

Disclosure Statement

Land Sales Act 1984 (as amended), s.10 (1.a)

PART A

Purchaser

(Full name
and address)

Vendor

Phoenix Street Development Pty Ltd ATF Phoenix Street Development Trust
A.B.N. 27 491 534 676
ACN 609 840 833

Proposed Allotment

This disclosure statement covers proposed allotment **3** on the Proposed Plan **9597 P32-01a** which accompanied the development application for reconfiguration of a lot by subdivision of Part of **Lots 34-36, 38 - 41 on RP30068 & Lots 9 & 101 on SP127089**.

This development application for Reconfiguration of a Lot, Negotiated Decision Notice was approved by **Ipswich City Council on the 4th February 2014, under the Sustainable Planning Act 2009**.

This approved allotment is shown on the attached Disclosure Plan(s) numbered: **9597/53DP-03. Issue A**.

This approved allotment is subject to Reconfiguration of a Lot, Negotiated Decision Notice conditions and a copy of Ipswich City Council Development Application Decision Notice **3329/2012/CA** is attached.

This approved allotment is subject to Operational Works, Negotiated Decision Notice conditions and a copy of Ipswich City Council Operational Works Application Decision Notice **3329/2012/CA** is attached.

Identification of Proposed Allotment

Described as part of:

Part of Lots 34-36, 38-41 on RP30068 and Lots 9 & 101 on SP127089
Parish of Purga
County of Churchill
and located at
Lot 101 Berry Street, 44A, 46-51 Berry Street and 7 Phoenix Court,
CHURCHILL 4305

PART B

The buyer and the seller confirm that the seller (or the seller’s agent) has supplied the buyer with this Disclosure Statement and the Disclosure Plan/s numbered: **9597/53DP-03. Issue A.**

Prepared by *Baird and Hayes Consulting Surveyors, Ipswich.*

Notice to Buyer

These are your rights under the Land Sales Act 1984 (as amended 1 December 2014):

- The Seller must give you a Disclosure Statement and Disclosure Plan/s under s.10 of the Land Sales Act 1984, before you sign the contract of sale
- If there are any local government conditions apart from those disclosed on the Disclosure Plan/s, the Seller must attach a copy of them to this statement
- The seller must give you a registrable instrument of transfer and settle the contract for sale of the proposed lot not later than 18 months after the date of this contract of sale of this lot
- If the seller or seller’s agent of a proposed lot fails to comply with subsection (1) of s.10 of the Land Sales Act 1984 other than subsection (2), the buyer may terminate the contract for the sale of the lot by written notice given to the seller before the contract is settled.

If the Seller does not comply with any of the obligations mentioned above, you have the right to terminate the contract by written notice and you are entitled to the return of all deposit monies paid. The Seller may not impose any penalty of any kind on you in these circumstances.

The buyer confirms that it:

- has been given by the seller or seller’s agent a copy of Disclosure Plan/s numbered: **9597/53DP-03. Issue A.**
- has been given by the seller or seller’s agent a copy of Ipswich City Council Development Application Decision Notice **3329/2012/CA**
- has been given by the seller or seller’s agent a copy of Ipswich City Council Operational Works Application Decision Notice **3329/2012/CA**

Signed by the Buyer / /20__

Signed by the Seller / /20__

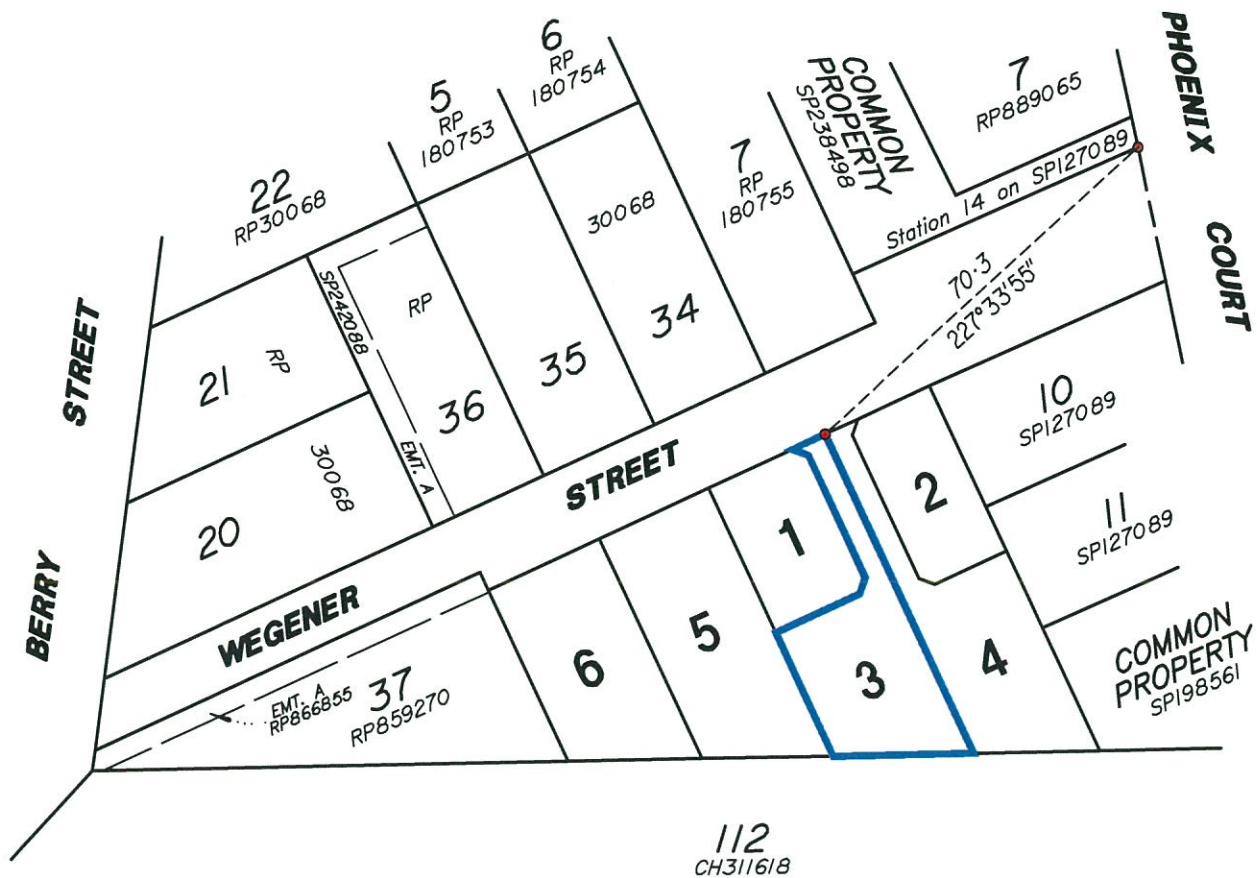
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Land Sales Act Section 12

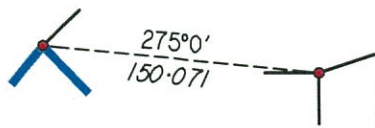
The disclosure statement and accompanying sales contract must be signed by the buyer and seller and state the following :-

- (a) the buyer’s full name and address
- (b) the seller’s full name and address
- (c) that the seller or seller’s agent has given the buyer the disclosure plan for the proposed allotment under section 10 of the Land Sales Act 1984;
- (d) if the local government approval of the subdivision application for the land is subject to conditions – that the seller or seller’s agent has given the buyer copies of all relevant local government approvals
- (e) the seller must give the buyer the registrable instrument of transfer for the allotment, together with the other documents mentioned in section 14, not later than 18 months after the purchase enters upon the purchase of the allotment;
- (f) the seller must give any other documents required to be given to the buyer under section 14 (3) of the Land Sales Act 1984 at least 14 days before the contract is settled.
- (g) If the seller fails to comply with subsection (1) or (3) of section 14 of the Land Sales Act 1984, other than because of the buyer’s default, the buyer may terminate the contract for the sale of the proposed lot by written notice given to the seller before the contract is settled.
- (h) the day the statement is signed.



LOCATION MAP

Scale 1:1250



INDICATES A CALCULATED CONNECTION FROM A REGISTERED CADASTRAL CORNER.

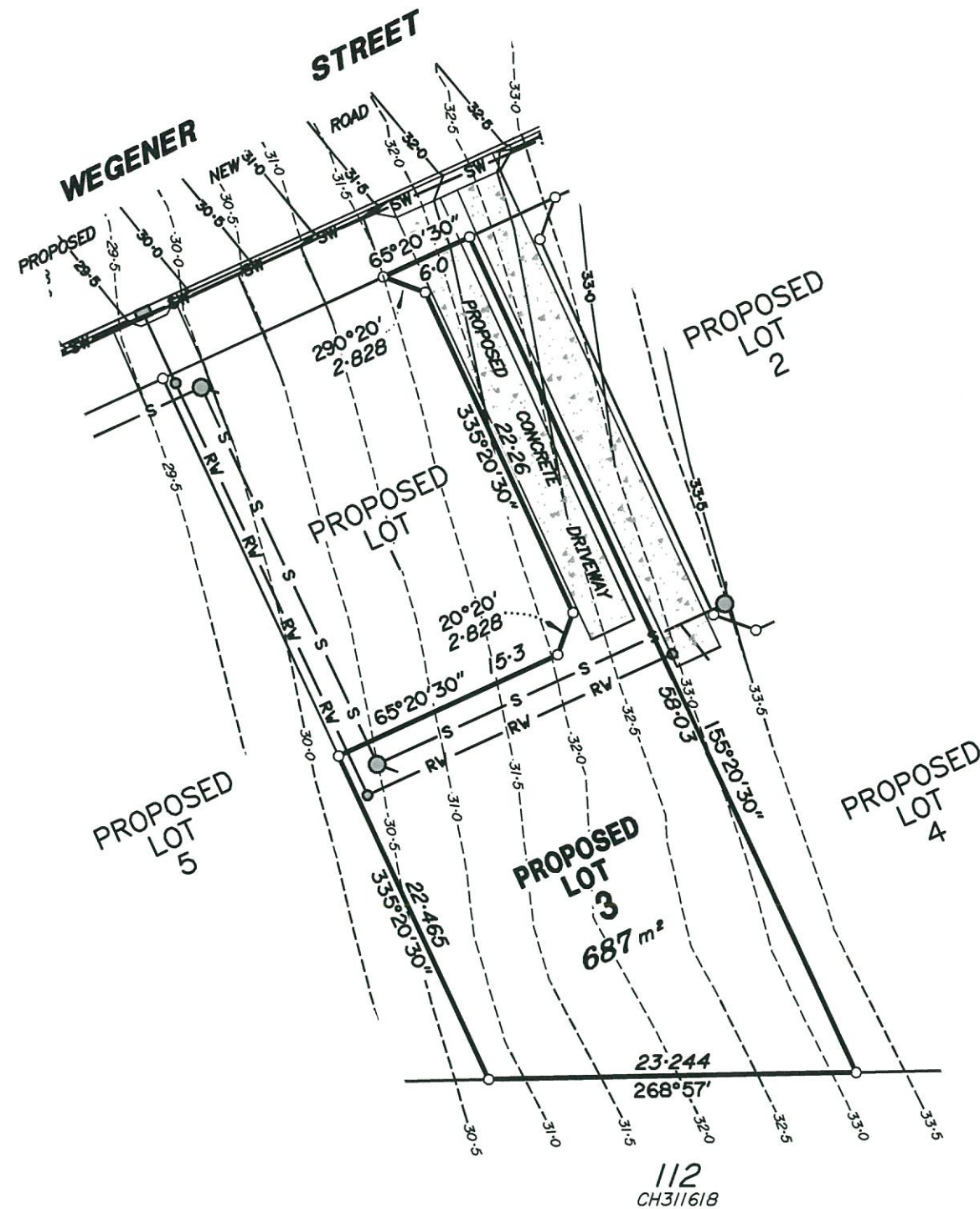
"This plan shows the general location of the proposed lot in relation to the other proposed lots in the Estate. Refer to the Disclosure Plan for identification and location of the proposed lot. The Seller reserves the right to alter the configurations of other lots as identified in this plan at its absolute discretion."

1. ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN THE DEPTH MAY OCCUR.

2. IT IS PURCHASER'S RESPONSIBILITY TO ARRANGE THEIR OWN INDEPENDENT GEOTECHNICAL TESTING ON A FILLED OR ANY ALLOTMENT TO DETERMINE FOUNDATION REQUIREMENTS PRIOR TO CONSTRUCTION.

3. IT IS THE PURCHASER'S RESPONSIBILITY TO OBTAIN THE ACCURATE LOCATION OF SERVICES FROM THE LOCAL AUTHORITY.

4. THE DIMENSIONS AND AREAS SHOWN ON THIS PLAN ARE SUBJECT TO FINAL COUNCIL SEALING APPROVAL AND REGISTRATION IN THE DEPARTMENT OF NATURAL RESOURCES & MINES.



Scale 1:400



LEGEND

— 45.0 —	Design Contours	— S — S —	Sewer Main	— SV — SV —	Stormwater Gully Pit
- - 45.0 - -	Existing Contours	— S — S —	Sewer Manhole	— RV — RV —	Roofwater Line
— Change of Grade —		— SW — SW —	Stormwater Main	— RV — RV —	Roofwater Pit
		— SW — SW —	Stormwater Manhole	— V — V —	Water Main
				— V — V —	Fire Hydrant

NOTE:

The dimensions and areas shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.

Contour Interval 0.5 Metres.

See Draft Plan SP269045 for more information.

Refer to Ipswich City Council Negotiated Decision Notice dated 4th February 2014 (Application No. 3329/2012/CA) for full details.

This note is an integral part of this plan.

DISCLOSURE PLAN

PROPOSED LOT 3
BEING PART OF LOTS 34-36 & 38-41 ON RP30068
AND PART OF LOTS 9 & 101 ON SP127089
LAND AT BERRY STREET AND PHOENIX COURT
CHURCHILL

Scale in Metres: **1:400 at A3**

BAIRD & HAYES
SURVEYORS • TOWN PLANNERS

77 RODERICK STREET
 IPSWICH Q. 4305
 PH 3812 2076 FAX 3812 1614
 survey@bairdandhayes.com.au

COMP FILE: **9597 D53-03.DWG** Issue: **A**
 Date: **8/09/2016** Ref: **9597/53DP-03**