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CONTRACT FOR SALE OF LAND OR STRATA TITLE BY OFFER AND ACCEPTANCE

Barr and Standley
REAL ESTATE

Licensee - Barr and Standley Pty Ltd
T/as Barr and Standley
ABN: 55 651 170 731
Licensed Real Estate and Business Agents
PO Box 368, 19 Stirling Street, Bunbury WA 6230
Telephone: (08) 9721 1144
Email: sales@barrandstandley.com.au

As Agent for the Seller
THE BUYER (FULL NAME AND ADDRESS) CRAIG BRIAN MARSH AND LEAH HELEN JOAN SMITH
8 KARDIL STREET, DALYELLUP WA 6230

OFFERS TO PURCHASE (as joint tenants/tenants in common specifying the undivided shares) the Land and Property Chattels set out in the Schedule ("the Property") with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and the Special Conditions.

SCHEDULE

The property at:
6 CINGALESE CLOSE, CAREY PARK WA 6230

Lot 134 Survey/Strata/Plan/Diagram/Deposited Plan 12253 Whole/Part Vol. 1489 Folio 508

A deposit of $~~10,000~~ 0 of which $0 is paid now and $~~10,000~~ 0 to be paid within 7 days of acceptance

to be held by BARR AND STANDLEY TRUST ACCOUNT
(the Deposit Holder"). The balance of the Purchase Price shall be paid on the Settlement Date.

Purchase Price $640,000

Settlement Date WITHIN 21 DAYS OF FINANCE APPROVAL

Property Chattels including all fixtures and fittings, ~~plant and equipment~~ and LIGHT FITTINGS, FLOOR COVERINGS & WINDOW TREATMENTS

GST WITHHOLDING

1. Is this contract concerning the taxable supply of new residential premises or potential residential land as defined in the GST Act? ☐ YES ☐ NO
2. If NO is ticked or no box is ticked (in which case the answer is deemed to be NO), then the Buyer is not required to make a payment under section 14-250 of the Taxation Administration Act1953 (Cth). 3. If YES is ticked, then the 'GST Withholding Annexure' should be attached to this Contract.

FINANCE CLAUSE IS APPLICABLE

LENDER:
LATEST TIME - 4pm on: WITHIN 21 DAYS OF ACCEPTANCE
AMOUNT OF LOAN:
SIGNATURE OF BUYER:

FINANCE CLAUSE IS NOT APPLICABLE

Signature of the Buyer if the Finance Clause IS NOT applicable:

SPECIAL CONDITIONS

1. The shareholders of Barr & Standley Pty Ltd, Jaymal Pty Ltd and the Standley Group Pty Ltd, hold shares in Quest Conveyancing and may receive a financial benefit from the appointment of Quest Conveyancing as settlement agent for any party to this Contract. The financial benefit which Jaymal Pty Ltd and The Standley Group Pty Ltd may receive from such relationship has the potential of producing conflict between the interest of Barr and Standley as Agent andthe interest of the parties to this Contract, which potential conflict is acknowledged by the parties to this Contract signing this special condition.

Buyer Brendan Coyne As agent for the Housing Authority 12/8/26 As agent for the Housing Authority Seller (delete as applicable).

2. The Buyer/s Have Sighted A Copy Of The Certificate Of Title
3. Annexure A & B Forms Part Of This Contract
4. Annexure C Forms Part Of This Contract.

NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES

CONDITIONS

1. SUBJECT TO FINANCE

If the Buyer signs the "Finance Clause is not Applicable" box in the Schedule then this Clause 1 does not apply to the Contract.

If any information is completed in or the Buyer signs the "Finance Clause is Applicable" box in the Schedule then this Clause 1 applies to the Contract.

1.1 Buyer's Obligation to Apply for Finance and Give Notice to the Seller

(a) The Buyer must:
  (1) immediately after the Contract Date make an application for Finance Approval to the Lender using, if required by the Lender, the Property as security; and
  (2) use all best endeavours in good faith to obtain Finance Approval.

(b) If the Buyer does not comply with Clause 1.1(a) or 1.1(c)(1) then the Contract will not come to an end under Clause 1.2 and the Buyer may not terminate the Contract under Clause 1.3. The rights of the Seller under this Clause 1.1 will not be affected if the Buyer does not comply with Clause 1.1.

(c) The Buyer must immediately give to the Seller or Seller Agent:
  (1) an Approval Notice if the Buyer obtains Finance Approval; or
  (2) a Non Approval Notice if Finance Approval is rejected at any time while the Contract is in force and effect.

1.2 No Finance Approval by the Latest Time: Non Approval Notice Given

This Contract will come to an end without further action by either Party if on or before the Latest Time:
(a) written Finance Approval has not been obtained; and
(b) the Buyer gives a Non Approval Notice to the Seller or Seller Agent.

1.3 No Finance Approval by the Latest Time: No Notice Given

If by the Latest Time:
(a) the Buyer has not given an Approval Notice to the Seller or Seller Agent; and
(b) the Buyer has not given a Non Approval Notice to the Seller or Seller Agent;
then this Contract will be in full force and effect unless and until either the Seller gives written Notice of Termination to the Buyer or the Buyer terminates this Contract by giving a Non Approval Notice to the Seller or Seller Agent.

1.4 Finance Approval: Approval Notice Given

If by the Latest Time, or if Clause 1.5 applies, before the Contract is terminated:
(a) written Finance Approval has been obtained; and
(b) the Buyer has given an Approval Notice to the Seller or Seller Agent;
then this Clause 1 is satisfied and this Contract is in full force and effect.

1.5 Notice Not Given by The Latest Time: Seller's Right to Terminate

If by the Latest Time the Buyer has not given an Approval Notice or a Non Approval Notice to the Seller or Seller Agent then at any time until an Approval Notice is given, the Seller may terminate this Contract by written Notice to the Buyer.

1.6 Buyer must Keep Seller Informed: Evidence

(a) If requested in writing by the Seller or Seller Agent the Buyer must advise the Seller or Seller Agent of:
  (1) the progress of the Finance Application; and
  (2) provide evidence in writing of the making of a Finance Application, in accordance with Clause 1.1(a) and of any loan offer made, or any rejection; and
  (3) if applicable the reasons for the Buyer not accepting any loan offer.

(b) If the Buyer does not comply with the request within 2 Business Days then the Buyer authorises the Seller or Seller Agent to obtain from the Lender the information referred to in Clause 1.6(a).

1.7 Right To Terminate

If a Party has the right to terminate under this Clause 1, then:
(a) termination must be effected by written Notice to the other Party;
(b) Clauses 23 and 24 of the 2022 General Conditions do not apply to the right to terminate;
(c) upon termination the Deposit and any other monies paid by the Buyer must be repaid to the Buyer;
(d) upon termination neither Party will have any action or claim against the other for breach of this Contract, except for a breach of Clause 1.1 by the Buyer.

1.8 Waiver

The Buyer may waive this Clause 1 by giving written Notice to the Seller or Seller Agent at any time before the Latest Time, or if Clause 1.5 applies, before the Contract is terminated. If waived this clause is deemed satisfied.

1.9 Definitions

In this Clause:

Amount of Loan means either the amount referred to in the Schedule or any lesser amount of finance referred to in the Finance Application. If the amount referred to in the Schedule is blank, then the amount will be an amount equivalent to the Purchase Price.

Approval Notice means a Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that Finance Approval has been obtained.

Finance Application means an application made by or on behalf of the Buyer to the Lender to lend any monies payable under the Contract.

Finance Approval means:
(a) a written approval by the Lender of the Finance Application or a written offer to lend or a written notification of an intention to offer to lend made by the Lender; and
(b) for the Amount of Loan; and
(c) which is unconditional or subject to terms and conditions:
  (1) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or
  (2) which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purpose of this definition; or
  (3) which, if the condition is other than as referred to in paragraphs (1) and (2) above includes:
    (i) an acceptable valuation of any property;
    (ii) attaining a particular loan to value ratio;
    (iii) the sale of another property; or
    (iv) the obtaining of mortgage insurance;
  and has in fact been satisfied.

Latest Time means:
(a) the time and date referred to in the Schedule; or
(b) if no date is nominated in the Schedule, then 15 Business Days after the Contact Date.

Lender means:
(a) the lender or mortgage broker nominated in the Schedule; or
(b) if the Buyer makes a finance application to, or if no lender is nominated in the Schedule then, any bank, building society, credit union or other institution which makes loans and in each case is carrying on business in Western Australia or a mortgage broker carrying on business in Western Australia.

Non Approval Notice means a Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that Finance Approval has been rejected or has not been obtained.

2. Acceptance of this offer will be sufficiently communicated to the Buyer if verbal or written notification is given by the Seller or Seller's Agent to the Buyer that the acceptance has been signed by the Seller.
3. The 2022 General Conditions are incorporated into this Contract so far as they are not varied by or inconsistent with the Conditions or Special Conditions of this Contract.
4. If GST is applicable to this transaction then the relevant GST provision should be outlined in the Special Conditions or in an attached GST Annexure, which forms part of this Contract.

BUYER (If a corporation, then the Buyer executes this Contract pursuant to its Constitution.)

Signature ..... Signed by: [signature] Signature ..... DocuSigned by: [signature]

Date 10/8/2026 / / Date 10/8/2026 / /

SELLER (FULL NAME AND ADDRESS) ACCEPTS the Buyer's offer .....

BRENDAN JAMES COYNE OF 6 CINGALESE CLOSE, CAREY PARK WA 6230 WITH 64/100 SHARE

HOUSING AUTHORITY OF 5 NEWMAN COURT, FREMANTLE WA 6160 WITH 36/100

(If a corporation, then the Seller executes this Contract pursuant to its Constitution.)

Signature ..... Signed by: Brendan Coyne Signature ..... As agent for the Housing Authority

Date 6/8/2026 / / Date 12 / 08 / 26

RECEIPT OF DOCUMENTS

The Buyer acknowledges receipt of the following documents:

1. This offer and acceptance
2. Strata disclosure & attachments (if strata)
3. 2022 General Conditions
4.

Signature ..... Signed by: [signature] Signature ..... DocuSigned by: [signature]

RECEIPT OF DOCUMENTS

The Seller acknowledges receipt of the following documents:

1. This offer and acceptance
2. 2022 General Conditions
3. As agent for the Housing Authority

Signature ..... Signed by: Brendan Coyne Signature 12-08-26

CONVEYANCER The Parties nominate their Representative below to act on their behalf and consent to Notices being served to that Representative's email address.

	BUYER'S REPRESENTATIVE	SELLER'S REPRESENTATIVE
Name		
Signature	Signed by: [signature] DocuSigned by: [signature]	Signed by: Brendan Coyne 12-08-26 As agent for the Housing Authority

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Annexure 'A'

Working Conditions & Termite Activity Report

Buyers: CRAIG BRIAN MARSH AND LEAH HELEN JOAN SMITH

Sellers: BRENDAN JAMES COYNE & HOUSING AUTHORITY

Property: 6 CINGALESE CLOSE, CAREY PARK WA 6230

1. Termite Activity Report: This contract is conditional on a report being obtained by the Buyer and at the expense of the Buyer, from a licensed Pest Control Operator, holding professional indemnity and public liability/general insurance, stating that the dwelling/principal place of residence is free from current termite activity and or damage from past termite activity. This report is to be obtained and provided to the Seller or Sellers Agent within fourteen days (14) days of Acceptance OR of Finance Approval being satisfied OR within fourteen days (14) of Subject to Sale property having finance approved whichever is applicable. Should the report disclose current termite activity, and or damage from past termite activity, then this report is to be provided to the Seller immediately. Should the Seller be unable or unwilling to rectify, remedy, or repair any damage and or eradicate all current activity within fourteen (14) days, then the buyer may, at their option, terminate this contract by giving notice of their intention to do so, to the Seller or the Sellers Agent within 48 hours of receiving the Seller's advice. All monies paid shall be refunded to the Buyer without deduction.

2. Electrical, Gas & Plumbing: The Seller warrants that all electrical appliances, power points and lights are in working order, (excluding oven lights, stove & oven igniters) at settlement. All gas, plumbing fixtures and fittings including bore pump, swimming pool and spa fittings shall be in good working order at the pre settlement inspection. Where reticulation is installed, it is to be operational at settlement excluding faulty or blocked sprinkler heads and sprayers. At settlement should any repairs be required to meet this condition, and have not been affected, the Seller authorises the estimated costs of these repairs to be deducted from their settlement proceeds. If the Buyer does not carry out this pre settlement inspection, they shall be deemed to have waived the benefit of this clause.

3. Supply Keys: The Seller shall provide at least 1 front door key & security door key for the property, and 1 garage remote control for garage doors at settlement.

4. Rubbish Bins: The yellow recycling bin will stay with the property and it is agreed that the green wheeled rubbish bin is included in the sale of the property.

5. RCDs & Hard Wired Smoke Alarms: The seller acknowledges that legislative regulations exist which require that at settlement of the property, the property be fitted with the necessary Hard Wired Smoke Alarms and Residual Currency Devices. If not already in place the Seller is to ensure that the property complies with these regulations by settlement.

6. Wall Mounted Brackets: Should the property have TV or speaker brackets installed and not be remaining at settlement, then the Seller agrees to repair such holes and repaint the affected area.

7. Items Included/Not Included in sale:

8. Lease Agreement Details: Rent per week: Lease Expiry Date:

Should any conditions not form part of the contract it is to be deleted by having a line marked through the condition and accompanied by initials from all parties to the contract.

Buyer Signature: Signed by: [signature] **Buyer Signature:** DocuSigned by: [signature] **Date** 10/8/2026

Seller Signature: Signed by: Brendan Coyne **Seller Signature:** [signature] **Date** 6/8/2026

12-08-26

As agent for the Housing Authority

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Annexure 'B'

Australian standard pre-purchase structural inspection condition

Buyers: CRAIG BRIAN MARSH AND LEAH HELEN JOAN SMITH

Sellers: BRENDAN JAMES COYNE & HOUSING AUTHORITY

Property: 6 CINGALESE CLOSE, CAREY PARK WA 6230

1. This Contract is conditional upon the Buyer at their expense receiving a written report within 14 days of finance approval, subject sale property having finance approved or contract date, whichever is the later, that provides an assessment of any Major Structural Defects of the Residential Building and providing a copy to the seller as soon as possible.

2. If the Buyer and Seller do not receive the Report before the Date in clause 1, then the Buyer will be deemed to have waived the benefit of this condition. Time is of the essence.

3. If the Report identifies Major Structural Defects to the Property's residential building or any structure attached to it, (including patios and carports but does not include sheds or workshops), the Buyer may at any time within three (3) Business Days after the Date serve a Major Structural Defects Notice on the Seller giving the Seller five (5) Business Days to agree to remedy the Major Structural Defects.

4.1 If the Seller elects in writing to remedy the Major Structural Defects then Settlement will be delayed until the later of: (a) three (3) Business Days after the Seller's Works are practically completed and (b) the Settlement Date.

4.2 The Seller must undertake the Work expeditiously and in a good and workmanlike manner and provide evidence to the buyer of completion of the Work.

4.3 If, prior to the Seller commencing the Work, the Seller and Buyer wish to agree and do agree an amount to be paid by the Seller to the Buyer then that amount will be deducted from the Purchase Price at Settlement and the Seller will not undertake the Work.

5. If the Seller does not agree to remedy the Major Structural Defects within five (5) Business Days from when the Major Structural Defects Notice was served then the Buyer may at any time within Five (5) Business Days after that period, give notice in writing terminating the Contract and the Deposit and other monies paid will be repaid to the Buyer.

6. If the Buyer does not terminate the Contract pursuant to condition 5, then this condition ceases to apply and the Contract continues unaffected by this condition.

7. In this condition:

7.1 "Date" means the Date will be fourteen (14) Days from the Contract Date or the agreed Latest Time for Finance Approval (if any), whichever is the later.

7.2 "Report" means a report performed in accordance with the Standard by a Consultant. It is not a special purpose report, nor an all- encompassing report dealing with every aspect of the Property. The Report should only be a reasonable attempt to identify Structural Defects to the residential building structure. The presence of defects will only be relevant when defects are a Structural Defect.

7.3 "Consultant" means an independent person, partnership or company qualified and experienced in undertaking pre-purchase property inspections to ascertain Major Structural Defects.

7.4 "Standard" means Australian Standard AS 4349-2007 (as amended from time to time) Inspections of buildings Part 1: Pre-purchase inspections - Residential buildings).

7.5 "Major Structural Defects" means a fault or deviation from the intended structural performance of a building element and is a major defect to the building structure of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility, or further deterioration of the building structure. Major Structural Defects do not include any non-structural element, e.g., roof plumbing, roof covering, general gas, water and sanitary plumbing, electrical wiring, partition walls, cabinetry, windows, doors, trims, fencing, minor structures, non-structural damp issues, ceiling linings, floor coverings, decorative finishes such as plastering, painting, tiling etc, general maintenance, or spalling of masonry, fretting or mortar rusting.

7.6 "Major Structural Defects Notice" means a Notice in writing to the Seller to provide the Seller with the opportunity to agree to rectify the Major Structural Defects.

7.7 "Work" means the work required to rectify the Major Structural Defects.

7.8 Words not defined in this condition have the same meaning as defined in the Standard or the 2022 General Conditions.

Buyers: Signed by: _____ **Buyers:** DocuSigned by: _____ **Date:** 10/8/2026

Sellers: Signed by: Brendan Coyne _____ **Sellers:** _____ **Date:** 6/8/2026 12-08-26

As agent for the Housing Authority

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ANNEXURE 'C'
ELECTRICAL SAFETY CERTIFICATE

1. This Contract is subject to and conditional upon the Seller (not being the Housing Authority), at their expense, providing to the Housing Authority an original certificate from a licensed electrician warranting that residual current devices have been installed in the Property in conformance with Electricity Regulations 1947 and smoke alarms have been installed in the Property in conformance with Building Regulations 2012 (the **Certificate**).

2. The Certificate must be provided at least seven (7) days prior to the Settlement Date and must not be dated more than 12 months prior to the Settlement Date.

3. If the conditions in clauses 1 and 2 are not satisfied in the timeframe specified in clause 2, then this Contract comes to an end, the Seller must refund the Deposit to the Buyer and neither party has any rights against the other in relation to this Contract.

4. Clause 25.2 of the 2018 General Conditions does not apply to the special conditions in this Annexure. In the event of any inconsistency between the special conditions in this Annexure, the 2018 General Conditions and any other condition in the Contract, the special conditions in this Annexure will prevail to the extent of the inconsistency.

BUYER/S

Signature: DocuSigned by: C203C680E63E40E... Dated: 11/8/2026

Signature: Signed by: B3DB7859701747... Dated: 11/8/2026

SELLER/S

Signature: Signed by: F5627078D2F44F6... Dated: 11/8/2026

Signature: _____ Dated: _____

Signature: _____ Dated: 12-08-26

HOUSING AUTHORITY As agent for the Housing Authority