

Logandale Residents Ltd.

ACN 056 349 038
ABN 67 832 917 008

Gatehouse

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W: www.logandaleestate.com.au



INFORMATION FOR SELLERS IN LOGANDALE ESTATE

We notice that your property is listed for sale. Whilst we will be sorry to see you leave, we wish you good luck with the sales' process. To assist you during and after the sales' process, we list a few points for you to consider:

REAL ESTATE AGENT:

Check that your agent is familiar with the unique legal and physical arrangements within the estate. Most local agents have been provided with details of the estate but if not, our website is a good reference point for them.

It is important to point out that your property, the streets, council laws/rules and services, and power utilities are the same as for any other freehold property. An information sheet titled "Information for Prospective Purchasers in Logandale" is attached to this notice. It may help your agent with answers to common questions from prospective purchasers.

SOLICITOR/CONVEYANCER:

The legal structure of Logandale Residents Ltd. (LRL) is not commonly known or understood by organisations that have never dealt with us. LRL is not a Body Corporate but there are many similarities between the two.

LRL charges levies in accordance with your obligations under two benefit easements that attach to your property's Title Deed. These benefit easements are for Recreational purposes for Lots 909, 911 and 912 and for Right of Way over security lots 902, 907, 908 and 910.

When you receive a draft of the settlement statement, ensure that there is an adjustment in your favour for the levies, assuming that your levy payments are current.

Alert your solicitor/conveyancer of the need to notify Hartley's Body Corporate Management (PO Box 111, Corinda, 4075; email levies @hbcm.co or phone 3379 7455) of the change of ownership of the property. Hartley's will send a welcome pack to the new owners.

AFTER YOU LEAVE THE ESTATE:

Good luck for the future and we hope that we see you again. Please remember to remove the security sticker from your vehicles' windscreens.

Please refer to our website www.logandaleestate.com.au if you require further information.