any agreement affecting the Property that binds the Buyer.

#### 8.4 Information Regarding the Property

Upon written request of the Buyer but in any event before settlement, the Seller must give the Buyer:

- (1) copies of all documents relating to any unregistered interests in the Property;
- (2) full details of the Leases and Service Agreements to allow the Buyer to properly manage the Property after settlement;
- (3) sufficient details (including the date of birth of each Seller who is an individual) to enable the Buyer to undertake a search of the PPSR;
- (4) the Local Government rate account number for the Land; and
- (5) further copies or details if those previously given cease to be complete and accurate.

#### 8.5 Possession Before Settlement

If possession is given before settlement:

- (1) the Buyer must maintain the Property in substantially its condition at the date of possession, fair wear and tear excepted;
- (2) entry into possession is under a licence personal to the Buyer revocable at any time and does not:
  - (a) create a relationship of landlord and tenant; or
  - (b) waive the Buyer's rights under this contract;
- (3) the Buyer must insure the Property to the Seller's satisfaction; and
- (4) the Buyer indemnifies the Seller against any expense or damages incurred by the Seller as a result of the Buyer's possession of the Property.

## 9. PARTIES' DEFAULT

### 9.1 Seller and Buyer May Affirm or Terminate

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

### 9.2 If Seller Affirms

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

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

### 9.3 If Buyer Affirms

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

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

### 9.4 If Seller Terminates

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

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

### 9.5 If Buyer Terminates

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

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

### 9.6 Seller's Resale

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

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

### 9.7 Seller's Damages

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

### 9.8 Buyer's Damages

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

### 9.9 Interest on Late Payments

- (1) The Buyer must pay interest at the Default Rate:
  - (a) on any amount payable under this contract which is not paid when due; and
  - (b) on any judgement for money payable under this contract.
- (2) Interest continues to accrue:
  - (a) under clause 9.9(1)(a), from the date it is due until paid; and
  - (b) under clause 9.9(1)(b), from the date of judgement until paid.

## 10. LEASES AND SERVICE AGREEMENTS

### 10.1 Seller's Statement

- (1) Within a reasonable time after written request by the Buyer, the Seller must give the Buyer:
  - (a) a statement of Outgoings which cannot be discovered by search; and
  - (b) a notice under section 262A(4AH) of ITAA (if applicable to the Property).
- (2) The Seller must update the statement if the Seller becomes aware that it has become inaccurate in a material respect.
- (3) The Seller warrants that the statement and notice will be accurate at the Settlement Date.

### 10.2 Leases and Service Agreements

The Seller states that details of all Leases and Service Agreements affecting the Property are disclosed in the Lease Schedule and Service Agreement Schedule respectively.

### 10.3 Lease Warranties

The Seller warrants that, except as disclosed in this contract, the following are correct at the Contract Date:

- (1) details of the Leases set out in the Lease Schedule;
- (2) each of the Leases are valid and subsisting;
- (3) there is no subsisting breach of a provision of any Lease;
- (4) there is no notice or correspondence between the Seller and any Tenant relating to Rent review or the exercise of an option for renewal;
- (5) for each Lease, the relevant Lease Documents provided to the Buyer under clause 10.5(1) constitute the entire agreement between the Seller and each Tenant and there is no written, oral or other agreement between the Seller and any Tenant varying the terms of a Lease or granting any additional option for renewal of the term of any Lease;
- (6) no Tenant received any incentive or inducement to enter into its initial or current Lease;
- (7) there is no pending litigation or arbitration between the Seller and any Tenant arising out of any of the Leases; and
- (8) if any Lease is a retail shop lease within the meaning of the *Retail Shop Leases Act 1994*:
  - (a) as far as the Seller is aware the Seller has complied with the *Retail Shop Leases Act 1994* in relation to the Lease;
  - (b) there is no existing or renewed retail tenancy dispute in relation to a Lease;
  - (c) there are no mediation agreements, proceedings or orders in existence under the *Retail Shop Leases Act 1994* in respect of a Lease;
  - (d) no Tenant has notified the Seller requesting a right to renew any Lease for a further period; and
  - (e) no Tenant has made a claim against the Seller for compensation for loss or damage suffered by the Tenant under sections 43, 46G or 46K of the *Retail Shop Leases Act 1994* and there are no circumstances existing to the Seller's knowledge which might give rise to a claim for compensation.

### 10.4 Inaccuracies

The Buyer may terminate this contract by notice in writing to the Seller if a warranty contained in clause 10.3 is inaccurate and the Buyer is materially prejudiced by that inaccuracy.

### 10.5 Buyer's Satisfaction with Documents

- (1) The Seller must produce to the Buyer's Solicitor within 7 days after the Contract Date:
  - (a) copies of all Lease Documents and Service Agreements; and
  - (b) a statement of the Rent and arrears of Rent for each Lease (current at the Contract Date).
- (2) If the Seller does not comply with clause 10.5(1), the Buyer may terminate this contract by notice to the Seller given no later than 14 days after the Contract Date.
- (3) If the Buyer is not satisfied with the terms of the Lease Documents or Service Agreements or with the statement delivered under clause 10.5(1), it may terminate this contract by notice to the Seller given no later than 7 days after the

Buyer's receipt of the last of the items delivered under clause 10.5(1).

- (4) If the Buyer does not terminate the contract under clause 10.5(2) or 10.5(3), the Buyer will be treated as having accepted the Leases and Service Agreements.

#### 10.6 Dealings with Leases

- (1) Subject to this clause 10.6, the Seller must not, after the Contract Date:
- deal with the Property or any of the Leases;
  - accept a surrender of any Lease;
  - consent to a transfer of any Lease;
  - terminate any Lease;
  - forfeit, call on or enforce any Lease Guarantee;
  - release any party from a Lease Guarantee;
  - consent to any request by a Tenant;
  - grant or agree to grant a new lease, licence or other right of occupancy of any part of the Land or an extension of a Lease other than where a Tenant validly exercises an option in a Lease; or
  - initiate or negotiate a Rent review or otherwise agree to vary the Rent payable under a Lease,
- (each a "Proposed Dealing") without the Buyer's consent, unless the failure to do so would amount to a breach of the Lease by the Seller.
- (2) Despite clause 10.6(1)(i), the Seller:
- may implement a review of Rent in accordance with a calculation stated in the Lease (for example a fixed increase, specified percentage increase, a review on the basis of an independently published index of prices, costs or wages or a combination of them); and
  - may initiate and conduct a market review of the Rent if failure to do so by the Settlement Date would result in a waiver or prejudice of the right to conduct the Review. However the Seller may not propose or agree to the new Rent without the Buyer's consent (which must not be unreasonably withheld or delayed).
- (3) The Seller must give the Buyer full details (including copies of all written material received from the Tenant or proposed Tenant) of each Proposed Dealing before entering into or consenting to the Proposed Dealing.
- (4) The Buyer must:
- co-operate with the Seller and promptly notify the Seller whether it consents to a Proposed Dealing; and
  - not withhold its consent to a Proposed Dealing except on reasonable grounds (or subject to reasonable conditions) which must be notified in writing to the Seller.
- (5) If any Tenant defaults in the payment of Rent, the Seller must promptly inform the Buyer in writing. The Buyer may require the Seller to do either or both of the following actions at the Seller's expense:
- serve on the Tenant a notice of breach of covenant if required by law;
  - if the Seller is legally entitled to do so, terminate the Lease by physical re-entry (subject to the provisions of the Lease).
- (6) The Seller must give the Buyer copies of any documents relating to the Leases that come into the control or possession of the Seller between the Contract Date and settlement.

#### 10.7 Service Agreements

- (1) The Seller:
- may terminate any Service Agreement which is not capable of assignment (subject to the provisions of the relevant Service Agreement); and
  - indemnifies the Buyer against claims under the Service Agreements prior to the Settlement Date.
- (2) The Buyer:
- assumes the obligations of the Seller under those Service Agreements which are assigned until their termination; and
  - indemnifies the Seller against claims under Service Agreements after the Settlement Date.
- (3) If:
- the Seller cannot terminate a Service Agreement; or

- the Seller's rights under a Service Agreement cannot be assigned or are not effectively assigned to the Buyer;

the Seller must enforce that Service Agreement at the direction of the Buyer for the Buyer's benefit at the Buyer's cost.

### 11. GOODS AND SERVICES TAX

#### 11.1 Definitions

Words and phrases defined in the GST Act have the same meaning in this contract unless the context indicates otherwise.

#### 11.2 GST Table

The GST Table and the notes in it are part of this clause 11.

#### 11.3 Taxable Supply

This clause 11 applies where the transaction is:

- a Taxable Supply; or
- not a Taxable Supply because it is the Supply of a Going Concern.

#### 11.4 Purchase Price Includes GST

If this clause 11.4 applies, the Purchase Price includes the Seller's liability for GST on the Supply of the Property. The Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property.

#### 11.5 Purchase Price Does Not Include GST

If this clause 11.5 applies, the Purchase Price does not include the Seller's liability for GST on the Supply of the Property. The Buyer must on the Settlement Date pay to the Seller in addition to the Purchase Price an amount equivalent to the amount payable by the Seller as GST on the Supply of the Property.

#### 11.6 Margin Scheme

**Warning** The Seller is warranting that the Margin Scheme can apply. If in doubt about using the Margin Scheme you should seek professional advice.

If this clause 11.6 applies:

- the Purchase Price includes the Seller's liability for GST on the Supply of the Property. The Buyer is not obliged to pay any additional amount to the Seller on account of GST on the Supply of the Property.
- the Seller:
  - must apply the Margin Scheme to the Supply of the Property; and
  - warrants that the Margin Scheme is able to be applied;
- if the Seller breaches clause 11.6(2)(a) or its warranty under clause 11.6(2)(b) then:
  - the Buyer may terminate this contract if it becomes aware of the breach prior to the Settlement Date;
  - if the Buyer does not terminate this contract under clause 11.6(3)(a) or does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable for the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;
  - the Buyer is entitled to compensation from the Seller if there is a breach of clause 11.6(2).

#### 11.7 If the Supply is a Going Concern

**Warning** The parties are providing certain warranties under this clause. If there is doubt about whether there is a Supply of a Going Concern you should seek professional advice.

If this clause 11.7 applies:

- the Purchase Price does not include any amount for GST;
- the parties agree the Supply of the Property is a Supply (or part of a Supply) of a Going Concern;
- the Seller warrants that:
  - between the Contract Date and the Settlement Date the Seller will carry on the Enterprise; and
  - the Property (together with any other things that must be provided by the Seller to the Buyer at the Settlement Date under a related agreement for the same Supply) is all of the things necessary for the continued operation of the Enterprise;
- the Buyer warrants that at the Settlement Date it is Registered or Required to be Registered under the GST Act;
- If either of the warranties in clause 11.7(3) is breached:

- (a) the Buyer may terminate this contract if it becomes aware of the breach prior to the Settlement Date;
  - (b) if the Buyer does not terminate this contract then, at the Settlement Date, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property;
  - (c) if the Buyer does not become aware of the breach until after the Settlement Date, it must pay to the Seller an amount equal to the Input Tax Credit which the Buyer will receive for GST payable in respect of the Supply of the Property. Payment must be made when the Buyer receives the benefit of the Input Tax Credit;
  - (d) the Buyer is entitled to compensation from the Seller if there is a breach of the warranty;
- (6) if the warranty in clause 11.7(4) is not correct the Buyer must pay to the Seller an amount equal to the GST payable in respect of the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately on demand;
  - (7) if for any reason other than a breach of a warranty by the Seller or the Buyer this transaction is not a Supply of a Going Concern, the Buyer must pay to the Seller the amount payable by the Seller as GST on the Supply of the Property. Payment must be made at the Settlement Date or, if settlement has occurred, immediately on demand.

### 11.8 Adjustments

Where this contract requires an adjustment or apportionment of Outgoings or Rent and profits of the Property, that adjustment or apportionment must be made on the amount of the Outgoing, Rent or profit exclusive of GST.

### 11.9 Tax Invoice

Where GST is payable on the Supply of the Property, the Seller must give to the Buyer a Tax Invoice at the Settlement Date or on any later date on which the Buyer is required to pay GST under clause 11.7.

### 11.10 No Merger

To avoid doubt, the clauses in this clause 11 do not merge on settlement.

### 11.11 Remedies

The remedies provided in clauses 11.6(3), 11.7(5) and 11.7(6) are in addition to any other remedies available to the aggrieved party.

## 12. GENERAL

### 12.1 Seller's Agent

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

### 12.2 Foreign Buyer Approval

The Buyer warrants that either:

- (1) the Buyer's purchase of the Property is not a notifiable action; or
- (2) the Buyer has received a no objection notification, under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).

### 12.3 Duty

The Buyer must pay all duty on this contract.

### 12.4 Notices

- (1) Notices under this contract must be in writing.
- (2) Notices under this contract or notices required to be given by law may be given and received by the party's solicitor.
- (3) Notices under this contract or required to be given by law may be given by:
  - (a) delivering or posting to the other party or its solicitor; or
  - (b) sending it to the facsimile number of the other party or its solicitor stated in the Reference Schedule (or another facsimile number notified by the recipient to the sender); or
  - (c) sending it to the email address of the other party or its solicitor stated in the Reference Schedule (or another email address notified by the recipient to the sender).
- (4) Subject to clause 12.4(5), a notice given after this contract is entered into in accordance with clause 12.4(3) will be treated as given:
  - (a) 5 Business Days after posting;
  - (b) if sent by facsimile, at the time indicated on a clear transmission report; and
  - (c) if sent by email, at the time it is sent.

- (5) Notices given by facsimile, by personal delivery or by email between 5pm on a Business Day (the "first Business Day") and 9am on the next Business Day (the "second Business Day") will be treated as given or delivered at 9am on the second Business Day.
- (6) If two or more notices are treated as given at the same time under clause 12.4(5), they will be treated as given in the order in which they were sent or delivered.
- (7) Notices or other written communications by a party's solicitor (for example, varying the Inspection Date, Finance Date or Settlement Date) will be treated as given with that party's authority.
- (8) For the purposes of clause 12.4(3)(c) and clause 14.2 the notice or information may be contained within an email, as an attachment to an email or located in an electronic repository accessible by the recipient by clicking a link in an email.
- (9) A communication given using a messaging system in an ELNO System is not a notice for the purpose of this contract.

### 12.5 Business Days

- (1) If anything is required to be done on a day that is not a Business Day, it must be done instead on the next Business Day.
- (2) If the Finance Date or Inspection Date fall on a day that is not a Business Day, then it falls on the next Business Day.
- (3) If clause 13 applies and the Settlement Date falls on a day on which both the Sydney and Melbourne offices of the Reserve Bank of Australia are closed, the Settlement Date will be taken to be the next Business Day.

### 12.6 Rights After Settlement

Despite settlement and registration of the transfer, any term of this contract that can take effect after settlement or registration remains in force.

### 12.7 Further Acts

If requested by the other party, each party must, at its own expense, do everything reasonably necessary to give effect to this contract.

### 12.8 Severance

If any term or part of a term of this contract is or becomes legally ineffective, invalid or unenforceable in any jurisdiction it will be severed and the effectiveness, validity or enforceability of the remainder will not be affected.

### 12.9 Interpretation

#### (1) Plurals and Genders

Reference to:

- (a) the singular includes the plural and the plural includes the singular;
- (b) one gender includes each other gender;
- (c) a person includes a body corporate; and
- (d) a party includes the party's executors, administrators, successors and permitted assigns.

#### (2) Parties

- (a) If a party consists of more than one person, this contract binds them jointly and each of them individually.
- (b) A party that is a trustee is bound both personally and in its capacity as a trustee.

#### (3) Statutes and Regulations

Reference to statutes includes all statutes amending, consolidating or replacing them.

#### (4) Inconsistencies

If there is any inconsistency between any provision added to this contract and the printed provisions, the added provision prevails.

#### (5) Headings

Headings are for convenience only and do not form part of this contract or affect its interpretation.

#### (6) Calculating Time

If anything is permitted or required to be done:

- (a) a number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date;
 

Example: if the Settlement Date falls on a Friday, 2 days before the Settlement Date is Wednesday.
- (b) "at least" a number of days or Business Days before a specified date or a clear number of days or Business Days before a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date and excluding the day on which the thing may or must be done;



Example: if the Settlement Date falls on a Friday, at least 2 days before the Settlement Date or 2 clear days before the Settlement Date is Tuesday.

- (c) a number of days or Business Days after a specified date, the date by which that thing may or must be done is to be calculated excluding the specified date.

Example: if the Contract Date falls on a Monday, 2 days after the Contract Date is Wednesday.

#### 12.10 Counterparts

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

### 13. ELECTRONIC SETTLEMENT

#### 13.1 Application of Clause

Clause 13:

- (a) applies if the form of transfer under the *Land Title Act 1994* required to transfer title in the Land to the Buyer is a required instrument to which section 5(1) of the *Land Title Regulation 2022* applies;
- (b) continues to apply even if section 5(2)(a)(ii) of the *Land Title Regulation 2022* applies; and
- (c) overrides any other provision of this contract to the extent of any inconsistency.

#### 13.2 Nomination of ELNO System and Completion of Electronic Workspace

- (1) The Seller must nominate the ELNO System to be used for the Electronic Settlement. Despite clause 12.4(9), the Seller may nominate the ELNO System by sending or accepting an invitation to an Electronic Workspace in an ELNO System.
- (2) The parties must:
- (a) ensure that the Electronic Workspace is completed and all Electronic Conveyancing Documents and the Financial Settlement Schedule are Digitally Signed prior to settlement; and
- (b) do everything else required in the Electronic Workspace or otherwise to enable settlement to occur on the Settlement Date.
- (3) If the parties cannot agree on a time for settlement, the time to be nominated in the Electronic Workspace is 4pm AEST.
- (4) If any part of the Purchase Price is to be paid to discharge an Outgoing:
- (a) the Buyer may, by notice in writing to the Seller, require that the amount is paid to the Buyer's Solicitor's trust account and the Buyer is responsible for paying the amount to the relevant authority;
- (b) for amounts to be paid to destination accounts other than the Buyer's Solicitor's trust account, the Seller must give the Buyer a copy of the current account for the Outgoing to enable the Buyer to verify the destination account details in the Financial Settlement Schedule.
- (5) If the Deposit is required to discharge any Encumbrance or pay an Outgoing at settlement:
- (a) the Deposit Holder must, if directed by the Seller at least 2 Business Days before settlement, pay the Deposit (and any interest accrued on investment of the Deposit) less commission as clear funds to the Seller's Solicitor;
- (b) the Buyer and the Seller authorise the Deposit Holder to make the payment in clause 13.2(5)(a);
- (c) the Seller's Solicitor will hold the money as Deposit Holder under the Contract;
- (d) the Seller and Buyer authorise the Seller's Solicitor to pay the money as directed by the Seller in accordance with the Financial Settlement Schedule.

#### 13.3 Electronic Settlement

- (1) Clauses 5.1(1)(b), 5.1(2) and 5.2 do not apply.
- (2) Payment of the Balance Purchase Price electronically as directed by the Seller's Solicitor in the Financial Settlement Schedule satisfies the Buyer's obligation in clause 2.4(1).
- (3) The Seller and Buyer will be taken to have complied with:
- (a) clause 2.4(3)(c),(e) and (f); and
- (b) clause 2.4(5)(d) and (e),
- (as applicable) if at settlement the Financial Settlement Schedule specifies payment of the relevant amount to the account nominated by the Commissioner of Taxation.

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

#### 13.4 Computer System Unavailable

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

#### 13.5 Costs

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

### 14. ELECTRONIC CONTRACT AND DISCLOSURE

#### 14.1 Electronic Signing

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

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

#### 14.2 Pre-contract Disclosure

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

## Annexure "A" SPECIAL CONDITIONS

### 1. STANDARD TERMS OF CONTRACT

The Seller and the Buyer **acknowledge** that prior to the signing of this Contract, the Seller and the Buyer did receive a copy of or had access to the Terms of Contract for Commercial Land and Buildings Tenth Edition referred to herein, and read and understood the provisions thereof.

### 2. ALTERATION TO STANDARD TERMS

- (a) Clause 1.1 (1)(v)(ii) of the Terms of Contract is amended by deleting '2.4(5), 5.1, 5.3(1)(a)-(f), 5.7, 6.1' and replacing with 'Special Condition 3 of "Annexure A – Special Conditions"'.
- (b) Clauses 2.2, 2.5(1)-(12), 3.1 to 3.4, 4.1 to 4.5, 5.3(1)(b)-(g), 5.3(2), 5.4 to 5.8, 6.2, 7.4 to 7.7, 8.2 to 8.5, 10.1 to 10.7, 11.4, 11.6, 11.7 and 12.6 are deleted from the Terms of Contract.
- (c) Insofar as it is appropriate and despite the deletion of clause 2.5(6), the Buyer must obtain and pay for searches and meter readings capable of discovery by search or enquiry, in accordance with clause 2.5(15).
- (d) Adopting the definitions in clause 1.1 of the Terms of Contract, the Seller and Buyer acknowledge that clauses 2.5(1)-(12) are deleted because:
  - a. The Seller is obligated to use proceeds of sale, being funds presented or presentable at settlement of this Contract, in a priority order pursuant to regulation 146 of the *Local Government Regulation 2012* (Qld);
  - b. It is therefore inappropriate for adjustments of Outgoings to occur before settlement contradicting that priority, and is instead appropriate for payment of funds presented or presentable at settlement of this Contract to be paid to the Seller for subsequent distribution pursuant to regulation 146 of the *Local Government Regulation 2012* (Qld) including in respect of Outgoings apportioned to the day of settlement;
  - c. The Buyer, to either facilitate settlement of this Contract and/or the registration of the resulting transfer, is liable for land tax and any Outgoings not paid in full by operation of regulation 146 of the *Local Government Regulation 2012* (Qld), and may be required to present further funds at settlement of this Contract to pay them; and
  - d. Should any Outgoings amount (other than rates or charges detailed in regulation 146(1)(f) of the *Local Government Regulation 2012* (Qld)) be levied/issued/raised, but not yet overdue, the Buyer is liable for same in order to either facilitate settlement of this Contract and/or the registration of the resulting transfer, or thereafter by operation of law.
- (e) Clause 5.1(2) of the Terms of the Contract is amended by deleting the clause and replacing with "If the parties have not otherwise agreed where settlement is to occur by 5pm on the date 2 Business Days before the Settlement Date, the Place for Settlement will be the offices of the Seller."
- (f) Insofar as it is appropriate, clauses 13.1 to 13.5 are deleted from the Terms of Contract because:
  - a. the Seller and Buyer acknowledge that to their knowledge and as at the date of the Contract, the instrument of transfer cannot be prepared, lodged or deposited using an Electronic Lodgment Network because the Electronic Lodgment Network does not have the functionality to prepare, lodge or deposit the required instrument, and is therefore

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Initial- Buyer/s:.....

Initial- Seller:.....

exempt from the requirements of regulation 5(1) of the *Land Title Regulation 2022* pursuant to regulation 5(2) of the *Land Title Regulation 2022*; and

- b. if PEXA, as the Seller's nominated Electronic Lodgment Network, does obtain the functionality to prepare, lodge or deposit the required instrument, meaning the exemption under regulation 5(2) of the *Land Title Regulation 2022* no longer applies, then clauses 13.1 to 13.5 are not deleted from the Terms of Contract.

### 3. SETTLEMENT DOCUMENTATION

The balance of the Purchase Price shall be paid on the Settlement Date in exchange for:-

- (a) Possession of the Property subject to Special Conditions 5(c), 5(m) and 5(n) of this Annexure;
- (b) Except as otherwise provided in this Contract, any Instrument of Title relating to the Land required to register the transfer unless the Seller is dispensing with the requirement to produce such instrument under *Local Government Regulations 2012 (QLD)* at the Seller's discretion; and
- (c) Executed Transfer Documents of the Land in favour of the Buyer and such other documents as are necessary in connection with the stamping and registration thereof and which have previously been submitted by the Buyer to the Seller.

### 4. AUTHORITY TO INSPECT

The Seller hereby authorises the Buyer or its solicitors to inspect all records relating to the Property hereby sold held by the relevant Local Authority or other body maintaining any such records and will, if required by the Buyer, sign an appropriate authority to permit such inspection by the Buyer.

### 5. SELLER'S TITLE TO SELL AND RESERVATIONS

- (a) The Seller hereby represents to the Buyer that the Seller is a local government selling in exercise of its statutory rights under and by virtue of the *Local Government Regulation 2012 (QLD)*.
- (b) If the Seller fails to show or make good title to the Property hereby sold or any part of it, the Buyer shall have no right, power or remedy against the Seller in respect thereof, any rule of law or equity or any provision hereof to the contrary. Nothing in this Special Condition shall abrogate any right of the Buyer to recover the deposit or any other moneys paid hereunder on account of the purchase price if lawfully terminated.
- (c) In the event of an Order or Decree of a Court of competent jurisdiction being made against the Seller which takes effect as an interim injunction restraining the Seller in any way in the performance of this Contract or a Caveat forbidding registration of the transfer referred to in Special Condition 3 hereof being lodged or if the Seller is restricted or prohibited by any means whatsoever in giving title to the Property or in effecting settlement in accordance with the terms hereof:
  - (i) **THEN** the Seller may, at its absolute option, by notice in writing to the Buyer extend the time for completion of this Contract by such period or periods of time as the Seller may reasonably require in all the circumstances, not being more than ninety (90) days (in aggregate), to give title to the Property or in effecting settlement,
  - (ii) **PROVIDED THAT** if the Seller shall not be able to give title to the Property or effect settlement hereunder in such extended period or periods of time,
  - (iii) **THEN** either party may at its option by notice in writing to the other party terminate this Contract in which event all deposit and other moneys received by the Seller or the Deposit Holder on account of the purchase price together with interest accrued thereon (if any)

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Initial- Buyer/s:.....

Initial- Seller:.....

shall be refunded to the Buyer by the Seller or the Deposit Holder as the case may be and the Seller shall hereby be released from all or any of its obligations to the Buyer arising from or in relation to the signing of this Contract,

- (iv) **AND** the Buyer agrees and acknowledges that it shall not be entitled to make any claim or bring any action for damages, compensation, account or seek to enforce any other remedies at law or in equity by reason of the Seller's inability to pass title to the Property at settlement or otherwise under this Contract.
- (d) The Land is sold to the Buyer subject to the reservations and conditions express or implied in the Instrument of Title of the Land and the Buyer shall not be entitled to make any objection, requisition or claim for compensation in relation thereto.
- (e) The Land and the Property hereby sold is believed by the Seller to be and shall be taken to be correctly described. No error omission or misdescription in the particulars of the Property or in the boundaries or area of the Land shall invalidate this Contract nor be the subject of any claim for compensation by either party. The Buyer shall not be entitled to delay completion of this Contract or to withhold any part of the purchase price in relation thereto.
- (f) Except as otherwise expressly provided in this Contract, the Seller shall not be required to deliver any abstracts of title or copies of deeds or documents whether in its possession or not.
- (g) The Seller gives no warranty that the improvements purporting to be on or in or comprising the Land are wholly on the Land or that buildings or improvements on adjoining lands do not encroach on the Land and this sale and Contract is deemed subject to any such encroachment which may exist and the Buyer shall not be entitled to make any objection, requisition or claim for compensation in relation thereto.
- (h) The Property hereby sold is sold in an "as is" condition and no promise or warranty whatsoever is given or shall be implied with respect to any of the Property nor as to the condition, state of repair, suitability or sufficiency of any improvement or other part of the Property nor as to the nature or condition of the same.
- (i) All improvements included in the sale are sold with all faults or defects (whether latent or not) and no warranty is given as to the condition or suitability for use thereof.
- (j) The Seller gives no warranty or assurance whatsoever with respect to the environmental state or condition of the Land and this sale and Contract is deemed subject to any contamination (if any) affecting the Land and the Buyer shall not be entitled to make any objection, requisition or claim for compensation in relation thereto.
- (k) If there is a pool on the Land the Seller makes no warranty or guarantee that the pool and fencing surrounding the pool ("**Pool Fencing**") complies with any statute, by-law, regulation or local government ordinance relating to the construction, height, size, nature or otherwise of the pool or pool fence on the subject property and the Buyer shall not be entitled to make any objection, requisition or claim for compensation in respect of any non-compliance by the Seller, whether before or after the date of the Contract, with any statute, by-laws, regulations or local government ordinance relating to the pool or Pool Fencing.
- (l) The Seller gives no warranty or assurance whatsoever with respect to the present use, the permitted use, the zoning or any town planning approvals granted (if any) or building approvals granted (if any) affecting the Land or that any services including but not limited to sewerage, water, electricity, telephone, or gas are available for supply to the Land and the Buyer shall not be entitled to make any objection, requisition or claim for compensation or terminate in relation thereto.
- (m) The Buyer acknowledges that:

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Initial- Buyer/s:.....

Initial- Seller:.....

- (i) there may be property not hereby sold which is not removed from the Land on the Settlement Date and which is the property of the former owner; and
  - (ii) any such property must be removed from the Land at the Buyer's own election, expense, risk and liability; and
  - (iii) the Buyer indemnifies the Seller from and against liability on any account whatsoever to any person whomsoever occasioned by such removal.
- (n) The Buyer acknowledges that:
- (i) the Seller gives no warranty or assurance whatsoever with respect to passing vacant possession of the Land to the Buyer; and
  - (ii) the Buyer is responsible for taking possession, vacant or otherwise, of the Land at the Buyer's own election, expense, risk and liability; and
  - (iii) the Buyer indemnifies the Seller from and against liability on any account whatsoever to any person whomsoever occasioned by action in taking possession of the Land.
- (o) Any valid notice or order issued either prior to or after the date of this Contract pursuant to any Statute or by any Local Authority or Court necessitating the doing of work or expenditure of money on or in relation to the Property or on any path or road adjoining the Land must be fully complied with by the Buyer at the Buyer's expense and no claim for compensation or contribution will be sought from the Seller, nor can the Buyer terminate this Contract as a result.

**6. SAFETY SWITCH**

- (a) If applicable, in this clause "approved safety switch" refers to an approved safety switch under Part 6, Division 4 of the *Electrical Safety Regulation 2013* ("**Electricity Regulations**") and the terms used have the meanings as defined in the Electricity Regulations.
- (b) If there is an approved safety switch installed for the general purpose of socket-outlets in the Improvements, the Seller makes no representations about the condition, quality or working order of the approved safety switch.

**7. SMOKE ALARM**

- (a) In this clause "approved smoke alarm" refers to a smoke alarm as referred to in the *Fire and Emergency Services Act 1990*.
- (b) If there is an approved smoke alarm installed in the Property, the Seller makes no representations about the condition, quality or working order of the approved smoke alarm.

**8. CONDITION OF IMPROVEMENTS/EXCLUSION OF WARRANTIES**

- (a) The Buyer acknowledges that:-
  - (i) It has entered into this Contract after satisfactory personal investigation of the Property hereby sold;
  - (ii) It has relied upon such independent advice as it deems necessary from experts or professional advisors, including engineers, surveyors, architects, builders, town planners, environmental experts, valuers, accountants, lawyers and the like concerning the Property hereby sold;

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Initial- Buyer/s:.....

Initial- Seller:.....

- (iii) It has not relied on any representations or warranties by the Seller, the Seller's agent or any other person inducing it to enter into this Contract, all of which such warranties and representations, if any, are hereby expressly negated; and
  - (iv) It is buying the Property hereby sold in its present state and condition together with any defects, whether apparent or latent, and the Buyer shall make no objection, requisition or claim for compensation in relation to same.
- (b) The Buyer agrees that it shall be deemed to have purchased the Property hereby sold, subject to all requisitions, notices and requirements of any lawful authority affecting or relating to the Property hereby sold or any part thereof and that it shall be the responsibility of the Buyer, at the Buyer's cost and expense to comply with all such requisitions, notices and requirements and the Buyer shall make no objection or requisition or claim for compensation in relation thereto but shall indemnify the Seller in relation to same.

9. **ENTIRE CONTRACT**

The terms herein contained constitute the entire and only agreement between the parties hereto in relation to the Property hereby sold and merges all prior discussions and negotiations between them and neither of the parties shall be bound by any warranties or representations with respect to the subject matter of this Contract other than as set forth herein.

10. **INTERPRETATION**

In this Contract:-

- (a) Headings have been included for ease of reference and none of the provisions hereof shall be construed or interpreted by reference to such headings;
- (b) The expression "the Seller" extends to and includes its successors in title and assigns;
- (c) The expression "the Buyer" extends to and includes plural if multiple buyers, and their successors in title and permitted assigns;
- (d) Any covenant or agreement on the part of two or more persons hereto shall be deemed to bind them jointly and each of them severally; and
- (e) Words importing the singular number shall include the plural numbers and singular numbers respectively and words importing the masculine gender only shall include the feminine gender and shall also have application to bodies corporate of every nature.

11. **SALE SUBJECT TO ACCEPTANCE BY SELLER**

This sale and Contract is subject to the final acceptance of same in writing by the Seller by its signing of this Contract.

12. **GOODS AND SERVICES TAX**

- (a) The Seller and the Buyer acknowledge and agree the Purchase Price under this Contract has been calculated without regard to GST.
- (b) If the Seller is liable to pay any GST (or any similar tax) in respect of the supply of the Land under this Contract, then the Purchase Price shall be deemed increased to an amount equivalent to the Purchase Price plus all adjustments and any GST payable thereon and the Buyer shall pay to the Seller the increased Purchase Price (or the balance thereof) adjusted to include the GST (or any similar tax) on the Settlement Date.

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Initial- Buyer/s:.....

Initial- Seller:.....

- (c) Where the Seller has become subject to any penalties or interest as a result of the late payment of GST (or any similar Tax) in respect of the supply of the Land under this Contract because of the failure of the Buyer to punctually comply with the terms of this clause 12, then the Buyer shall pay to the Seller an additional amount on demand equal to the amount of those penalties and interest from the due date for payment continuing until payment in full is made by the Buyer in compliance with the terms of this Contract and the Buyer shall indemnify and keep indemnified the Seller for and against all such GST (or any similar tax and any penalties or interest thereon) at all times now and in the future.

13. **PERSONAL GUARANTEE AND INDEMNITY**

- (a) If the Buyer is a company, then the Buyer must:
- (i) procure the due execution of a guarantee and indemnity from each director of the company in the form of the guarantee and indemnity forming **Annexure "B"** of this Contract; and
  - (ii) immediately deliver the duly executed guarantee and indemnity to the Seller together with this Contract.

14. **COOLING-OFF PERIOD**

Insofar as it is not inconsistent with legislative requirements pertaining to contracts of sale of this nature, and these special conditions, no cooling-off period applies to this contract.

15. **SPECIAL CONDITIONS PREVAIL**

In the event of any inconsistency between the provisions of these Special Conditions 1 to 15 inclusive and the provisions of the Standard Terms of Contract then, the provisions of these Special Conditions shall prevail.

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Initial- Buyer/s:.....

Initial- Seller:.....

# Signatures

## Buyer – Individual(s)

1. Executed by \_\_\_\_\_ (name) \_\_\_\_\_ (signature)

as **Buyer** on this 25 July 2024, in the presence of:

\_\_\_\_\_  
Witness (name and signature)

2. Executed by \_\_\_\_\_ (name) \_\_\_\_\_ (signature)

as **Buyer** on this 25 July 2024, in the presence of:

\_\_\_\_\_  
Witness (name and signature)

## Buyer – Company

Executed by \_\_\_\_\_ (company name) (ACN \_\_\_\_\_) by being signed by:

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Signature of Director/Company Secretary

\_\_\_\_\_  
Print full name

\_\_\_\_\_  
Print full name

## Seller

Executed by \_\_\_\_\_ Jennifer McCarthy, Delegated Officer \_\_\_\_\_ as **Seller** on this 25 July 2024  
(name and title) For the Mareeba Shire Council

\_\_\_\_\_  
(signature)

in the presence of:

\_\_\_\_\_  
Witness (name and signature)

Initial- Buyer/s:.....

Initial- Seller:.....



**ANNEXURE "B"**  
**GUARANTEE AND INDEMNITY**

In consideration of the Seller having at the request of:

- (a) \_\_\_\_\_ of \_\_\_\_\_;
- (b) \_\_\_\_\_ of \_\_\_\_\_;
- (c) \_\_\_\_\_ of \_\_\_\_\_;
- (d) \_\_\_\_\_ of \_\_\_\_\_,  
(name of guarantor/s) (address of guarantor/s)

("the **guarantors**") agreed to enter into the contract of sale ("the **contract**") to which this deed of guarantee and indemnity is annexed with \_\_\_\_\_  
(company name)

(ACN \_\_\_\_\_) ("the **Buyer**"):

1. the guarantors hereby guarantee to the seller the due punctual payment by the Buyer to the Seller of all sums of money becoming due, owing or payable by the buyer to the seller under the terms of and or as a result of this contract ("the guaranteed monies") at the times and in the manner as set out in this contract or otherwise on demand;
2. the guarantors hereby guarantee the due and punctual performance and observance by the Buyer of all and any of the covenants, provisions and stipulations on the part of the buyer to be performed and observed under and pursuant to this contract ("the guaranteed obligations");
3. the guarantors further indemnify the Seller against and in respect of any damages, loss, claim, demand, cost, expense or obligation direct or indirect which the Seller has or may suffer incur or sustain as a result of the Buyer's failure to pay the guaranteed monies when due or to perform the guaranteed obligations when due;
4. this guarantee and indemnity shall be a continuing guarantee and indemnity until the whole of the guaranteed monies are paid and the whole of the guarantee obligations performed and shall be independent of and in addition to and in no way affected by any other security instrument or document which the seller may hereafter obtain or hold for any indebtedness or liability whatsoever of the buyer or other guarantors to the Seller;
5. the liability of the guarantors shall not be affected or discharged in any way whatsoever in the event that the Seller grants or agrees to grant to the Buyer any time or any other indulgence or consideration or in the event that the Seller compounds with or releases or assents to the winding up of the Buyer or wholly or partially releases or discharges the Buyer from any of the terms of the contract or in the event that the Seller varies any of the terms of this contract;
6. the Seller shall not be bound at any time to exercise any of its rights under this contract or in any collateral or other contract and any omission failure of refusal by the Seller so to do shall not prejudice, affect, discharge or diminish any of the liabilities of the guarantors hereunder and the liability of the guarantors hereunder shall not be affected or discharged by any other laches or mistakes on the Seller's part;
7. if by reason of any statute, rule of law or for any other reason whatsoever any covenant, term or condition of this contract is rendered unenforceable by the Seller against the Buyer then the guarantors agree hereby at all times to indemnify the Seller to the full extent in respect of the

Initial- Buyer/s:.....

Initial- Seller:.....

guaranteed monies or any part thereof which have thereby been rendered unrecoverable by the Seller from the Buyer;

- 8. for the purposes of this guarantee, the guarantors may be treated as the principal debtors under the contract and the guarantors waive all rights either at law or under any statute that the guarantors might otherwise be entitled to claim or enforce in respect thereof; and
- 9. any notice or consent to be given or any demand to be made by the Seller to the guarantors under or pursuant to this guarantee may be given or made by writing under the hand of the Seller or of any manger, acting manager, clerk, solicitor or any other person acting on behalf of the Seller and may be delivered by prepaid post addressed to the guarantors' addresses stated herein and any such notice consent or demand shall be deemed to have been received by the guarantors on the day after posting or sending;

except to the extent that such interpretation shall be excluded by or be repugnant to the context whenever the same is used herein the word "guarantors" shall mean and include every person who is a guarantor and each or any of them, their or his assigns and executors and administrators or successors of each guarantor and this guarantee and the obligations and agreements on their part herein contained or implied shall bind each of them and both of them jointly and each of them severally; and the expression "the seller" shall mean and include the seller, it's assigns and successors; words importing the singular number or plural number shall be deemed to include the plural number and the singular number respectively and the words importing any gender shall include any gender; and a reference in the case of incorporation to winding up shall include official management, receivership or scheme or arrangement.

Signed sealed and delivered by the said \_\_\_\_\_ as guarantor  
(name of guarantor)  
on the 25 July 2024.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
Witness (name and signature)

Signed sealed and delivered by the said \_\_\_\_\_ as guarantor  
(name of guarantor)  
on the 25 July 2024.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
Witness (name and signature)

Initial- Buyer/s:.....

Initial- Seller:.....