

Disclosure Statement – Off the Plan Contracts

This is the approved form for the purposes of s66ZM of the Conveyancing Act 1919.

VENDOR	LEPPINGTON CENTRAL INVESTMENTS PTY LTD ACN as trustee for LEPPINGTON CENTRAL INVESTMENTS TRUST
PROPERTY	LOT [09] 20 NINTH AVENUE, Austral 2179

TITLE STRUCTURE	
Will the lot be a lot in a strata scheme?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Will the lot also be subject to a Strata Management Statement or Building Management Statement?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Will the lot form part of a community, precinct or neighbourhood scheme?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If Yes, please specify scheme type:

DETAILS			
Completion	Completion Date is the later of 42 days from the Contract date and 21 days after the day on which the vendor serves notice of the registration of the Plan of Subdivision	Refer to clause(s):	Clause 48
Is there a sunset date?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Can this date be extended?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Does the purchaser pay anything more if they do not complete on time?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Provide details, including relevant clause(s) of contract:	Refer to clause(s): Clause 47.2 Penalty interest being 12% per annum on the balance of the purchase price and any other monies outstanding calculated from the period from the date after the Completion Date to the date of actual completion. (Clause 45. \$330.00 if the vendor issues a notice to complete (Clause 45.7) \$275.00 if the purchaser cancels a booking for Completion or fails to complete at a scheduled Completion booking time (Clause 45.8)
Has development approval been obtained?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Development Approval No:	Development Application submitted. Allocated - DA-712/2019
Has a principal certifying authority been appointed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Provide details:	
Can the vendor cancel the contract if an event preventing or enabling the development does or	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Provide details, including relevant clause(s) of contract:	Clause 47.2.3 provides that if the plan of Subdivision is not registered by the Sunset Date as extended the either party (Vendor or Purchaser) may rescind (cancel) the contract.

does not occur?			
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ATTACHMENTS*(s66ZM(2) of the Conveyancing Act 1919)*

The following prescribed documents are included in this disclosure statement (*select all that apply*).

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| <input checked="" type="checkbox"/> draft plan | <input type="checkbox"/> draft community/precinct/neighbourhood/
management statement |
| <input checked="" type="checkbox"/> s88B instrument proposed to be lodged with
draft plan | <input type="checkbox"/> draft community/precinct/neighbourhood/
development contract |
| <input type="checkbox"/> proposed schedule of finishes | <input type="checkbox"/> draft strata management statement |
| <input type="checkbox"/> draft strata by-laws | <input type="checkbox"/> draft building management statement |
| <input type="checkbox"/> draft strata development contract | |