



ACT
Government

DISCLOSURE STATEMENT – OFF THE PLAN CONTRACTS FOR A UNIT TEMPLATE

Section 260 of the Civil Law (Property) Act 2006.

This is not an approved template, it is for information and use at the decision of the seller, and buyers should seek independent legal advice regarding the information provided in this template.

Buyers should be aware of their rights in relation to disclosure statements under Division 2.9.2 of the Civil Law (Property) Act 2006. Buyers may have the right to rescind a contract for sale in certain circumstances, such as if the disclosure statement is not provided to the buyer, is provided late, or if the buyer suffers significant prejudice because of certain, material changes to the matters set out in disclosure statement. Buyers should seek independent legal advice in relation to these rights.

SELLER:

Reynolds Developments Pty Ltd

PROPERTY:

2/3 Reynolds Street, Curtin ACT 2605

PLANS

Seller must provide copy of plans that show:	Information attached?
i) the proposed location and dimensions of the unit in relation to other units and the common property in the units plan; and	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ii) the internal floor plan of the unit; and	
iii) anything else prescribed by regulation, including:	
» The detail (including type and location) of any unit subsidiary for the unit that adjoins the unit (e.g. balcony or courtyard).	

BUILDING MANAGEMENT STATEMENT

Is a Building Management Statement registered or proposed for the building?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If yes, is a copy attached?	<input type="checkbox"/> YES <input type="checkbox"/> NO

PRESCRIBED INFORMATION ATTACHMENTS

The following prescribed information must be included in this disclosure statement:

A statement about the proposed use of each unit in the units plan showing the full list of potential authorised uses under the lease for the unit	<input checked="" type="checkbox"/>
Does the developer propose to restrict the use of a unit to a subset of the potential authorised uses under the lease?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If yes, is a statement attached showing the proposed subset of uses that applies to the unit and any conditions applying to a stated use?	<input type="checkbox"/> YES <input type="checkbox"/> NO

PRESCRIBED INFORMATION ATTACHMENTS

The following prescribed information must be included in this disclosure statement:

The proposed schedule of unit entitlement for the units plan	<input type="checkbox"/>
Details of each proposed unit subsidiary in the units plan, including the potential uses of the subsidiary	<input type="checkbox"/>
A statement about the potential for, and type of, easements that may be required for the units plan	<input checked="" type="checkbox"/>
The proposed rules for the owners corporation for the units plan including any special privilege rule	<input checked="" type="checkbox"/>
Does the developer intend the owners corporation to enter any contract?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If yes, are details, including the amount of the buyer's general fund contribution that will be used to service the contract and any personal or business relationship between the developer and another party to the contract attached?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Developer's estimate of the buyer's general fund contribution for 2 years after the units plan is registered	<input type="checkbox"/>
The method proposed for working out the contribution to be paid into the sinking fund by each unit	<input type="checkbox"/>
Is a staged development of the units proposed?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If yes, is the proposed development statement, including any amendment to the statement, attached?	<input type="checkbox"/> YES <input type="checkbox"/> NO

DEVELOPMENT APPROVAL

Has development approval (DA) been obtained?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If no, seller must provide statement confirming current DA status. Seller must also provide an undertaking to notify buyer when DA is lodged.	
If yes, provide DA No.	DA No.: <input type="text"/>
Is the DA subject to any conditions?	<input type="checkbox"/> YES <input type="checkbox"/> NO
If yes, provide statement about the conditions.	
Has the DA been lodged?	<input type="checkbox"/> YES <input type="checkbox"/> NO
If yes, DA application ID:	ID No.: <input type="text"/>
In all cases, Seller must provide a statement about where the buyer may find further information about the development approval including information about how to find information about publicly notified amendments to the development approval.	Statement attached? <input type="checkbox"/> YES <input type="checkbox"/> NO

UTILITY SERVICES

Will any units in the units plan be individually metered for the purpose of cold water supply?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
If yes, is information about which units are individually metered attached?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Will there be any facilities provided for charging electric vehicles in the units plan?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
If yes, is information about the facilities attached?	<input type="checkbox"/> YES <input type="checkbox"/> NO

Schedule

Land	The unexpired term of the Lease	Unit 2	UP No.	Block 2	Section 102	Division/District CURTIN
	and known as 2/3 Reynolds Street, Curtin					
Seller	Full name	Reynolds Developments Pty Ltd				
	ACN/ABN	ACN693 045 108				
	Address	10 Silva Avenue, Queanbeyan East, NSW 2620				
Seller Solicitor	Firm	Antos Legal Pty Ltd				
	Email	georgia@antoslegal.com.au				
	Phone	0401 523 357	Ref GF:GF0216			
	DX/Address	PO Box 62, Woden ACT 2606				
Stakeholder	Name	Hive Property (act) Pty Ltd				
Seller Agent	Firm	Hive Property Canberra				
	Email	harry@hiveproperty.co and matt@hiveproperty.co				
	Phone	(02) 6182 1802	Ref Harry Brennan and Matt Shipard			
	DX/Address	level 1/4 Campion Street, Deakin, ACT 2600				
Restriction on Transfer	Mark as applicable	<input checked="" type="checkbox"/> Nil <input type="checkbox"/> section 370 <input type="checkbox"/> section 280 <input type="checkbox"/> section 306 <input type="checkbox"/> section 351				
Land Rent	Mark one	<input checked="" type="checkbox"/> Non-Land Rent Lease <input type="checkbox"/> Land Rent Lease				
Occupancy	Mark one	<input checked="" type="checkbox"/> Vacant possession <input type="checkbox"/> Subject to tenancy				
Breach of covenant or unit articles	Description (Insert other breaches)	As disclosed in the Required Documents and				
Goods	Description	As per Inclusions List				
Date for Registration of Units Plan		30 June 2028				
Date for Completion		In accordance with Special Condition 7				
Electronic Transaction?		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes, using Nominated ELN: PEXA				
Land Tax to be adjusted?		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes				
Residential Withholding Tax	New residential premises?		<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes	
	Potential residential land?		<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes	
	Buyer required to make a withholding payment?		<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes (insert details on p.3)	
Foreign Resident Withholding Tax	Relevant Price more than \$750,000.00?		<input type="checkbox"/> No		<input type="checkbox"/> Yes	
	Clearance Certificates attached for all the Sellers?		<input type="checkbox"/> No		<input type="checkbox"/> Yes	

An agent may only complete the details in this black box and exchange this contract. See page 3 for more information.

Buyer	Full name					
	ACN/ABN					
	Address					
Buyer Solicitor	Firm					
	Email					
	Phone		Ref			
	DX/Address					
Price	Price	(GST inclusive unless otherwise specified)				
	Less deposit	(10% of Price)			<input type="checkbox"/> Deposit by Instalments (clause 52 applies)	
	Balance					
Date of this Contract						

Co-Ownership	Mark one (show shares)	<input type="checkbox"/> Joint tenants	<input type="checkbox"/> Tenants in common in the following shares:
---------------------	------------------------	--	---

Read This Before Signing: Before signing this Contract you should ensure that you understand your rights and obligations. You should read the important notes on page 3. You should get advice from your solicitor.

Seller signature	Buyer signature
Seller witness name and signature	Buyer witness name and signature

Seller Disclosure Documents

The following marked documents are attached and form part of this Contract. The Buyer acknowledges that by execution of this Contract the Buyer certifies in writing that the Buyer received the marked documents prior to entering into this Contract.

- Crown lease of the Land (including variations)
- Current certified extract from the land titles register showing all registered interests affecting the Property
- Deposited Plan for the Land
- Energy Efficiency Rating Statement
- Encumbrances shown on the land titles register (excluding any mortgage or other encumbrance to be discharged)
- If there is an encumbrance not shown on the land titles register — a statement about the encumbrance complying with the Civil Law (Sale of Residential Property) Regulations
- Lease Conveyancing Inquiry Documents for the Property
- Building Conveyancing Inquiry Document (except if:
 - the Property is a Class A Unit
 - the residence on the Property has not previously been occupied or sold as a dwelling; or
 - this Contract is an “off-the-plan purchase”)
- Building and Compliance Inspection Report(s) (except if section 9(2)(a)(ii) or section 9(2)(a)(iii) of the Sale of Residential Property Act applies).
- Pest information (except if the property is a Class A Unit or is a residence that has never been occupied): Pest Inspection Report(s).
- Regulated Swimming Pool documentation required under section 9 (1)(ja) of the Sale of Residential Property Act (on and from 1 May 2024).

If the Property is off-the-plan:

- Proposed plan
- Inclusions list

If the Property is a Unit where the Units Plan is not registered:

- Inclusions list
- Disclosure Statement

If the Property is a Unit where the Units Plan is registered:

- Units Plan concerning the Property
- Current certified extract from the land titles register showing all registered interests affecting the Common Property
- Unit Title Certificate
- Registered variations to rules of the Owners Corporation
- (If the Unit is an Adaptable Housing Dwelling) drawings and plans demonstrating compliance with Australian Standard AS 4299-1995 (Adaptable Housing) as in force from time to time
- (If the Owners Corporation is a party to a Building Management Statement) Building Management Statement

If the Property is a Lot that is part of a Community Title Scheme:

- Section 67 Statement, as first or top sheet
- Community Title Master Plan
- Community Title Management Statement

If the Property is a Lot that will form part of a Community Title Scheme:

- Proposed Community Title Master Plan or sketch plan
- Proposed Community Title Management Statement

GST

- Not applicable
- Input taxed supply of residential premises
- Taxable supply (including new residential premises)
- GST-free supply of going concern
- Margin scheme applies

Tenancy

- Tenancy Agreement
- No written Tenancy Agreement exists

Invoices

- Building and Compliance Inspection Report
- Pest Inspection Report

Asbestos

- Asbestos Advice
- Current Asbestos Assessment Report

Damages for delay in Completion – applicable interest rate and legal costs and disbursements amount (see clause 22)

Interest rate if the defaulting party is the Seller	0% per annum
Interest rate if the defaulting party is the Buyer	10% per annum
Amount to be applied towards legal costs and disbursements incurred by the party not at fault	\$ 550.00 (GST inclusive)

Tenancy Summary

Premises		Expiry date	
Tenant name		Rent	
Commencement date		Rent review date	
Term		Rent review mechanism	

Managing Agent Details for Owners Corporation or Community Title Scheme (if no managing agent, secretary)

Name		Phone	
Address			

RW Amount

(residential withholding payment) — further details

The supplier will frequently be the Seller. However, sometimes further information will be required as to which entity is liable for GST (eg if the Seller is part of a GST group, where the GST representative has the GST liability). If more than one supplier, provide details for each supplier.

Supplier	Name			
	ABN		Phone	
	Business address			
	Email			
Residential Withholding Tax	Supplier's portion of the RW Amount:		\$	
	RW Percentage:			%
	RW Amount (ie the amount that the Buyer is required to pay to the ATO):		\$	
	Is any of the consideration not expressed as an amount in money?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	
	If 'Yes', the GST inclusive market value of the non-monetary consideration:		\$	
Other details (including those required by regulation or the ATO forms):				

Cooling Off Period

(for residential property only)

- 1 The Buyer may rescind this Contract at any time before 5pm on the 5th Business Day after the day this Contract is made except if any circumstance in paragraph 2 applies.
- 2 There is no cooling off period if:
 - the Buyer is a corporation; or
 - the Property is sold by tender; or
 - the Property is sold by auction; or
 - before signing this Contract, the Buyer gives the Seller a certificate in the form required by the Sale of Residential Property Act signed by the Buyer Solicitor; or
 - this Contract is made on the same day the Property was offered for sale by auction but passed in and the Buyer was recorded in the bidders record as a bidder or a person for whom a bidder was bidding.
- 3 A Buyer exercising the cooling off right by rescinding this Contract forfeits 0.25% of the Price. The Seller is entitled to recover the amount forfeited from the Deposit and the Buyer is entitled to a refund of any balance.

Warnings

- 1 The Lease may be affected by the *Residential Tenancies Act 1997 (ACT)* or the *Leases (Commercial & Retail) Act 2001 (ACT)*.
- 2 If a consent to transfer is required by law, see clause 4 as to the obligations of the parties.
- 3 As some risks associated with the Property pass from the Seller to Buyer on the Date of this Contract, (except if the Property is a Unit) the Buyer should take out insurance on the Property on the Date of this Contract.
- 4 The Buyer will usually have to pay stamp duty on the purchase of the Land. The Buyer may incur penalties if the Buyer does not pay the stamp duty within the required time.
- 5 There are serious risks to a Buyer releasing the Deposit before Completion. The Buyer should take legal advice before agreeing to release the Deposit.
- 6 The Buyer should consider the application of the Territory Plan and other planning and heritage issues before signing this Contract.
- 7 If the Lease is a concessional lease then restrictions on transfer and other dealings may apply.

Disputes

If there is a dispute, the Law Society encourages the use of informal procedures such as negotiation, independent expert appraisal or mediation to resolve the dispute.

Exchange of Contract

1 An Agent, authorised by the Seller, may:

- insert:
 - the name and address of, and contact details for, the Buyer;
 - the name and address of, and contact details for, the Buyer Solicitor;
 - the Price;
 - the Date of this Contract,
- insert in, or delete from, the Goods; and
- exchange this Contract.

2 An Agent must not otherwise insert, delete or amend this Contract.

3 **The Agent must not exchange this Contract unless expressly authorised by the Seller or (if a solicitor is acting for the Seller) by the Seller or the Seller Solicitor.**

The Seller agrees to sell and the Buyer agrees to buy the Property for the Price on these terms:

1. Definitions and interpretation

1.1 Definitions appear in the Schedule and as follows:

Affecting Interests means any mortgage, encumbrance, lease, lien, charge, notice, order, caveat, writ, or other interest;

Adaptable Housing Dwelling has the meaning in the Sale of Residential Property Act;

Agent has the meaning in the Sale of Residential Property Act;

ATO means the Australian Taxation Office, and includes the Commissioner for Taxation;

Balance of the Price means the Price less the Deposit;

Breach of Covenant means:

- a Development not approved under the Planning Act including a development for which design and siting approval has not been obtained;
- a breach of the Building and Development Provision;

- a breach of any obligation of the Seller in a registered restrictive covenant affecting the Lease;
- a breach of any other term of the Lease;
- a breach of the articles of the Owners Corporation (if the Property is a Unit); or
- an Unapproved Structure;

Building Act means the *Building Act 2004* (ACT);

Building and Development Provision has the meaning in the Planning Act;

Building Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Building and Compliance Inspection Report has the meaning in the Sale of Residential Property Act;

Building Management Statement has the meaning in the Land Titles Act;

Business Day means any day other than a Saturday, Sunday, public holiday or bank holiday in the Australian Capital Territory;

Class A Unit has the meaning in the Sale of Residential Property Act;

Common Property for a Unit has the meaning in the Unit Titles Act;

Common Property for a Lot that forms part of a Community Title Scheme has the meaning in the Community Title Act;

Community Title Act means the *Community Title Act 2001* (ACT);

Community Title Body Corporate means the entity referred to as such in the Community Title Act;

Community Title Management Statement has the meaning in the Community Title Act;

Community Title Master Plan has the meaning in the Community Title Act;

Community Title Scheme has the meaning in the Community Title Act;

Completion means the time at which this Contract is completed and **Completed** has a corresponding meaning;

Compliance Certificate means a certificate issued for the Lease under section 296 of the *Planning and Development Act 2007*, Division 10.12.2 of the Planning Act or under section 28 of the *City Area Leases Act 1936* or under section 180 of the Land Act;

Covenant includes a restrictive covenant;

Default Notice means a notice in accordance with clause 18.5 and clause 18.6

Default Rules has the meaning in the Unit Titles Management Act;

Deposit means the deposit forming part of the Price;

Developer in respect of a Lot has the meaning in the Community Title Act;

Developer Control Period has the meaning in the Unit Titles Management Act;

Development has the meaning in the Planning Act;

Development Statement has the meaning in the Unit Titles Act;

Disclosure Statement has the meaning in the Property Act;

Disclosure Update Notice has the meaning in section 260(2) of the Property Act;

Encumbrance has the meaning in the Sale of Residential Property Act but excludes a mortgage;

Energy Efficiency Rating Statement has the meaning in the Sale of Residential Property Act;

Excluded Change has the meaning in section 259A(4) of the Property Act;

General Fund Contribution has the meaning in section 78(1) of the Unit Titles Management Act;

GST has the meaning in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth);

GST Rate means the prevailing rate of GST specified as a percentage;

Improvements means the buildings, structures and fixtures erected on and forming part of the Land;

Income includes the rents and profits derived from the Property;

Land Act means the *Land (Planning & Environment) Act 1991* (ACT);

Land Charges means rates, land rent, land tax and other taxes and outgoings of a periodic nature in respect of the Property;

Land Rent Act means the *Land Rent Act 2008* (ACT);

Land Rent Lease means a Lease that is subject to the Land Rent Act;

Land Titles Act means the *Land Titles Act 1925* (ACT);

Lease means the lease of the Land having the meaning in the Planning Act;

Lease Conveyancing Inquiry Document has the meaning in the Sale of Residential Property Act;

Legislation Act means the *Legislation Act 2001*;

Liability of the Owners Corporation means any actual or contingent liability of the Owners Corporation attributable to the Unit on a Unit Entitlement basis (other than normal operating expenses) or expenditure to be made by the Owners Corporation to fulfil its obligations under the Unit Titles Management Act;

Lot has the meaning in the Community Title Act;

Non-Land Rent Lease means a Lease that is not subject to the Land Rent Act;

Notice to Complete means a notice in accordance with clause 18.1 and clause 18.2 requiring a party to complete;

Owners Corporation means the Owners Corporation for the Unit constituted or to be constituted under the Unit Titles Management Act following registration of the Units Plan;

Pest Inspection Report has the meaning in the Sale of Residential Property Act;

Pest Treatment Certificate has the meaning in the Sale of Residential Property Act;

Planning Act means the *Planning Act 2023* (ACT);

Planning and Land Authority has the meaning in the Legislation Act;

Prescribed Building has the meaning in the Building Act;

Prescribed Terms has the meaning in the Residential Tenancies Act;

Property means the unexpired term of the Lease, the Improvements and the Goods, or (if the Land is a Unit) the unexpired term of the Unit Lease, the Improvements and the Goods;

Property Act means the *Civil Law (Property) Act 2006* (ACT);

Required Documents has the meaning in the Sale of Residential Property Act and includes a Unit Title Certificate but excludes a copy of this Contract;

Rescission Notice has the meaning in the Sale of Residential Property Act;

Residential Tenancies Act means the *Residential Tenancies Act 1997* (ACT);

Sale of Residential Property Act means the *Civil Law (Sale of Residential Property) Act 2003* (ACT);

Section 56 Certificate means a certificate for a Lot issued under section 56 of the Community Title Act;

Section 67 Statement means a statement for a Lot complying with section 67(2)-(4) of the Community Title Act;

Service includes air, communication, drainage, electricity, garbage, gas, oil, radio, sewerage, telephone, television, or water service;

Staged Development has the meaning given by section 17(4) of the Unit Titles Act;

Tenancy Agreement includes a lease for any term and whether for residential purposes or otherwise;

Unapproved Structure has the meaning in the Sale of Residential Property Act;

Unit means the Unit referred to in the Schedule and which has the meaning in the Unit Titles Act;

Unit Entitlement for the Unit has the meaning in the Unit Titles Act;

Unit Title is the Lease together with the rights of the registered lessee of the Unit;

Unit Title Certificate means a certificate for the Unit issued under section 119 of the Unit Titles Management Act;

Unit Titles Act means the *Unit Titles Act 2001* (ACT);

Unit Titles Management Act means the *Unit Titles (Management) Act 2011* (ACT);

Units Plan means all the documents relating to the subdivision of the Land registered as the Units Plan for the Unit under the *Land Titles (Unit Titles) Act 1970*; and

Withholding Law means Subdivision 14 of Schedule 1 of the *Taxation Administration Act 1953* (Cth) and associated provisions.

1.2 In this Contract:

- a reference to the Seller or to the Buyer includes the executors, administrators and permitted assigns of any of them, if an individual, and the successors or permitted assigns of any of them, if a corporation;
- the singular includes the plural, and the plural includes the singular;
- a reference to a person includes a body corporate;
- a term not otherwise defined has the meaning in the Legislation Act; and
- a reference to an Act includes a reference to any subordinate legislation made under it or any Act which replaces it.

1.3 Headings are inserted for convenience only and are not part of this Contract.

1.4 If the time for something to be done or to happen is not a Business Day, the time is extended to the next Business Day, except in the case of clause 2.1.

1.5 A reference to “this Contract” extends to the Schedule, any annexure, additional clauses and attachments forming part of this Contract.

1.6 If there is more than one buyer or more than one seller the obligations which they undertake bind them jointly and individually.

1.7 Where the Buyer consists of more than one person, as between themselves, they agree to buy the Property in the specified manner of Co-ownership or if one alternative is not marked, as joint tenants.

1.8 Without limiting clause 13, the parties agree that for the purposes of the *Electronic Transactions Act 2001* (ACT) and the *Electronic Transactions Act 1999* (Cth), this Contract may be signed and/or exchanged electronically.

2. Terms of payment

2.1 The Buyer must pay the Deposit on the Date of this Contract, to the Stakeholder or, if no Stakeholder is named, then to the Seller.

2.2 The Deposit becomes the Seller’s property on Completion.

2.3 The Deposit may be paid by cheque or in cash (up to \$3,000.00) but if it is not paid on time or, if it is paid by cheque which is not honoured on first presentation, the Buyer is in default.

2.4 If the Buyer is in default under clause 2.3, then immediately and without the notice otherwise necessary under clause 18, clause 19 applies.

2.5 On Completion the Buyer must give the Seller an authority directing the Stakeholder to account to the Seller for the Deposit.

2.6 On Completion the Buyer must pay to the Seller in Canberra the Balance of the Price by unendorsed bank cheque, or in cash (up to \$200.00).

2.7 Any money payable to the Seller by the Buyer or the Stakeholder must be paid to the Seller or as the Seller Solicitor directs in writing and payment in accordance with that direction will be sufficient discharge to the person paying.

2.8 Completion must take place on the Date for Completion or as otherwise determined by this Contract and if not specified or determined, within a reasonable time.

3. Title to the Lease

- 3.1 The Lease is or will before Completion be granted under the Planning Act.
- 3.2 The Lease is transferred subject to its provisions.
- 3.3 The title to the Lease is or will before Completion be registered under the Land Titles Act.
- 3.4 The title to the Lease must be transferred free from all Affecting Interests except as otherwise provided.
- 3.5 The Buyer cannot insist on any Affecting Interests being removed from the title to the Lease before Completion provided, on Completion, the Seller gives the Buyer any documents and registration fees necessary to remove the Affecting Interests.

4. Restrictions on transfer

- 4.1 The Lease is not subject to any restrictions on transfer other than any Restriction on Transfer.
- 4.2 If the Lease is subject to a Restriction on Transfer under the Planning Act due to non-compliance with the Building and Development Provision then this Contract is subject to the grant of the approval referred to in section 370 of the Planning Act. A Restriction on Transfer referring to "section 370" refers to this restriction.
- 4.3 If the Lease is a lease of the type referred to in section 279 of the Planning Act then this Contract is subject to the approval in accordance with the Planning Act. A Restriction on Transfer referring to "section 280" refers to this restriction.
- 4.3A If the Lease is subject to a Restriction on Transfer under section 306 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in sections 306 and 307 of the Planning Act. A Restriction on Transfer referring to "section 306" refers to this restriction.
- 4.3B If the Lease is subject to a Restriction on Transfer under section 351 of the Planning Act, then this Contract is subject to the grant of the approval mentioned in section 351 of the Planning Act. A Restriction on Transfer referring to "section 351" refers to this restriction. Immediately after the Date of this Contract the Seller must do everything reasonably necessary to remove the restriction or obtain the consent required. If requested in writing, the Buyer must join in any application of the Seller and must do everything reasonably necessary to enable the Seller to obtain the consent. The Seller must pay all associated fees in connection with the application.

- 4.4 If the consent referred to in clauses 4.2, 4.3, 4.3A or 4.3B is not granted by the Date for Completion then either party may rescind this Contract (provided that the party seeking to rescind is not then in default) and clause 21 applies.

5. Particulars of title and submission of transfer

- 5.1 Unless clause 5.3 applies the Seller need not provide particulars of title.
- 5.2 No later than 7 days before the Date for Completion, the Buyer must give the Seller a transfer of the Lease in the form prescribed by the Land Titles Act, to be returned by the Seller to the Buyer on Completion in registrable form.
- 5.3 If the Seller is not the registered proprietor of the Lease at the Date of this Contract, the Seller must give to the Buyer no later than 14 days before the Date for Completion a copy of the instrument and any other documents necessary to enable the Seller to be registered as proprietor.

6. Buyer rights and limitations

- 6.1 If the Buyer establishes before Completion that except as disclosed in this Contract there is any Unapproved Structure on the Property, then the Buyer may:
 - 6.1.1 require the Seller to arrange for the Unapproved Structure to be approved before Completion; and
 - 6.1.2 if the Unapproved Structure is not approved before Completion, rescind or complete and sue the Seller for damages.
- 6.2 If the Buyer establishes, immediately before Completion, that, except as disclosed in this Contract:
 - 6.2.1 the Property is subject to an encumbrance other than the encumbrances shown on the title to the Lease; or
 - 6.2.2 the Buyer is not entitled to vacant possession, then the Buyer may either:
 - 6.2.3 rescind; or
 - 6.2.4 complete and sue the Seller for damages.
- 6.3 The Buyer is not entitled to make any requisitions on the title to the Property.
- 6.4 The Buyer cannot make a claim or objection or rescind or terminate in respect of:
 - 6.4.1 a Service for the Property being a joint service or passing through another property, or any Service for another property passing through the Property;
 - 6.4.2 a wall being or not being a party wall or the Property being affected by an

easement for support or not having the benefit of an easement for support;

- 6.4.3 any change in the Property due to fair wear and tear before Completion;
- 6.4.4 a promise, representation or statement about this Contract, the Property or the Lease, not made in this Contract;
- 6.4.5 any Breach of Covenant described in the Schedule or disclosed elsewhere in this Contract;
- 6.4.6 the ownership or location of any dividing fence;
- 6.4.7 the ownership of any fuel storage tank; and
- 6.4.8 anything disclosed in this Contract (except an Affecting Interest).

7. Seller warranties

7.1 The Seller warrants that at the Date of this Contract:

- 7.1.1 the Seller will be able to complete at Completion;
- 7.1.2 the Seller has no knowledge of any unsatisfied judgment, order or writ affecting the Property;
- 7.1.3 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property; and
- 7.1.4 the Seller is not aware of any material change in the matters disclosed in the Required Documents.

7.2 The Seller warrants that on Completion:

- 7.2.1 the Seller will be or will be able to be the registered proprietor of the Lease and will own the rest of the Property free from any Affecting Interests;
- 7.2.2 the Seller will have the capacity to complete;
- 7.2.3 there will be no unsatisfied judgment, order or writ affecting the Property;
- 7.2.4 the Seller has no knowledge of any current or threatened claims, notices or proceedings that may lead to a judgment, order or writ affecting the Property;
- 7.2.5 the Seller is not aware of any encroachments by or upon the Property except as disclosed. This warranty does not extend to the location of any dividing fence;
- 7.2.6 there will be no Breach of Covenant except as disclosed in this Contract; and
- 7.2.7 unless disclosed in the Schedule or elsewhere in this Contract, the Lease is a

Non-Land Rent Lease and not a Land Rent Lease.

- 7.3 The Seller gives no warranties as to the present state of repair of any of the Improvements or condition of the Land, except as required by law.

8. Adjustments

- 8.1 The Seller is entitled to the Income and is liable for all Land Charges up to and including Completion after which the Buyer will be entitled to the Income and liable for the Land Charges, provided the Seller will be liable for all land tax in respect of the Property if the 'Land Tax to be adjusted?' option on the Schedule is marked 'No'.
- 8.2 The parties must pay any adjustment of the Income and Land Charges calculated under clause 8.1 on Completion.
- 8.3 Any concessional Land Charges must be adjusted on the concessional amount of those Land Charges.
- 8.4 If any of the Land Charges have not been assessed on Completion, the Buyer will be entitled to retain in the Buyer Solicitor trust account from the Balance of the Price an amount sufficient to pay the Seller's proportion of those Land Charges.
- 8.5 Attached are copies of the relevant invoices for the cost of obtaining the Building and Compliance Inspection Report and Pest Inspection Report. The Buyer must pay to the Seller the cost of obtaining the Building and Compliance Inspection Report and the Pest Inspection Report as required by section 18 of the Sale of Residential Property Act on Completion.

9. Terms of possession

- 9.1 The Seller must give the Buyer vacant possession of the Property on Completion unless otherwise marked in the Schedule.
- 9.2 If the Property is sold subject to a tenancy, the Seller has:
 - 9.2.1 attached to this Contract a copy of the signed Tenancy Agreement; or
 - 9.2.2 completed the tenancy summary on page 2 of this Contract.
- 9.3 If the Property is sold subject to a tenancy:
 - 9.3.1 the Seller warrants that except as disclosed in this Contract:
 - (a) if applicable, the rental bond has been provided in accordance with the Residential Tenancies Act;
 - (b) if applicable, the Seller has complied with the Residential Tenancies Act;

- (c) if applicable, the Seller has no notice of any application by the tenant for the release of the rental bond;
- (d) no notices relating to the tenancy have been served on the Seller or any agent of the Seller or on the tenant other than as disclosed in this Contract and there are no outstanding claims or disputes with the tenant;
- (e) there is no unremedied breach of the Tenancy Agreement by the tenant or the Seller; and
- (f) if applicable, the Tenancy Agreement incorporates:
 - (i) the Prescribed Terms; and
 - (ii) any other terms approved by the Residential Tenancies Tribunal.

9.3.2 The Seller must hand to the Buyer on Completion:

- (a) any written Tenancy Agreement to which this Contract is subject;
- (b) a notice of attornment;
- (c) if applicable, any notice required to be signed by the Seller to transfer the rental bond by the Office of Rental Bonds to the Buyer; and
- (d) if applicable, any other notice required to be signed by the Seller under the Residential Tenancies Act.

9.3.3 The Buyer indemnifies the Seller in relation to any liability which the Seller incurs or to which the Seller is subject under the tenancy because of matters occurring after Completion.

10. Inspection and condition of Property

- 10.1 The Buyer may on reasonable notice to the Seller and at reasonable times inspect the Property before Completion.
- 10.2 The Seller must leave the Property clean and tidy on Completion.

11. Inspection of building file

- 11.1 The Seller must, if requested by the Buyer, give to the Buyer all authorities necessary to enable the Buyer (or Buyer's nominee) to inspect and obtain at the Buyer's expense, copies of:
 - 11.1.1 any document in relation to the Land and Improvements held by any government or statutory authority; and

- 11.1.2 any notices issued by any authority in relation to the Land and Improvements.

12. Additional Seller obligations

12.1 Except for any Breach of Covenant disclosed in this Contract, the Seller must before Completion:

- 12.1.1 comply with any notice issued by any authority before the Date of this Contract which requires work to be done or money to be spent on or in relation to the Property or the Lease;
- 12.1.2 obtain approval for any Development conducted on the Land;
- 12.1.3 comply with the Lease to the extent to which the Seller is required to comply up to Completion;
- 12.1.4 comply with any obligations on the Seller in a registered restrictive covenant affecting the Lease; and
- 12.1.5 give the Buyer notice of any material change (other than fair wear and tear) the Seller becomes aware of in the matters disclosed in the Required Documents, since the date of each of the relevant Required Documents.

13. Electronic transaction

13.1 In this clause 13, the following words mean:

Adjustment Figures mean details of the adjustments to be made to the Price under this Contract;

Completion Time means the time of day on the Date for Completion when the Electronic Transaction is to be Completed;

Conveyancing Transaction has the meaning given in the Participation Rules;

Digitally Signed has the meaning given in the Participation Rules and **Digitally Sign** has a corresponding meaning;

Discharging Mortgagee means any discharging mortgagee, chargee, covenant chargee or caveator whose provision of a Digitally Signed discharge of mortgage, discharge of charge or withdrawal of caveat is required in order for unencumbered title to the Lease to be transferred to the Buyer;

ECNL means the *Electronic Conveyancing National Law (ACT) Act 2020 (ACT)*;

Effective Date means the date on which the Conveyancing Transaction is agreed to be an Electronic Transaction under clause 13.2.2 or, if clause 13.2.1 applies, the Date of this Contract;

Electronic Document means a caveat, a Crown lease or an instrument as defined in the Land Titles Act which may be created and Digitally Signed in an Electronic Workspace;

Electronic Transaction means a Conveyancing Transaction to be conducted for the parties by their legal representatives as Subscribers using an ELN and in accordance with the ECNL and the Participation Rules;

Electronic Transfer means a transfer of the Lease under the Land Titles Act to be prepared and Digitally Signed in the Electronic Workspace established for the purposes of the parties' Conveyancing Transaction;

Electronic Workspace has the meaning given in the Participation Rules;

Electronically Tradeable means a land title dealing that can be lodged electronically;

ELN has the meaning given in the Participation Rules;

FRCGW Remittance means a remittance which the Buyer must make in accordance with the Withholding Law and clauses 51.4 to 51.8;

GSTRW Payment means a payment which the Buyer must make in accordance with the Withholding Law and clauses 53.5 to 53.9;

Incoming Mortgagee means any mortgagee who is to provide finance to the Buyer on the security of the Lease and to enable the Buyer to pay the whole or part of the price;

Land Registry has the meaning given in the Participation Rules;

Lodgment Case has the meaning given in the Participation Rules;

Mortgagee Details mean the details which a party to the Electronic Transaction must provide about any Discharging Mortgagee of the Land as at Completion;

Nominated ELN means the ELN specified in the Schedule;

Participation Rules mean the participation rules as determined by the ECNL;

Populate means to complete data fields in the Electronic Workspace;

Prescribed Requirement has the meaning given in the Participation Rules;

Subscribers has the meaning given in the Participation Rules; and

Title Data means the details of the title to the Lease made available to the Electronic Workspace by the Land Registry.

- 13.2 This Conveyancing Transaction is to be conducted as an Electronic Transaction and this Contract is amended as required if:
- 13.2.1 this Contract says that it is an Electronic Transaction; or
- 13.2.2 the parties otherwise agree that it is to be conducted as an Electronic Transaction.
- 13.3 However, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:
- 13.3.1 if the title to the Lease is not Electronically Tradeable or the transfer of the Lease is not eligible to be lodged electronically; or
- 13.3.2 if, at any time after the Effective Date, but at least 14 days before the Date for Completion, a party serves a notice on the other party stating a valid reason why it cannot be conducted as an Electronic Transaction.
- 13.4 If, because of clause 13.3.2, this Conveyancing Transaction is not to be conducted as an Electronic Transaction:
- 13.4.1 each party must:
- (a) bear equally any disbursements or fees; and
- (b) otherwise bear that party's own costs; incurred because this Conveyancing Transaction was to be conducted as an Electronic Transaction; and
- 13.4.2 if a party has paid all of a disbursement or fee which by reason of this clause, is to be borne equally by the parties, that amount must be adjusted on Completion.
- 13.5 If this Conveyancing Transaction is to be conducted as an Electronic Transaction:
- 13.5.1 to the extent that any other provision of this Contract is inconsistent with this clause, the provisions of this clause prevail and this Contract is amended to give full effect to the Electronic Transaction;
- 13.5.2 without limiting clause 13.5.1, clause 5.2 does not apply;
- 13.5.3 the parties must conduct the Electronic Transaction:
- (a) in accordance with the Participation Rules and the ECNL; and
- (b) using the Nominated ELN, unless the parties otherwise agree;
- 13.5.4 a party must pay the fees and charges payable by that party to the ELN and the

- Land Registry as a result of this transaction being an Electronic Transaction; and
- 13.5.5 a document which is an Electronic Document is served as soon as it is first Digitally Signed in the Electronic Workspace on behalf of the party required to serve it.
- 13.6 The Seller must within 7 days of the Effective Date:
- 13.6.1 create an Electronic Workspace;
- 13.6.2 Populate the Electronic Workspace with Title Data, the Date for Completion and, if applicable, Mortgagee Details; and
- 13.6.3 invite the Buyer and any Discharging Mortgagee to the Electronic Workspace.
- 13.7 If the Seller has not created an Electronic Workspace in accordance with clause 13.6, the Buyer may create an Electronic Workspace. If the Buyer creates the Electronic Workspace the Buyer must:
- 13.7.1 Populate the Electronic Workspace with Title Data;
- 13.7.2 create and Populate the Electronic Transfer;
- 13.7.3 Populate the Electronic Workspace with the Date for Completion and a nominated Completion Time; and
- 13.7.4 invite the Seller and any Incoming Mortgagee to join the Electronic Workspace.
- 13.8 Within 7 days of receiving an invitation from the Seller to join the Electronic Workspace, the Buyer must:
- 13.8.1 join the Electronic Workspace;
- 13.8.2 create and Populate the Electronic Transfer;
- 13.8.3 invite any Incoming Mortgagee to join the Electronic Workspace; and
- 13.8.4 Populate the Electronic Workspace with a nominated Completion Time.
- 13.9 If the Buyer has created the Electronic Workspace the Seller must within 7 days of being invited to the Electronic Workspace:
- 13.9.1 join the Electronic Workspace;
- 13.9.2 Populate the Electronic Workspace with Mortgagee Details, if applicable; and
- 13.9.3 invite any Discharging Mortgagee to join the Electronic Workspace.
- 13.10 To complete the financial settlement schedule in the Electronic Workspace:
- 13.10.1 the Seller must provide the Buyer with Adjustment Figures at least 2 Business Days before the Date for Completion;
- 13.10.2 the Buyer must confirm the Adjustment Figures at least 1 Business Day before the Date for Completion; and
- 13.10.3 if the Buyer must make a GSTRW Payment and / or an FRCGW Remittance, the Buyer must Populate the Electronic Workspace with the payment details for the GSTRW Payment or FRCGW Remittance payable to the ATO at least 2 Business Days before the Date for Completion.
- 13.11 Before Completion, the parties must ensure that:
- 13.11.1 all Electronic Documents which a party must Digitally Sign to complete the Electronic Transaction are Populated and Digitally Signed;
- 13.11.2 all certifications required by the ECNL are properly given; and
- 13.11.3 they do everything else in the Electronic Workspace which that party must do to enable the Electronic Transaction to proceed to Completion.
- 13.12 If Completion takes place in the Electronic Workspace:
- 13.12.1 payment electronically on Completion of the Balance of the Price in accordance with clause 2.6 is taken to be payment by a single unendorsed bank cheque; and
- 13.12.2 clauses 51.4.3, 51.4.4, 53.8 and 53.9 do not apply.
- 13.13 If the computer systems of any of the Land Registry, the ELN, the ATO or the Reserve Bank of Australia are inoperative for any reason at the Completion Time agreed by the parties, a failure to complete this Contract for that reason is not a default under this Contract on the part of either party.
- 13.14 If the computer systems of the Land Registry are inoperative for any reason at the Completion Time agreed by the parties, and the parties agree that financial settlement is to occur despite this, then on financial settlement occurring:
- 13.14.1 all Electronic Documents Digitally Signed by the Seller, any discharge of mortgage, withdrawal of caveat or other Electronic Document forming part of the Lodgment Case for the Electronic Transaction shall be taken to have been unconditionally and irrevocably delivered to the Buyer or

the Buyer's mortgagee at the time of financial settlement; and

13.14.2 the Seller shall be taken to have no legal or equitable interest in the Property.

13.15 If the parties do not agree about the delivery before Completion of one or more documents or things that cannot be delivered through the Electronic Workspace, the party required to deliver the documents or things:

13.15.1 holds them on Completion in escrow for the benefit of the other party; and

13.15.2 must immediately after Completion deliver the documents or things to, or as directed by the party entitled to them.

14. Off the plan purchase and Compliance Certificate

14.1 If the Lease contains a Building and Development Provision which has not been complied with at the Date of this Contract, and clause 4.2 does not apply:

14.1.1 where the Seller is obliged to construct Improvements by Completion, before the Date for Completion, the Seller must at the Seller's expense complete the construction of the Improvements promptly and in a good and workmanlike manner substantially in accordance with the proposed plan, specifications and inclusions list attached; and

14.1.2 on or before Completion, the Seller must at the Seller's expense give to the Buyer evidence that a Compliance Certificate has been obtained.

15. Goods

15.1 The Seller gives no warranties as to the present state of repair of any of the Goods except as required by law.

15.2 The Goods are included in the Price.

15.3 The Seller warrants that the Goods are unencumbered and that the Seller has the right to sell them.

15.4 The Goods become the Buyer's property on Completion.

15.5 Except for fair wear and tear, the Seller must give the Goods to the Buyer on Completion in the same state of repair they are in at the Date of this Contract.

16. Errors and misdescriptions

16.1 If, before Completion, the Buyer becomes aware of an error in the description of the Property the Buyer may:

16.1.1 identify whether the error is material or not material, and ask the Seller to arrange for the error to be corrected before Completion; and

16.1.2 if the error is not corrected before Completion:

(a) for an error that is material — rescind this Contract, or complete this Contract and make a claim for compensation; and

(b) for an error that is not material — complete this Contract and make a claim for compensation.

16.2 This clause applies even if the Buyer did not take notice of or rely on anything in this Contract containing or giving rise to the error or misdescription.

16.3 The Buyer is not entitled to compensation to the extent the Buyer knew the true position before the Date of this Contract.

17. Compensation claims by Buyer

17.1 To make a claim for compensation (including a claim under clause 16) the Buyer must give notice to the Seller before Completion specifying the amount claimed and:

17.1.1 the Seller can rescind if in the case of a claim that is not a claim for delay:

(a) the total amount claimed exceeds 5% of the Price;

(b) the Seller gives notice to the Buyer of an intention to rescind; and

(c) the Buyer does not give notice to the Seller waiving the claim within 14 days after receiving the notice; and

17.1.2 if the Seller does not rescind under clause 17.1.1, the parties must complete and:

(a) the lesser of the total amount claimed and 5% of the Price must be paid out of the Price to, and held by, the Stakeholder until the claim is finalised or lapses;

(b) the amount held is to be invested by the Stakeholder (at the risk of the party who becomes entitled to it) with an Australian bank in an interest-bearing account at call in the name of

- the Stakeholder in trust for the Seller and the Buyer;
- (c) the claim must be finalised by an arbitrator appointed by the parties or, if an appointment is not made within 28 days of Completion, by an arbitrator appointed by the President of the Law Society of the Australian Capital Territory at the request of a party;
- (d) the decision of the arbitrator is final and binding;
- (e) the costs of the arbitration must be shared equally by the parties unless otherwise determined by the arbitrator. For clarity, the arbitrator has the power to award indemnity costs on a legal basis against either party;
- (f) the Buyer is not entitled, in respect of the claim, to more than the total amount claimed and the costs of the Buyer;
- (g) interest on the amount held, after deduction of all taxes and bank charges, Stakeholder administration fee and other similar charges and expenses, must be paid to the parties equally or as otherwise determined by the arbitrator; and
- (h) the claim lapses if the parties do not appoint an arbitrator and neither party asks the President of the Law Society of the Australian Capital Territory to appoint an arbitrator within 90 days after Completion and the amount held by the Stakeholder must be paid immediately to the Seller without any further authority being necessary.

18. Notice to Complete and Default Notice

- 18.1 If Completion does not take place in accordance with clause 2.8, either party may, at any time after the Date for Completion, serve the other party a Notice to Complete.
- 18.2 A Notice to Complete must appoint a time during business hours and a date being not less than 14* days after service of the Notice to Complete (excluding the date of service) by which and a place in Canberra at which to complete this Contract.
- 18.3 At the time the Notice to Complete is served the party serving the Notice to Complete must:
 - 18.3.1 not be in default; and

- 18.3.2 be ready willing and able to complete but for some default or omission of the other party.
- 18.4 Completion at the time date and place specified in the Notice to Complete is an essential term.
- 18.5 Where one party is in default (other than failing to complete) the other party may at any time after the default serve the party in default a Default Notice.
- 18.6 A Default Notice:
 - 18.6.1 must specify the default;
 - 18.6.2 must require the party served with the Default Notice to rectify the default within 7* days after service of the Default Notice (excluding the date of service), except in the case of a Default Notice for the purposes of clause 52.6, in which case the period specified in clause 52.6 will apply; and
 - 18.6.3 cannot be used to require a party to complete this Contract.
- 18.7 At the time the Default Notice is served, the party serving the Default Notice must not be in default.
- 18.8 The time specified in a Default Notice to rectify the specified default is an essential term.
- 18.9 Clauses 19 or 20 will apply as appropriate where the party served does not comply with the Notice to Complete or the Default Notice which complies with this clause.
- 18.10 If the party serving a notice under this clause varies the time referred to in the notice at the request of the other party, the time agreed to in the variation remains an essential term. The consent to the variation must be in writing and be served on the other party.
- 18.11 The parties agree that the time referred to in clauses 18.2 and 18.6.2 is fair and reasonable.

19. Termination — Buyer default

- 19.1 If the Buyer does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term then the Seller may by notice served on the Buyer terminate and may then keep, or recover and keep, the Deposit (except so much of it as exceeds 10% of the Price) and either:
 - 19.1.1 sue the Buyer for breach; or
 - 19.1.2 resell the Property and any deficiency arising on the resale and all expenses of and incidental to the resale or attempted resale and the Buyer's default are

* Alter as necessary

recoverable by the Seller from the Buyer as liquidated damages provided the Seller has entered into a contract for the resale of the Property within 12 months of termination.

- 19.2 In addition to any money kept or recovered under clause 19.1, the Seller may retain on termination any other money paid by the Buyer as security for any damages awarded to the Seller arising from the Buyer's default provided that proceedings for the recovery of damages are commenced within 12 months of termination.

20. Termination – Seller default

- 20.1 If the Seller does not comply with a Notice to Complete or a Default Notice or is otherwise in breach of an essential term the Buyer may by notice served on the Seller either:

- 20.1.1 terminate and seek damages; or
- 20.1.2 enforce without further notice any other rights and remedies available to the Buyer.

- 20.2 If the Buyer terminates, the Stakeholder is authorised to refund to the Buyer immediately any money paid on account of the Price.

21. Rescission

- 21.1 Unless section 15 of the Sale of Residential Property Act applies, if this Contract is rescinded, it is rescinded from the beginning, and unless the parties otherwise agree:

- 21.1.1 the Deposit and all other money paid by the Buyer must be refunded to the Buyer immediately without any further authority being necessary; and
- 21.1.2 neither party is liable to pay the other any amount for damages, costs or expenses.

22. Damages for delay in Completion

- 22.1 If Completion does not occur by the Date for Completion, due to the default of either party, the party who is at fault must pay the other party as liquidated damages on Completion:

- 22.1.1 if the defaulting party is the Seller, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion;
- 22.1.2 if the defaulting party is the Buyer, interest on the Price at the rate this Contract says on page 2, calculated on a daily basis from the date 7 days after the Date for Completion to Completion; and
- 22.1.3 the amount this Contract says on page 2 to be applied towards any legal costs and disbursements incurred by the party not

at fault if Completion occurs later than 7 days after the Date for Completion.

- 22.2 Whether or not percentages are inserted in clauses 22.1.1 or 22.1.2 the party at fault must pay the amount specified in clause 22.1.3 in addition to any other damages to which the party not at fault is entitled both at law and under this Contract.

- 22.3 The parties agree that:

- 22.3.1 the amount of any damages payable under clause 22.1.1 or clause 22.1.2 to the party not in default is a genuine and honest pre-estimate of loss to that party for the delay in Completion, and
- 22.3.2 the damages must be paid on Completion.

23. Foreign Buyer

- 23.1 The Buyer warrants the Commonwealth Treasurer cannot prohibit and has not prohibited the transfer of the Lease under the *Foreign Acquisitions and Takeovers Act 1975* (Cth).

- 23.2 This clause is an essential term.

24. GST

- 24.1 If a party must pay the Price or provide any other consideration to another party under this Contract, GST is not to be added to the Price or amount, unless this Contract provides otherwise.

- 24.2 If the Price is stated in the Schedule to exclude GST and the sale of the Property is a taxable supply, the Buyer must pay to the Seller on Completion an amount equal to the GST payable by the Seller in relation to the supply.

- 24.3 If under this Contract a party (Relevant Party) must make an adjustment, pay an amount to another party (excluding the Price but including the Deposit if it is released or forfeited to the Seller) or pay an amount payable by or to a third party:

- 24.3.1 the Relevant Party must adjust or pay at that time any GST added to or included in the amount; but
- 24.3.2 if this Contract says this sale is a taxable supply, and payment would entitle the Relevant Party to claim an input tax credit, the adjustment or payment is to be worked out by deducting any input tax credit to which the party receiving the adjustment or payment is or was entitled multiplied by the GST Rate.

- 24.4 If this Contract says this sale is the supply of a going concern:

- 24.4.1 the parties agree the supply of the Property is the supply of a going concern;
- 24.4.2 the Seller must on Completion supply to the Buyer all of the things that are necessary for the continued operation of the enterprise;
- 24.4.3 the Seller must carry on the enterprise until Completion;
- 24.4.4 the Buyer warrants to the Seller that on Completion the Buyer will be registered or required to be registered; and
- 24.4.5 if for any reason (and despite clauses 24.1 and 24.4.1) the sale of the Property is not the supply of a going concern but is a taxable supply:
 - (a) the Buyer must pay to the Seller on demand the amount of any GST payable by the Seller in respect of the sale of the Property; and
 - (b) the Buyer indemnifies the Seller against any loss or expense incurred by the Seller in respect of that GST and any breach of clause 24.4.5(a).
- 24.5 If this Contract says the margin scheme applies:
 - 24.5.1 the Seller warrants that it can use the margin scheme; and
 - 24.5.2 the Buyer and Seller agree that the margin scheme is to apply, in respect of the sale of the Property.
- 24.6 If this Contract says the sale is a taxable supply, does not say the margin scheme applies to the sale of the Property, and the sale is in fact not a taxable supply, then the Seller must pay the Buyer on Completion an amount of one-eleventh of the Price.
- 24.7 Unless the margin scheme applies the Seller must, on Completion, give the Buyer a tax invoice for any taxable supply by the Seller by or under this Contract.

25. Power of attorney

- 25.1 Any party who signs this Contract or any document in connection with it under a power of attorney must, on request and without cost, provide the other party with a true copy of the registered power of attorney.

26. Notices claims and authorities

- 26.1 Notices, claims and authorities required or authorised by this Contract must be in writing.
- 26.2 To serve a notice a party must:
 - 26.2.1 leave it at; or

- 26.2.2 send it by a method of post requiring acknowledgment of receipt by the addressee to, the address of the person to be served as stated in the Schedule or as notified by that person to the other as that person's address for service under this Contract; or
- 26.2.3 serve it on that party's solicitor in any of the above ways; or
- 26.2.4 deliver it to an appropriate place in the facilities of a document exchange system in which the recipient solicitor has receiving facilities (and in the latter case service is deemed effected on the Business Day following delivery); or
- 26.2.5 transmit it by email to a party's solicitor to the email address for that solicitor as stated in the Schedule or as notified by that solicitor to the other solicitor as the email address for service under this Contract.
- 26.3 A party's solicitor may give a notice, claim or authority on behalf of that party.

27. Unit title

- 27.1 The following clauses 28 to 39 inclusive apply if the Property is a Unit.

28. Definitions and interpretation

- 28.1 A reference in these clauses 28 to 39 inclusive to a section or Part is a reference to a section or Part of the Unit Titles Management Act.
- 28.2 For the purposes of a claim for compensation pursuant to clause 39, the provisions of clause 17 will apply provided that clause 17.1.1(c) is amended to read "the Buyer does not give notice to the Seller waiving the claim, or so much of it as exceeds 5% of the Price within 14 days after receiving the notice".

29. Title to the Unit

- 29.1 Clauses 3.1, 3.2 and 3.3 do not apply.
- 29.2 The Unit Title is or will before Completion be granted under the Planning Act and is or will before Completion be registered under the *Land Titles (Unit Titles) Act 1970* (ACT).
- 29.3 The Unit Title is transferred subject to the Units Plan under which the lease to the Unit is held.

30. Buyer rights limited

- 30.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for compensation in respect of any Breach of Covenant of the Unit Title, any breach of the

lease of the Common Property or breach of rules of the Owners Corporation disclosed in this Contract.

31. Adjustment of contribution

31.1 Any adjustment under clause 8 must include an adjustment of the contributions to the Owners Corporation under section 78 and section 89 of the Unit Titles Management Act.

32. Inspection of Unit

32.1 For the purposes of clause 10.1 Property includes the Common Property.

33. Seller warranties

33.1 The Seller warrants that at the Date of this Contract:

33.1.1 to the Seller's knowledge, there are no unfunded latent or patent defects in the Common Property or Owners Corporation assets, other than the following:

- (a) defects arising through fair wear and tear; and
- (b) defects disclosed in this Contract;

33.1.2 the Owners Corporation records do not disclose any defects to which the warranty in clause 33.1.1 applies;

33.1.3 to the Seller's knowledge, there are no actual, contingent or expected unfunded liabilities of the Owners Corporation that are not part of the Owners Corporation's normal operating expenses, other than liabilities disclosed in this Contract;

33.1.4 the Owners Corporation records do not disclose any liabilities of the Owners Corporation to which the warranty in clause 33.1.3 applies;

33.1.5 the Seller or any occupier of the Unit has not committed any act or omission which may cause the Owners Corporation to incur any costs or perform any repairs;

33.1.6 there is no amount payable to the Owners Corporation by the Seller other than a contribution due under section 78 and section 89 of the Unit Titles Management Act; and

33.1.7 except for an unregistered Units Plan, the rules of the Owners Corporation are, as appropriate:

- (a) as set out in Schedule 4 to the Unit Titles Management Act; or

(b) in respect of a corporation established under the *Unit Titles Act 1970* (*repealed*) and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012; or

(c) in respect of a corporation established under the Unit Titles Act and that was in existence immediately prior to 30 March 2012, the articles in force immediately prior to 30 March 2012;

except for any alterations to those rules registered under section 108.

33.2 For clauses 33.1.1 to 33.1.4 inclusive, a Seller is taken to have knowledge of a thing if the Seller has actual knowledge, or ought reasonably to have knowledge, of that thing.

33.3 The Seller warrants that at Completion to the Seller's knowledge, there are no circumstances (other than circumstances disclosed in this Contract) in relation to the affairs of the Owners Corporation likely to significantly prejudice the Buyer.

33.4 For the purposes of clause 7, Property includes the Common Property.

33.5 These warranties are in addition to those given in clause 7.

34. Damage or destruction before Completion

34.1 If the Unit is destroyed or substantially damaged before Completion not due to the fault of either party then either party may by notice to the other rescind and clause 21 applies.

34.2 For the purposes of clause 34.1, the Unit is deemed to be substantially damaged if though not destroyed is unfit for the use to which it was being put at the Date of this Contract or, if not being used at that time, for the purpose permitted by the Unit Title.

35. Notice to Owners Corporation

35.1 The parties must comply with the rules of the Owners Corporation in relation to notification of the sale and purchase of the Unit.

36. Unit Title Certificate

36.1 On Completion the Buyer must pay to the Seller the fee as determined by the Minister pursuant to section 119(7) of the Units Title Management Act for the Unit Title Certificate attached.

37. Unregistered Units Plan

Warning: The following clauses 37, 38 and 39 do not encompass all obligations, rights and remedies under Part 2.9 of the Property Act for off the plan contracts.

- 37.1 This clause 37 applies if at the Date of this Contract, the Units Plan has not been registered.
- 37.2 The Seller must attach a copy of the proposed Units Plan or a sketch plan showing the location and dimensions of the Unit sufficient to enable the Buyer to determine the location and dimensions of the Unit in relation to other units and the Common Property in the proposed development.
- 37.3 If the Units Plan is not registered by the date specified in the Schedule, or elsewhere in this Contract, the Buyer may at any time after that date by notice served on the Seller require that the Units Plan be registered within 14 days of the service of the notice. If the Units Plan is not registered within the time limited by the notice the Buyer may at any time after expiry of the time in the notice rescind and clause 21 will apply.
- 37.4 If the Seller notifies the Buyer that the Units Plan is registered before rescission under this clause, the Buyer will not be entitled to rescind under this clause.
- 37.5 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:
- 37.5.1 any minor variations to the Unit between the plan attached, and the Units Plan registered by the Registrar General; or
- 37.5.2 any minor alterations required by an authority or the Registrar General in the number, size, location or Unit Entitlement of any other unit in the Units Plan or in or to the Common Property provided the proportion of the Unit Entitlement of the Unit to the other units in the Units Plan is not varied.
- In this clause, a minor variation is any variation less than 5% to either the size or value of the Unit described in the plan attached.
- 37.6 After the Owners Corporation has been constituted under section 8, the Seller must cause the Owners Corporation to comply with the rules of the Owners Corporation and with Parts 2, 3, 4, 5 and 7 to the extent to which the Owners Corporation is required by law to comply with those provisions up to the Date for Completion.
- 37.7 The Seller must not permit the Owners Corporation to vary the rules of the Owners

Corporation from those set out in Schedule 4 of the Unit Title Management Act.

- 37.8 If clause 37.1 applies, the Seller must give to the Buyer a Unit Title Certificate at the Buyer's expense at least 7 days before Completion.
- 37.9 The parties acknowledge that the following must form part of the Contract:
- 37.9.1 a Disclosure Statement for the Unit that complies with the requirements of section 260 of the Property Act; and
- 37.9.2 if a right to approve the keeping of animals during the Developer Control Period is reserved — details of the reservation, including the kind and number of animals.
- 37.10 The Seller warrants that the information disclosed in the Disclosure Statement, including information in any Disclosure Update Notice, is accurate.

38. Rescission of Contract

- 38.1 The Buyer may, by written notice given to the Seller, rescind this Contract if:
- 38.1.1 there would be a breach of a warranty provided in any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4 or 33.3, were this Contract completed at the time it is rescinded; or
- 38.1.2 there would be a breach of a warranty provided in clause 37.10:
- (a) were this Contract completed at the time it is rescinded; and
- (b) the Buyer is significantly prejudiced by the breach,
- and the breach does not relate to an amendment to the Development Statement that is an Excluded Change.
- 38.2 A notice must be given:
- 38.2.1 under clause 38.1.1:
- (a) if this Contract is entered before the Units Plan for the Unit is registered — not later than 3 days before the Buyer is required to complete this Contract; or
- (b) in any other case — not later than 14 days after the later of the following happens:
- (i) the Date of this Contract; and
- (ii) another period agreed between the Buyer and Seller ends; or

38.2.2 under clause 38.1.2 – at any time before the Buyer is required to complete this Contract.

38.3 If the Buyer rescinds this Contract, the Seller must repay any amount paid to the Seller towards the purchase of the Unit and otherwise the provisions of clause 21 will apply.

39. Claims for compensation

39.1 This clause 39 applies if, before Completion, the Buyer reasonably believes that, except as disclosed in this Contract, there would be a breach of a warranty established under any of clauses 33.1.1, 33.1.2, 33.1.3, 33.1.4, 33.3 or 37.10 were this Contract to be completed.

39.2 The Buyer may, by written notice given to the Seller:

39.2.1 tell the Seller:

- (a) about the breach; and
- (b) that the Buyer will complete this Contract; and

39.2.2 claim compensation for the breach.

39.3 A notice under clause 39.2 must be given:

39.3.1 if this Contract is entered before the Units Plan for the Unit is registered – not later than 3 days before the Buyer is required to complete this Contract; or

39.3.2 in any other case – not later than 14 days after the later of the following happens:

- (a) the Buyer's copy of the Contract is received by the Buyer;
- (b) another period agreed between the Buyer and Seller ends.

39.4 The Buyer may not claim compensation under this clause 39 only because of the breach of a warranty related to an amendment to the Development Statement that is an Excluded Change.

40. Community title

40.1 The following clauses 41 to 50 inclusive apply if the Property is, or will on Completion form, a Lot within a Community Title Scheme.

41. Definitions and interpretation

41.1 A reference in these clauses 40 to 50 inclusive to a section or Part is a reference to a section or Part of the Community Title Act.

42. Buyer rights limited

42.1 In addition to clause 6, the Buyer cannot make any requisition on title or make a claim for

compensation in respect of any breach of the lease of the Common Property or breach of rules or by-laws of the Community Title Body Corporate disclosed in this Contract.

43. Adjustment of contribution

43.1 Any adjustment under clause 8 must include an adjustment of the contributions to the fund under section 45.

44. Inspection of property

44.1 For the purposes of clause 10.1 Property includes the Common Property.

45. Unregistered Community Title Scheme

45.1 This clause 45 applies if at the Date of this Contract, the Community Title Scheme has not registered.

45.2 The Seller must attach a copy of the proposed Community Title Master Plan, or a sketch plan showing the location and dimensions of the Lot sufficient to enable the Buyer to determine the location and dimensions of the Lot in relation to other lots and the Common Property in the proposed scheme.

45.3 The Seller must attach a copy of the proposed Community Title Management Statement.

45.4 The Buyer cannot make any objection or requisition on title or claim for compensation in respect of:

45.4.1 any minor variations to the Lot between the plan attached, and the registered Community Title Master Plan; or

45.4.2 any minor alterations required by an authority or the Registrar General in the number, size, location or entitlement of any other Lot in the Community Title Scheme or in or to the Common Property provided the proportion of the entitlement of the Lot to the other lots in the Community Title Scheme is not varied; or

45.4.3 any minor variations between the proposed Community Title Management Statement and the registered Community Title Management Statement.

In this clause, a minor variation is any variation less than 5% to either the size or value of the Lot described in the plan attached and referred to in the proposed Community Title Management Statement.

45.5 The Seller must not permit the Community Title Body Corporate to vary the by-laws of the

Community Title Scheme from those set out in Schedule 1 of the Community Title Act, unless otherwise disclosed in this Contract.

- 45.6 After the Community Title Body Corporate has been constituted under section 30, the Seller must cause the Community Title Body Corporate to comply with Part 8 to the extent to which the Community Title Body Corporate is required by law to comply with those provisions up to the Date for Completion.

46. Incomplete development of Community Title Scheme

- 46.1 This clause 46 applies if at the Date of this Contract, development of the Community Title Scheme has not completed.
- 46.2 Until the development of a Community Title Scheme is finished, the Developer warrants to the Buyer that the development will be carried out in accordance with the scheme.
- 46.3 Without limiting the damages recoverable for breach of the warranty in clause 46.2, the Buyer may recover damages for the loss of a reasonably expected capital appreciation of the Lot that would have resulted from completion of the development in accordance with the terms of the Community Title Scheme.

47. Incomplete development of Lot

- 47.1 This clause 47 applies if at the Date of this Contract, the Lot is to be developed or further developed in accordance with the Community Title Scheme. For clarity, this clause does not apply if an unconditional Compliance Certificate has issued before the Date of this Contract and the Seller gives to the Buyer evidence acceptable to the Registrar General that an unconditional Compliance Certificate has issued for the Lot, or if the Seller gives an unconditional Compliance Certificate to the Buyer on Completion.
- 47.2 The Buyer becomes bound to develop the Lot in accordance with the Community Title Scheme.
- 47.3 The Seller must give written notice of the proposed sale of the Lot to the Planning and Land Authority.
- 47.4 The Buyer must:
- 47.4.1 give to the Planning and Land Authority a written undertaking to develop the Lot in accordance with the Community Title Scheme (if a form is approved for an undertaking, the form must be used); and
 - 47.4.2 give the Planning and Land Authority any security required by the Planning and Land Authority, within 28 days after notice of the transaction was given to the

Planning and Land Authority, for the development of the Lot in accordance with the Community Title Scheme.

48. Required first or top sheet

- 48.1 The Seller must give to the Buyer, before the Buyer enters into this Contract, a Section 67 Statement.
- 48.2 The Section 67 Statement must:
- 48.2.1 state that the Lot is included in a Community Title Scheme that imposes obligations on the owner of the Lot;
 - 48.2.2 state the name and address of:
 - (a) the body corporate of the scheme; or
 - (b) if it is the duty of the Community Title Body Corporate manager to act for the Community Title Body Corporate in supplying Section 56 Certificates – the manager;
 - 48.2.3 state the amount of annual contributions currently fixed by the Community Title Body Corporate as payable by the owner of the Lot;
 - 48.2.4 identify improvements on common property of the scheme for which the owner of the Lot is responsible;
 - 48.2.5 be signed by the Seller or a person authorised by the Seller; and
 - 48.2.6 be substantially complete.
- 48.3 The Seller must attach to this Contract, as a first or top sheet, a copy of the Section 67 Statement given to the Buyer under clause 48.1.
- 48.4 The Buyer may rescind this Contract if:
- 48.4.1 the Seller has not complied with clauses 48.1 and 48.3; and
 - 48.4.2 Completion has not taken place.

49. Notice to Community Title Body Corporate

- 49.1 The parties must comply with the rules and by-laws of the Community Title Body Corporate in relation to notification of the sale and purchase of the Lot.

50. Section 56 Certificate

- 50.1 The Seller must give to the Buyer a Section 56 Certificate at least 7 days before Completion.
- 50.2 On Completion, the Buyer must pay to the Seller the fee charged for the Section 56 Certificate.

51. Foreign Resident Withholding Tax

Warning: The questions in the Schedule regarding the Relevant Price and the Clearance Certificates are not binding, and are included to remind the parties of their obligations under the Withholding Law.

Warning: The following clauses 51.1 to 51.8 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

51.1 In this clause 51 the following words have the following meanings:

CGT Asset has the meaning in the *Income Tax Assessment Act 1997*;

Clearance Certificate means a certificate issued under section 14-220 of the Withholding Law that covers the date of Completion;

Relevant Percentage means the percentage amount stated in section 14-200(3)(a) and 14-205(4)(a) of the Withholding Law;

Relevant Price means the higher of:

- the Price (including GST); and
- the market value of the CGT Assets sold under this Contract;

as at the Date of this Contract;

Variation Certificate means a certificate issued under section 14-235 of the Withholding Law that covers the date of Completion;

Withholding Amount means, subject to clauses 51.6 and 51.7, the Relevant Percentage of the first element of the CGT Asset's cost base (for all CGT Assets sold under this Contract) as at the Date of this Contract; and

Withholding Law means Subdivision 14-D of Schedule 1 of the *Taxation Administration Act 1953* and associated provisions.

51.2 If the Relevant Price is less than the dollar amount stated in section 14-215(1)(a) of the Withholding Law as at the Date of this Contract, the parties acknowledge that there are no obligations under the Withholding Law.

51.3 If Clearance Certificates for all the Sellers are provided to the Buyer prior to Completion, the parties acknowledge that there are no obligations under the Withholding Law.

51.4 If neither clauses 51.2 or 51.3 apply, then:

51.4.1 the Seller must provide to the Buyer any information required to enable the Buyer to comply with clause 51.4.2(a), within 5 days of written request from the Buyer;

51.4.2 the Buyer must:

- (a) lodge a purchaser payment notification form with the ATO; and
- (b) give evidence of compliance with clause 51.4.2(a) to the Seller;

no later than 5 days before the Date for Completion;

51.4.3 the Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the Withholding Amount; and

51.4.4 the parties must both, on the date of Completion, attend the offices of an authorised collection agent of the ATO to deposit the bank cheque referred to in clause 51.4.3 in payment of the Withholding Amount following Completion.

51.5 If clause 51.4 applies and the parties do not comply with clause 51.4.4:

51.5.1 the Buyer indemnifies the Seller for any loss or damage resulting from the Buyer's delay in remitting and/or failure to remit the Withholding Amount to the ATO; and

51.5.2 the Buyer charges the Property (for the benefit of the Seller) with the Buyer's obligations under this clause 51.5.

51.6 Where the Seller gives the Buyer a Variation Certificate prior to Completion, the Withholding Amount is the amount stated in the Variation Certificate.

51.7 Where Clearance Certificates for some but not all of the Sellers are provided to the Buyer prior to Completion, then the Withholding Amount is reduced by the same percentage as the percentage ownership of the Property of the Sellers that are subject to a Clearance Certificate.

51.8 Where a Clearance Certificate is provided by a Seller to the Buyer, the Seller warrants to the Buyer that that Seller is the entity referred to in the Clearance Certificate and is the relevant taxpayer for capital gains tax payable on the sale of the CGT Assets sold under this Contract.

52. Deposit by Instalments

52.1 The following clauses 52.2 to 52.8 inclusive only apply if the 'Deposit by Instalments' option on the Schedule is selected.

52.2 Clauses 2.1, 2.2, 2.3 and 2.4 are deleted.

52.3 The Buyer must pay the Deposit to the Stakeholder. The Seller agrees to accept the payment of the Deposit in two instalments as follows:

52.3.1 5% of the Price by cheque on the Date of this Contract (**First Instalment**); and

52.3.2 the balance of the Deposit (if it has not already been paid) by unendorsed bank cheque on the Date for Completion (**Second Instalment**);

and in every respect time is of the essence for payment of the First Instalment in this clause 52.3.1.

52.4 The Deposit becomes the Seller's property on Completion or on the earlier termination of this Contract by the Seller for the Buyer's default.

52.5 If the First Instalment of the Deposit is:

52.5.1 not paid on time and in accordance with clause 52.3; or

52.5.2 paid by cheque and the cheque is not honoured on first presentation,

the Buyer is in default and the Seller may terminate this Contract immediately by written notice to the Buyer (without the notice otherwise necessary under clause 18) and clause 19 applies. If the Seller does not terminate this Contract in accordance with this clause 52.5, then this Contract remains on foot, subject to this clause 52.5, until either the Seller terminates the Contract pursuant to this clause 52.5, or waives the benefit of this clause 52.5 pursuant to clause 52.8.

52.6 If the Second Instalment of the Deposit is not paid on time in accordance with clause 52.3, then the Seller cannot immediately terminate the Contract for the Buyer's breach of an essential condition. The Seller must make timing of the payment of the Second Instalment an essential condition of the Contract by serving on the Buyer a Default Notice requiring the Buyer to pay the Second Instalment within 14* days after service of the Default Notice (excluding the date of service).

52.7 For clarity, the Buyer must pay the full Price to the Seller, on or before Completion.

52.8 These clauses 52.2 to 52.8 inclusive are for the benefit of the Seller. The Seller may at any time before this Contract is terminated notify the Buyer in writing that the benefit of these clauses 52.2 to 52.8 inclusive is waived.

53. Residential Withholding Tax

Warning: The following clauses 53.1 to 53.9 are subject to the Withholding Law, and do not encompass all obligations under the Withholding Law.

53.1 In this clause 53 the following words have the following meanings:

RW Amount means the amount which the Buyer must pay under section 14-250 of the Withholding Law;

RW Amount Information means the completed RW Amount details referred to on page 3 of this Contract; and

RW Percentage means the percentage amount stated in section 14-250(6), (8) and (9) of the Withholding Law, as applicable to the supply of the Property from the Seller to the Buyer.

53.2 The Seller must provide the Buyer with the RW Amount Information no later than 7 days after the Date of this Contract.

53.3 If the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'no' or if no selection is made, the Seller warrants to the Buyer that the Buyer is not required to make a payment under section 14-250 in relation to the supply of the Property from the Seller to the Buyer.

53.4 The following clauses 53.5 to 53.9 inclusive only apply if the 'Buyer required to make a withholding payment?' option on the Schedule is selected 'yes'.

53.5 Subject to any adjustments to the Price that may arise after the date that the RW Amount Information is provided in accordance with clause 53.2 and which affect the RW Amount, the Seller warrants to the Buyer on the date that the RW Amount Information is provided to the Buyer that the Seller has provided the Buyer with the information required under section 14 255 of the Withholding Law in relation to the supply of the Property from the Seller to the Buyer, and that this information is true and correct to the Seller's knowledge.

53.6 The Buyer must provide the Seller with a copy of the 'GST property settlement withholding notification online form' confirmation email (or emails, if applicable) issued to the Buyer by the ATO no later than:

53.6.1 21 days after a written request from the Seller; or

53.6.2 7 days prior to the Date for Completion, whichever is the earlier.

53.7 The Buyer must provide the Seller with evidence of submission by the Buyer to the ATO of the 'GST property settlement date confirmation online form', with such evidence to be provided prior to or on Completion.

* Alter as necessary

- 53.8 The Seller irrevocably instructs the Buyer to draw as part of the Price, and the Buyer must draw and retain on Completion, an unendorsed bank cheque payable to the ATO for the RW Amount.
- 53.9 In relation to the unendorsed bank cheque required by clause 53.8, the Buyer must:
- 53.9.1 forward the unendorsed bank cheque to the ATO immediately after Completion; and
 - 53.9.2 provide the Seller with evidence of payment of the RW Amount to the ATO.

Unit 2 3 Reynolds St, Curtin
Block 2 Section 102 Curtin

SPECIAL CONDITIONS

1 Interpretation

- (a) For the avoidance of doubt, the printed terms of the standard ACT Law Society Contract 2024 (**General Conditions**) apply to this Contract.
- (b) To the extent of any inconsistency between these special conditions and the General Conditions, these special conditions override the General Conditions.

2 Definitions

In this Contract:

- (a) Arrangements means:
 - (i) any required development approvals (including any required statutory approvals);
 - (ii) any other approvals, consents, applications, registrations, permits, authorities, certificates, insurances, and exemptions required by the Seller or the Builder to conduct the Building Works on the Land; and
 - (iii) Development Funding.
- (b) **Arrangements Date** means 31 December 2027.
- (c) **Authority** includes any government or public, governmental, semi-government, local governmental, administrative, fiscal, statutory or judicial body, department, commission, tribunal, agency, entity or authority and includes a Minister of the Crown (in any right) and any person, body, department, commission, tribunal, agency, entity or authority exercising a power pursuant to any statute or regulation;
- (d) **Builder** means the builder selected by the Seller (in its absolute discretion, and which may be the Seller itself) to carry out the Building Works;
- (e) **Building** means the building to be constructed on the Land in which the Unit will be located;
- (f) **Building Works** means the completion of all construction works to construct the Unit as contemplated by the Plans and the installation of the Inclusions, subject to the Seller's right to make variations to the Plans and Inclusions in accordance with this Contract;
- (g) **Contract** means this contract for sale and includes the General Conditions, the Special Conditions, and any schedule, appendix, or annexure;
- (h) **Date for Registration of the Units Plan** means the Date for Registration of Units Plan shown in the Schedule to this Contract (subject to any extensions of time in accordance with Special Condition 7.2);
- (i) **Default Rules** means the rules attached to this Contract;

- (j) **Defects Period** means the period of 90 days from but excluding the date of Completion, or from the date that the Buyer takes occupation of the Unit, whichever is earlier;
- (k) **Developer Control Period** has the meaning given to that expression in the Unit Titles Management Act;
- (l) **Development** means the proposed development of the Land generally in accordance with the Plans (subject to any permitted variations or amendments);
- (m) **Development Funding** means any and all funding required by the Seller to undertake the Development, including the Building Works;
- (n) **FIRB** means the Foreign Investment Review Board responsible for administering the Commonwealth of Australia's foreign investment policy under the provisions of the Foreign Acquisitions and Takeovers Act 1975 (Cth) and includes the Treasurer of the Commonwealth of Australia;
- (o) **Foreign Person** means a "Foreign Person" as defined in Section 5 or Section 21A of the *Foreign Acquisitions and Takeovers Act 1975* (Cth) or a person to whom section 21A of that Act applies;
- (p) **Inclusions** means the list of inclusions attached to this Contract;
- (q) **Loss** includes any cost, liability, loss, fine, penalty, suit, claim, damage or proceeding and includes:
 - (i) all costs associated with bridging finance to complete the Seller's purchase of another property;
 - (ii) expenses payable by the Seller under any existing loans secured over the Land or other property of the Seller;
 - (iii) accommodation expenses incurred by the Seller;
 - (iv) any commission or other expenses claimed by the Seller's agents or other representing the Seller relating to the sale of the property; and
 - (v) penalties and any other expenses payable by the Seller due to any delay in completion of the purchase of another property;
- (r) **Owners Corporation** means the body corporate to be constituted pursuant to the Unit Titles Act following registration of the Units Plan;
- (s) **Plans** means the plans and specifications attached to this Contract, as may be varied from time to time by the Seller in accordance with this Contract; and
- (t) **Units Plan** means the units plan to be prepared by the Seller and registered in respect of the Land in accordance with the Unit Titles Act, dividing the Building into units (including the Unit) and any Common Property.

3 Amendment of General Conditions

The General Conditions are amended as follows:

- (a) delete clauses 2.1 to 2.4 (inclusive);
- (b) delete clause 8.1 and 8.2;
- (c) delete clause 8.4 and 8.5;
- (d) delete clause 9.2 and 9.3;
- (e) delete clause 10.2;
- (f) delete clause 14;
- (g) delete clause 15.5;
- (h) clause 17.1(a) is amended by replacing the words “5% of the Price” with “\$1,000.00”;
- (i) insert a new clause 18.12 as follows: "Despite anything in this Contract, the Seller may withdraw or unilaterally extend the period for Completion under any Notice to Complete served by the Seller in accordance with this clause 18";
- (j) insert a new clause 18.12 as follows:

“Despite anything else in this Contract, the Seller may withdraw or unilaterally extend the period for Completion under any Notice to Complete served by the Seller in accordance with this clause 18.”;
- (k) in clause 20.2, insert “due to a default of the Seller” after “terminates”;
- (l) a new clause 24.5A is added as follows:

“The parties acknowledge and agree that to the extent that there is a change in law or circumstance that impacts the Seller’s eligibility to apply the margin scheme or the nature of the sale as a taxable supply, the Seller is solely liable for any GST amount payable and if any refund is due then the Seller is solely entitled to that refund and the Buyer may make no requisition, claim for compensation, objection nor delay Completion if there is such a change, notwithstanding the warranty provided by the Seller in clause 24.5.1.” and
- (m) a new clause 24.5B is added as follows:

“Without limiting any other provision of this Contract, this clause 24.5 (including clause 24.5A) does not merge on Completion”.

4 Representations

4.1 Entire agreement

The Buyer agrees that this Contract sets out the entire agreement of the parties on the subject matter of this Contract and supersedes any prior agreement, advice, material

supplied to the Buyer or understanding on anything connected with the subject matter of this Contract.

4.2 No reliance

The Buyer acknowledges that the Buyer does not rely upon any warranty or representation made by the Seller, any agent, or other person on behalf of the Seller, except as set out in this Contract but has relied entirely upon the Buyer's own enquiries and inspection of the Property.

5 Arrangements and Delays

5.1 Arrangements

- (a) The Seller must use all reasonable endeavours to obtain the Arrangements by the Arrangements Date.
- (b) If the Arrangements are not obtained by the Arrangements Date, then the Seller may extend the Arrangements Date by providing written notice to the Buyer.
- (c) If the Arrangements are not obtained by the Arrangements Date (as that date may be extended under this Special Condition) or if any of the Arrangements contain conditions or requirements that are not acceptable to the Seller (in its absolute discretion), then either party may rescind this Contract by providing written notice to the other party and clause 21 of the General Conditions will apply.

5.2 Delays

If the Seller or the Builder are prevented from commencing, undertaking, or completing the Building Works due to anything outside of the control of the Seller (**Delay**), the Seller may rescind this Contract by providing written notice to the Buyer if the Delay continues for more than 90 days, provided that the Seller has taken all reasonable steps to remove or rectify the cause of the Delay. Nothing in this Special Condition requires the Seller to commence legal proceedings to remove the cause of the Delay.

5.3 No objection

The Buyer must not make any objection, requisition or claim or delay Completion or rescind or terminate this Contract in respect of any matter in this Special Condition 5.

6 Building Works

6.1 Building Works

The Seller must engage a suitably qualified person to undertake the Building Works substantially in accordance with the Plans and Inclusions in a proper and workmanlike manner.

6.2 Variations to Plans and Inclusions

In addition to clause 37.5 of the General Conditions, the Seller may make variations to:

- (a) the Plans (including, without limitation, variations to the configuration of the Unit to accommodate services, riser ducts and structure) provided those variations:
 - (i) are in the Seller's reasonable opinion necessary to comply with the Building Code of Australia or any other law; or
 - (ii) are required by any Authority,and do not:
 - (iii) reduce the area of the Unit by more than 5%; or
 - (iv) result in any room being deleted;
- (b) the layout of any kitchen, bathroom or laundry in the Unit to accommodate services, riser ducts and other structures arising out of final detailed design;
- (c) the Inclusions, provided that the inclusions provided on Completion are of similar value and quality;
- (d) the energy efficiency rating of the Unit to accommodate any variations arising out of this clause or clause 37.5 of the General Conditions; and
- (e) the Building, provided the location of the Unit in the Building remains the same.

6.3 No objection

The Buyer must not make any objection, requisition or claim or delay Completion or rescind or terminate this Contract in respect of any matter in this Special Condition 6.

7 Registration of the Units Plan

7.1 Completion

Completion must occur within 21 days from the date the Seller provides the Buyer with written notice that the Units Plan has registered and a copy of the registered Units Plan.

7.2 Registration

The Seller must use all reasonable endeavours to register the Units Plan by the Date for Registration of the Units Plan. The Seller may extend the Date for Registration of the Units Plan for any delays caused or contributed to by:

- (a) any action, notice, or threatened action by any Authority;
- (b) dispute with any neighbours or surrounding residents;
- (c) weather preventing the Seller or the Builder from undertaking the Building Works;
- (d) damage to the land or accident affecting the Building Works for which the Seller is not responsible;

- (e) civil action (including strikes, lockouts or riots);
- (f) difficulties in obtaining or finalising any of the Arrangements; or
- (g) any other issue that is beyond the Seller's reasonable control, including delays associated with any pandemic.

7.3 Entitlements

The unit entitlements in the Units Plan (including for the Unit) will be in accordance with the allocation approved by the relevant Authority.

7.4 Unit Number, Address, and Door Number

The Buyer acknowledges and agrees that the unit number, address, or door number allocated to the Unit in this Contract and the Plans may differ from the unit number, address, or door number allocated to the Unit upon registration of the Units Plan. Where this is the case, the Seller must promptly notify the Buyer of the actual number or numbers allocated.

7.5 Restriction on re-sales

The Buyer must not until after Completion sell, transfer, assign or otherwise in any way whatsoever deal with its interest in the Unit or any of the Buyer's right or interest in, to or under this Contract without the prior written consent of the Seller (which may be given or withheld in the absolute discretion of the Seller). This is an essential term of the Contract.

7.6 No objection

The Buyer must not make any objection, requisition or claim or delay Completion or rescind or terminate this Contract in respect of any matter in this Special Condition 7.

8 Defects

8.1 Pre-Completion inspection

- (a) Prior to Completion, the Seller will provide the Buyer with the opportunity to inspect the Unit on one occasion (**Pre-Completion Inspection**). The Buyer will be permitted to provide the Seller with one written list of defects to the Seller within 3 days of the Pre-Completion Inspection (**Pre-Completion Defect Notice**), and in this respect, time is of the essence.
- (b) The Seller will use all reasonable endeavours to rectify any reasonable defect notified in the Pre-Completion Defect Notice prior to Completion.
- (c) (If the Seller cannot rectify any reasonable defect notified in the Pre-Completion Defect Notice prior to Completion, any such defects will be rectified in accordance with Special Condition 8.2.

8.2 Defects Period

- (a) Without limiting the Buyer's rights under Special Condition 8.1, the Buyer may deliver a written list of defects in the construction of the Unit to the Seller during the Defects Period (Defects Notice).
- (b) Subject to Special Condition 8.2(d), the Seller must use all reasonable endeavours to rectify any reasonable defect notified in the Defects Notice, where the defect is due to defective or improper materials or bad workmanship.
- (c) In complying with its obligations under Special Condition 8.2(b), the Seller will rectify the relevant defect at the Seller's cost:
 - (i) as soon as reasonably practicable after receiving the Defects Notice, if the relevant defect concerns:
 - (A) electricity supply or distribution;
 - (B) sewerage or drainage; or
 - (C) any portion of the Unit the defect in which could, or might, lead to damage to any chattels in the Unit or could restrict or interfere with the proper occupation and use of the Unit; andotherwise, within 90 days of the Seller receiving the Defects Notice.
- (d) The Seller is not liable to remedy or repair:
 - (i) any items of equipment within the Unit which are covered by a manufacturer's warranty (the benefit of which has been transferred to the Buyer);
 - (ii) natural shrinkage in the Unit or defects caused by natural shrinkage in the Unit;
 - (iii) minor defects or irregularities in natural materials used in construction of the Unit; or
 - (iv) chips, cracks, marks or stains in paintwork, brickwork, tiles, carpets, concrete, painting on walls, ceilings or windows, which are not notified by the Buyer to the Seller prior to Completion.
- (e) Except for defects directly covered by Special Condition 8.2(c)(i), the Buyer is only permitted to submit one Defects Notice during the Defects Period.
- (f) The Buyer must provide access to the Seller, the Builder, and any tradespeople at the times notified by the Seller to enable the Seller to comply with its obligations under Special Condition 8.2(b).

8.3 Natural Products and Other Finishes

The Buyer acknowledges and agrees that the materials:

- (a) used in the construction of the Unit (particularly in the finishes and fittings) may comprise natural products (such as stone, timber and the like);
- (b) may exhibit variations in the shade, colour, texture, surface, finish, markings or the like that contain natural fissures, lines, indentations or the like, and may fade or change colour over time;
- (c) may expand, contract, or distort over time as a result of exposure to heat, cold, weather or the like;
- (d) may mark or stain if exposed to certain substances;
- (e) may be damaged or disfigured by impact or scratching or other means; and
- (f) may be subject to shade variations and manufacture batching (for example: in carpet, tiles, and other finishes).

8.4 No objection

The Buyer must not make any objection, requisition or claim or delay Completion or rescind or terminate this Contract in respect of any matter in this Special Condition 8.

9 Adjustments

9.1 Adjustment of Income and Land Charges

The Seller will be entitled to all Income up to and including Completion. The Seller will be liable for all Land Charges (including Owners Corporation contributions) up to the date that the Units Plan registers. The Buyer will be entitled to all Income after Completion, and will be liable for all Land Charges (including any owners corporation contributions) on and from the date that the Units Plan registers. The parties must adjust the Income and Land Charges on Completion in accordance with this Special Condition.

9.2 Land Charges not available

The parties acknowledge that the Land Charges may not be available on or prior to Completion. Where this is the case, Adjustments will be made between the parties based on the Seller's reasonable opinion of the Land Charges. When the Land Charges are made available, the parties will promptly make any necessary adjustment. The Buyer must not make any claim, objection or requisition or delay Completion regarding this Special Condition or the unavailability of any separate assessments for any Land Charges.

9.3 Land tax

The parties agree and acknowledge that if the Land is liable to land tax then the parties will adjust land tax on Completion irrespective of whether the Buyer intends to reside in the Property, and irrespective of whether the Buyer would or would not be liable to land tax but for this Special Condition.

10 Depreciation

- (a) Upon receiving a written request from the Buyer within 6 months of the end of the taxation year in which Completion occurred:
 - (i) the Seller must provide the Buyer with information regarding the cost of capital works to the property in accordance with the *Income Tax Assessment Act 1936* (Cth); and
 - (ii) the Buyer must pay the cost of the Seller's quantity surveyor in providing this information.
- (b) The rights and obligations contained in this Special Condition 10 do not merge on Completion.

11 Disclosure

Without limiting the disclosures made in the Required Documents, the Seller discloses that:

- (a) the Default Rules will be the default rules of the Owners Corporation;
- (b) the Owners Corporation will enter into contracts for services contemplated in the budget attached to this Contract (**OC Contracts**), including body corporate management, cleaning, and maintenance;
- (c) the OC Contracts are not available because the Building Works have not been completed as at the Date of this Contract;
- (d) the OC Contracts will not be for a period of more than 2 years;
- (e) the amount of the Buyer's contribution to the administrative fund of the Owners Corporation will be based on the estimate provided in the budget attached to this Contract and will be used to make payments due under the OC Contracts;
- (f) except to the extent disclosed in this Contract, the Seller does not intend for the Owners Corporation to enter into any OC Contract where the Seller has a personal or business relationship with another party to that contract;
- (g) the estimates provided in this Contract for the Buyer's contribution to the Owners Corporation fund for 2 years after the Units Plan is registered have been provided by a professional strata manager and the Seller believes that they are based on reasonable grounds; and
- (h) the Seller reserves during the Developer Control Period the right to pass a resolution in favour of the keeping of not more than 2 small quiet cats or dogs per Unit.

12 Easements and Covenants

- (a) The Buyer acknowledges and agrees that:

- (i) the Seller may create or register any easement, right of way, or covenant required by any Authority; and
 - (ii) any easement, right of way or covenant referred to in Special Condition 12(a)(i) is not currently registered on the certificate of title for the Land, but that the statement referred to in Special Condition 12(a) complies with the requirements of section 9(1)(e) of the Sale of Residential Property Act.
- (b) The Buyer must not make any objection, requisition, or claim or delay Completion or rescind or terminate this Contract in respect of any matter in this Special Condition 11.

13 Caveats

- (a) The Buyer must not lodge nor cause or allow any person claiming through it or acting on its behalf to lodge any caveat over any certificate of title relating to the Land or to the Unit prior to Completion.
- (b) The Buyer acknowledges that a breach of Special Condition 13(a):
 - (i) may delay or prevent registration of the Units Plan by the Registrar;
 - (ii) may delay or prevent Completion by the Seller or sales of some or all of the other units in the Development; and
 - (iii) to the extent that it delays any such Completion, entitles the Seller to recover from the Buyer interest, holding costs, and other charges including under any contract of sale for any unit in the Development or any agreement relating to financing of the Development.
- (c) The Buyer irrevocably appoints the Seller and each director, officer and manager of the Seller as its joint and several attorney to sign and lodge a withdrawal of any caveat lodged by the Buyer in breach of Special Condition 13(a).

14 Conditions for Payment of Deposit

- (a) The Buyer must pay to the Seller the Deposit. The Seller agrees to accept the Deposit in the following instalments:
 - (i) the first instalment of 5% of the Price on or before the Date of this Contract; and
 - (ii) the second instalment of 5% of the Price on the date of Completion.
- (b) If the Buyer is in default in payment of the second instalment referred to in Special Condition 14(a)(ii) on time, then:
 - (i) the Seller may serve upon the Buyer a Default Notice requiring the Buyer to remedy that default within seven (7) days after service of the Default Notice (excluding the date of service);
 - (ii) Printed Term 18.6 does not apply to the Default Notice referred to in Special Condition 14(b)(i) (and only that Default Notice);

- (iii) for the purposes of clarity, Printed Term 18.8 applies to the Default Notice referred to in Special Condition 14(b)(i); and
- (iv) Printed Term 18.11 is amended by adding the words "and Special Condition 14(b)(i)" after the words "in clauses 18.2 and 18.6.2".

15 FIRB approval

If the Buyer is a Foreign Person:

- (a) the Buyer covenants to the Seller that it has obtained or will obtain all necessary approvals and authorities in order for it to lawfully complete this Contract in accordance with its terms (including any FIRB approval required); and
- (b) the Buyer will, if the covenant in Special Condition 15(a) is breached, indemnify the Seller against any Loss which the Seller suffers in connection with such breach including legal costs on a full indemnity basis.

If the Buyer is a Foreign Person and has not obtained all necessary approvals or authorities for it to lawfully complete the Contract on or before Completion, then the Seller may rescind this Contract by written notice to the Buyer (with clause 21 of the General Conditions applying).

16 Residential Withholding Tax

The General Conditions are further amended as follows:

- (a) Clause 53.1 is amended by inserting the following definitions:
 - “**Form** means Form 1 or Form 2 (or both) as the case may be;
 - Form 1** means the form referred to in clause 53.6;
 - Form 2** means the form referred to in clause 53.7;
 - Lodgement Fee** means a fee not exceeding \$70 payable for services provided in lodging either or both the Form 1 and Form 2;
 - Lodgement References** means both the lodgement reference number and payment reference number issued by the ATO following lodgement of Form 1;”
- (b) clause 53.2 is amended by replacing the words “7 days after the Date of this Contract” with the words “21 days before the Date for Completion”;
- (c) clause 53.4 is amended by replacing the figure “53.9” with the figure “53.13”;
- (d) clause 53.6 is amended by inserting the words “Subject to clause 53.12,” at the beginning of the clause;
- (e) clause 53.6.1 is amended by replacing the figure “21” with the figure “14”;
- (f) clause 53.7 is amended by inserting the words “Subject to clause 53.12,” at the beginning of the clause;

- (g) clause 53.8 is amended by replacing the word “retain” with the words “give to the Seller or the Seller Solicitor or the settlement agent of the Seller Solicitor (as the Seller may direct)”;
- (h) clause 53.9 is amended by replacing the word “Buyer” with the word “Seller”;
- (i) Clause 53.9.2 is amended by replacing the word “Seller” with the word “Buyer”;
- (j) a new clause 53.10 is inserted as follows: “The Seller indemnifies the Buyer against any penalties or interest charges imposed on the Buyer by the ATO as a result of any failure by the Seller to comply with its obligations under clause 53.9.1.”;
- (k) a new clause 53.11 is inserted as follows:

“Despite clause 53.5, without limiting clause 53.6, and subject to clause 53.12, the Seller may provide the Buyer with updated RW Amount Information at any time and any number of times prior to Completion and, if the Seller does so:

53.11.1 the Buyer must within 3 days of receipt of the updated RW Amount Information provide the Seller with a copy of the ‘GST property settlement withholding notification online form’ confirmation email (or emails, if applicable) issued to the Buyer by the ATO; and

53.11.2 the Seller repeats the warranty given to the Buyer under clause 53.5 but in relation to the updated RW Amount Information, and this warranty supersedes the warranty given to the Buyer under clause 53.5.”; and

- (l) a new clause 53.12 is inserted as follows:

“If requested by the Seller in writing at the time that the RW Information is provided in accordance with clause 53.2 or the updated RW Information is provided in accordance with clause 53.11 (as the case may be), the Buyer must appoint the Seller Solicitor to lodge Form 1 or Form 2 (or both) as the Seller may direct as the Buyer’s representative and:

53.12.1 the Buyer must not lodge the relevant Form(s);

53.12.2 the Buyer must complete all steps necessary to allow the Seller Solicitor to lodge the relevant Form(s), including by:

- (a) providing any required information or consents or declarations; and
- (b) providing any Lodgement References;

53.12.3 the Buyer agrees:

- (a) the Seller Solicitor may charge a Lodgement Fee; and
- (b) the Lodgement Fee (if any) will be payable to the Seller Solicitor on Completion;

53.12.4 the Buyer shall not make any claim against the Seller or the Seller Solicitor for loss arising as a consequence of the Seller Solicitor being appointed to lodge the relevant Form(s) in accordance with this clause 53.12; and

53.12.5 the Buyer consents to the Seller Solicitor lodging the relevant Form(s) on the Buyer's behalf and using the Buyer's personal information for this purpose (including name, date of birth, contact details and tax file number as required).

- (m) a new clause 53.13 is inserted as follows: "Without limiting Special Condition 72, the Seller and the Buyer must each do all things reasonably necessary and must each provide all reasonable assistance to each other to comply with applicable ATO requirements in relation to the Withholding Law".

17 Assistance

- (a) The Buyer must perform all acts, or do all things, required under this Contract in a timely manner.
- (b) The Buyer must provide all reasonable assistance to the Seller to assist the Seller in complying with its obligations under this Contract.

18 Insolvency and Death

18.1 Insolvency

If an insolvency event occurs, the Buyer is deemed to have fundamentally breached a term of this Contract at the time that an insolvency event occurs and the Seller may rescind this Contract at any time after the insolvency event by providing written notice to the Buyer with immediate effect.

For the purposes of this Special Condition 18, an insolvency event occurs when:

- (a) an application is made to a Court for an order or an order is made that the Buyer be wound up;
- (b) an application is made to a Court for an order appointing a liquidator or provisional liquidator for the Buyer, or one of them is appointed, whether or not under an order;
- (c) a meeting is convened or a resolution is passed to appoint an official manager for the Buyer;
- (d) except to reconstruct or amalgamate on terms approved by the Seller, the Buyer enters into, or resolves to enter into, a scheme of arrangement or composition with, or assignment for the benefit of, all or any class of its creditors, or it proposes a reorganisation, moratorium or other administration involving them or any of them;
- (e) the Buyer resolves to wind itself up, or otherwise dissolve itself, or gives Notice of intention to do so, except to reconstruct or amalgamate while

solvent on terms approved by the Seller, or is otherwise wound up or dissolved;

- (f) the Buyer is or states it is unable to pay its debts when they fall due;
- (g) the Buyer is, or make a statement from which it may be reasonably reduced by the Seller that the Buyer is, unable to pay its debts as and when they fall due;
- (h) the Buyer takes any step to obtain protection or is granted protection from its creditors under any applicable legislation;
- (i) the Buyer becomes an insolvent under administration as defined in the Corporations Act or action is taken which could result in that event;
- (j) the Buyer commits an act of bankruptcy or the Buyer's estate comes within the operation of any law relating to bankrupts; or
- (k) anything analogous or having a substantially similar effect to any of the events specified above happens under an applicable law.

18.2 Death

If the Buyer dies before Completion, the Seller may rescind this Contract by providing written notice to the Buyer's solicitor noted on the Schedule to this Contract with immediate effect.

19 Keys

Upon Completion the Seller will provide the Buyer with such keys as are necessary for the Buyer to enter the improvements and all remaining keys to the improvements which are in the Seller's possession. The Buyer will make no objection, requisition or claim for compensation with respect to the availability or otherwise of any other keys to the improvements.

20 Agents

20.1 Buyer Warranty

- (a) The Buyer warrants that it was not introduced to the Seller, or the Unit by an agent other than the Seller's Agent or that anyone else has been the real and effective cause of the Buyer entering into the Contract
- (b) The Buyer indemnifies and agrees to keep indemnified the Seller against any claim by any person other than the Seller's agent for a real estate agent's commission in respect of the sale of the Unit.

21 Guarantee if the Buyer is a company

21.1 Application and interpretation

- (a) This clause applies if the Buyer is a corporation but does not apply to a corporation listed on an Australian Stock Exchange. This clause is an essential term of this Contract.

- (b) For the purposes of this clause, “**Guarantor**” means each director of the Buyer as at the Date of this Contract.

21.2 Each director must sign

If each director of the Buyer has not signed this clause as a Guarantor, the Seller may terminate this Contract by serving a notice, but only within 14 days after the Date of this Contract.

21.3 Guarantee and indemnity

- (a) In consideration of the Seller entering into this Contract at the Guarantor’s request, the Guarantor guarantees to the Seller:
- (i) payment of all money payable by the Buyer under this Contract; and
 - (ii) the performance of all of the Buyer’s other obligations under this Contract.
- (b) The Guarantor:
- (i) indemnifies the Seller against any claim, action, loss, damage, cost, liability, expense or payment incurred by the Seller in connection with or arising from any breach or default by the Buyer of its obligations under this Contract; and
 - (ii) must pay on demand any money due to the Seller under this indemnity.
- (c) The Guarantor is jointly and separately liable with the Buyer to the Seller for:
- (i) the performance by the Buyer of its obligations under this Contract; and
 - (ii) any damage incurred by the Seller as a result of the Buyer’s failure to perform its obligations under this Contract or the termination of this Contract by the Seller.
- (d) The Guarantor must pay to the Seller on written demand by the Seller all expenses incurred by the Seller in respect of the Seller’s exercise or attempted exercise of any right under this clause.
- (e) If the Seller assigns or transfers the benefit of this Contract, the transferee receives the benefit of the Guarantor’s obligations under this clause.
- (f) The Guarantor’s obligations under this clause are not released, discharged or otherwise affected by:
- (i) the granting of any time, waiver, covenant not to sue or other indulgence;
 - (ii) the release or discharge of any person;
 - (iii) an arrangement, composition or compromise entered into by the Seller, the Buyer, the Guarantor or any other person;

- (iv) any moratorium or other suspension of the right, power, authority, discretion or remedy conferred on the Seller by this Contract, a statute, a Court or otherwise;
- (v) payment to the Seller, including payment which at or after the payment date is illegal, void, voidable, avoided or unenforceable; or
- (vi) the winding up of the Buyer.
- (g) The deed constituted by this clause binds each party who signs it even if other parties do not, or if the execution by other parties is defective, void or voidable.
- (h) This clause binds the Guarantor and the executors, administrators and assigns of the Guarantor.
- (i) This clause operates as a deed between the Seller and the Guarantor

EXECUTED by:))	
Name of DIRECTOR	Signature of DIRECTOR
In the presence of:	
Name of WITNESS	Signature of WITNESS

**AUSTRALIAN CAPITAL TERRITORY
TITLE SEARCH**

LAND

Curtin Section 102 Block 2 on Deposited Plan 1311

Lease commenced on 03/05/1967, granted on 13/06/1968, terminating on 02/05/2066

Area is 746 square metres or thereabouts

Proprietor

REYNOLDS DEVELOPMENTS PTY LTD

PO BOX 1510, FYSHWICK ACT 2609

REGISTERED ENCUMBRANCES AND INTERESTS

Original title is **Volume 236 Folio 41**

Restrictions

Purpose Clause: Refer Crown Lease

S.28A City Area Leases Act 1936: 5 Years From Grant Date

Registered Date	Dealing Number	Description
20/03/2026	3443352	Mortgage to NATIONAL AUSTRALIA BANK LIMITED (ACN: 004 044 937)

End of interests

THE COMMONWEALTH OF AUSTRALIA.

Australian Capital Territory.

CANCELLED AND COMPUTED
CERTIFICATE OF TITLE ISSUED

The City Area Leases Ordinance 1936-1964.

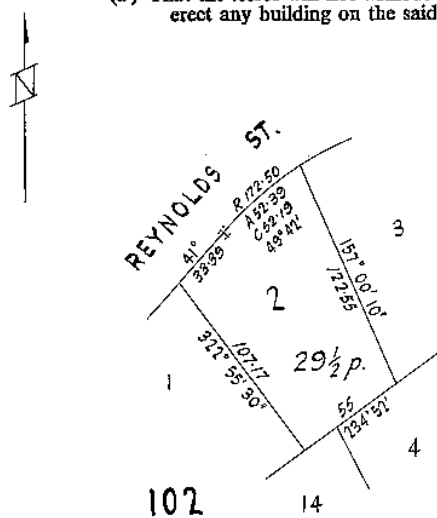
SECTION 28A CITY AREA LEASES
ORDINANCE 1936-1964 APPLIES

Lease GRANTED pursuant to the City Area Leases Ordinance 1936-1964 and the Regulations thereunder on the thirtieth day of June One thousand nine hundred and sixty eight WHEREBY the Commonwealth of Australia (hereinafter called the "Commonwealth") grants to WOLFGANG PAGEL of 3 Reynolds Street Curtin in the Australian Capital Territory Carpet Layer and MARIA PAGEL his wife as joint tenants

(hereinafter called the "Lessee") ALL THAT piece or parcel of land situate in the City Area in the Australian Capital Territory containing an area of _____ acres _____ roods _____ 29½ perches or thereabouts and being Block _____ 2 _____ Section _____ 102 _____ Division of _____ Curtin _____ as delineated on Deposited Plan Number 1311 _____ in the office of the Registrar of Titles at Canberra in the said Territory and being the land shown by pink colour on the plan endorsed hereon RESERVING unto the Commonwealth all minerals TO HOLD unto the Lessee for the term of ninety-nine years commencing on the _____ third _____ day of _____ May _____ One thousand nine hundred and _____ sixty seven _____ to be used by the Lessee for residential purposes only YIELDING AND PAYING THEREFOR during the first twenty (20) years of the said term rent at the rate of _____ fifty five dollars _____ per annum and after the expiration of the said first twenty years during the remainder of the said term rent at the rate of Five dollars per centum per annum of the unimproved value of the said land as determined from time to time upon re-appraisal of the said value under any Statute Ordinance or Regulation.

1. THE lessee covenants with the Commonwealth as follows:—

- (a) That the lessee will in respect of the first year of the said term pay to the Minister on behalf of the Commonwealth or to such person as may be authorized by the Minister for that purpose at Canberra in the said Territory the rent hereby reserved in advance without any deduction whatsoever and that the lessee will during the remainder of the said term pay the rent hereby reserved at the rate aforesaid in the following manner namely in advance for the period commencing on the _____ third _____ day of _____ June _____ One thousand nine hundred and _____ day of _____ May _____ and ending on the _____ thirtieth _____ day of _____ June _____ One thousand nine hundred and _____ sixty eight _____ and thereafter by quarterly payments in advance on the FIRST day of _____ July _____ the FIRST day of _____ October _____ the FIRST day of _____ January _____ and the FIRST day of _____ April _____ in each year to the Minister or to such person as may from time to time be authorized by the Minister for that purpose at Canberra aforesaid without any deductions whatsoever the first of such quarterly payments to be made on the FIRST day of _____ July _____ One thousand nine hundred and sixty eight;
- (b) That the lessee will pay to the Minister on behalf of the Commonwealth or to such person as may be authorized as aforesaid at Canberra in the said Territory as additional rent a sum at the rate of Eight dollars per centum (8%) per annum of rent payable under this lease which may remain unpaid for one calendar month after the day appointed for payment thereof computed from the expiration of the said calendar month to the date upon which such payment is made such additional rent to be added to and paid with the said amount of rent;
- (c) That the lessee will at all times during the said term maintain repair and keep in repair all buildings and erections on the said land all to the satisfaction of the Minister;
- (d) That the lessee will not without the previous approval in writing of the Commonwealth or the Minister on behalf of the Commonwealth erect any building on the said land or make any structural alterations in any building erected on the said land;
- (e) To use the said land for residential purposes only;
- (f) If and whenever the lessee fails to repair or keep in repair any building or erection on the said land the Commonwealth or the Minister on behalf of the Commonwealth may by notice in writing to the lessee specifying the wants of repairs require the lessee to effect repairs in accordance with the said notice or to remove the building or erection and if after the expiration of one calendar month from the date of the said notice or such longer time as the Commonwealth or the Minister on behalf of the Commonwealth may in writing allow the lessee has not effected the said repairs or removed the building or erection the Minister or any person or persons duly authorized by the Commonwealth or the Minister in that behalf with or without carts or other vehicles horses or other animals may enter upon the said land and effect the said repairs or (if the Minister is of opinion the building or erection is beyond reasonable repair) may demolish and remove the building or erection and all expenses incurred by the Commonwealth or the Minister in effecting such repairs or in demolishing and removing the building or erection shall be paid by the lessee to the Commonwealth on demand and from the date of such demand until paid shall for all purposes of this lease be deemed to be rent payable under this lease and unpaid by the lessee;
- (g) To permit any person or persons authorized by the Commonwealth or the Minister on behalf of the Commonwealth in that behalf to enter upon the said land at all reasonable times and in any reasonable manner and inspect the said land and any buildings erections and improvements thereon.



Scale: 60 Feet to an Inch.

2. THE Commonwealth covenants with the lessee—

- (a) That the lessee may at any time upon payment of all rent and other moneys due to the Commonwealth under this lease surrender this lease to the Commonwealth but subject to any law of the Territory to the contrary the lessee shall not be entitled to receive any compensation from the Commonwealth in respect of such surrender or in respect of any buildings erections or improvements upon the said land;
- (b) That the unimproved value of the said land shall be re-appraised for the purpose of determining the rent payable under this lease only in the twentieth year of the term of this lease and in every twentieth year thereafter.

3. IT IS MUTUALLY COVENANTED AND AGREED as follows:—

(a) That if—

(i) any rent payable under this lease shall remain unpaid for twelve calendar months next after the date appointed for payment thereof (whether such rent shall have been formally demanded or not); or

(ii) the said land is at any time not used for a period of one year for the purpose for which this lease is granted; the Commonwealth or the Minister on behalf of the Commonwealth may determine this lease but without prejudice to any claim which the Commonwealth or the Minister on behalf of the Commonwealth may have against the lessee in respect of any breach of the covenants on the part of the lessee to be observed or performed;

(b) That acceptance of rent by the Commonwealth or the Minister or a person authorized by the Minister for that purpose during or after any period referred to in paragraph (ii) of sub-clause (a) of this clause shall not prevent or impede the exercise by the Commonwealth or the Minister on behalf of the Commonwealth of the powers conferred upon it by sub-clause (a) of this clause;

(c) If at the expiration of this lease the Minister shall have decided not to subdivide the said land and that it is not required for any Commonwealth purpose and shall have declared the said land to be available for lease the lessee shall be entitled to a further lease of the said land for such further term and at such rent and subject to such conditions (including re-appraisalment of rent) as may then be provided or permitted by Statute Ordinance or Regulation. If the Minister shall have decided to subdivide the said land the lessee shall be entitled to a lease under the Statutes Ordinances and Regulations then in force of any one block which forms part of the said land and which the Minister shall have declared to be available for lease;

(d) That in this lease the expression "Minister" shall mean the Minister of State of the Commonwealth for the time being administering the City Area Leases Ordinance 1936-1964 including any amendments thereof or any Statute or Ordinance substituted therefor or the member of the Executive Council of the Commonwealth for the time being performing the duties of such Minister and shall include the authority or person for the time being authorized by the Minister or by law to exercise the powers and functions of the Minister under the City Area Leases Ordinance 1936-1964 including any amendments thereof or any Statute or Ordinance substituted therefor;

(e) That any notice requirement demand consent or other communication to be given to or served upon the lessee by the Commonwealth or the Minister under this lease shall be deemed to have been duly given or served if signed by or on behalf of the Minister and delivered to or sent in a prepaid letter addressed to the lessee at the said land or at the usual or last-known address of the lessee or affixed in a conspicuous position on the said land;

(f) That if the lessee shall consist of one person the word "Lessee" shall where the context so admits or requires be deemed to include the lessee and the executors administrators and assigns of the lessee;

(g) That if the lessee shall consist of two or more persons the word "Lessee" shall where the context so admits or requires in the case of a tenancy in common be deemed to include the said persons and each of them and their and each of their executors administrators and assigns and in the case of a joint tenancy be deemed to include the said persons and each of them and the administrators executors and assigns of the survivor of them;

(h) That if the lessee shall be a corporation the word "Lessee" shall where the context so admits or requires be deemed to include such corporation and its successors and assigns.

(i) That Section 28A of the City Area Leases Ordinance 1936-1964 shall apply to this lease.

IN WITNESS whereof this Lease has been executed in the name of the Commonwealth of Australia by the Minister and by the lessee.

SIGNED SEALED AND DELIVERED
by JOHN HENRY MARSHALL
delegate of the Minister of State for
the Interior of the Commonwealth of
Australia in the presence of—

J. Marshall

*Wolfgang Pagel
public domain
Canberra*


SIGNED SEALED AND DELIVERED
by the Lessee in the presence of—

A. D. Clark
COMMISSIONER FOR DECLARATIONS

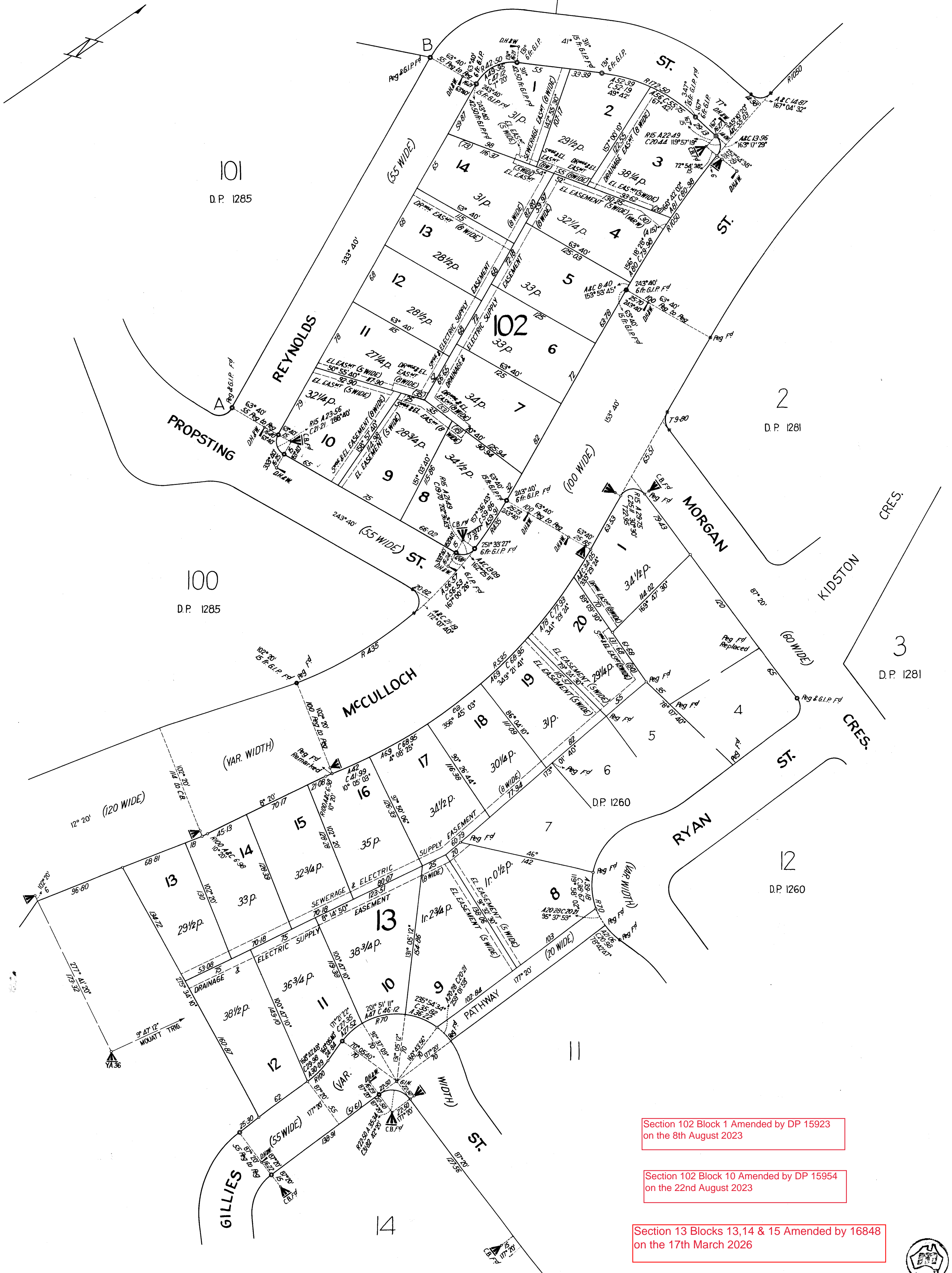
*W. Pagel
ell. Pagel*

82474

No. 82475 — MORTGAGE from the within named
Wolfgang Pagel and Maria Pagel
produced 21st July 1968 — not valid 20th
ten — amount \$311 three



CANCELLED
CERTIFICATE



Section 102 Block 1 Amended by DP 15923
on the 8th August 2023

Section 102 Block 10 Amended by DP 15954
on the 22nd August 2023

Section 13 Blocks 13, 14 & 15 Amended by 16848
on the 17th March 2026



REFERENCE & PERMANENT MARKS

- Denotes G.I.P. in road 6 radially from T.P.
- ▲ " C.B. " " 6 " " T.P.
- (Except as otherwise shown)

AZIMUTH: A-B (STROM)

I, MICHAEL WREFFORD HICKEY, of Canberra, a surveyor specially licensed by the Commonwealth under the provisions of the Real Property Ordinance 1925-1961 do hereby solemnly and sincerely declare (a) that all boundaries and measurements shown on this plan are correct, (b) that all survey marks found and relevant physical objects on or adjacent to the boundaries are correctly represented, (c) that all physical objects indicated exist in the positions shown, (d) that the whole of the material facts in relation to the land are correctly represented, (e) that the survey has been made (1) by me, (2) under my supervision and completed on the 29th day of July 1964 and the reference marks have been placed as shown hereon.

And I make this solemn declaration by virtue of the Statutory Declarations Act 1959 conscientiously believing the statements contained therein to be true in every particular.

M. Hickey
Licensed Surveyor.

Declared at Canberra the 1st day of October 1964 before me
Karin O'Hara
Commissioner for Declarations under the Statutory Declarations Act 1959.

I certify that this plan is the plan prepared in accordance with sub-section 1 of section 9 of the Districts Ordinance 1927-1959.
M. Boyle
Commonwealth Surveyor-General.

PLAN OF
BLKS 1, 8-20 SEC. 13
SEC. 102
DIVISION: CURTIN
DISTRICT: CANBERRA CITY
AUSTRALIAN CAPITAL TERRITORY.
Scale: 60 feet to an inch.
Field Books: K 2754

Deposited in the office of the Registrar of Titles at Canberra in the Australian Capital Territory the 21st day of October 1964 at 21 minutes past the o'clock in the fore noon.
Approved

[Signature]
Registrar of Titles.

DEPOSITED PLAN.
1311



LEASE CONVEYANCING ENQUIRY

Your response is sought to the following questions in relation to:

LAND: Please provide details of the land you are enquiring about.

Unit	0	Block	2	Section	102	Suburb	CURTIN
-------------	----------	--------------	----------	----------------	------------	---------------	---------------

Leased by the Australian Capital Territory on behalf of the Commonwealth under the Land (Planning and Environment) Act 1991, Planning & Development Act 2007 and Planning Act 2023.

- | | No | Yes |
|---|-------|-----|
| 1. Have any notices been issued relating to the Crown Lease? | (X) | () |
| 2. Is the Lessor aware of any notice of a breach of the Crown Lease? | (X) | () |
| 3. Has a Certificate of Compliance been issued? (N/A ex-Government House) <input checked="" type="checkbox"/> | () | () |

Certificate Number: N/A

Dated:

- | | |
|--|--------------|
| 4. Has an application for Subdivision been received under the Unit Titles Act? | (see report) |
| 5. Has the Property been nominated for provisional registration, provisionally registered or registered in accordance with provisions of the Heritage Act 2004? | (see report) |
| 6. If an application has been determined, is the land subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development Act 2007, or part 6.3 of the Planning Act 2023? | (see report) |
| 7. Has a development application been received, or approval (applications lodged prior to 2 April 1992 will not be included)? | (see report) |
| 8. Has an application been received or approved for Dual Occupancy? (applications lodged prior to 2 April 1992 will not be included) | (see report) |
| 9. Has an Order been made in respect of the Land pursuant to Part 11.3 of the Planning & Development Act 2007 or Part 12.3 of the Planning Act 2023? | (see report) |
| 10 Contaminated Land Search - Is there information recorded by Environment ACT regarding the contamination status of the land? | (see report) |

Applicant's Name : InfoTrack, InfoTrack
 E-mail Address : actenquiries@infotrack.com.au
 Client Reference : GF0215 - 193537283

Date: 05-MAY-26 12:52:37



ACCESS CANBERRA
 LAND, PLANNING & BUILDING SERVICES
 8 Darling Street
 MITCHELL ACT 2911

05-MAY-2026 12:52

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 1 of 2

INFORMATION ABOUT THE PROPERTY

CURTIN Section 102/Block 2

Area(m2): 746.8
Unimproved Value: \$942,000 **Year:** 2025
Subdivision Status: Application not received under the Unit Titles Act.
Heritage Status: Nil.

Environment Assessment: The Land is not subject to an Environmental Impact Statement under Chapter 8 of the Planning & Development ACT 2007, or part 6.3a of the Planning Act 2023.

DEVELOPMENT APPLICATIONS ON THE PROPERTY (SINCE APRIL 1992)

Application DA202543811 **Lodged** 07-APR-25 **Type** See Subclass

-- Application Details -----

Description

PLANNING ACT 2023 - STAGE 2 NOTIFICATION OF DA202543811 - S179B PROPOSAL FOR DUAL OCCUPANCY AND LEASE VARIATION. Amendment to development application for demolition of existing site, construction of 2 two storey dwellings, basement parking, landscaping, new driveways/verge crossings and associated works. Lease Variation to subdivide the block into two which is still under consideration - the amendment is to redesign easement access, update landscape planting, provide solar access plan, and revise civil design documents to satisfy TCCS comments.

-- Site Details -----

District	Division	Section	Block(s)	Unit
Woden Valley	Curtin	102	2-2	

-- Involved Parties -----

Role	Name
Lessee	Nikola Popovich
Lessee	Miloranka Popovich
Lessee	Njegosh Popovich
Applicant	Steven Cetrtek
Representor	Launder, Peter
Representor	Fracaro, Amanda

-- Activities -----

Activity Name	Status
Significant	Approval Conditional

DEVELOPMENT APPLICATIONS ON THE ADJACENT PROPERTIES (LAST 2 YEARS ONLY)



ACCESS CANBERRA
LAND, PLANNING & BUILDING SERVICES
8 Darling Street
MITCHELL ACT 2911

05-MAY-2026 12:52

PLANNING AND LEASE MANAGER (PaLM)
LEASE CONVEYANCING ENQUIRY REPORT

Page 2 of 2

The information on development applications on adjacent blocks is to assist purchasers to be aware of possible nearby development activity. Please note however, it doesn't cover all development activity. Exempt activities can include but are not limited to, new residences, additions to residences, certain sheds, carports and pergolas etc. Information on exempt developments can be found at <https://www.planning.act.gov.au/applications-and-assessments/development-applications/check-if-you-need-a-da>

LAND USE POLICIES

To check the current land use policy in the suburb that you are buying a property in, please check the Territory Plan online at <https://www.legislation.act.gov.au/ni/2023-540/>

CONTAMINATED LAND SEARCH

Information is not recorded by the Environment Protection Authority regarding the contamination status of this land. However, this does not absolutely rule out the possibility of contamination and should not be interpreted as a warranty that there is no contamination. To be completely sure, independent tests should be arranged.

ASBESTOS SEARCH

ACT Government records indicate that asbestos (loose fill or otherwise) is not present on this land. However, the accuracy of this information is not guaranteed. If the property was built prior to 1 January 2004, you should make your own enquiries and obtain reports (from a licensed Asbestos Assessor) in relation to the presence of loose-fill asbestos insulation (and other forms of asbestos e.g. bonded asbestos) on the premises.

CAT CONTAINMENT AREAS

Cat containment has been extended across the ACT for cats born on or after 1 July 2022. Containment means keeping your cat on your premise 24 hours a day. This can include your house or apartment, enclosed area in a backyard or courtyard, a cat crate or leash. Cats born before 1 July 2022 do not have to be contained unless they live in one of the 17 currently declared cat containment suburbs. All cats (regardless of age) located in the following suburbs must be contained to their premise 24 hours a day. However, cats can be walked on a leash and harness under effective control in all containment suburbs: BONNER, COOMBS, CRACE, DENMAN PROSPECT, FORDE, JACKA, LAWSON, MOLONGLO, MONCRIEFF, STRATHNAIRN, THE FAIR in north WATSON, THROSBY, WRIGHT, GUNGAHLIN TOWN CENTRE, MACNAMARA, TAYLOR and WHITLAM. More information on cat containment is available at <https://www.cityservices.act.gov.au/pets-and-wildlife/domestic-animals/cats/cat-containment> or by phoning Access Canberra on 13 22 81.

URBAN FOREST ACT 2023

The Urban Forest Act 2023 (or Tree Protection Act 2005 where applicable) protects individual trees of importance and urban forest areas that require particular protection. A Tree Register has been established and can be found on the Transport Canberra and City Services website https://www.cityservices.act.gov.au/trees-and-nature/trees/act_tree_register or for further information please call Access Canberra on 132281.

----- END OF REPORT -----

SITE PLAN NOTES
ALL CUTS & FFL TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR

TOTAL AREA OF HARD LANDSCAPE NOT TO EXCEED 50% AREA OF P.O.S.

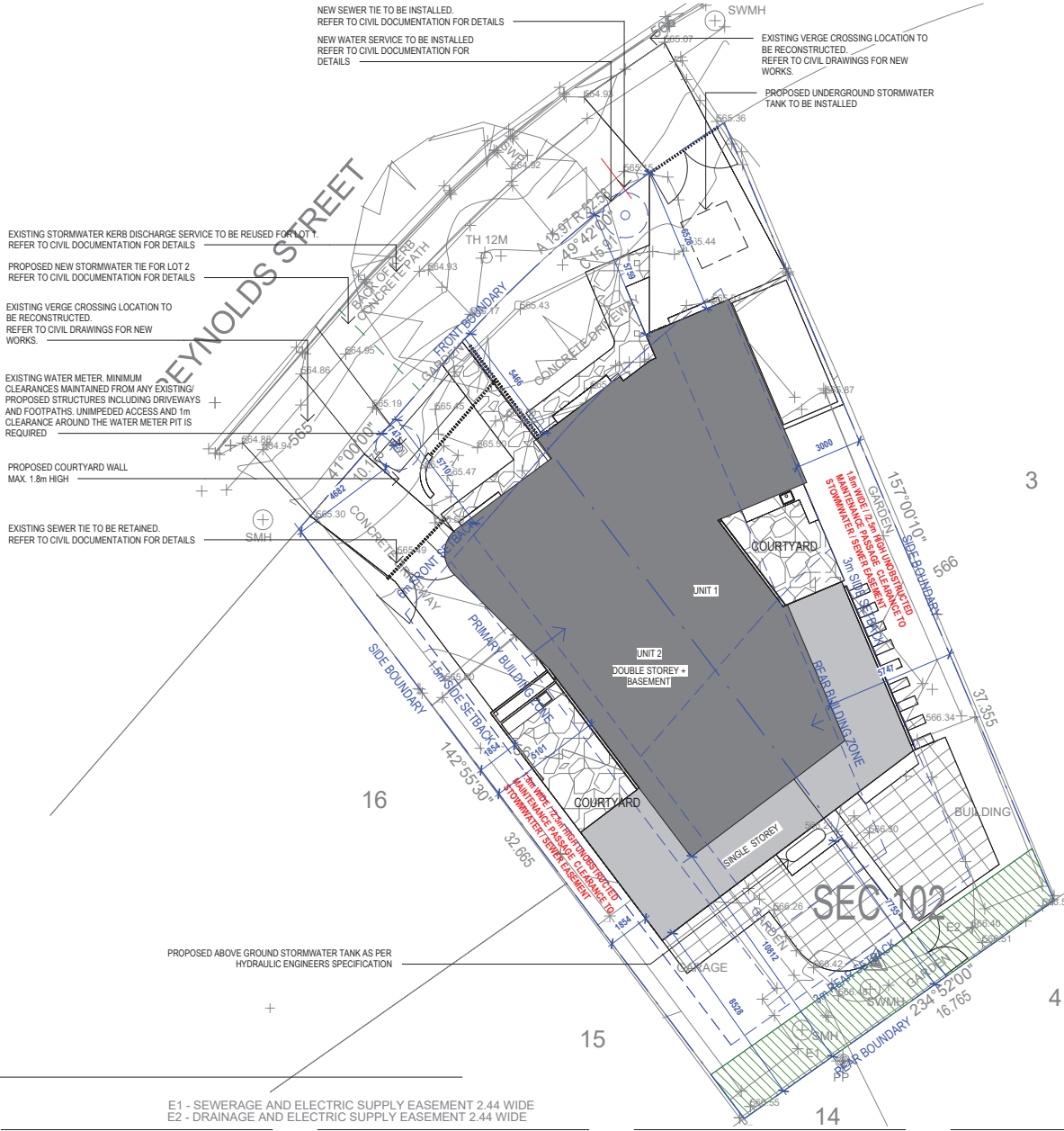
ALL CONSTRUCTION ACCESS THROUGH EXISTING KERB ENTRY / VERGE CROSSOVER

CONCRETE KERBS, FOOTPATHS, PAVEMENT AND MINOR WORKS CONSTRUCTION OF CONCRETE KERBS, FOOTPATHS AND MINOR WORKS SHALL BE IN ACCORDANCE WITH DESIGN STANDARD DRAWINGS DS3-01, DS3-02 AND DS13-01.

ALL CONCRETE TO BE MINIMUM GRADE N25 (F_c=25MPa) UNLESS NOTED OTHERWISE. AGGREGATE SIZE TO BE 20mm MAXIMUM JOINTING SHALL BE IN ACCORDANCE WITH DESIGN STANDARD DRAWINGS DS3-02 AND DS13-01. 4. BROOMED FINISH TO BE APPLIED TO ALL VEHICULAR CROSSINGS, FOOTPATHS AND FRAM RAMPS. ALL OTHER EXPOSED SURFACES TO HAVE STEEL FLOAT FINISH.

ALL CONCRETE TO BE CURED CONTINUOUSLY FOR THREE DAYS AFTER PLACING OR ALTERNATIVELY COATED WITH AN APPROVED CURING COMPOUND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

ALL PAVEMENT TO BE 150mm THICK AND REINFORCED WITH ONE LAYER OF S1.2 FABRIC AT 50mm TOP COVER UNLESS SHOWN OTHERWISE. REFER TO DRAWINGS FOR FINISH & COLOUR BROOMED FINISH TO BE APPLIED TO ALL CONCRETE SURFACES.



Certificate No. # QYJHM4X419
Scan QR code or follow website link for rating details.

Assessor name: Ian Heddlie
Accreditation No.: 101476
Property Address: 1, 3 Reynolds St, Curtin, ACT, 2605

<https://www.fr5.com.au/QRCodeLanding?PublicId=QYJHM4X419>

Certificate No. # XJBXDGT7X9
Scan QR code or follow website link for rating details.

Assessor name: Ian Heddlie
Accreditation No.: 101476
Property Address: 2, 3 Reynolds St, Curtin, ACT, 2605

<https://www.fr5.com.au/QRCodeLanding?PublicId=XJBXDGT7X9>



1 SITE PLAN
1:200

E1 - SEWERAGE AND ELECTRIC SUPPLY EASEMENT 2.44 WIDE
E2 - DRAINAGE AND ELECTRIC SUPPLY EASEMENT 2.44 WIDE

USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT PARTS OF SPECIFICATION, AUSTRALIAN STANDARDS AND BCA/NCC. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

REV.	DESCRIPTION	DATE
1	DA	06.01.2025
2	BUILDING APPLICATION (DRAFT)	03.04.2026

ARCHITECT

PO Box 3673
Marrickville ACT 2603
ThursdayArchitecture.com.au
ACT Registration No. 2389
NSW Registration No. 5528

CLIENT
CURTIN DUAL OCCUPANCY

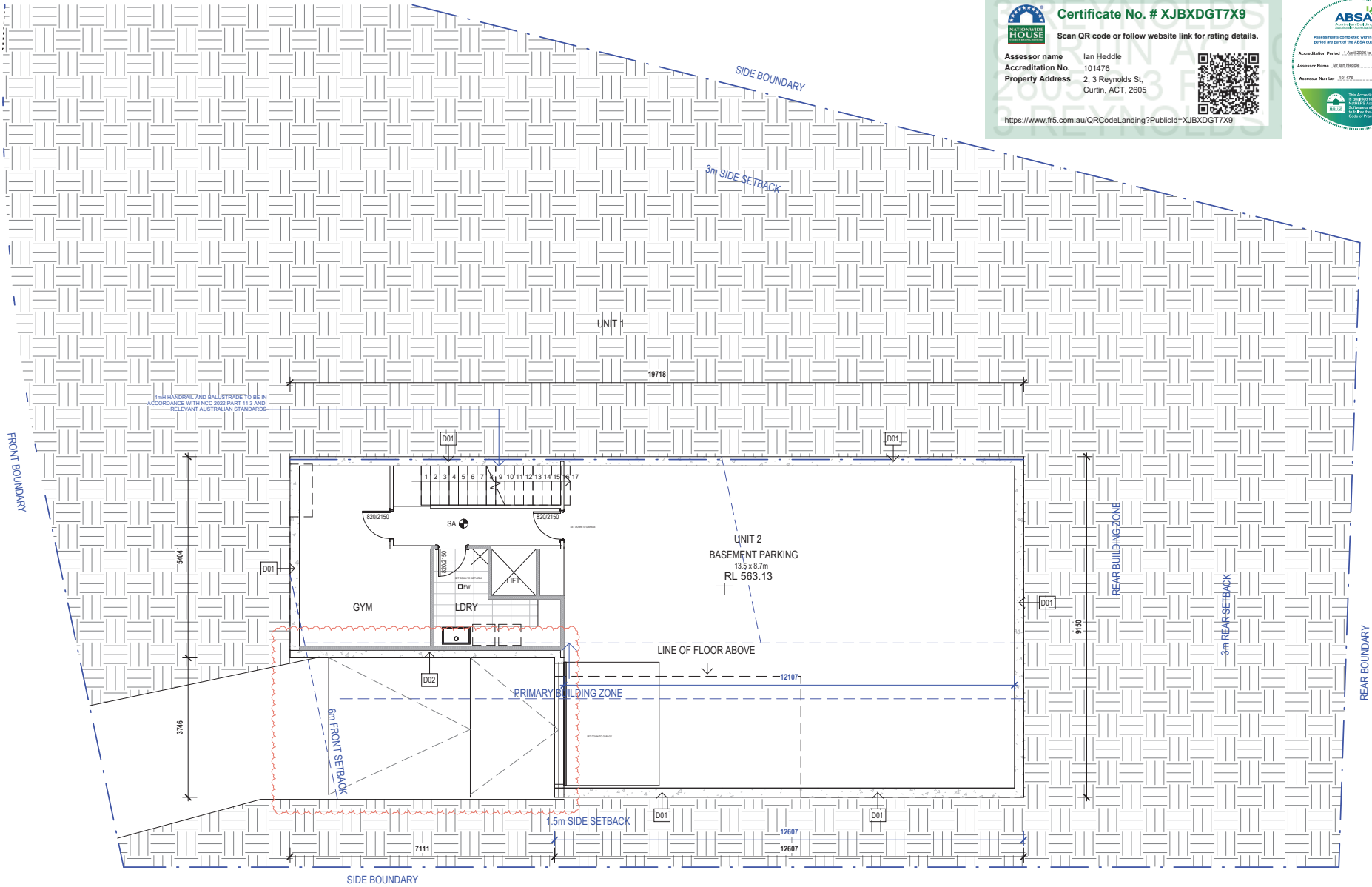
PROJECT
3 REYNOLDS ST CURTIN
SECTION 102 BLOCK 2

DRAWING TITLE		
SITE PLAN		
SCALE	@ A3	
PROJECT NO.	DWG NO.	REVISION
2409	A010	2

Certificate No. # XJBXDGT7X9
 Scan QR code or follow website link for rating details.

Assessor name: Ian Heddle
 Accreditation No.: 101476
 Property Address: 2, 3 Reynolds St, Curtin, ACT, 2805

<https://www.fs.com.au/QRCodeLanding?PublicId=XJBXDGT7X9>

USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT PARTS OF SPECIFICATION, AUSTRALIAN STANDARDS AND BCA/NCC. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

SKETCH		
REV.	DESCRIPTION	DATE
1	DA	04.01.2025
2	BUILDING APPLICATION (DRAFT)	03.04.2026

ARCHITECT



Thursdays Architecture

PO Box 3673
 Manuka ACT 2603
 ThursdaysArchitecture.com.au
 ACT Registration No. 2389
 NSW Registration No. 5528

CLIENT
 CURTIN DUAL OCCUPANCY

PROJECT
 3 REYNOLDS ST CURTIN
 SECTION 102 BLOCK 2

DRAWING TITLE
 BASEMENT PLAN

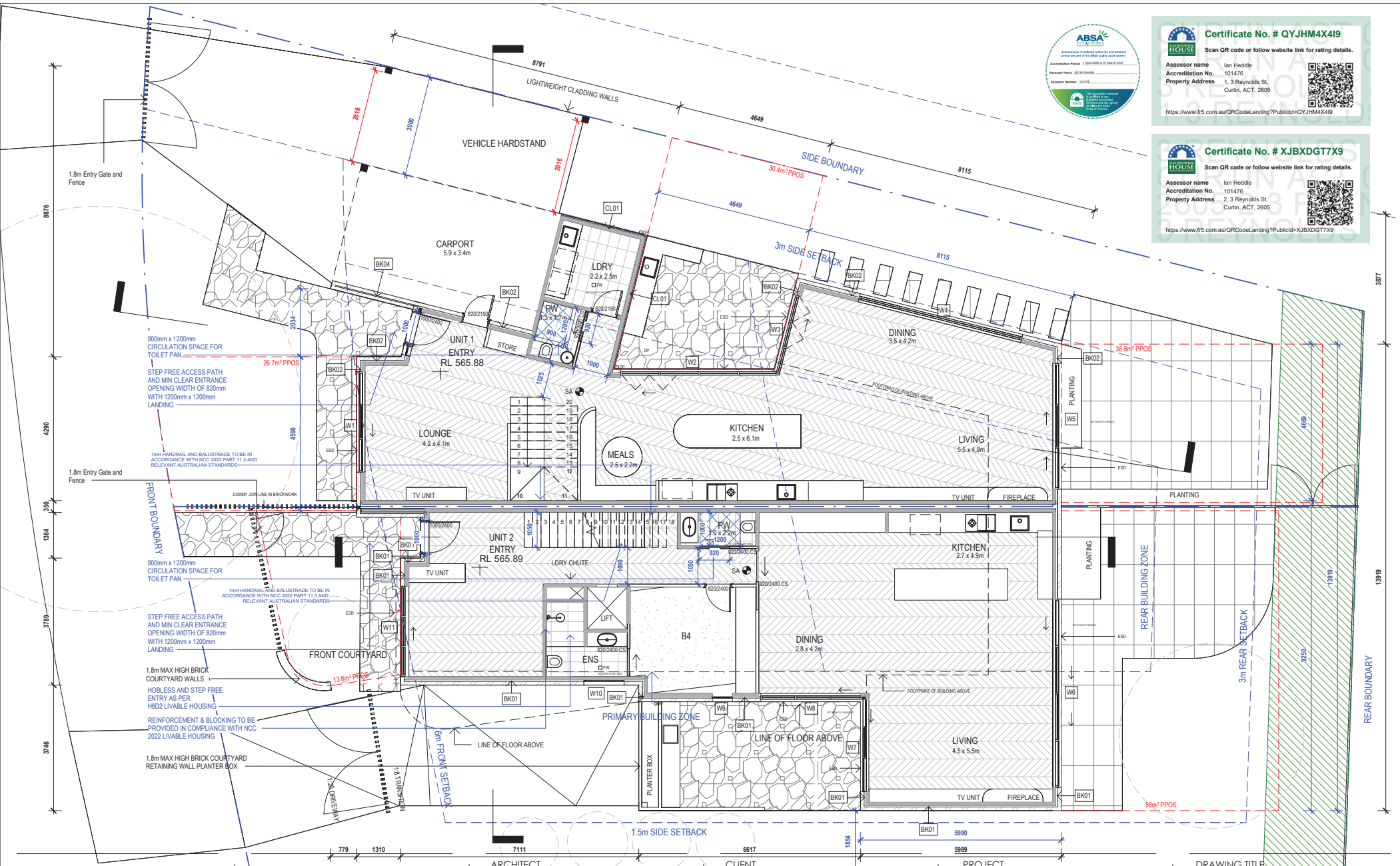
SCALE
 1 : 100 @ A3

PROJECT NO.	DWG NO.	REVISION
2409	A101	2



Certificate No. # QYJHM4X419
 Scan QR code or follow website link for rating details.
 Assessor name: Ian Heedle
 Accreditation No.: 101476
 Property Address: 1, 3 Reynolds St, Curtin, ACT, 2605
<https://www.frs.com.au/QRCodeLanding?PublicId=QYJHM4X419>

Certificate No. # XJBXDGT7X9
 Scan QR code or follow website link for rating details.
 Assessor name: Ian Heedle
 Accreditation No.: 101476
 Property Address: 2, 3 Reynolds St, Curtin, ACT, 2605
<https://www.frs.com.au/QRCodeLanding?PublicId=XJBXDGT7X9>



USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT PARTS OF SPECIFICATION, AUSTRALIAN STANDARDS AND BCA/NCC. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

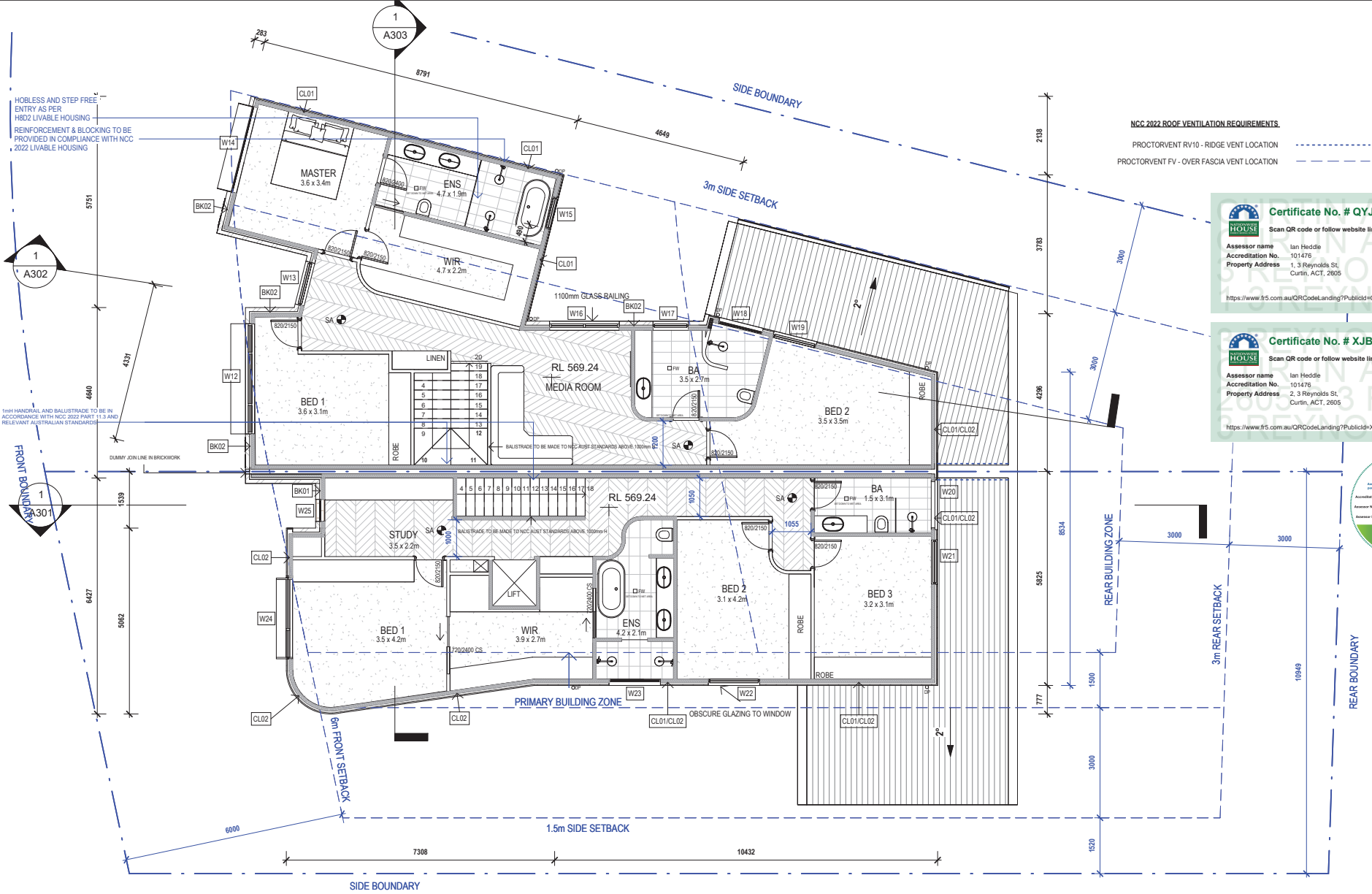
REV.	DESCRIPTION	DATE
1	DA	04.01.2025
2	BUILDING APPLICATION (DRAFT)	03.04.2024
3	WINDOW AMENDMENTS	05.05.2024

ARCHITECT

Thursday Architecture

PO Box 3673
 Manuka ACT 2603
 ThursdayArchitecture.com.au
 ACT Registration No. 2389
 NSW Registration No. 5828

SKETCH	CLIENT	PROJECT	DRAWING TITLE
ARCHITECT	CURTIN DUAL OCCUPANCY	3 REYNOLDS ST CURTIN	GROUND FLOOR PLAN
		SECTION 102 BLOCK 2	
			SCALE 1:100 @ A3
			PROJECT NO. 2409 DWG NO. A102 REVISION 3



Certificate No. # QYJHM4X419

Scan QR code or follow website link for rating details.

Assessor name: Ian Heddie
 Accreditation No: 101476
 Property Address: 1, 3 Reynolds St, Curtin, ACT, 2605

<https://www.frs.com.au/QRCodeLanding?PublicId=QYJHM4X419>

Certificate No. # XJBXDG7X9

Scan QR code or follow website link for rating details.

Assessor name: Ian Heddie
 Accreditation No: 101476
 Property Address: 1, 3 Reynolds St, Curtin, ACT, 2605

<https://www.frs.com.au/QRCodeLanding?PublicId=XJBXDG7X9>



USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT PARTS OF SPECIFICATION, AUSTRALIAN STANDARDS AND BCA/NCC. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

REV.	DESCRIPTION	DATE
1	DA	06.01.2025
2	BUILDING APPLICATION (DRAFT)	03.04.2024
3	WINDOW AMENDMENTS	05.05.2024

ARCHITECT

Thursdays Architecture

PO Box 3673
 Manuka ACT 2603
 ThursdaysArchitecture.com.au
 ACT Registration No. 2389
 NSW Registration No. 9538

CLIENT
 CURTIN DUAL OCCUPANCY

PROJECT
 3 REYNOLDS ST CURTIN
 SECTION 102 BLOCK 2

DRAWING TITLE
 FIRST FLOOR PLAN

SCALE
 1 : 100 @ A3

PROJECT NO.	DWG NO.	REVISION
2409	A103	3



1 NORTH
1 : 100

Certificate No. # QYJHM4X4I9
Scan QR code or follow website link for rating details.

Assessor name: Ian Heddie
Accreditation No.: 101476
Property Address: 1, 3 Reynolds St, Curtin, ACT, 2605

<https://www.f15.com.au/QRCodeLanding?PublicId=QYJHM4X4I9>

Certificate No. # XJBXDG7X9
Scan QR code or follow website link for rating details.

Assessor name: Ian Heddie
Accreditation No.: 101476
Property Address: 2, 3 Reynolds St, Curtin, ACT, 2605

<https://www.f15.com.au/QRCodeLanding?PublicId=XJBXDG7X9>



USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT PARTS OF SPECIFICATION, AUSTRALIAN STANDARDS AND BCA/NCC. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

REV.	DESCRIPTION	DATE
1	DA	06.01.2025
2	BUILDING APPLICATION (DRAFT)	03.04.2024
3	WINDOW AMENDMENTS	05.05.2024

ARCHITECT

PO Box 3673
Manuka ACT 2603
ThursdaysArchitecture.com.au
ACT Registration No. 2389
NSW Registration No. 5638

CLIENT
CURTIN DUAL OCCUPANCY

PROJECT
3 REYNOLDS ST CURTIN
SECTION 102 BLOCK 2

DRAWING TITLE
FRONT ELEVATION

SCALE
1 : 100 @ A3

PROJECT NO. 2409 DWG NO. A201 REVISION 3



THE STRUCTURE LOCATED OVER THE HARDSTAND WITHIN THE MAINTENANCE ACCESS ZONE MUST PROVIDE A MINIMUM CLEAR OPENING OF 2.2 M IN HEIGHT AND 1.8 M IN WIDTH THROUGHOUT ITS ENTIRE LENGTH.

1 EAST
1 : 100

Certificate No. # QYJHM4X4I9
Scan QR code or follow website link for rating details.

Assessor name Ian Heddie
Accreditation No. 101476
Property Address 1, 3 Reynolds St, Curtin, ACT, 2605

<https://www.f15.com.au/QRCodeLanding?PublicId=QYJHM4X4I9>

Certificate No. # XJBXDGT7X9
Scan QR code or follow website link for rating details.

Assessor name Ian Heddie
Accreditation No. 101476
Property Address 2, 3 Reynolds St, Curtin, ACT, 2605

<https://www.f15.com.au/QRCodeLanding?PublicId=XJBXDGT7X9>



USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT PARTS OF SPECIFICATION, AUSTRALIAN STANDARDS AND BCA/NC. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

REV.	DESCRIPTION	DATE
1	DA	06.01.2025
2	BUILDING APPLICATION (DRAFT)	03.04.2026
3	WINDOW AMENDMENTS	05.05.2026

ARCHITECT

Thursdays Architecture

PO Box 3673
Manuka ACT 2603
ThursdaysArchitecture.com.au
ACT Registration No. 2389
NSW Registration No. 5528

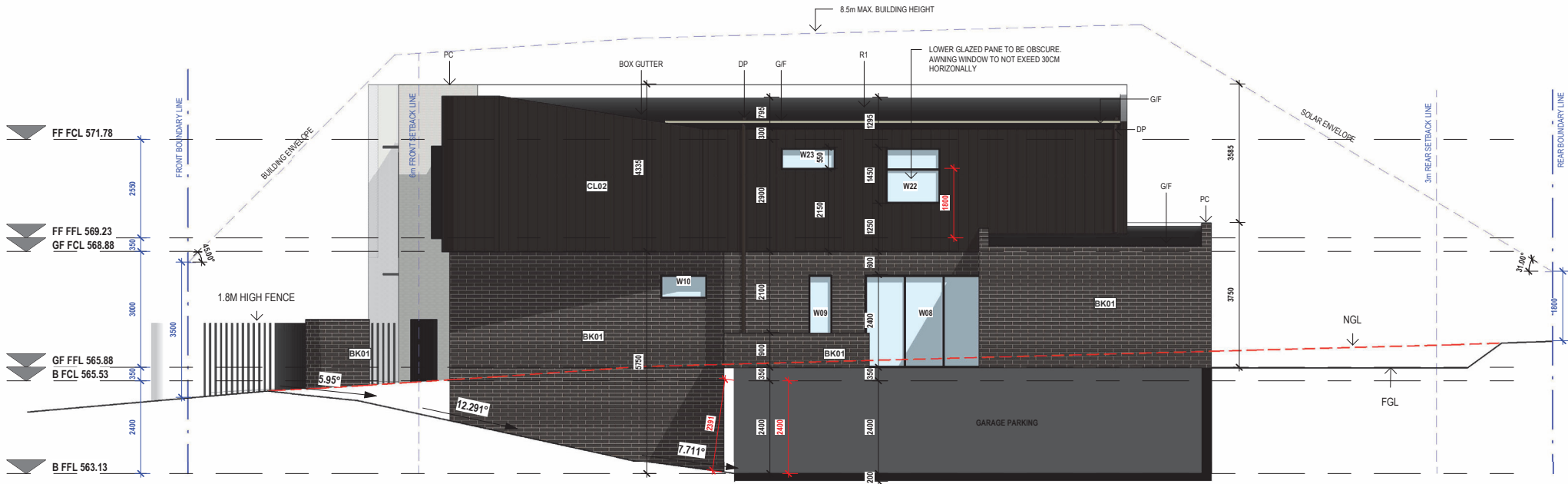
CLIENT
CURTIN DUAL OCCUPANCY

PROJECT
3 REYNOLDS ST CURTIN

SECTION 102 BLOCK 2

DRAWING TITLE
SIDE ELEVATION

SCALE
1 : 100 @ A3
PROJECT NO. 2409 DWG NO. A202 REVISION 3



1 WEST
1 : 100

Certificate No. # QYJHM4X4I9
Scan QR code or follow website link for rating details.

Assessor name: Ian Heddie
Accreditation No.: 101476
Property Address: 1, 3 Reynolds St, Curtin, ACT, 2905

<https://www.f15.com.au/QRCodeLanding?PublicId=QYJHM4X4I9>

Certificate No. # XJBXDGT7X9
Scan QR code or follow website link for rating details.

Assessor name: Ian Heddie
Accreditation No.: 101476
Property Address: 2, 3 Reynolds St, Curtin, ACT, 2905

<https://www.f15.com.au/QRCodeLanding?PublicId=XJBXDGT7X9>



USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT PARTS OF SPECIFICATION, AUSTRALIAN STANDARDS AND BCA/NC. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

REV.	DESCRIPTION	DATE
1	DA	06.01.2025
2	BUILDING APPLICATION (DRAFT)	03.04.2024
3	WINDOW AMENDMENTS	05.05.2024

ARCHITECT

Thursday Architecture

PO Box 3673
Manuka ACT 2603
ThursdayArchitecture.com.au
ACT Registration No. 2389
NSW Registration No. 5528

CLIENT
CURTIN DUAL OCCUPANCY

PROJECT
3 REYNOLDS ST CURTIN

SECTION 102 BLOCK 2

DRAWING TITLE
SIDE ELEVATION

SCALE
1 : 100 @ A3
PROJECT NO. 2409 DWG NO. A203 REVISION 3



Certificate No. # QYJHM4X419
 Scan QR code or follow website link for rating details.
 Assessor name: Ian Heddle
 Accreditation No.: 101476
 Property Address: 1, 3 Reynolds St, Curtin, ACT, 2605
<https://www.f5s.com.au/QRCodeLanding?PublicId=QYJHM4X419>

Certificate No. # XJBXDGT7X9
 Scan QR code or follow website link for rating details.
 Assessor name: Ian Heddle
 Accreditation No.: 101476
 Property Address: 2, 3 Reynolds St, Curtin, ACT, 2605
<https://www.f5s.com.au/QRCodeLanding?PublicId=XJBXDGT7X9>



1 SOUTH
1 : 100

USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT PARTS OF SPECIFICATION, AUSTRALIAN STANDARDS AND BCA/NC. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

REV.	DESCRIPTION	DATE
1	DA	04.01.2025
2	BUILDING APPLICATION (DRAFT)	03.04.2024
3	WINDOW AMENDMENTS	05.05.2024

ARCHITECT

Thursdays Architecture

PO Box 3673
 Manuka ACT 2603
 ThursdaysArchitecture.com.au
 ACT Registration No. 2389
 NSW Registration No. 5528

CLIENT
CURTIN DUAL OCCUPANCY

PROJECT
3 REYNOLDS ST CURTIN

SECTION 102 BLOCK 2

DRAWING TITLE
REAR ELEVATION

SCALE
1 : 100 @ A3

PROJECT NO. 2409 DWG NO. A204 REVISION 3

USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS.
 ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT PARTS OF SPECIFICATION, AUSTRALIAN
 STANDARDS AND BCA/NCC. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE
 WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

Glazing Schedule			
MARK	WIDTH	HEIGHT	OPERATION
W1	3000	2400	ALUMINIUM FRAMED SLIDING DOOR + FIXED WINDOW
W2	4700	2400	ALUMINIUM FRAMED SLIDING DOOR + FIXED WINDOW
W3	2400	2400	ALUMINIUM FRAMED SLIDING DOOR + FIXED WINDOW
W4	5000	1833	ALUMINIUM FRAMED FIXED + AWNING WINDOW
W5	3750	2400	ALUMINIUM FRAMED SLIDING DOOR + FIXED WINDOW
W6	5620	2400	ALUMINIUM FRAMED SLIDING DOOR + FIXED WINDOW
W7	2800	2400	ALUMINIUM FRAMED SLIDING DOOR + FIXED WINDOW
W8	3100	2400	ALUMINIUM FRAMED SLIDING DOOR + FIXED WINDOW
W9	600	2400	ALUMINIUM FRAMED AWNING + FIXED
W10	1200	600	ALUMINIUM FRAMED FIXED FROSTED HIGHLIGHT WINDOW
W11	2825	2400	ALUMINIUM FRAMED AWNING WINDOW + FIXED
W12	3000	1750	ALUMINIUM FRAMED CURVED FIXED + AWNING WINDOW
W13	1200	2350	ALUMINIUM FRAMED FIXED WINDOW + SIDELIGHT
W14	2400	1750	ALUMINIUM FRAMED SLIDING DOOR + FIXED WINDOW
W15	900	1800	ALUMINIUM FRAMED FROSTED FIXED WINDOW
W16	1900	1800	ALUMINIUM FRAMED FIXED WINDOW
W17	960	1800	ALUMINIUM FRAMED FROSTED FIXED WINDOW
W18	1220	550	ALUMINIUM FRAMED HIGHLIGHT WINDOW
W19	1245	1800	ALUMINIUM FRAMED FIXED WINDOW
W20	1360	550	ALUMINIUM FRAMED FROSTED FIXED WINDOW
W21	1200	1450	ALUMINIUM FRAMED FIXED WINDOW
W22	2300	1450	ALUMINIUM FRAMED AWNING + FIXED WINDOW
W23	1400	550	ALUMINIUM FRAMED HIGHLIGHT FIXED WINDOW
W24	2260	1750	ALUMINIUM FRAMED FROSTED FIXED WINDOW
W25	600	2350	ALUMINIUM FRAMED FROSTED FIXED WINDOW

- #NOTE:**
- THIS SCHEDULE IS TO BE USED AS SUMMARY ONLY
 - ALL WINDOWS TO BE CHECK MEASURED ON SITE AND SHOP DRAWINGS TO BE APPROVED/ SINGED OFF BY OWNER
 - ALL DIMENSIONS ARE APPROXIMATE. TO BE CONFIRMED ON SITE
 - REFER TO WINDOW ELEVATIONS
 - ALL SLIDING DOOR SILL/FRAMES TO FINISH FLUSH WITH INTERNAL FLOOR

Certificate No. # QYJHM4X4I9
 Scan QR code or follow website link for rating details.

Assessor name: Ian Heddie
 Accreditation No.: 101476
 Property Address: 1, 3 Reynolds St, Curtin, ACT, 2605



<https://www.f15.com.au/QRCodeLanding?PublicId=QYJHM4X4I9>



Certificate No. # XJBXDGT7X9
 Scan QR code or follow website link for rating details.

Assessor name: Ian Heddie
 Accreditation No.: 101476
 Property Address: 2, 3 Reynolds St, Curtin, ACT, 2605



<https://www.f15.com.au/QRCodeLanding?PublicId=XJBXDGT7X9>

USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS.
 ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON
 SITE PRIOR TO COMMENCEMENT OF WORKS.
 ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT
 PARTS OF SPECIFICATION, AUSTRALIAN
 STANDARDS AND BCA/NCC. ANY FORM OF REPRODUCTION OF THIS
 DRAWING IN FULL OR PART WITHOUT THE
 WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES
 AN INFRINGEMENT OF COPYRIGHT.

SKETCH		
REV.	DESCRIPTION	DATE

ARCHITECT



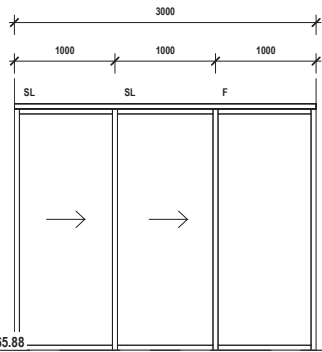
PO Box 3673
 Manuka ACT 2603
 ThursdaysArchitecture.com.au
 ACT Registration No. 2389
 NSW Registration No. 5438

CLIENT
 CURTIN DUAL OCCUPANCY

PROJECT
 3 REYNOLDS ST CURTIN
 SECTION 102 BLOCK 2

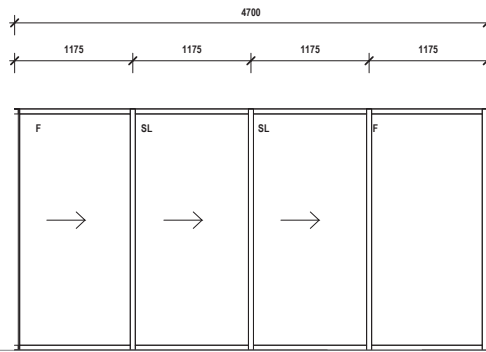
DRAWING TITLE
 WINDOW AND GLAZING
 SCHEDULE

SCALE @ A3
 PROJECT NO. 2409 DWG NO. A400 REVISION

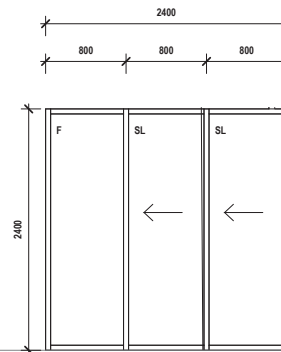


GF FFL 565.88

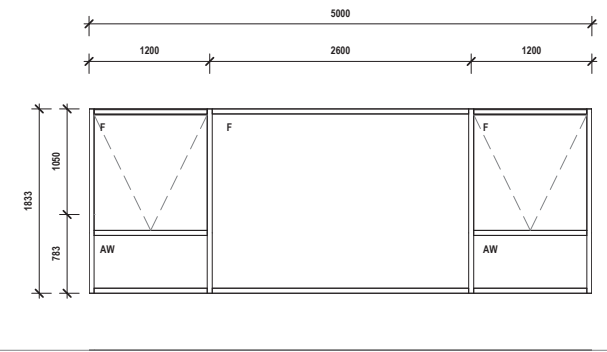
W01
ALUMINIUM FRAMED SLIDING DOOR



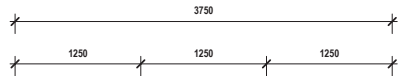
W02
ALUMINIUM FRAMED SLIDING DOOR



W03
ALUMINIUM FRAMED SLIDING DOOR

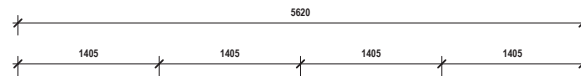


W04
ALUMINIUM FRAMED FIXED + AWNING WINDOW

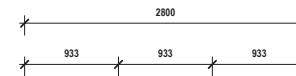


GF FFL 565.88

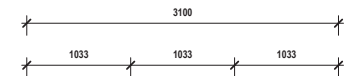
W05
ALUMINIUM FRAMED SLIDING DOOR



W06
ALUMINIUM FRAMED SLIDING DOOR



W07
ALUMINIUM FRAMED SLIDING DOOR



W08
ALUMINIUM FRAMED SLIDING DOOR

USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS.
ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT PARTS OF SPECIFICATION, AUSTRALIAN STANDARDS AND BCA/NC. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS.
ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT PARTS OF SPECIFICATION, AUSTRALIAN STANDARDS AND BCA/NC. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.

REV.	DESCRIPTION	DATE
1	BUILDING APPLICATION (DRAFT)	03.04.2026
2	WINDOW AMENDMENTS	05.05.2026

ARCHITECT



PO Box 3673
Manuka ACT 2603
ThursdayArchitecture.com.au
ACT Registration No. 2389
NSW Registration No. 5528

CLIENT
CURTIN DUAL OCCUPANCY

PROJECT
3 REYNOLDS ST CURTIN

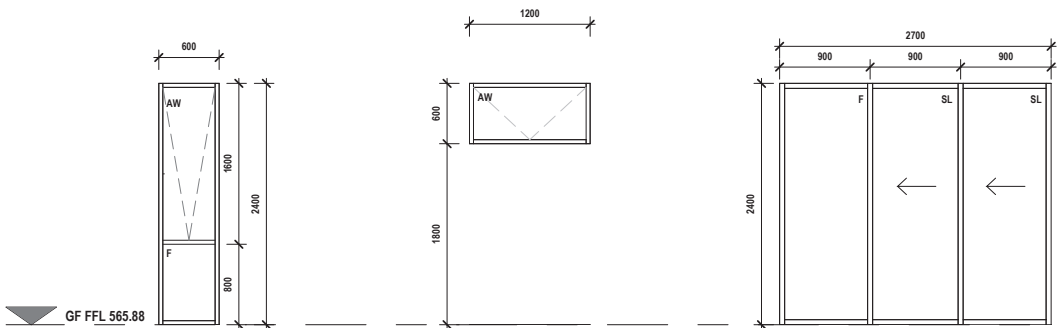
SECTION 102 BLOCK 2

DRAWING TITLE
WINDOW AND GLAZING

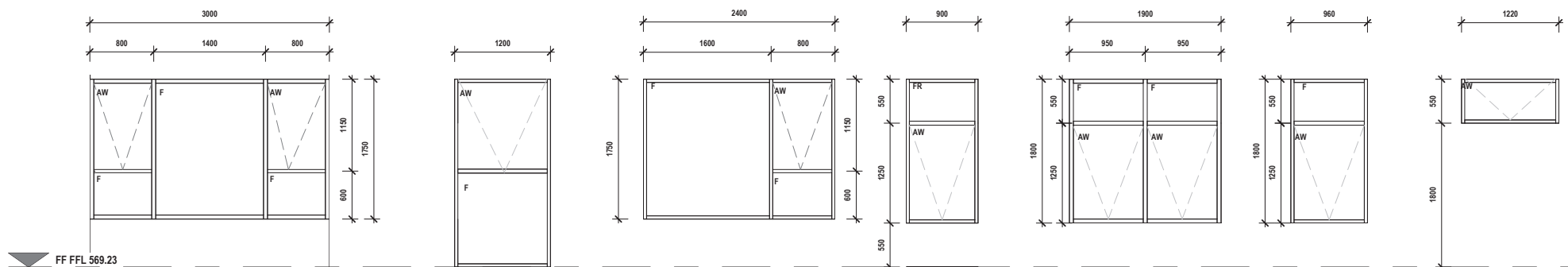
SCALE
1 : 50 @ A3
PROJECT NO. 2409 DWG NO. A401 REVISION 2



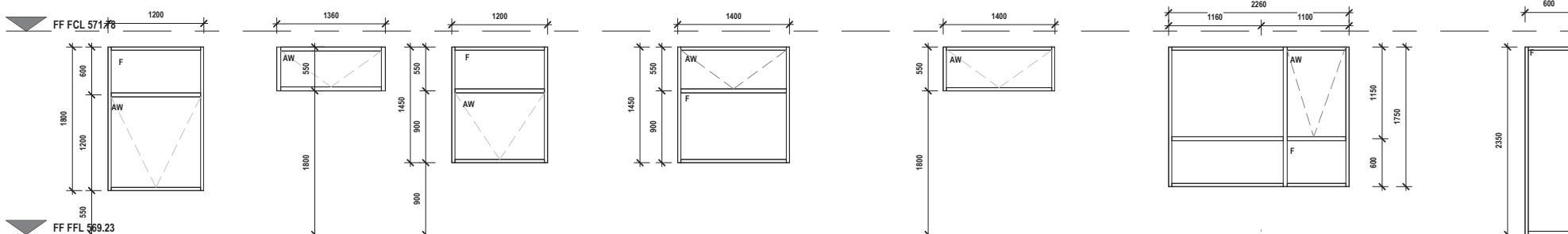
USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS.
 ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS.
 ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT PARTS OF SPECIFICATION, AUSTRALIAN
 STANDARDS AND BCA/NCC. ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE
 WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.



W09 ALUMINIUM FRAMED AWNING + FIXED
W10 ALUMINIUM FRAMED FIXED FROSTED HIGHLIGHT WINDOW
W11 ALUMINIUM SLIDING DOOR



W12 ALUMINIUM FRAMED CORNER FIXED + AWNING WINDOW
W13 ALUMINIUM FRAMED AWNING WINDOW
W14 ALUMINIUM FRAMED SLIDING DOOR + FIXED WINDOW
W15 ALUMINIUM FRAMED AWNING FROSTED WINDOW
W16 ALUMINIUM FRAMED AWNING WINDOW
W17 ALUMINIUM FRAMED FROSTED FIXED WINDOW
W18 ALUMINIUM FRAMED HIGHLIGHT WINDOW



W19 ALUMINIUM FRAMED FIXED WINDOW
W20 ALUMINIUM FRAMED FROSTED AWNING WINDOW
W21 ALUMINIUM FRAMED AWNING WINDOW
W22 ALUMINIUM FRAMED AWNING WINDOW
W23 ALUMINIUM FRAMED HIGHLIGHT FIXED WINDOW
W24 ALUMINIUM FRAMED FROSTED FIXED WINDOW
W25 ALUMINIUM FRAMED FIXED WINDOW

USE FIGURED DIMENSIONS AND DO NOT SCALE OFF DRAWINGS.
 ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON
 SITE PRIOR TO COMMENCEMENT OF WORKS.
 ALL STANDARD OF WORKMANSHIP TO CONFORM TO ALL RELEVANT
 PARTS OF SPECIFICATION, AUSTRALIAN
 STANDARDS AND BCA/NCC. ANY FORM OF REPRODUCTION OF THIS
 DRAWING IN FULL OR PART WITHOUT THE
 WRITTEN PERMISSION OF THURSDAY ARCHITECTURE CONSTITUTES
 AN INFRINGEMENT OF COPYRIGHT.

REV.	DESCRIPTION	DATE
1	BUILDINGS APPLICATION (DRAFT)	03.04.2024
2	WINDOW AMENDMENTS	05.05.2024



PO Box 3673
 Manuka ACT 2603
 ThursdayArchitecture.com.au
 ACT Registration No. 2389
 NSW Registration No. 5528

CLIENT
 CURTIN DUAL OCCUPANCY

PROJECT
 3 REYNOLDS ST CURTIN
 SECTION 102 BLOCK 2

DRAWING TITLE
 WINDOW AND GLAZING

SCALE
 1 : 50 @ A3
 PROJECT NO. 2409 DWG NO. A402 REVISION 2



ACT
Government
City and Environment

Steven Cetrtek
PO BOX 3673
Manuka, ACT 2603
steven@thursdayarchitecture.com.au

Satisfying Conditions of Approval
Block 2 Section 102 CURTIN
Application Number: 202543811 - S187C

Dear Steven,

I refer to the plans and information you submitted in response to **Conditions A8 a) i), ii) & A10** of the Notice of Decision, dated 26 November 2025, with respect to the above Development Application.

The information submitted regarding the requirements of City Environment Directorate (CED) (formally TCCS) was referred to CED who supported the application subject to the advice provided over the page. Subsequently **Condition A2 a) i)** is satisfied and endorsed to form a part of the above development approval.

The information submitted regarding the requirements of ICON Water was referred to ICON Water who supported the application subject to the advice attached to this letter. Subsequently **Conditions A8 a) ii) & A10** are satisfied and endorsed to form a part of the above development approval.

Please note that any other outstanding conditions of approval in the Notice of Decision may need to be addressed prior to development commencing on the site.

Enclosed are copies of the approved plans.

If you would like to discuss this matter further, please contact DA Gateway on 6205 2888.

Yours sincerely,

Nicole Lolicato

Nicole Lolicato
Delegate of the Territory Planning Authority.
City and Environment Directorate.
12 February 2026



City Environment Directorate (CED) advice

Conditions

GENERAL

1. Once EPSDD has issued stamped approved plans and a Notice of Decision (NoD) for the DA, please submit the relevant documents/ drawings for your Building Applications (BAs) via this link:
<https://forms.act.gov.au/smartforms/servlet/SmartForm.html?formCode=1050>
 - a. Landscape Management and Protection Plans (LMPPs) to protect the verge and/or public open space,
 - b. Driveway/Verge Crossing formwork inspections (optional).

DRIVEWAY / VERGE CROSSING

2. The driveway verge crossing must be designed and constructed in accordance with TCCS MIS Design Standards.
3. The levels on the verge must not be altered as a result of the new constructed driveway.
4. To avoid bottom scratch of the small cars the designer must adjust the levels of the garage and provide proper longitudinal grading and transition zones as per Appendix C of the Australian Standard AS 2890.1 Off-street Car Parking. All grading and transition requirements must be accommodated within the block boundary.
5. As driveway formwork inspections are optional, it is the applicant's responsibility to ensure compliance with all relevant standards and specifications.
6. Any infrastructure assets such as street lighting, mini-pillars, signage, etc, must be a minimum of 1.5m away from the closest edge of the driveway. In the case of stormwater sumps this minimum distance is 1.2m.
7. A clear sight triangle must be provided in accordance with the Section 3.2.4 of AS 2890.1 Off-street Car Parking.

PEDESTRIAN NETWORK

8. All verge protective fencing (LMPP) must be placed in a way such that the verge is protected but access to the pedestrian network is maintained at all times.



LMPP / STREET TREES

9. Please update Landscape Management and Protection Plan (LMPP) to show TPZ (Canopy +2m). LMPP is to be submitted to Development Coordination Branch before construction commencement.
10. Materials are not to be stored within TPZ without this storage being indicated on the endorsed LMPP.
11. If pruning of existing verge trees is required, the applicant will need to provide information about the proposed work for review and approval. Information must include photos indicating where the branches will be cut. Pruning must not be undertaken without written support from Urban Treescapes.

STORMWATER

12. Any structures in proximity to the stormwater easement or drainage lines must comply with CED Guideline Stormwater Easement Requirements.
13. A minimum width of 2500mm and a minimum height clearance of 2700mm must be provided over the stormwater easement.
14. A 1.8m wide and 2.5 m high unobstructed access zone must be provided from the front of each block to the stormwater easement in accordance with the Stormwater Easement Requirements:
https://www.cityservices.act.gov.au/_data/assets/pdf_file/0006/1325490/Stormwater-Easements-Requirements-1-0.pdf.
15. Unit 1: The structure located over the hardstand within the maintenance access zone must provide a minimum clear opening of 2.2 m in height and 1.8 m in width throughout its entire length.
16. Unit 2: Maintain a minimum clearance of 1.8 m between the retaining wall and the side boundary.

RETAINING WALL

17. All retaining walls and associated foundations must be constructed within the block boundary.
18. Drainage through retaining walls / weep holes must be connected to the stormwater network and must fall within the block boundary.

Pursuant to Section 260 of the Civil Law (Property) Act 2006;□
 The contract for sale of a Unit within a Units Plan before the Unit Plan is registered must include;□
 The developers estimate, based on reasonable grounds, of the buyers general fund contribution for 2 years after the Units Plan is registered.

Provided by: HIVE Property

3 Reynolds Street. Curtain

Unit	Reference	Unit Ent.	Contribution Year 1	Contribution Year 2
1		48	\$ 5,548.23	\$ 6,323.80
2		52	\$ 6,010.58	\$ 6,850.79
2		100	\$ 11,558.80	\$ 13,174.59

Administration Fund

Y1	Y2	Aggregate Entitlements
\$ 11,558.80	\$ 13,174.59	100

Budget Estimate Note:	Pursuant to Section 260 of the Civil Law (Property) Act 2006;□ The contract for sale of a Unit within a Units Plan before the Unit Plan is registered must include;□ The developers estimate, based on reasonable grounds, of the buyers general fund contribution for 2 years after the Units Plan is registered.
Administrative Fund Note:	The above schedule has been created using the proposed sales figures for each unit (as provided to Vantage Strata) as an indicator (only) of units of entitlement and should not be assumed as the final allocation. A licenced valuer will be required to create the schedule of entitlements for registration. Changes to the units of entitlements will affect the annual contribution by individual units. Each unit contributes to the total annual administrative budget figure using the following method; (total annual Administrative Fund amount) divided by (total Unit Plan aggregate entitlements) multiplied by (individual unit entitlements).
Sinking Fund Note:	A Sinking Fund forecast will be sourced in the first year for the Owners Corporation to approve. Once approved, the Sinking Fund will be contributed to by unit owners in accordance with the Units of Entitlement allocated to the individual units using the following method; (total annual Sinking Fund amount) divided by (total Unit Plan aggregate entitlements) multiplied by (individual unit entitlements).



1800 676 728
 info@vantagestrata.com.au
 Unit 80, 300 North Quay, Brisbane
 QLD 4000

Created with the assistance of and based on the information and documents provided to Vantage Strata

Pursuant to Section 260 of the Civil Law (Property) Act 2006;□
 The contract for sale of a Unit within a Units Plan before the Unit Plan is registered must include;□
 The developers estimate, based on reasonable grounds, of the buyers general fund contribution for 2 years after the Units Plan is registered.

Provided by: HIVE Property

3 Reynolds Street. Curtain

ADMINISTRATION FUND

CATEGORY	Amount	
	Year 1	Year 2
EXPENSES		
ACCESS EQUIPMENT FOR TRADES	\$ -	\$ -
AUDIT FEES	\$ -	\$ -
BANK FEES & CHARGES	\$ 450.00	\$ 472.50
BAS PREP	\$ -	\$ -
BUILDING ASSET REGISTER	\$ -	\$ -
BUILDING DEFECT REPORT	\$ -	\$ -
BUILDING MANAGER ALLOWANCE	\$ -	\$ -
CHUTE MAINTENANCE	\$ -	\$ -
CLEANING - BASEMENT	\$ -	\$ -
CLEANING - GENERAL	\$ -	\$ -
CLEANING - INACCESSIBLE WINDOWS	\$ -	\$ -
ELECTRICITY - COMMON AREAS	\$ -	\$ -
FEES AND PERMITS	\$ -	\$ -
FIRE MONITORING	\$ -	\$ -
FIRE PROTECTION - ACTIVE	\$ -	\$ -
FIRE PROTECTION - PASSIVE	\$ -	\$ -
GARAGE DOOR	\$ -	\$ -
GREASE TRAP MAINTENANCE	\$ -	\$ -
INSURANCE	\$ 4,158.00	\$ 4,365.90
INSURANCE - VALUATION	\$ 800.00	\$ -
MAINTENANCE - ELECTRICAL, BULBS, LIGHTING ETC	\$ -	\$ -
MAINTENANCE - GARDENING	\$ 1,500.00	\$ 2,500.00
MAINTENANCE - GENERAL BUILDING	\$ 1,500.00	\$ 2,000.00
MAINTENANCE - GYM EQUIPMENT	\$ -	\$ -
MAINTENANCE - HVAC	\$ -	\$ -
MAINTENANCE - LIFTS	\$ -	\$ -
MAINTENANCE - PLUMBING - GENERAL	\$ 1,000.00	\$ 1,500.00
MAINTENANCE - POOL	\$ -	\$ -
MAINTENANCE/CONSUMPTION - POOL HEATING	\$ -	\$ -
MAINTENANCE - PUMPS, SUMPS, BACKFLOW ETC	\$ -	\$ -
MANAGEMENT FEES	\$ 1,100.00	\$ 1,138.50
MISCELLANEOUS/SUNDRIES	\$ -	\$ -
OWNERS/RESIDENTS PORTAL SOFTWARE	\$ -	\$ -
REPORT - SINKING FUND FORECAST	\$ -	\$ -
TAX LODGMENT	\$ -	\$ -
TELEPHONE SERVICES	\$ -	\$ -
WASTE - REMOVAL AND INITIATION	\$ -	\$ -
WASTE MANAGEMENT/MOVEMENT	\$ -	\$ -
WATER CONSUMPTION	\$ -	\$ -
CONTINGENCY / FUNDING		\$ -
GST 10%	\$ 1,050.80	\$ 1,197.69
Totals	\$ 11,558.80	\$ 13,174.59

Schedule 1 Default rules

(see s 7A)

1.1 Definitions—default rules

- (1) In these rules:

owner, occupier or user, of a unit, includes an invitee or licensee of an owner, occupier or user of a unit.

- (2) A word or expression in these rules has the same meaning as in the *Unit Titles (Management) Act 2011*.

1.2 Payment of rates and taxes by unit owners

A unit owner must pay all rates, taxes and any other amount payable for the unit.

1.3 Repairs and maintenance

- (1) A unit owner must ensure that the unit is in a state of good repair.
- (2) A unit owner must carry out any work in relation to the unit, and do anything else in relation to the unit, that is required by a territory law.

1.4 Erections and alterations

- (1) A unit owner may erect or alter any structure in or on the unit or the common property only—
- (a) in accordance with the express permission of the owners corporation by special resolution; and
- (b) in accordance with the requirements of any applicable territory law (for example, a law requiring development approval to be obtained for the erection or alteration).
- (2) Permission may be given subject to conditions stated in the resolution.

- (3) However, if the structure is sustainability infrastructure, the owners corporation's permission must not be unreasonably withheld.

Examples—permission not unreasonably withheld

- safety considerations
- structural considerations
- financial considerations
- equity of access to common property, easements, facilities or utility services

Example—permission unreasonably withheld

external appearance of a unit or the units plan

1.5 Pets in units

- (1) A unit owner or occupier (the *pet owner*) may keep an animal, or permit an animal to be kept, within the unit if—
- (a) the total number of animals kept within the unit (other than birds in a cage or fish in an aquarium) is not more than 3; and
 - (b) the pet owner ensures that the animal is appropriately supervised when the animal is on the common property; and
 - (c) the pet owner keeps the animal secure so that it cannot escape the unit unsupervised; and
 - (d) the pet owner cleans any area of the units plan that is soiled by the animal; and
 - (e) the pet owner takes reasonable steps to ensure the animal does not cause a nuisance or a risk to health or safety.
- (2) The pet owner must, within 14 days of the day the animal is first kept within the unit, tell the owners corporation, in writing, that the animal is being kept within the unit.

1.6 Assistance animals

The owners corporation may require a person who keeps an assistance animal to produce evidence that the animal is an assistance animal.

1.7 Use of common property

A unit owner must not use the common property, or permit it to be used, to interfere unreasonably with the use and enjoyment of the common property by an owner, occupier or user of another unit, other than in accordance with a special privilege rule.

1.8 Hazardous use of unit

A unit owner must not use the unit, or permit it to be used, to cause a hazard to an owner, occupier or user of another unit.

1.9 Use of unit—nuisance or annoyance

- (1) A unit owner must not use the unit, or permit it to be used, in a way that causes a nuisance or substantial annoyance to an owner, occupier or user of another unit.
- (2) This rule does not apply to a use of a unit if the executive committee has given an owner, occupier or user of the unit written permission for that use.
- (3) Permission may be given subject to stated conditions.
- (4) Permission may be withdrawn by special resolution of the owners corporation.

1.10 Noise

- (1) A unit owner must not make, or permit to be made, such a noise within the unit as might (in the circumstances) be reasonably likely to cause substantial annoyance to an owner, occupier or user of another unit.

- (2) This rule does not apply to the making of a noise if the executive committee has given the person responsible for making the noise written permission to do so.
- (3) Permission may be given subject to stated conditions.
- (4) Permission may be withdrawn by special resolution of the owners corporation.

1.11 Illegal use of unit

A unit owner must not use the unit, or permit it to be used, to contravene a law in force in the ACT.

1.12 What may an executive committee representative do?

- (1) An executive committee representative may do any of the following in relation to a unit at all reasonable times:
 - (a) if the committee has reasonable grounds for suspecting that there is a breach of the Act or these rules in relation to a unit—inspect the unit to investigate the breach;
 - (b) carry out any maintenance required under the Act or these rules;
 - (c) do anything else the owners corporation is required to do under the Act or these rules.
- (2) An executive committee representative may enter a unit and remain in the unit for as long as is necessary to do something mentioned in subrule (1).
- (3) An executive committee representative is not authorised to do anything in relation to a unit mentioned in subrule (1) unless—
 - (a) the executive committee or the representative has given the owner, occupier or user of the unit reasonable notice of their intention to do the thing; or
 - (b) in an emergency, it is essential that it be done without notice.

- (4) The executive committee may give a written authority to a person to represent the corporation under this rule.

executive committee representative means a person authorised, in writing, by the executive committee under rule 1.12 (4).

J000531 - Curtin Dual Occupancy

FF&E Schedule - LIGHT SCHEME | UNIT 2



STUDIO & YOU INTERIORS

23 June 2026

Terms and conditions can be found at the end of this document

Notes

C2 - FOR CONSTRUCTION & PRICING

Refer to drawings for all FF&E item locations & quantities.

-

Joinery Internal Accessories:
All drawer internals & door hinges to be soft close mechanism. All wireware nominated on drawings to be supplied for approval by client prior to construction unless otherwise scheduled.




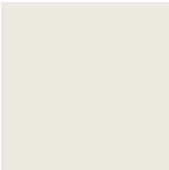
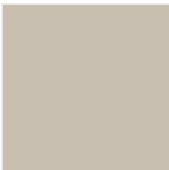
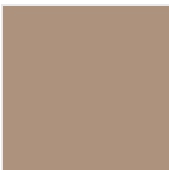
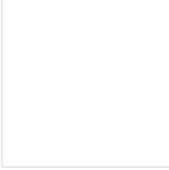
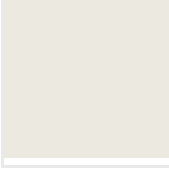

-





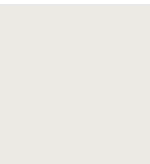
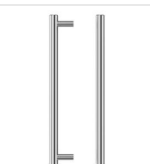



All lead times are indicative only. Contractor to confirm accurate lead times at commencement of project.

-


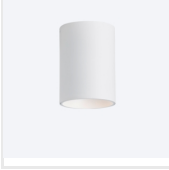






Project Address:
3 REYNOLDS STREET
CURTIN ACT








SCH01 | GENERAL FINISHES & FITTINGS

	Engineered Timber Flooring -	<p>Fendi Product Name</p> <p>Havwoods Brand</p>	<p>HW926 Product Code</p> <p>4 weeks Lead time</p> <p>0 Qty</p>	<p>13 Colour</p> <p>Matt Lacquer Finish</p>	<p>European Oak Material</p>	<p>180 Width (mm)</p> <p>1950-2400 Length (mm)</p>	<p>13 Height (mm)</p> <p>- Depth (mm)</p>	<p>Havwoods Supplier Company</p> <p>brent.calow@havwoods.com.au Supplier Email</p>	*Refer to drawings for location.
	Custom Stair Treads & Nosing -	<p>To match engineered timber flooring Product Name</p> <p>Havwoods Brand</p>	<p>HW926 Product Code</p> <p>10 weeks Lead time</p> <p>0 Qty</p>	<p>- Colour</p> <p>- Finish</p>	<p>- Material</p>	<p>- Width (mm)</p> <p>- Length (mm)</p>	<p>- Height (mm)</p> <p>- Depth (mm)</p>	<p>Havwoods Supplier Company</p> <p>brent.calow@havwoods.com.au Supplier Email</p>	<p>*Refer to drawings for location.</p> <p>*To have matching mitred nosing from the same production batch. Contractor to coordinate supply and install.</p>
	Carpet BEDROOMS -	<p>Untouched - 3040 Product Name</p> <p>Bremworth Brand</p>	<p>327/3040 Product Code</p> <p>4 weeks Lead time</p> <p>0 Qty</p>	<p>Hushed Colour</p> <p>- Finish</p>	<p>100% Wool Material</p>	<p>3.66 Width (mm)</p> <p>- Length (mm)</p>	<p>12 Height (mm)</p> <p>- Depth (mm)</p>	<p>Cavalier Bremworth Supplier Company</p> <p>twilliams@bremworth.com.au Supplier Email</p>	
	General Wall Colour -	<p>Paint Product Name</p> <p>Dulux Brand</p>	<p>SW1C2 Product Code</p> <p>- Lead time</p> <p>0 Qty</p>	<p>Whisper White Colour</p> <p>Low Sheen Wash & Wear Finish</p>	<p>- Material</p>	<p>- Width (mm)</p> <p>- Length (mm)</p>	<p>- Height (mm)</p> <p>- Depth (mm)</p>	<p>Dulux Supplier Company</p> <p>anthony.vatalis@dulux.com.au Supplier Email</p>	
	Feature Wall Colour 02 CREDENZA -	<p>Paint Product Name</p> <p>Dulux Brand</p>	<p>- Product Code</p> <p>- Lead time</p> <p>0 Qty</p>	<p>Almond Swirl - SN3D3 - Colour</p> <p>Low Sheen Wash & Wear Finish</p>	<p>- Material</p>	<p>- Width (mm)</p> <p>- Length (mm)</p>	<p>- Height (mm)</p> <p>- Depth (mm)</p>	<p>Dulux Supplier Company</p> <p>anthony.vatalis@dulux.com.au Supplier Email</p>	*Refer to drawings for location.
	Feature Wall Colour 04 POWDER ROOM -	<p>Paint Product Name</p> <p>Dulux Brand</p>	<p>- Product Code</p> <p>- Lead time</p> <p>0 Qty</p>	<p>Clay Model S10D4 Colour</p> <p>Low Sheen Wash & Wear Finish</p>	<p>- Material</p>	<p>- Width (mm)</p> <p>- Length (mm)</p>	<p>- Height (mm)</p> <p>- Depth (mm)</p>	<p>Dulux Supplier Company</p> <p>anthony.vatalis@dulux.com.au Supplier Email</p>	
	Ceiling Colour -	<p>Paint Product Name</p> <p>Dulux Brand</p>	<p>- Product Code</p> <p>- Lead time</p> <p>0 Qty</p>	<p>Ceiling White Colour</p> <p>Ceiling Flat Finish</p>	<p>- Material</p>	<p>- Width (mm)</p> <p>- Length (mm)</p>	<p>- Height (mm)</p> <p>- Depth (mm)</p>	<p>Dulux Supplier Company</p> <p>anthony.vatalis@dulux.com.au Supplier Email</p>	
	Architrave/Skirting/Door colour -	<p>Paint Product Name</p> <p>Dulux Brand</p>	<p>SW1C2 Product Code</p> <p>- Lead time</p> <p>0 Qty</p>	<p>Whisper White Colour</p> <p>Semi gloss Finish</p>	<p>- Material</p>	<p>- Width (mm)</p> <p>- Length (mm)</p>	<p>- Height (mm)</p> <p>- Depth (mm)</p>	<p>Dulux Supplier Company</p> <p>anthony.vatalis@dulux.com.au Supplier Email</p>	
	Feature Wall Panelling Profile *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN. -	<p>Easy VJ 100 Product Name</p> <p>- Brand</p>	<p>- Product Code</p> <p>- Lead time</p> <p>0 Qty</p>	<p>To be painted in Feature Wall Colour 04 Colour</p> <p>- Finish</p>	<p>- Material</p>	<p>- Width (mm)</p> <p>- Length (mm)</p>	<p>- Height (mm)</p> <p>- Depth (mm)</p>	<p>Easycraft Supplier Company</p> <p>vandermeek@polytec.com.au Supplier Email</p>	

	Architrave Profile -	Shadowline Door Jamb Product Name Intrim Brand	DJ800 Product Code - Lead time	0 Qty	- Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	*Or approved similar
	Skirting Profile -	Shadowline Skirting Product Name Intrim Brand	SK800 Product Code - Lead time	0 Qty	- Colour Primed Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	*Or approved similar
	General Door Profile *INDICATIVE IMAGE ONLY.	Semi-Solid Core, Plain Profile Product Name - Brand	- Product Code - Lead time	0 Qty	Whisper White Colour Semi gloss Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Feature Door Profile BETWEEN DINING & ENTRY *INDICATIVE IMAGE ONLY.	Custom Steel Framed Sliding Door with Fluted Glazing Product Name - Brand	- Product Code - Lead time	0 Qty	Powdercoated (Frame & Handle) Colour Clear, Fluted (Glass) Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Feature Door Frame Finish -	Duralloy Powdercoat Product Name Dulux Powder Coatings Brand	27251014 Product Code - Lead time	0 Qty	Whisper White Colour Matt Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Dulux Powdercoatings Supplier Company specificationservices@dulux.com.au Supplier Email	
	Feature Door Handle *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN	Round Bar Pull Handle 19mm Product Name Designer Doorware Brand	G3110-19-300-E Product Code - Lead time	0 Qty	Powdercoated in Feature Door Frame Finish Colour - Finish	- Material	19 Width (mm) - Length (mm)	340 Height (mm) 54 Depth (mm)	Designer Doorware Supplier Company lucien@designerdoorware.com Supplier Email	*Or approved similar.
	Door Handle *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN	Kali on Round Rose Product Name Designer Doorware Brand	KA-R10 Product Code 8 weeks Lead time	0 Qty	Satin Nickel Colour - Finish	- Material	111 Width (mm) - Length (mm)	- Height (mm) 57 Depth (mm)	Designer Doorware Supplier Company lucien@designerdoorware.com Supplier Email	*Or approved similar. Contractor to coordinate locking requirements and locations with client.
	Sliding Door Handle *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN.	Oval Flush Pull Product Name Designer Doorware Brand	FP800-65-200 Product Code 8 weeks Lead time	0 Qty	Satin Nickel Colour - Finish	- Material	65 Width (mm) - Length (mm)	200 Height (mm) 11 Depth (mm)	Designer Doorware Supplier Company lucien@designerdoorware.com Supplier Email	*Or approved similar. Contractor to coordinate locking requirements and locations with client.
	Edge Pull *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN	Edge Pull Product Name Designer Doorware Brand	2801 Product Code 8 weeks Lead time	0 Qty	Satin Nickel Colour - Finish	- Material	19 Width (mm) - Length (mm)	70 Height (mm) 17 Depth (mm)	Designer Doorware Supplier Company lucien@designerdoorware.com Supplier Email	*Or approved similar. Contractor to confirm locations with clients.

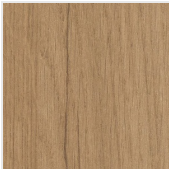
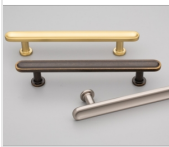
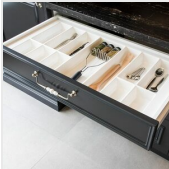




SCH02 | LIGHTING & ELECTRICAL






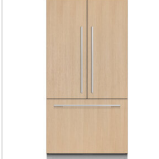

	General LED Downlight -	Trimless Round Fixed Downlight Product Name Nook Collections Brand	ELAS1248023 Product Code 4 weeks Lead time 0 Qty	White Colour - Finish	- Material	75 dia. Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	Temperature: Warm White Dimmable: Yes IP Rating: 20 *Or approved similar.
	Joinery Downlight -	Standard Joinery Downlight Product Name - Brand	- Product Code - Lead time 0 Qty	White Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	Temperature: Warm White Dimmable: YES
	Surface Mount Downlight -	Cannon C Ceiling Light Product Name About Space Brand	- Product Code 4 weeks Lead time 0 Qty	White Colour - Finish	Aluminium Material	115 dia. Width (mm) - Length (mm)	160 Height (mm) - Depth (mm)	About Space Lighting Supplier Company chloe@aboutspace.net.au Supplier Email	Temp: Warm White Dimmable: YES Globe: Included
	Pendant Light DINING -	Knitted Stretched Fabric Pendant Product Name Lighting Collective Brand	LCNL00PL-1 Product Code 6 weeks Lead time 0 Qty	White Colour - Finish	Polyester Material	400 dia. Width (mm) - Length (mm)	275 Height (mm) - Depth (mm)	Lighting Collective Supplier Company quotes@lightingcollective.com.au Supplier Email	Temp: Warm White IP Rating: 20 Dimmable: YES Globe: E27 - not included. Contractor to coordinate.
	Pendant Light LOUNGE -	AB Large Pendant Product Name Citta Brand	EBL0004L Product Code 6 weeks Lead time 0 Qty	Frosted Smoke Grey/Green Colour - Finish	Glass Material	320 dia. Width (mm) - Length (mm)	305 Height (mm) - Depth (mm)	RJ Living Supplier Company hello@rjliving.com.au Supplier Email	Temp: Warm White IP Rating: 20 Dimmable: YES Globe: LED included.
	Pendant Light LOUNGE -	AB Small Pendant Product Name Citta Brand	EBL0004S Product Code 6 weeks Lead time 0 Qty	Frosted Smoke Grey/Green Colour - Finish	Glass Material	250 dia. Width (mm) - Length (mm)	240 Height (mm) - Depth (mm)	RJ Living Supplier Company hello@rjliving.com.au Supplier Email	Temp: Warm White IP Rating: 20 Dimmable: YES Globe: LED included.
	Wall Light HALLWAY & LOUNGE -	Alluring LED Up & Down Wall Light Product Name Lighting Collective Brand	HVT008WL-2 Product Code 4 weeks Lead time 0 Qty	To be Painted General Wall Colour Colour Plaster Finish	- Material	159 Width (mm) - Length (mm)	81 Height (mm) 90 Depth (mm)	Lighting Collective Supplier Company quotes@lightingcollective.com.au Supplier Email	Temp: Warm White IP Rating: 20 Globe: 2x G9 LED - Not included. Contractor to coordinate.
	Wall Light FIREPLACE -	Bloc Wall Sconce Product Name Lighting Collective Brand	BTD823WL - 006 Product Code 8 weeks Lead time 0 Qty	Brushed Aluminium Colour - Finish	Brass Material	50 Width (mm) 475 Length (mm)	- Height (mm) 62 Depth (mm)	Lighting Collective Supplier Company quotes@lightingcollective.com.au Supplier Email	Temp: Warm White IP Rating: 20 Dimmable: YES Globe: Integrated LED
	Wall Light POWDER ROOM -	Framed Orb Wall Light Small Product Name Lighting Collective Brand	LCLR20WL-2 Product Code 4 weeks Lead time 0 Qty	White Colour - Finish	Aluminium Material	120 dia. Width (mm) - Length (mm)	- Height (mm) 120 Depth (mm)	Lighting Collective Supplier Company quotes@lightingcollective.com.au Supplier Email	Temp: Warm White IP Rating: 44 Dimmable: YES Globe: G9 LED - Not included. Contractor to coordinate.

	Wall Light MASTER ENSUITE	Ceramic Wall Pearl Sconce Light Product Name Robert Gordon Brand	225406 Product Code 6 weeks Lead time 0 Qty	Rivergum Colour Glaze Finish	Clay Material	288 dia. Width (mm) - Length (mm)	- Height (mm) 119 Depth (mm)	Robert Gordon Interiors Supplier Company interiors@robertgordonaustralia.com Supplier Email	Temp: Warm White IP Rating: 44 Dimmable: NO Globe: G9 LED included.
	Stair Light STAIRCASE TREADS	Ames Product Name About Space Brand	- Product Code 4 weeks Lead time 0 Qty	White Colour - Finish	Cast Aluminium Material	70 dia. Width (mm) - Length (mm)	- Height (mm) 30 Depth (mm)	About Space Lighting Supplier Company chloe@aboutspace.net.au Supplier Email	Temp: Warm White IP Rating: 54 Globe: Integrated LED - included. *To be located on every third tread.
	General Switch Points	Silhouette Switches Product Name Hager Brand	- Product Code - Lead time 0 Qty	Matt White Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	*Or approved similar. Refer to power plan for locations.
	General Power Outlets	Silhouette Outlets Product Name Hager Brand	- Product Code - Lead time 0 Qty	Matt White Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	*Or approved similar. Refer to power plan for locations.
	Power Outlets with USB A+C	Silhouette Twin Socket + USB A+C MW Product Name Hager Brand	WBSP2SUSBAC-MW Product Code - Lead time 0 Qty	Matt White Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	*Or approved similar. Refer to power plan for locations.
	Exhaust Fan LAUNDRY, POWDER ROOM & BATHROOMS	Ergovent Rondo 150 – White Frameless Diffuser Product Name Pure Ventilation Brand	EAEVRO150WH Product Code 2 weeks Lead time 0 Qty	- Colour - Finish	- Material	296 dia. Width (mm) - Length (mm)	- Height (mm) 91 Depth (mm)	Pure Ventilation Supplier Company sales@pureventilation.com.au Supplier Email	*Product to be painted to match ceiling colour.
	Tastic Light BATHROOMS	IXL Tastic Luminate Essential 3 in 1 Product Name IXL Appliances Brand	31611 Product Code 4 weeks Lead time 0 Qty	White Colour - Finish	- Material	367 Width (mm) 482 Length (mm)	- Height (mm) 207 Depth (mm)	IXL Appliances Supplier Company - Supplier Email	Temperature: Warm/cool IP Rating: 44 *Contractor to confirm suitability with space.



SCH03 | KITCHEN SCHEDULE


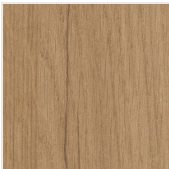







	Stone Benchtop & Splashback	Camouflage White Marble Product Name Vero Galleria Brand	- Product Code - Lead time 0 Qty	- Colour Honed Finish	Marble Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Vero Galleria Supplier Company info@verogalleria.com.au Supplier Email	*Edge Profile: 2mm Arrised *Slabs to be selected by client. Sealer: MP90 Eco Xtreme Eco-Compatible Water and Oil Repellent Protection *Splashback to be bookmatched.
	Main Joinery Finish	Thermo Laminate - Plain Profile Product Name Polytec Brand	- Product Code - Lead time 0 Qty	Malt Colour Smooth Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Polytec Supplier Company vandermeek@polytec.com.au Supplier Email	









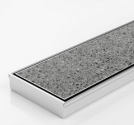
	Feature Joinery Finish -	Laminate Product Name Laminex Brand	- Product Code - Lead time	0 Qty	Planked Urban Oak - 9312 Colour Material Absolute Grain Finish	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Laminex Supplier Company toni.Porter@laminex.com.au Supplier Email	*With 1mm ABS edging to match
	Kickboard -	Thermo Laminate Product Name - Brand	- Product Code - Lead time	0 Qty	To Match Adjoining Joinery Colour Material - Finish	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Joinery Handle 1 -	Shadowline Fingerpull/Push Release Product Name - Brand	- Product Code - Lead time	0 Qty	To Match Adjoining Joinery Colour Material - Finish	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Joinery Handle 2 -	Handle Product Name Kethy Brand	L896 Product Code 4 weeks Lead time	0 Qty	Stainless Effect Colour Material - Finish	180 Width (mm) 128 CTC Length (mm)	30 Height (mm) 18 Depth (mm)	Kethy Supplier Company ivanaj@kethy.com.au Supplier Email	
	Cutlery Tray *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN	Classico 500 Cutlery Tray Product Name Hafele Brand	- Product Code 4 weeks Lead time	0 Qty	White Colour Material - Finish	To suit 800mm car..- Width (mm) - Length (mm)	- Height (mm) 520 Depth (mm)	Hafele Supplier Company dgeldart@hafele.com.au Supplier Email	*Or approved similar. *Contractor to confirm size suitability for drawer and cut down as required.
	Spice Drawer Tray Insert *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN	Salsa Pro Spice Insert Product Name Hafele Brand	556.79.706 Product Code 4 weeks Lead time	0 Qty	White Colour Material - Finish	<1300 Width (mm) - Length (mm)	40.5 Height (mm) 550 Depth (mm)	Hafele Supplier Company dgeldart@hafele.com.au Supplier Email	*Or approved similar. *Contractor to confirm size suitability for drawer and cut down as required.
	Bin Drawer *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN	Tanova Designer, Waste Bin System, 1 X 50L Bucket, Soft Close Product Name Furnware Group Brand	TDS45.50.WH Product Code 4 weeks Lead time	0 Qty	White Colour Material - Finish	To Suit 450mm Ca..595 Width (mm) - Length (mm)	- Height (mm) 510 Depth (mm)	Furnware Group Supplier Company ben.teiffel@furnwaregroup.com. au Supplier Email	
	Sink Mixer -	Envy II Arch Kitchen Mixer with Pull-out Spout Product Name Parisi Brand	P2.07-1HRO.41 Product Code 4 weeks Lead time	0 Qty	Brushed Nickel Colour Material - Finish	- Width (mm) - Length (mm)	460 Height (mm) 230 reach Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman. com.au Supplier Email	
	Sink -	Quadro One and One Half Bowl - Left Hand Product Name Parisi Brand	PK6744L Product Code 18 weeks Lead time	0 Qty	Stainless Steel Colour Material - Finish	670 Width (mm) - Length (mm)	200 Height (mm) 440 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman. com.au Supplier Email	*Sink to be undermount. Contractor to coordinate.

	Microwave Oven -	Built-in Microwave Oven M7244TC Product Name Miele Brand	M 7244 TC Product Code - Lead time 0 Qty	Obsidian Black Colour - Finish	- Material	595 Width (mm) - Length (mm)	455 Height (mm) 450 Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Oven -	Vitroline Pyrolytic Oven H7264BP Product Name Miele Brand	H7264BP Product Code - Lead time 0 Qty	Obsidian Black Colour - Finish	- Material	595 Width (mm) - Length (mm)	596 Height (mm) 547 Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Induction Cooktop -	Induction Cooktop KM7373FL Product Name Miele Brand	KM7373FL Product Code - Lead time 0 Qty	Black Colour - Finish	- Material	800 Width (mm) - Length (mm)	53 Height (mm) 520 Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Undermount Rangehood -	90cm Under Cupboard Rangehood Product Name Miele Brand	DA2390 Product Code 4 weeks Lead time 0 Qty	Stainless Steel Colour - Finish	- Material	884 Width (mm) - Length (mm)	335 Height (mm) 297 Depth (mm)	Winnings Appliances Supplier Company - Supplier Email	
	Integrated Dishwasher -	Active Plus Fully Integrated Dishwasher G5263SCVI BK Product Name Miele Brand	G5263SCVI BK Product Code - Lead time 0 Qty	To match adjoining joinery Colour - Finish	- Material	598 Width (mm) - Length (mm)	805 Height (mm) 570 Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Integrated Fridge/Freezer -	Integrated French Door Fridge Product Name Fisher & Paykel Brand	RS9A1 Product Code 4 weeks Lead time 0 Qty	To match joinery Colour - Finish	- Material	896 Width (mm) - Length (mm)	1798 Height (mm) 606 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Hot Water Pump -	Enviroflo GR Series Heat Pump Product Name Rinnai Brand	EHPG280VM Product Code - Lead time 0 Qty	- Colour - Finish	- Material	640 dia. Width (mm) - Length (mm)	1975 Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	




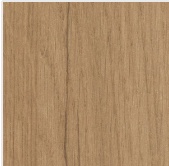




SCH04 | MAIN BATHROOM SCHEDULE











	Stone Benchtop -	Santorini/Lorde White Product Name WK Stone Brand	- Product Code - Lead time 0 Qty	- Colour Honed Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	WK Stone Supplier Company amy.s@wk.com.au Supplier Email	*Edge Profile: 2mm Arrised *Slabs to be selected by client. Sealer: MP90 Eco Xtreme Eco-Compatible Water and Oil Repellent Protection
	Floor & General Wall Tile -	Eureka Product Name Rivoland Brand	- Product Code 4 weeks Lead time 0 Qty	Sabbia Colour Honed Finish	Porcelain Material	600 Width (mm) 600 Length (mm)	- Height (mm) - Depth (mm)	Rivoland Tiles Supplier Company chris.mcnally@rivoland.com.au Supplier Email	Lay: Straight Grout: Mapei 133 Sabbia


	Feature Wall Tile -	Mini Kayoborder Product Name Academy Tiles Brand	14924 Product Code 6 weeks Lead time 0 Qty	White Colour Glazed Finish	- Material	12.5 Width (mm) 98 Length (mm)	- Height (mm) - Depth (mm)	Academy Tiles Supplier Company sarah@academytiles.com.au Supplier Email	*Lay: Vertical Straight *Grout: Mapei 137 Caribbean Sheet: 297x297mm
	Joinery Finish -	Laminate Product Name Laminex Brand	- Product Code - Lead time 0 Qty	Planked Urban Oak - 9312 Colour Absolute Grain Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Laminex Supplier Company toni.Porter@laminex.com.au Supplier Email	*With 1mm ABS edging to match
	Joinery Handle -	Shadowline Fingerpull Product Name - Brand	- Product Code - Lead time 0 Qty	To Match Adjoining Joinery Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Basin Spout & Mixer -	Envy II Vessel Basin Mixer Product Name Parisi Brand	P2.01-1HH.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour - Finish	- Material	38 Width (mm) - Length (mm)	266 Height (mm) 151 reach Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman. com.au Supplier Email	
	Basin -	Elli Inset Basin Product Name Parisi Brand	PMP335 Product Code 4 weeks Lead time 0 Qty	White Colour Gloss Finish	- Material	560 Width (mm) - Length (mm)	60 Height (mm) 370 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.c om.au Supplier Email	
	Basin Plug & Waste -	Universal Clic-Clac Waste Product Name Parisi Brand	TA3240.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour - Finish	- Material	65 dia. Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman. com.au Supplier Email	*Contractor to confirm compatibility with basin.
	Shower Screen & Door -	Custom Frameless Glass Shower Screen Product Name - Brand	- Product Code - Lead time 0 Qty	Clear (Glass) Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	*Refer to drawings for details
	Patch Fitting -	Frameless Fitting Product Name Verotti Brand	VI.CBW90BB Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Verotti Supplier Company info@verotti.com Supplier Email	*Or approved similar.
	Rail Shower -	Envy II Shower Column with Sliding Rail & Turn Diverter Product Name Parisi Brand	P2.08-DTW.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour - Finish	- Material	245 Width (mm) - Length (mm)	1206 Height (mm) 400 reach Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman. com.au Supplier Email	
	Shower Wall Mixer -	Envy II Wall Mixer Product Name Parisi Brand	P2.05.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour Brushed Finish	- Material	80 dia. Width (mm) - Length (mm)	- Height (mm) 60 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.c om.au Supplier Email	

	Flush Plate -	Tondo Flush Panel Product Name Parisi Brand	PA228 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour Brushed Finish	- Material	236 Width (mm) 152 Height (mm) - Length (mm) 8 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Toilet Suite -	L'Hotel Wall Faced Pan (Soft close seat) Product Name Parisi Brand	PN740 Product Code 4 weeks Lead time 0 Qty	White Colour Gloss Finish	- Material	365 Width (mm) 440 Height (mm) - Length (mm) 560 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Toilet Cistern -	Front Flush Concealed Cistern Product Name Parisi Brand	PA110 Product Code 4 weeks Lead time 0 Qty	- Colour - Finish	- Material	- Width (mm) - Height (mm) - Length (mm) - Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Toilet Roll Holder -	Envy Toilet Roll Holder Right Product Name Parisi Brand	PP.RH.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour - Finish	- Material	- Width (mm) - Height (mm) 142 Length (mm) 79 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Bath Mat Rail -	Envy Single Towel Rail Product Name Parisi Brand	PP.TR80.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour - Finish	- Material	800 Width (mm) - Height (mm) - Length (mm) 79 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Towel Hook -	Envy Robe Hook Product Name Parisi Brand	PP.HK.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour Brushed Finish	- Material	19 dia. Width (mm) - Height (mm) - Length (mm) 34 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Mirror -	Bjorn Arch Mirror Product Name Life Interiors Brand	- Product Code 2 weeks Lead time 0 Qty	White Colour Clear Glass Finish	- Material	800 Width (mm) 850 Height (mm) - Length (mm) 30 Depth (mm)	Life Interiors Supplier Company - Supplier Email	
	General Floor Waste *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN. -	Tile Insert 130mm Square Floor Waste Product Name Stormtech Brand	SQP100Ti20DN100 Product Code - Lead time 0 Qty	Stainless Steel Colour - Finish	- Material	130 Width (mm) - Height (mm) 130 Length (mm) 23 Depth (mm)	Stormtech Supplier Company info@stormtech.com.au Supplier Email	*Or approved similar.
	Shower Strip Drain *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN. -	100Ti20MTL Tile Insert Drain Product Name Stormtech Brand	100Ti20MTL Product Code - Lead time 0 Qty	Stainless Steel Colour - Finish	- Material	106 Width (mm) - Height (mm) Custom Length (mm) 23 Depth (mm)	Stormtech Supplier Company info@stormtech.com.au Supplier Email	*Or approved similar.


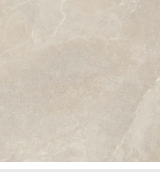

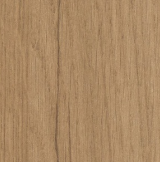
SCH05 | MASTER ENSUITE SCHEDULE









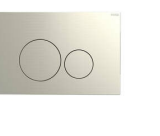

	Stone Benchtop -	Santorini/Lorde White Product Name WK Stone Brand	- Product Code - Lead time	0 Qty	- Colour Honed Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	WK Stone Supplier Company amy.s@wk.com.au Supplier Email	*Edge Profile: 2mm Arrised *Slabs to be selected by client. Sealer: MP90 Eco Xtreme Eco-Compatible Water and Oil Repellent Protection
	Floor Tile -	Eureka Product Name Rivoland Brand	EMF404 Product Code 12 weeks Lead time	0 Qty	Sabbia Colour Honed Finish	Porcelain Material	600 Width (mm) 600 Length (mm)	- Height (mm) - Depth (mm)	Rivoland Tiles Supplier Company chris.mcnally@rivoland.com.au Supplier Email	Lay: Straight Grout: Mapei 133 Sabbia
	Wall Tile -	Mini Kayoborder Product Name Academy Tiles Brand	14924 Product Code 6 weeks Lead time	0 Qty	White Colour Glaze Finish	- Material	12.5 Width (mm) 98 Length (mm)	- Height (mm) - Depth (mm)	Academy Tiles Supplier Company sarah@academytiles.com.au Supplier Email	*Lay: Vertical Straight *Grout: Mapei 137 Carribean Sheet: 297x297mm
	Joinery Finish -	Laminate Product Name Laminex Brand	- Product Code - Lead time	0 Qty	Planked Urban Oak - 9312 Colour Absolute Grain Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Laminex Supplier Company toni.Porter@laminex.com.au Supplier Email	*With 1mm ABS edging to match
	Joinery Handle -	Shadowline Fingerpull Product Name - Brand	- Product Code - Lead time	0 Qty	To Match Adjoining Joinery Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Basin Spout & Mixer -	Envy II Vessel Basin Mixer Product Name Parisi Brand	P2.01-1HH.41 Product Code 4 weeks Lead time	0 Qty	Brushed Nickel Colour - Finish	- Material	38 Width (mm) - Length (mm)	266 Height (mm) 151 reach Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Basin -	Elli Inset Basin Product Name Parisi Brand	PMP335 Product Code 4 weeks Lead time	0 Qty	White Colour Gloss Finish	- Material	560 Width (mm) - Length (mm)	60 Height (mm) 370 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Basin Plug & Waste -	Universal Clic-Clac Waste Product Name Parisi Brand	TA3240.41 Product Code 4 weeks Lead time	0 Qty	Brushed Nickel Colour - Finish	- Material	65 dia. Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	*Contractor to confirm compatibility with basin.
	Rail Shower -	Envy II Shower Column with Sliding Rail Product Name Parisi Brand	P2.08-DTW.41 Product Code 4 weeks Lead time	0 Qty	Brushed Nickel Colour - Finish	- Material	245 Width (mm) - Length (mm)	1206 Height (mm) 400 reach Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	

	Shower Wall Mixer	Envy II Wall Mixer Product Name	P2.05.50 Product Code	Brushed Nickel Colour	- Material	80 dia. Width (mm)	- Height (mm)	Harvey Norman Commercial Supplier Company	
-	-	Parisi Brand	4 weeks Lead time	0 Qty	- Finish	- Length (mm)	60 Depth (mm)	matthew.keys@au.harveynorman.com.au Supplier Email	
	Shower Screen	Custom Frameless Glass Shower Screen Product Name	- Product Code	Clear (Glass) Colour	- Material	- Width (mm)	- Height (mm)	By Contractor Supplier Company	*Refer to drawings for details
-	-	- Brand	- Lead time	0 Qty	- Finish	- Length (mm)	- Depth (mm)	- Supplier Email	
	Patch Fitting	Frameless Fitting Product Name	VI.CBW90BB Product Code	Brushed Nickel Colour	- Material	- Width (mm)	- Height (mm)	Verotti Supplier Company	*Or approved similar.
-	-	Verotti Brand	4 weeks Lead time	0 Qty	- Finish	- Length (mm)	- Depth (mm)	info@verotti.com Supplier Email	
	Bath Spout & Mixer	Tondo II Freestanding Bath Filler with Mixer Product Name	T2.08-1F.41 Product Code	Brushed Nickel Colour	- Material	- Width (mm)	929 Height (mm)	Harvey Norman Commercial Supplier Company	
-	-	Parisi Brand	4 weeks Lead time	0 Qty	- Finish	- Length (mm)	227 reach Depth (mm)	matthew.keys@au.harveynorman.com.au Supplier Email	
	Bath	Ellisse 1400 Freestanding Bath Product Name	ABF14070E Product Code	White Colour	- Material	700 Width (mm)	585 Height (mm)	Harvey Norman Commercial Supplier Company	
-	-	Parisi Brand	4 weeks Lead time	0 Qty	Matt Finish	1400 Length (mm)	- Depth (mm)	matthew.keys@au.harveynorman.com.au Supplier Email	
	Bath Plug & Waste	Bath Clic-Clac Universal Plug and Waste Product Name	TA4040.41 Product Code	Brushed Nickel Colour	- Material	72 dia. Width (mm)	- Height (mm)	Harvey Norman Commercial Supplier Company	*Contractor to confirm compatibility with bath.
-	-	Parisi Brand	4 weeks Lead time	0 Qty	- Finish	- Length (mm)	- Depth (mm)	matthew.keys@au.harveynorman.com.au Supplier Email	
	Flush Plate	Tondo Flush Panel Product Name	PA228 Product Code	Brushed Nickel Colour	- Material	236 Width (mm)	152 Height (mm)	Harvey Norman Commercial Supplier Company	
-	-	Parisi Brand	4 weeks Lead time	0 Qty	- Finish	- Length (mm)	8 Depth (mm)	matthew.keys@au.harveynorman.com.au Supplier Email	
	Toilet Suite	L'Hotel Wall Faced Pan (Soft close seat) Product Name	PN740 Product Code	White Colour	- Material	365 Width (mm)	440 Height (mm)	Harvey Norman Commercial Supplier Company	
-	-	Parisi Brand	4 weeks Lead time	0 Qty	Gloss Finish	- Length (mm)	560 Depth (mm)	matthew.keys@au.harveynorman.com.au Supplier Email	
	Toilet Cistern	Front Flush Concealed Cistern Product Name	PA110 Product Code	- Colour	- Material	- Width (mm)	- Height (mm)	Harvey Norman Commercial Supplier Company	
-	-	Parisi Brand	4 weeks Lead time	0 Qty	- Finish	- Length (mm)	- Depth (mm)	matthew.keys@au.harveynorman.com.au Supplier Email	
	Toilet Roll Holder	Envy Toilet Roll Holder Right Product Name	PP.RH.41 Product Code	Brushed Nickel Colour	- Material	- Width (mm)	- Height (mm)	Harvey Norman Commercial Supplier Company	
-	-	Parisi Brand	4 weeks Lead time	0 Qty	- Finish	142 Length (mm)	79 Depth (mm)	matthew.keys@au.harveynorman.com.au Supplier Email	

	Bath Mat Rail -	Envy Single Towel Rail Product Name Parisi Brand	PP.TR60.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) 79 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Towel Hook -	Envy Robe Hook Product Name Parisi Brand	PP.HK.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour - Finish	- Material	19 dia. Width (mm) - Length (mm)	- Height (mm) 34 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Mirror -	Bjorn Arch Mirror Product Name Life Interiors Brand	- Product Code 2 weeks Lead time 0 Qty	White Colour Clear Glass Finish	- Material	800 Width (mm) - Length (mm)	850 Height (mm) 30 Depth (mm)	Life Interiors Supplier Company - Supplier Email	
	General Floor Waste *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN.	Tile Insert 130mm Square Floor Waste Product Name Stormtech Brand	SQP100Ti20DN100 Product Code - Lead time 0 Qty	Stainless Steel Colour - Finish	- Material	130 Width (mm) 130 Length (mm)	- Height (mm) 23 Depth (mm)	Stormtech Supplier Company info@stormtech.com.au Supplier Email	*Or approved similar.
	Shower Strip Drain *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN.	100Ti20MTL Tile Insert Drain Product Name Stormtech Brand	100Ti20MTL Product Code - Lead time 0 Qty	Stainless Steel Colour - Finish	- Material	106 Width (mm) Custom Length (mm)	- Height (mm) 23 Depth (mm)	Stormtech Supplier Company info@stormtech.com.au Supplier Email	*Or approved similar.



SCH06 | BED 4 ENSUITE SCHEDULE


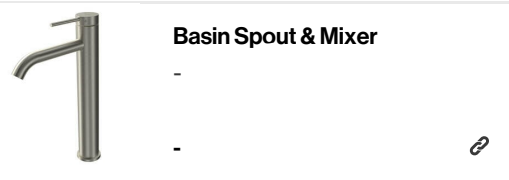
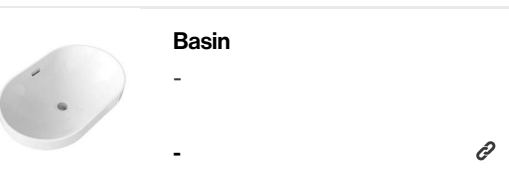


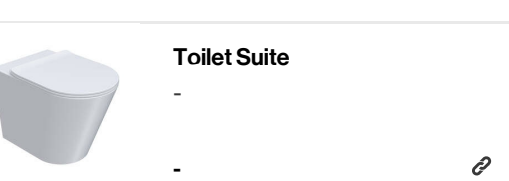

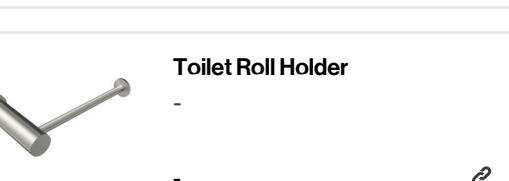
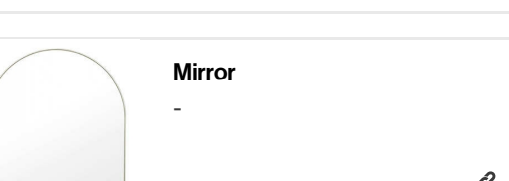
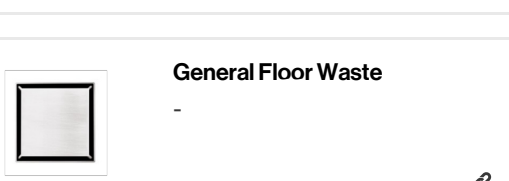
	Stone Benchtop -	Santorini/Lorde White Product Name WK Stone Brand	- Product Code - Lead time 0 Qty	- Colour Honed Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	WK Stone Supplier Company amy.s@wk.com.au Supplier Email	*Edge Profile: 2mm Arrised *Slabs to be selected by client. Sealer: MP90 Eco Xtreme Eco-Compatible Water and Oil Repellent Protection
	Floor & General Wall Tile -	Eureka Product Name Rivoland Brand	EMF404 Product Code 12 weeks Lead time 0 Qty	Sabbia Colour Honed Finish	Porcelain Material	600 Width (mm) 600 Length (mm)	- Height (mm) - Depth (mm)	Rivoland Tiles Supplier Company chris.mcnally@rivoland.com.au Supplier Email	Lay: Straight Grout: Mapei 133 Sabbia
	Feature Wall Tile -	Mini Kayoborder Product Name Academy Tiles Brand	14924 Product Code 6 weeks Lead time 0 Qty	White Colour Glaze Finish	- Material	12.5 Width (mm) 98 Length (mm)	- Height (mm) - Depth (mm)	Academy Tiles Supplier Company sarah@academytiles.com.au Supplier Email	*Lay: Vertical Straight *Grout: Mapei 137 Carribean Sheet: 297x297mm
	Joinery Finish -	Laminate Product Name Laminex Brand	- Product Code - Lead time 0 Qty	Planked Urban Oak - 9312 Colour Absolute Grain Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Laminex Supplier Company toni.Porter@laminex.com.au Supplier Email	*With 1mm ABS edging to match

	Joinery Handle -	Shadowline Fingerpull Product Name - Brand	- Product Code - Lead time	0 Qty	To Match Adjoining Joinery Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Basin Spout & Mixer -	Envy II Vessel Basin Mixer Product Name Parisi Brand	P2.01-1HH.41 Product Code 4 weeks Lead time	0 Qty	Brushed Nickel Colour - Finish	- Material	38 Width (mm) - Length (mm)	266 Height (mm) 151 reach Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Basin -	Elli Inset Basin Product Name Parisi Brand	PMP335 Product Code 4 weeks Lead time	0 Qty	White Colour Gloss Finish	- Material	560 Width (mm) - Length (mm)	60 Height (mm) 370 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Basin Plug & Waste -	Universal Clic-Clac Waste Product Name Parisi Brand	TA3240.41 Product Code 4 weeks Lead time	0 Qty	Brushed Nickel Colour Brushed Finish	- Material	65 dia. Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	*Contractor to confirm compatibility with basin.
	Shower Screen & Door -	Custom Frameless Glass Shower Screen Product Name - Brand	- Product Code - Lead time	0 Qty	Clear (Glass) Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	*Refer to drawings for details
	Patch Fitting -	Frameless Fitting Product Name Verotti Brand	VI.CBW90BB Product Code 4 weeks Lead time	0 Qty	Brushed Nickel Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Verotti Supplier Company info@verotti.com Supplier Email	*Or approved similar.
	Rail Shower -	Envy II Shower Column with Sliding Rail Product Name Parisi Brand	P2.08-DTW.41 Product Code 4 weeks Lead time	0 Qty	Brushed Nickel Colour - Finish	- Material	245 Width (mm) - Length (mm)	1206 Height (mm) 400 reach Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Shower Wall Mixer -	Envy II Wall Mixer Product Name Parisi Brand	P2.05.41 Product Code 4 weeks Lead time	0 Qty	Brushed Nickel Colour - Finish	- Material	80 dia. Width (mm) - Length (mm)	- Height (mm) 60 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Flush Plate -	Tondo Flush Panel Product Name Parisi Brand	PA228 Product Code 4 weeks Lead time	0 Qty	Brushed Nickel Colour - Finish	- Material	236 Width (mm) - Length (mm)	152 Height (mm) 8 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Toilet Suite -	L'Hotel Wall Faced Pan (Soft close seat) Product Name Parisi Brand	PN740 Product Code 4 weeks Lead time	0 Qty	White Colour Gloss Finish	- Material	365 Width (mm) - Length (mm)	440 Height (mm) 560 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	







	Toilet Cistern -	Front Flush Concealed Cistern Product Name Parisi Brand	PA110 Product Code 4 weeks Lead time 0 Qty	- Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Toilet Roll Holder -	Envy Toilet Roll Holder Right Product Name Parisi Brand	PP.RH.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour - Finish	- Material	- Width (mm) 142 Length (mm)	- Height (mm) 79 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Bath Mat Rail -	Envy Single Towel Rail Product Name Parisi Brand	PP.TR60.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour - Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) 79 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Towel Hook -	Envy Robe Hook Product Name Parisi Brand	PP.HK.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour - Finish	- Material	19 dia. Width (mm) - Length (mm)	- Height (mm) 34 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Mirror -	Bjorn Arch Mirror Product Name Life Interiors Brand	- Product Code 2 weeks Lead time 0 Qty	White Colour Clear Glass Finish	- Material	800 Width (mm) - Length (mm)	850 Height (mm) 30 Depth (mm)	Life Interiors Supplier Company - Supplier Email	
	General Floor Waste *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN. -	Tile Insert 130mm Square Floor Waste Product Name Stormtech Brand	SQP100Ti20DN100 Product Code - Lead time 0 Qty	Stainless Steel Colour - Finish	- Material	130 Width (mm) 130 Length (mm)	- Height (mm) 23 Depth (mm)	Stormtech Supplier Company info@stormtech.com.au Supplier Email	*Or approved similar.
	Shower Strip Drain *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN. -	100Ti20MTL Tile Insert Drain Product Name Stormtech Brand	100Ti20MTL Product Code - Lead time 0 Qty	Stainless Steel Colour - Finish	- Material	106 Width (mm) Custom Length (mm)	- Height (mm) 23 Depth (mm)	Stormtech Supplier Company info@stormtech.com.au Supplier Email	*Or approved similar.

SCH07 | POWDER ROOM SCHEDULE

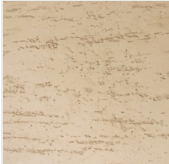

	Stone Benchtop & Upturn -	Santorini/Lorde White Product Name WK Stone Brand	- Product Code - Lead time 0 Qty	- Colour Honed Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	WK Stone Supplier Company amy.s@wk.com.au Supplier Email	*Edge Profile: 2mm Arrised *Slabs to be selected by client. Sealer: MP90 Eco Xtreme Eco-Compatible Water and Oil Repellent Protection
	Joinery Finish -	Laminate Product Name Laminex Brand	- Product Code - Lead time 0 Qty	Planked Urban Oak - 9312 Colour Absolute Grain Finish	- Material	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Laminex Supplier Company toni.Porter@laminex.com.au Supplier Email	*With 1mm ABS edging to match

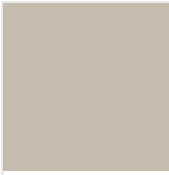

	Joinery Handle - -	Shadowline Fingerpull Product Name - Brand	- Product Code - Lead time 0 Qty	To Match Adjoining Joinery Colour - Finish	- Material - Finish	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Basin Spout & Mixer - -	Envy II Vessel Basin Mixer Product Name Parisi Brand	P2.01-1HH.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour Brushed Finish	- Material -	38 Width (mm) - Length (mm)	266 Height (mm) 151 reach Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Basin - -	Elli Inset Basin Product Name Parisi Brand	PMP335 Product Code 4 weeks Lead time 0 Qty	White Colour Gloss Finish	- Material -	560 Width (mm) - Length (mm)	60 Height (mm) 370 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Basin Plug & Waste - -	Universal Clic-Clac Waste Product Name Parisi Brand	TA3240.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour Brushed Finish	- Material -	65 dia. Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	*Or approved similar.
	Flush Plate - -	Tondo Flush Panel Product Name Parisi Brand	PA228 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour Brushed Finish	- Material -	236 Width (mm) - Length (mm)	152 Height (mm) 8 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Toilet Suite - -	L'Hotel Wall Faced Pan (Soft close seat) Product Name Parisi Brand	PN740 Product Code 4 weeks Lead time 0 Qty	White Colour Gloss Finish	- Material -	365 Width (mm) - Length (mm)	440 Height (mm) 560 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Toilet Cistern - -	Front Flush Concealed Cistern Product Name Parisi Brand	PA110 Product Code 4 weeks Lead time 0 Qty	- Colour - Finish	- Material -	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Toilet Roll Holder - -	Envy Toilet Roll Holder Right Product Name Parisi Brand	PP.RH.41 Product Code 4 weeks Lead time 0 Qty	Brushed Nickel Colour - Finish	- Material -	- Width (mm) 142 Length (mm)	- Height (mm) 79 Depth (mm)	Harvey Norman Commercial Supplier Company matthew.keys@au.harveynorman.com.au Supplier Email	
	Mirror - -	Bjorn Arch Mirror Product Name Life Interiors Brand	- Product Code 2 weeks Lead time 0 Qty	Silver Colour Clear Glass Finish	- Material -	800 Width (mm) - Length (mm)	850 Height (mm) 30 Depth (mm)	Life Interiors Supplier Company - Supplier Email	
	General Floor Waste - -	Square Waste - Tile Insert Product Name Forme Brand	FD11XS90T--A Product Code - Lead time 0 Qty	Stainless Steel Colour - Finish	- Material -	110 Width (mm) 110 Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	*Or approved similar.

SCH08 | MASTER ROBE SCHEDULE

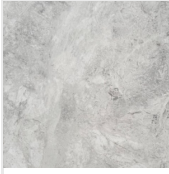
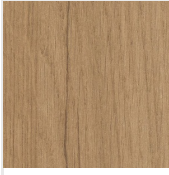
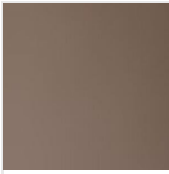
	Joinery Finish -	Laminate Product Name Laminex Brand	- Product Code - Lead time 0 Qty	Planked Urban Oak - 9312 Colour Absolute Grain Finish	- Material -	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Laminex Supplier Company toni.Porter@laminex.com.au Supplier Email	*With 1mm ABS edging to match
	Kickboard -	Laminate Product Name - Brand	- Product Code - Lead time 0 Qty	To Match Adjoining Joinery Colour - Finish	- Material -	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Joinery Handle -	Luv Wood Angles Knob Product Name Momo Handles Brand	L0699.051.OAK Product Code 4 weeks Lead time 0 Qty	Oak Colour - Finish	- Material -	17.5 Width (mm) 51 Length (mm)	- Height (mm) 30 Depth (mm)	Momo Handles Supplier Company ben.teiffel@furnwaregroup.com.au Supplier Email	
	Hanging Rail -	Aluminium Oval Wardrobe Tube Product Name Dorset Brand	1400.25.DBR Product Code 4 weeks Lead time 0 Qty	Dull Brushed Nickel Colour - Finish	- Material -	- Width (mm) 3600 Length (mm)	30 Height (mm) 15 Depth (mm)	Dorset Supplier Company info@dorsetaustralia.com.au Supplier Email	*Or approved similar. *Contractor to confirm quantities and compatibility of fixings as required.
	Hanging Rail Pillar -	Centre Pillar for Oval Wardrobe Tube Product Name Dorset Brand	WCP14.DBR Product Code 4 weeks Lead time 0 Qty	Dull Brushed Nickel Colour - Finish	- Material -	32 CTC Width (mm) - Length (mm)	75 Height (mm) 7 Depth (mm)	Dorset Supplier Company info@dorsetaustralia.com.au Supplier Email	*Or approved similar. *Contractor to confirm quantities and compatibility of fixings.
	Hanging Rail End Fixing -	Flange for Oval Wardrobe Tube - Screw Fix Product Name Dorset Brand	1040.DBR Product Code 4 weeks Lead time 0 Qty	Dull Brushed Nickel Colour - Finish	- Material -	20 Width (mm) 49 Length (mm)	49 Height (mm) 15 Depth (mm)	Dorset Supplier Company info@dorsetaustralia.com.au Supplier Email	*Or approved similar. *Contractor to confirm quantities and compatibility of fixings.
	Full Length Mirror -	Valentina Arch Floor Mirror Product Name Life Interiors Brand	- Product Code 14 weeks Lead time 0 Qty	Burlwood Colour Clear glass mirror Finish	- Material -	800 Width (mm) - Length (mm)	1800 Height (mm) 50 Depth (mm)	Life Interiors Supplier Company - Supplier Email	

SCH09 | TV UNIT & FIREPLACE SCHEDULE

	Rendered Finish TO FIREPLACE *INDICATIVE IMAGE ONLY. COLOUR NOT SHOWN -	Tonachino Venetian Plaster Product Name Dulux Brand	AUAC00112 Product Code - Lead time 0 Qty	Raw Concrete Colour Satin Finish	- Material -	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	Dulux - Venetian Plaster Supplier Company corrado.zagato@dulux.com.au Supplier Email	
	Stone Benchtop -	Santorini/Lorde White Product Name WK Stone Brand	- Product Code - Lead time 0 Qty	- Colour Honed Finish	- Material -	- Width (mm) - Length (mm)	- Height (mm) - Depth (mm)	WK Stone Supplier Company amy.s@wk.com.au Supplier Email	*Edge Profile: 2mm Arrised *Slabs to be selected by client. Sealer: MP90 Eco Xtreme Eco-Compatible Water and Oil Repellent Protection

	Joinery Finish -	Thermo Laminate - Plain Profile Product Name Polytec Brand	- Product Code Lead time	- 0 Qty	Malt Colour Smooth Finish	- Material	- Width (mm) Length (mm)	- Height (mm) Depth (mm)	Polytec Supplier Company pryora@polytec.com.au Supplier Email	
	Joinery Handle -	Shadowline Fingerpull Product Name - Brand	- Product Code Lead time	- 0 Qty	To Match Adjoining Joinery Colour - Finish	- Material	- Width (mm) Length (mm)	- Height (mm) Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Kickboard -	Thermo Laminate Product Name - Brand	- Product Code Lead time	- 0 Qty	To Match Adjoining Joinery Colour - Finish	- Material	- Width (mm) Length (mm)	- Height (mm) Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Electric Fireplace -	LE1000 - Frameless Product Name Escea Brand	LE1000 Product Code - Lead time	0 Qty	- Colour - Finish	- Material	1063 Width (mm) Length (mm)	545 Height (mm) 439 Depth (mm)	By Contractor Supplier Company - Supplier Email	*Or approved similar.

SCH10 | ENTRY UNIT SCHEDULE

	Stone Benchtop -	Santorini/Lorde White Product Name WK Stone Brand	- Product Code Lead time	0 Qty	- Colour Honed Finish	- Material	- Width (mm) Length (mm)	- Height (mm) Depth (mm)	WK Stone Supplier Company amy.s@wk.com.au Supplier Email	*Edge Profile: 2mm Arrised *Slabs to be selected by client. Sealer: MP90 Eco Xtreme Eco-Compatible Water and Oil Repellent Protection
	Joinery Finish -	Laminate Product Name Laminex Brand	- Product Code Lead time	0 Qty	Planked Urban Oak - 9312 Colour Absolute Grain Finish	- Material	- Width (mm) Length (mm)	- Height (mm) Depth (mm)	Laminex Supplier Company toni.Porter@laminex.com.au Supplier Email	*With 1mm ABS edging to match
	Joinery Handle -	Shadowline Fingerpull Product Name - Brand	- Product Code Lead time	0 Qty	To Match Adjoining Joinery Colour - Finish	- Material	- Width (mm) Length (mm)	- Height (mm) Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Kickboard -	Laminate Product Name - Brand	- Product Code Lead time	0 Qty	To Match Adjoining Joinery Colour - Finish	- Material	- Width (mm) Length (mm)	- Height (mm) Depth (mm)	By Contractor Supplier Company - Supplier Email	
	Mirror ENTRY -	Bronze Mirror Product Name Highland Glass Brand	- Product Code Lead time	0 Qty	Bronze Colour - Finish	- Material	- Width (mm) Length (mm)	- Height (mm) Depth (mm)	Highland Glass Supplier Company mossvale@highlandglass.com.au Supplier Email	*Or approved similar. *Refer to drawings for details.

DESIGN WORK COPYRIGHT

This design has been developed for the sole purpose and use of the project address recorded on this document or sample board provided.
This information is not to be used on any other project or development without the approval and written consent of Studio You.

All lead times noted in this schedule are reflective of information provided to Studio & You by suppliers at the noted date of issue. Lead times are subject to regular and unexpected change.
Studio & You take no responsibility and cannot be held accountable for change of lead times or associated changes to product availability.



Whole-of-home



Calculator

Home details		Net equivalent energy usage	
Your Project Name	Unit 2/3 Reynolds St Curtin	Allowance	5.3
State/Territory	ACT	Actual	5.1
NCC Climate zone	7 < Help		
Total Floor area (m ²)	225.7 < Help		
NCC Building classification	1		

Equipment details			
Space heating/cooling		Pools and spas	
If using a heat pump specify rating type >		Seasonal Star Rating (2019)	
↓			
Type	Star Rating (2019)	Pool volume (L)	
Main space conditioning - HEATING	Ducted heat pump < 2.25 < Help	Pool pump star rating	
Type	Star Rating (2019)	Spa volume (L)	
Main space conditioning - COOLING	Ducted heat pump < 2.25 < Help		
Water heating		Photovoltaics	
Main water heater type	Heat pump (standard)	Photovoltaic capacity (kW)	

Notes:

- This calculator automates the NCC whole-of-home energy usage requirements (Part 13.6 of the ABCB Housing Provisions and J3D14 of NCC Volume One).
- For the purposes of this calculator, floor area is measured within the inside face of the external walls of the sole-occupancy unit (SOU) and includes any conditioned attached Class 10a part.

IMPORTANT NOTICE AND DISCLAIMER IN RESPECT OF THIS CALCULATOR:
 By accessing or using this calculator, you agree to the following: The ABCB (as the Commonwealth of Australia acting on behalf of the Commonwealth of Australia, the State of New South Wales, the State of Queensland, the State of Victoria, the State of South Australia, the State of Tasmania, the State of Western Australia, the Australian Capital Territory and the Northern Territory) provides the calculator for general information purposes only. While we make every effort to ensure that information provided is accurate and up to date, such information does in no way constitute the provision of professional advice.
 The ABCB does not provide any warranties in relation to the accuracy, currency, reliability or completeness of any information provided by the ABCB. The ABCB accepts no responsibility or liability for any damage, loss, or expense incurred by you or anyone else that arises out of reliance on any information provided by the ABCB. You should make your own independent inquiries, undertake your own due diligence, and obtain your own independent professional advice prior to relying on, or making any decisions in relation to any information provided by the ABCB.

Nationwide House Energy Rating Scheme® NatHERS® Certificate No. XJBXDGT7X9

Thermal performance
star rating

Generated on 5 May 2026 using FirstRate5: 5.5.5a (3.22)

Property

Address 2, 3 Reynolds St,
Curtin, ACT, 2605
Lot/DP Blk 2 Sect 102
NCC Class* Class 1a
Floor/all Floors
Type New Home

Plans

Main plan Proj 2409 Rev 3 05/05/2026
Prepared by Thursday Architecture

Construction and environment

Assessed floor area [m²]*	Exposure type
Conditioned* 220.9	suburban
Unconditioned* 110.2	NatHERS climate zone
Total 331.1	24 Canberra Airport
Garage 105.4	



Accredited assessor

Name Ian Heddle
Business name Territory Building Consultancy
Email admin@tbconsult.com.au
Phone 0416102679
Accreditation No. 101476
Assessor Accrediting Organisation
ABSA
Declaration of interest No

NCC Requirements

NCC provisions Volume 2
State/Territory variation Yes

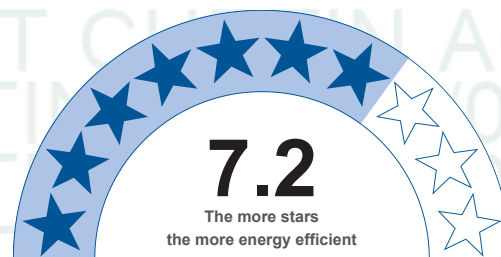
National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME®

116.1 MJ/m²

Predicted annual energy load for heating and cooling based on standard occupancy assumptions.

For more information on your dwelling's rating see:
www.nathers.gov.au

Thermal performance [MJ/m²]

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	94.4	21.7
Load limits	129	34
Features determining load limits		
Floor type (lowest conditioned area)		CSOG
NCC climate zone 1 or 2		N
Outdoor living area		N
Outdoor living area ceiling fan		N

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=XJBXDGT7X9> When using either link, ensure you are visiting www.fr5.com.au.





About the ratings

Thermal performance rating

NatHERS thermal software models the expected heating and cooling energy loads using information about the design, construction, climate and common patterns of household use. The thermal performance rating (shown as a star rating on this Certificate) does not take into account appliances, apart from the airflow impacts from ceiling fans.

Whole of Home performance rating

NatHERS Whole of Home software uses the heating and cooling energy loads combined with the energy performance of the home's appliances (heating, cooling, hot water, lighting, pool/spa pump and onsite renewable energy generation and storage) and models the expected energy value* of the whole home. The Whole of Home performance rating is shown as a score out of 100 on this Certificate.

Heating & Cooling Load Limits

Additional information

In some locations under the NCC NatHERS pathway, separate heating and cooling load limits may apply. Minimum required star ratings in northern parts of Australia may also be affected by the presence or absence of an outdoor living area and/or an outdoor living area ceiling fan. Refer to the ABCB NatHERS heating and cooling load limits Standard 2022 for details or contact the relevant local building regulating authority, noting that State and Territory variations may also apply.

Setting options:

Floor type:

- CSOG – Concrete Slab on Ground
- SF – Suspended Floor (or a mixture of CSOG and SF)
- NA – Not Applicable

NCC climate Zone 1 or 2:

- Yes
- No
- NA – not applicable

Outdoor living area:

- Yes
- No
- NA – not applicable

Outdoor living area ceiling fan:

- Yes
- No
- NA – not applicable

Predicted Whole of Home annual impact by appliance

Shows the contribution each appliance has on the home's annual energy use, greenhouse gas emissions and cost without solar

Energy use:




Greenhouse gas emissions:



Cost:



Graph key:



Predicted onsite renewable energy impact

No Whole of Home performance assessment conducted for this certificate.

*Refer to glossary.



Certificate check

The checklist covers important items impacting the dwelling's ratings. It is recommended that the accuracy of the whole certificate is checked.

Note: The boxes indicate when and who should check each item. It is not mandatory to complete this checklist.

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	
Genuine certificate check					
Does this Certificate match the one available at the web address or QR code verification link on the front page?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the NatHERS certificate number on the NatHERS-stamped plans match the number on this Certificate?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Thermal performance check					
Windows and glazed doors					
Does the window size, opening type and location shown on the NatHERS-stamped plans or as installed match what is shown in 'Window and glazed door schedule' and 'Roof window schedule' tables on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the installed windows meet the substitution tolerances (AFRC* based SHGC* and U-values*) as shown in the 'Window and glazed door type and performance' and 'Roof window type and performance' tables on this Certificate?			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External walls					
Does the external wall bulk insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the External wall type table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the external wall shade (colour) match what is shown in the 'External wall type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor					
Does the floor insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Floor type' table on this certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling penetrations*					
Does the 'quantity' and 'type' of ceiling penetrations* (e.g. downlights, exhaust fans, etc) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling penetrations' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling					
Does the ceiling insulation (R-value) shown on the NatHERS-stamped plans or as installed match what is shown in the 'Ceiling type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof					
Does the external roof shade (colour) on the NatHERS stamped plans or as installed match what is shown in the 'Roof type' table on this Certificate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartment entrance doors (NCC Class 2 assessments only)					
Does the 'External Door Schedule' show apartment entrance doors? Please note that an "external door" between the modelled dwelling and a shared space, such as an enclosed corridor or foyer, should not be included in the assessment (because it overstates the possible ventilation) and would invalidate the Certificate.	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Exposure*					
Has the appropriate exposure type (terrain) (shown on page 1) been applied? For example, it is unlikely that a ground-floor apartment is "exposed" or a top floor high-rise apartment is "protected".	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Heating and cooling load limits*					
Do the load limits settings (shown on page 1) match the values in the ABCB Standard 2022: NATHERS heating and cooling load limits for the appropriate climate zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Refer to glossary.



Certificate check

Continued

	Approval stage		Construction stage		Occupancy/other
	Assessor checked	Consent authority/surveyor checked	Builder checked	Consent authority/surveyor checked	

Additional NCC requirements for thermal performance (not included in the NatHERS assessment)

Thermal bridging

Does the dwelling meet the NCC requirement for thermal bridging?

Insulation installation method

Has the insulation been installed according to the NCC requirements?

Building sealing

Does the dwelling meet the NCC requirements for Building Sealing?

Whole of Home performance check (not applicable if a Whole of Home performance assessment is not conducted)

Appliances

Does the cooling appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the Appliance schedule on this Certificate?

Does the heating appliance/s type, location and efficiency/performance shown on the NatHERS-stamped plans or installed, match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

Does the hot water system type and efficiency/performance shown on the NatHERS-stamped plans or as installed match the location and minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

Does the pool pump efficiency/performance shown on the NatHERS-stamped plans or as installed match the minimum efficiency/performance requirements shown in the 'Appliance schedule' on this Certificate?

Does the onsite renewable energy system type, orientation and system size or generation capacity shown on the NatHERS stamped plans or installed match the 'Onsite Renewable Energy schedule' on this Certificate?

Additional NCC Requirements for Services (not included in the NatHERS assessment)

Does the lighting meet the artificial lighting requirements specified in the NCC?

Does the hot water system meet the additional requirements specified in the NCC?

Provisional values* check

Have provisional values* been used in the assessment and, if so, are they noted in 'Additional notes' table below?

Other NCC requirements

Note: This Certificate only covers the energy efficiency requirements in the NCC. Additional requirements that must also be satisfied include, but are not limited to: condensation, structural and fire safety requirements and any state or territory variations to the NCC energy efficiency requirements.

Additional notes

Timber Frames & Trusses modelled as per Design Documentation.

R6.0 Insulation Batts (excluding Garage) and R1.3 Anti-Condensation Blanket modelled to Ceilings.

Edge Batts have been modelled in line with NatHERS Tech Note (Oct 2024).

Roof colour modelled as 'Monument' (0.73 Solar Absorptance) as per Design Documentation

R2.5 Insulation modelled to External Walls (excluding Garage).

R2.5 Insulation modelled to Internal Walls separating Garage, Wet Areas & Roof Space from Habitable Spaces.

Wall colours modelled as per Design Documentation.

*Refer to glossary.



Basement Floor modelled as Biax Pod Slab.

Ground Floor modelled as Suspended Concrete Slab.

Upper Floor modelled as Suspended Timber Floor.

Biax Pod Slab modelled with Biax Reflective Thermal DPM Film.

R2.5 Under-Slab insulation modelled to Suspended Slab.

R4.0 Insulation modelled to Upper Level Suspended Timber Floor.

Floor Coverings modelled as per Design Documentation.

No recessed luminaires have been modelled, if any are to be installed they must be sealed and IC rated, to allow covering and abutting of building insulation materials.

All Exhaust fans must be sealed in accordance with HP Part 13.4.5.



Room schedule

Room	Zone Type	Area [m ²]
Garage	garage	105.4
Laundry	dayTime	6.3
Lift-B	dayTime	1.5
Stairs-B	dayTime	9.6
Gym	dayTime	14.7
Entry/Hall	dayTime	17.6
Living	living	11.8
Ensuite 4	nightTime	4.7
Lift-G	dayTime	1.5
Bed 4	bedroom	11.6
Powder	dayTime	2.2
Kitchen/Living/Dining	kitchen	65.2
Study/Hall	dayTime	20.8
Hall-U	dayTime	3.6
Bed 1	bedroom	16.4
WIR	nightTime	10.4
Lift-U	dayTime	1.5
Ensuite	nightTime	8.3
Bed 2	bedroom	14.2
Bath	unconditioned	4.8
Bed 3	bedroom	12.4

Window and glazed door type and performance

Default* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
TND-030-03 A	Trend AI Provincial Door DG LightBridge_ClrS0_4-10-4	3.37	0.41	0.39	0.43
TND-017-13 A	Trend AI Sliding Door DG LB_ClrS0_4-10-4	2.88	0.47	0.45	0.49
TND-002-19 A	Trend AI Awning Window DG LightBridge_ClrS0_4-10-4	3.29	0.45	0.43	0.47

*Refer to glossary.



TND-031-05 A	Trend AI Internal offset glazed window DG LightBridge_ClrS0_4-10-4	2.34	0.52	0.49	0.55
--------------	---	------	------	------	------

Window and glazed door *schedule*

Location	Window ID	Window no.	Height [mm]	Width [mm]	Window type	Opening %	Orientation	Window shading device*
Entry/Hall	TND-030-03 A	Entry-D	2400	1000	casement	90.0	NW	No
Living	TND-017-13 A	W11	2400	2700	sliding	60.0	NW	No
Ensuite 4	TND-002-19 A	W10	600	1200	awning	90.0	SW	No
Bed 4	TND-002-19 A	W9	2400	600	awning	60.0	SW	No
Kitchen/Living/-Dining	TND-017-13 A	W8	2400	3100	sliding	60.0	SW	No
Kitchen/Living/-Dining	TND-017-13 A	W7	2400	2800	sliding	60.0	NW	No
Kitchen/Living/-Dining	TND-017-13 A	W6	2400	5620	sliding	60.0	SE	No
Study/Hall	TND-031-05 A	W25	2350	600	fixed	0.0	NW	No
Bed 1	TND-002-19 A	W24	1750	2260	awning	10.0	NW	No
Ensuite	TND-002-19 A	W23	550	1400	awning	90.0	SW	No
Bed 2	TND-002-19 A	W22	1450	1400	awning	10.0	SW	No
Bath	TND-002-19 A	W20	550	1360	awning	90.0	SE	No
Bed 3	TND-002-19 A	W21	1450	1200	awning	10.0	SE	No

Roof window* *type and performance value*

Default* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Custom* roof windows

Window ID	Window description	Maximum U-value*	SHGC*	Substitution tolerance ranges	
				SHGC lower limit	SHGC upper limit
No Data Available					

Roof window* *schedule*

Location	Window ID	Window no.	Opening %	Area [m ²]	Width [mm]	Orientation	Outdoor shade	Indoor shade
No Data Available								

Skylight* *type and performance*

Skylight ID	Skylight description	Skylight shaft reflectance
-------------	----------------------	----------------------------



No Data Available

Skylight* schedule

Location	Skylight ID	Skylight No.	Skylight shaft length [mm]	Area [m ²]	Orientation	Outdoor shade	Diffuser
No Data Available							

External door schedule

Location	Height [mm]	Width [mm]	Opening %	Orientation
Garage	2200	3200	100.0	NW

External wall type

Wall ID	Wall type	Solar absorptance	Wall shade [colour]	Bulk insulation [R-value]	Reflective wall wrap*
1	Dintel - Dintel Wall - Retaining	0.5	Medium		No
2	Dintel - 200 Dintel Wall	0.5	Medium		No
3	Dintel - 200 Dincell Wall Insulated	0.5	Medium	Rockwool batt: R2.5 (R2.5)	No
4	Dintel - Dintel Wall Insulated - Retaining	0.5	Medium	Rockwool batt: R2.5 (R2.5)	No
5	FR5 - Brick Veneer	0.5	Medium	Rockwool batt (k = 0.033) (R2.5)	No
6	Parti Walls - Boral Parti Wall	0.5	Medium	Rockwool batt (k = 0.033) (R2.5); Rockwool batt (k = 0.033) (R2.5)	No
7	FR5 - Metal Clad Framed	0.73	Dark	Rockwool batt (k = 0.033) (R2.5)	No

External wall schedule

Location	Wall ID	Height [mm]	Width [mm]	Orientation	Horizontal shading feature* maximum projection [mm]	Vertical shading feature* (yes/no)
Garage	1	2400	12101	NE	0	No
Garage	2	2400	3800	NW	0	Yes
Garage	1	2400	12101	SW	0	No
Garage	1	2400	8645	SE	0	No
Laundry	3	2400	3406	SW	0	Yes
Stairs-B	4	2400	4493	NE	0	No
Gym	4	2400	4851	NW	0	No
Gym	3	2400	3526	SW	0	Yes
Gym	4	2400	2435	NE	0	No
Entry/Hall	5	3000	1525	NW	0	Yes
Entry/Hall	6	3000	7421	NE	0	No



Living	5	3000	3289	NW	0	No
Living	5	3000	3999	SW	600	Yes
Living	5	3000	616	NE	0	Yes
Ensuite 4	5	3000	2418	SW	604	Yes
Bed 4	5	3000	519	SW	0	Yes
Bed 4	5	3000	499	NW	0	Yes
Bed 4	5	3000	3226	SW	0	Yes
Powder	6	3000	2245	NE	0	No
Kitchen/Living/Dining	5	3000	3281	SW	0	Yes
Kitchen/Living/Dining	5	3000	3242	NW	0	Yes
Kitchen/Living/Dining	5	3000	5492	SW	0	Yes
Kitchen/Living/Dining	5	3000	8651	SE	0	Yes
Kitchen/Living/Dining	6	3000	8775	NE	0	No
Study/Hall	5	2550	1611	NW	0	Yes
Study/Hall	6	2550	6137	NE	0	No
Study/Hall	6	2550	3510	NE	0	No
Hall-U	6	2550	3427	NE	0	No
Bed 1	7	2550	3745	NW	0	No
Bed 1	7	2550	231	NW	0	No
Bed 1	7	2550	122	NW	0	No
Bed 1	7	2550	124	W	0	No
Bed 1	7	2550	147	W	0	No
Bed 1	7	2550	131	W	0	No
Bed 1	7	2550	139	W	0	No
Bed 1	7	2550	179	W	0	No
Bed 1	7	2550	157	W	0	No
Bed 1	7	2550	152	SW	0	No
Bed 1	7	2550	189	SW	0	No
Bed 1	7	2550	3102	SW	0	Yes
Bed 1	5	2550	781	NE	0	Yes
WIR	7	2550	2295	SW	0	Yes
WIR	7	2550	1616	SW	0	Yes
Ensuite	7	2550	2100	SW	0	Yes
Bed 2	7	2550	3644	SW	0	Yes
Bath	7	2550	1496	SE	0	No
Bath	6	2550	3186	NE	0	No
Bed 3	7	2550	3183	SW	0	Yes
Bed 3	7	2550	3882	SE	0	No



Internal wall type

Wall ID	Wall type	Area [m ²]	Bulk insulation
1	FR5 - Internal Plasterboard Stud Wall	24.4	Rockwool batt (k = 0.033) (R2.5)
2	FR5 - Internal Plasterboard Stud Wall	198.3	
3	FR5 - Brick Veneer	8.2	Rockwool batt (k = 0.033) (R2.5)

Floor type

Location	Construction	Area [m ²]	Sub-floor ventilation	Added insulation [R-value]	Covering
Garage	Biax-Cupolex - Biax Pod Slab	18.9	Enclosed	R0.0	none
Garage	Biax-Cupolex - Biax Pod Slab	86.5	Enclosed	R0.0	none
Laundry	Biax-Cupolex - Biax Pod Slab	6.3	Enclosed	R0.0	Tiles
Lift-B	Biax-Cupolex - Biax Pod Slab	1.5	Enclosed	R0.0	none
Stairs-B	Biax-Cupolex - Biax Pod Slab	9.6	Enclosed	R0.0	none
Gym	Biax-Cupolex - Biax Pod Slab	14.2	Enclosed	R0.0	none
Gym	Biax-Cupolex - Biax Pod Slab	0.5	Enclosed	R0.0	none
Entry/Hall	FR5 - 200mm concrete slab	17.6	Enclosed	R2.5	Timber
Living	FR5 - 200mm concrete slab	11.8	Enclosed	R2.5	Timber
Ensuite 4	FR5 - 200mm concrete slab	4.7	Enclosed	R2.5	Tiles
Lift-G	FR5 - 200mm concrete slab	1.5	Enclosed	R2.5	none
Bed 4	FR5 - 200mm concrete slab	11.6	Enclosed	R2.5	Carpet
Powder	FR5 - 200mm concrete slab	2.2	Enclosed	R2.5	Tiles
Kitchen/Living/D-ining	FR5 - 200mm concrete slab	2.6	Enclosed	R2.5	Timber
Kitchen/Living/D-ining	FR5 - 200mm concrete slab	25.2	Enclosed	R2.5	Timber
Kitchen/Living/D-ining	FR5 - 200mm concrete slab	37.4	Enclosed	R2.5	Timber
Study/Hall	FR5 - Timber	20.8	Enclosed	R4.0	Timber
Hall-U	FR5 - Timber	3.6	Enclosed	R4.0	Timber
Bed 1	FR5 - Timber	4.6	Elevated	R4.0	Carpet
Bed 1	FR5 - Timber	11.8	Enclosed	R4.0	Carpet
WIR	FR5 - Timber	2	Elevated	R4.0	Carpet
WIR	FR5 - Timber	0.5	Enclosed	R4.0	Carpet
WIR	FR5 - Timber	7.9	Enclosed	R4.0	Carpet
Lift-U	FR5 - Timber	1.5	Enclosed	R4.0	Timber (Mountain ash)
Ensuite	FR5 - Timber	7.1	Enclosed	R4.0	Tiles



Ensuite	FR5 - Timber	1.1	Enclosed	R4.0	Tiles
Bed 2	FR5 - Timber	2	Enclosed	R4.0	Carpet
Bed 2	FR5 - Timber	12.2	Enclosed	R4.0	Carpet
Bath	FR5 - Timber	4.8	Enclosed	R4.0	Tiles
Bed 3	FR5 - Timber	1.8	Enclosed	R4.0	Carpet
Bed 3	FR5 - Timber	10.6	Enclosed	R4.0	Carpet

Ceiling type

Location	Construction material/type	Bulk insulation R-value [may include edge batt values]	Reflective wrap*
Garage	Plasterboard	R2.5	No
Garage	FR5 - 200mm concrete slab	R2.5	No
Laundry	FR5 - 200mm concrete slab	R2.5	No
Lift-B	FR5 - 200mm concrete slab	R2.5	No
Stairs-B	FR5 - 200mm concrete slab	R2.5	No
Gym	FR5 - 200mm concrete slab	R2.5	No
Entry/Hall	FR5 - Timber	R4.0	No
Living	FR5 - Timber	R4.0	No
Ensuite 4	FR5 - Timber	R4.0	No
Lift-G	FR5 - Timber	R4.0	No
Bed 4	FR5 - Timber	R4.0	No
Powder	FR5 - Timber	R4.0	No
Kitchen/Living/D-ining	Plasterboard	R3.0	Yes
Kitchen/Living/D-ining	Plasterboard	R6.0	Yes
Kitchen/Living/D-ining	FR5 - Timber	R4.0	No
Study/Hall	Plasterboard	R6.0	Yes
Hall-U	Plasterboard	R6.0	Yes
Bed 1	Plasterboard	R3.0	Yes
Bed 1	Plasterboard	R6.0	Yes
WIR	Plasterboard	R3.0	Yes
WIR	Plasterboard	R6.0	Yes
Lift-U	Plasterboard	R6.0	Yes
Ensuite	Plasterboard	R6.0	Yes
Ensuite	Plasterboard	R3.0	Yes
Bed 2	Plasterboard	R3.0	Yes
Bed 2	Plasterboard	R6.0	Yes

*Refer to glossary.



Bath	Plasterboard	R6.0	Yes
Bed 3	Plasterboard	R3.0	Yes
Bed 3	Plasterboard	R6.0	Yes

Ceiling penetrations*

Location	Quantity	Type	Height [mm]	Width [mm]	Sealed/unsealed
Laundry	1	Exhaust Fans	250	250	Sealed
Ensuite 4	1	Exhaust Fans	250	250	Sealed
Powder	1	Exhaust Fans	250	250	Sealed
Kitchen/Living/Dining	1	Exhaust Fans	250	250	Sealed

Ceiling fans

Location	Quantity	Diameter [mm]
No Data Available		

Roof type

Construction	Added insulation [R-value]	Solar absorptance	Roof shade [colour]
Slab:Slab - Suspended Slab : 200mm: 200mm Suspended Slab	0.0	0.5	Medium
Cont:Attic-Continuous	1.3	0.73	Dark

Thermal bridging *schedule for steel frame elements*

Building element	Steel section dimensions [height x width, mm]	Frame spacing [mm]	Steel thickness [BMT,mm]	Thermal break [R-value]
No Data Available				

Appliance schedule

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

Note: A flat assumption of 5W/m² is used for lighting, therefore lighting is not included in the appliance schedule.

Cooling system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Heating system

Appliance/ system type	Location	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.				

Hot water system



Appliance/ system type	Fuel type	Minimum efficiency/ performance	Hot Water CER Zone	Zone 3 STC	Assessed daily load
No Whole of Home performance assessment conducted for this certificate.					

Pool/spa equipment

Appliance/ system type	Fuel type	Minimum efficiency/ performance	Recommended capacity
No Whole of Home performance assessment conducted for this certificate.			

Onsite renewable energy *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Orientation	System size or generation capacity
No Whole of Home performance assessment conducted for this certificate.		

Battery *schedule*

(not applicable if a Whole of Home performance assessment is not conducted for this certificate)

System type	Size [battery storage capacity]
No Whole of Home performance assessment conducted for this certificate.	



Explanatory Notes

About this report

NatHERS ratings are a reliable guide for comparing different dwelling designs and to demonstrate that designs meet the energy efficiency requirements in the National Construction Code.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the heating and cooling energy loads and energy value* of the whole home. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy generation and storage to estimate the homes energy value*.

The actual energy loads, cost and greenhouse gas emissions of a home may vary from that predicted. This is because the assumptions will not always match the actual occupant usage patterns. For example, the number of occupants and how people use their appliances will vary. Energy efficient homes use less energy, are warmer on cool days, cooler on hot days and cost less to run.

Accredited assessors

For quality assured NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in the certificate is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy load, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor using the NatHERS accredited software tool are presented in this report and further details or data files may be obtained from the assessor.

Glossary

Annual energy load	the predicted amount of energy required for heating and cooling, based on standard occupancy assumptions.
AFRC	Australian Fenestration Rating Council
Assessed floor area	the floor area modelled in the software for the purpose of the NatHERS assessment. Note, this may not be consistent with the floor area in the design documents.
Ceiling penetrations	features that require a penetration to the ceiling, including downlights, vents, exhaust fans, range hoods, chimneys and flues. Excludes fixtures attached to the ceiling with small holes through the ceiling for wiring, e.g. ceiling fans; pendant lights, and heating and cooling ducts.
Conditioned	a zone within a dwelling that is expected to require heating and cooling based on standard occupancy assumptions. In some circumstances it will include garages.
COP	Coefficient of performance
Custom windows	windows listed in NatHERS software that are available on the market in Australia and have a WERS (Window Energy Rating Scheme) rating.
Default windows	windows that are representative of a specific type of window product and whose properties have been derived by statistical methods.
EER	Energy Efficiency Ratio, measure of how much cooling can be achieved by an air conditioner for a single kWh of electricity input
Energy use	This is your homes rating without solar or batteries.
Energy value	The net cost to society including, but not limited to, costs to the building user, the environment and energy networks (as defined in the ABCB Housing Provisions Standard).
Entrance door	these signify ventilation benefits in the modelling software and must not be modelled as a door when opening to a minimally ventilated corridor in a Class 2 building.
Exposure category – exposed	terrain with no obstructions e.g. flat grazing land, ocean-frontage, desert, exposed high-rise unit (usually above 10 floors).
Exposure category – open	terrain with few obstructions at a similar height e.g. grasslands with few well scattered obstructions below 10m, farmland with scattered sheds, lightly vegetated bush blocks, elevated units (e.g. above 3 floors).
Exposure category – suburban	terrain with numerous, closely spaced obstructions below 10m e.g. suburban housing, heavily vegetated bushland areas.
Exposure category – protected	terrain with numerous, closely spaced obstructions over 10 m e.g. city and industrial areas.
Horizontal shading feature	provides shading to the building in the horizontal plane, e.g. eaves, verandahs, pergolas, carports, or overhangs or balconies from upper levels.
National Construction Code (NCC) Class	the NCC groups buildings by their function and use, and assigns a classification code. NatHERS software models NCC Class 1, 2 or 4 buildings and attached Class 10a buildings. Definitions can be found at www.abcb.gov.au .
Net zero home	a home that achieves a net zero energy value*.
Opening percentage	the openability percentage or operable (moveable) area of doors or windows that is used in ventilation calculations.
Provisional value	an assumed value that does not represent an actual value. For example, if the wall colour is unspecified in the documentation, a provisional value of 'medium' must be modelled. Acceptable provisional values are outlined in the NatHERS Technical Note and can be found at www.nathers.gov.au
Recommended capacity	this is the capacity or size of equipment that is recommended by NatHERS to achieve the desired comfort conditions in the zone or zones serviced. This is a recommendation and the final selection sizing should be confirmed by a suitably qualified person.
Reflective wrap (also known as foil)	is applied to walls, roofs and ceilings. When combined with an appropriate air gap and emissivity value, it provides insulative properties.
Roof window	for NatHERS this is typically an operable window (i.e. can be opened), will have a plaster or similar light well if there is an attic space, and generally does not have a diffuser.
Shading features	includes neighbouring buildings, fences, and wing walls, but excludes eaves.
Solar heat gain coefficient (SHGC)	the fraction of incident solar radiation admitted through a window, both directly transmitted as well as absorbed and subsequently released inward. SHGC is expressed as a number between 0 and 1. The lower a window's SHGC, the less solar heat it transmits.
Skylight (also known as roof lights)	for NatHERS this is typically a moulded unit with flexible reflective tubing (light well) and a diffuser at ceiling level.

*Refer to glossary.



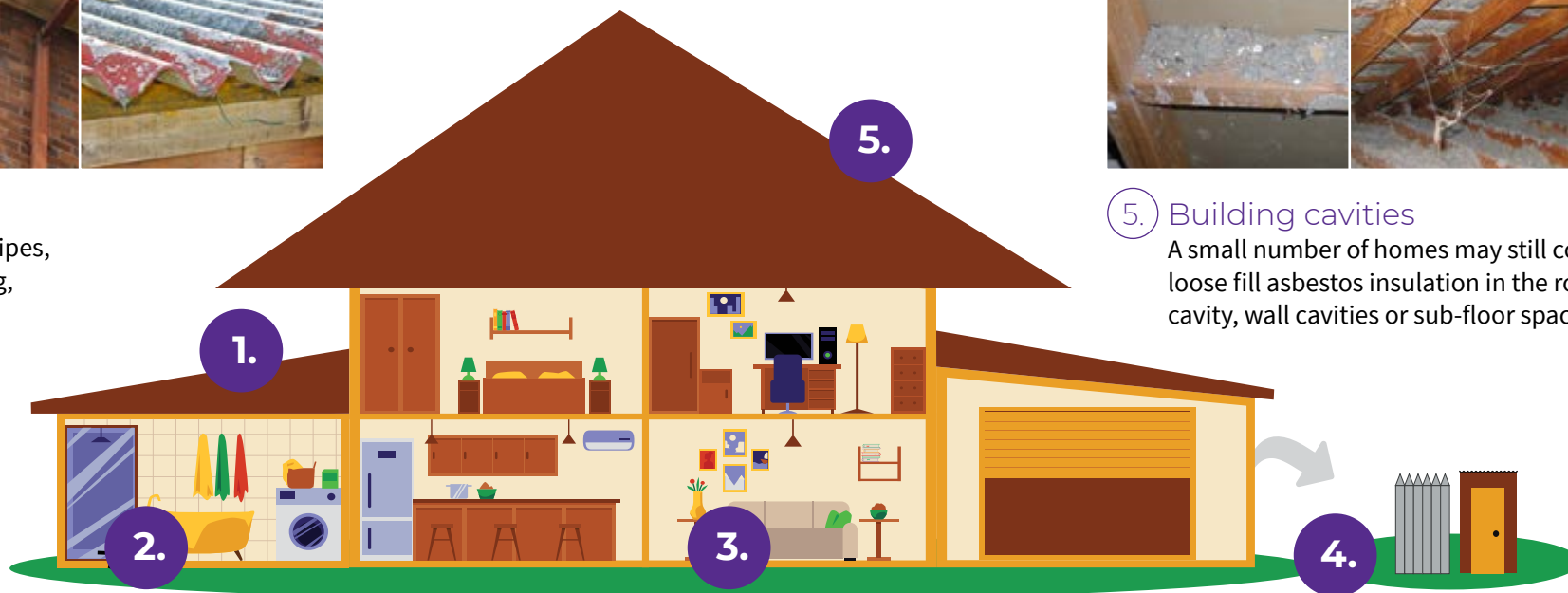
STCs	Small-scale Technology Certificates, certificates created by the REC registry for renewable energy technologies that may be bought and sold as part of the Small-scale Renewable Energy Scheme operated by the Clean Energy Regulatory
Thermal breaks	are materials with an R-value greater than or equal to 0.2 that must separate the metal frame from the cladding. This includes, but is not limited to, materials such as timber battens greater than or equal to 20mm thick, continuous thermal breaks such as polystyrene insulation sheeting, plastic strips or furring channels.
U-value	the rate of heat transfer through a window. The lower the U-value, the better the insulating ability.
Unconditioned	a zone within a dwelling that is assumed to not require heating and cooling based on standard occupancy assumptions.
Vertical shading features	provides shading to the building in the vertical plane and can be parallel or perpendicular to the subject wall/window. Includes privacy screens, other walls in the building (wing walls), fences, other buildings, vegetation (protected or listed heritage trees).
Window shading device	a device fixed to windows that provides shading e.g. window awnings or screens but excludes horizontal* or vertical shading features* (eg eaves and balconies)

If a home was built before 1990 it may contain dangerous asbestos material

Identify where asbestos materials might be. Five common places are:



1. Exterior
roof sheeting, gutters, downpipes,
ridge capping, eaves, cladding,
electrical switchboards



5. Building cavities
A small number of homes may still contain
loose fill asbestos insulation in the roof
cavity, wall cavities or sub-floor space



2. Wet areas - bathroom, laundry and kitchen
wall and ceiling panels, vinyl floor tiles, backing for wall tiles
and splashbacks, hot water pipe insulation



3. Internal areas
wall and ceiling panels, carpet underlay,
textured paints, insulation in domestic
heaters



4. Backyard
fences, sheds, garages, carports, dog kennels, buried or
dumped waste, letterboxes, swimming pools

If a home was built before 1990 it may contain dangerous asbestos material

Assess the risk

A licensed asbestos assessor can help identify asbestos in your home and its condition.

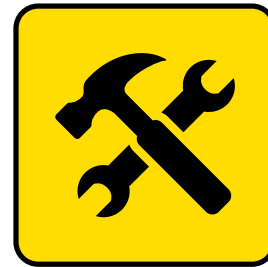
Asbestos materials become dangerous when:



Broken or in poor
condition



Damaged
accidentally



Disturbed during
renovation or repairs



Loose fill asbestos
insulation



Manage asbestos safely

- Monitor the condition of asbestos in your home
- Inform tradespeople of locations of asbestos in your home
- Avoid disturbing or damaging asbestos if working on your home
- Engage a licensed asbestos removalist to remove asbestos

If you suspect your home contains loose fill asbestos insulation, contact Access Canberra.