



OCEAN MIA ON THE BOULEVARD SEASIDE PRECINCT Release 1

PRICE LIST

Lot No	Area m ²	Price	Status
Lot 503 Alba Lane	239m ²	\$595,000	SOLD
Lot 506 Alba Lane	238m ²	\$650,000	SOLD
Lot 507 Alba Lane	286m ²	\$650,000	SOLD
Lot 520 Gali Lane	311m ²	\$745,000	SOLD
Lot 525 Gali Lane	402m ²	\$899,000	SOLD
Lot 533 Omaroo Tce	371m ²	\$890,000	
Lot 537 Omaroo Tce	414m ²	\$899,000	

Prices are subject to change without notice. Areas and Dimensions are subject to final survey.



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DISCLAIMER: All lot dimensions and areas are subject to final survey. Prices, availability and incentives subject to change without notice. Whilst every care has been taken with the preparation of these particulars which are believed to be correct, they are in no way warranted by the selling agent or our client in whole or in part and should not be constructed as forming part of any contract. Any intending purchasers are advised to make enquiries as they deem necessary to satisfy themselves on all matters in this respect.

**SUMMARY OF PARTICULARS, CONTRACT
AND CONDITIONS OF SALE BY PRIVATE TREATY
OCEAN MIA, CITY BEACH**

The following is a brief summary of the terms and conditions for sale by Private Treaty for the purchase of lots in the Ocean Mia development in City Beach.

This is a summary only and each prospective Buyer should carefully read and seek any advice that the buyer thinks necessary in relation to the Particulars Contract and Conditions of Sale which comprise the Contract.

1. A payment of \$50,000 must be paid within 7 days of acceptance.
2. The balance of the purchase price is payable on the Settlement Date being 30 days from the Contract Date or 21 days from the date of finance approval.
3. The purchase price includes GST and any GST payable by the Seller will be calculated by applying the margin scheme.
4. The conditions in the Joint Form of General Conditions for the Sale of Land 2002 Revision apply to the Contract, except as expressly excluded or amended in the Conditions of Sale.
5. A Buyer should make his or her own enquiries, appraisal and assessment in relation to the lot he or she seeks to purchase.
6. The lots are sold subject to the encumbrances referred to in the Conditions of Sale.
7. The Buyer warrants in the Conditions of Sale that any approval or statement required by foreign investment laws has been obtained and details submitted to the Seller.
8. In relation to construction on a lot, the Buyer is required to comply with the Town of Cambridge Town Planning Scheme No.1, the Planning Policies established by the Seller and the Ocean Mia Design Guidelines. The Conditions of Sale require the Buyer to engage in an approval process involving applying for and obtaining development approval and a building licence within specified time frames.
9. The Buyer is required to complete all construction on a lot within 42 months of the Settlement Date.
10. The Buyer must not sell, transfer or part with possession of a lot before completion of construction other than with the approval of the Seller.
11. The Buyer must not mortgage, charge or encumber a lot unless the Buyer is not in breach of the Conditions of Sale and the lender first executes a deed of covenant with the Seller pursuant to which the lender agrees to be bound by provisions mentioned in the Conditions of Sale.
12. If there is any breach by the Buyer of terms, covenants and conditions in the Conditions of Sale, and in particular in the Buyer fails to complete construction on a lot within 42 months of the Settlement Date, the Seller has an option to re-purchase the lot.
13. The Seller is entitled to lodge an absolute caveat or caveats on the title to a lot in respect of the Buyer's obligations under the Conditions of Sale and in respect of the Seller's option to re-purchase the lot.