



Conjunction Agreement

Property Address	Rosemill @ St Ives 12-16 Shinfield Avenue, St Ives NSW 2075
Date of Agreement	
Listing Agent	
Name	Property Source Group Pty Ltd ATF Property Source Trust T/A Stone - Project Marketing
License Number	10081576
ABN	19310243653
Contact	Marshall Cobb
Conjunction Agent	
Name	
Trading as	
Address	
License Number	
ASIC/ABN	
Vendor	
Vendor's Name	Lane Cove Developments Pty Ltd ABN 603 016 637
Property Address	12-16 Shinfield Avenue, St Ives NSW 2075
Selling Price	As per prevailing Price List
Commission Payable to Conjunction Agent (Incl GST)	Total commission is 2.2% (inclusive of GST) of sale price. 100% is payable upon settlement of contracts.

Signed by an Authorised Officer
of the Conjunction Agent

Signed by an Authorised Officer
of the Listing Agent

.....
Name:
Date:

.....
Marshall Cobb
Date:



Section 34(1) Property Stock & Business Agent Act 2002

Terms of the Agreement

1. Total commission payable in respect of the sale of the Property will be paid in the percentages stated above.
2. The Conjunction Agent agrees that all negotiations, offers to purchase and other communications required to be made in relation to the sale of the Property must be made via the Listing Agent, and acknowledges that the Listing Agent is the nominated agent on the contract for sale of the Property.
3. The Conjunction Agent agrees that the deposit funds will be held by the Listing Agent in their trust account, and any funds transferred to the Conjunction Agent by their Purchasers will be immediately transferred to the Listing Agents Trust Account.
4. Listing Agent agrees to pay the Conjunction Agent their commission entitlement within 30 days of its receipt from the Vendor.
5. The Conjunction Agent agrees to refund the exchange commission that they received should the property not proceed to settlement.
6. The Listing Agent and the Conjunction Agent will comply with the Privacy Act 1988 and any additional privacy policies of the Listing Agent as may be notified from time to time.
7. The Conjunction Agent will not make this property available via any publicly searchable internet site, print media or any other advertising medium.
8. The Conjunction Agent will provide a copy of its Real Estate License with this executed Agency.
9. The Conjunction Agent warrants that all purchasers have been introduced to the property by an Agent holding a current Real Estate License.
10. The Conjunction Agent will not enter into any further conjunction agreements without the prior approval of the Listing Agent.
11. This Conjunction Agency Agreement may be terminated:
 - (a) With 30 days' notice, in writing between Listing Agent and the Conjunction Agent, or
 - (b) Automatically on termination of Listing Agents agency agreement with the Vendor for the sale of the Property.
 - (c) Immediately upon the Conjunction Agent breaching any of the terms of this Agreement.
12. The Conjunction Agent warrants that they are operating their own independent real estate business, and the receipt of the commission entitlement inclusive of GST is in full and final satisfaction of a sale.
13. This Conjunction Agreement does not constitute or imply an employee/employer relationship with the Listing Agent with respect to superannuation, leave entitlements, long service or any other benefit. The Conjunction Agent agrees to not bring any such claim against the Listing Agent.

Signed by an Authorised Officer
of the Conjunction Agent

Signed by an Authorised Officer
of the Listing Agent

.....
Name:
Date:

.....
Marshall Cobb
Date: