

PARTICIPATION RULES WAIVER

Queensland Section 27 Electronic Conveyancing National Law (Queensland)

Title

This instrument is Queensland Participation Rules Waiver PR 1/2024 – Meriton Group.

Enabling Provisions

1. Under sections 23 and 25 of the Electronic Conveyancing National Law (Queensland) (the National Law) the Registrar of Titles (Registrar) has determined and published Version 6 of the Participation Rules for Electronic Conveyancing (Participation Rules) which came into effect on and from 12 April 2021. Capitalised terms used in this instrument and not defined have the meaning given to those terms in the National Law or the Participation Rules.
2. Section 27 of the National Law permits the Registrar to waive compliance with all or any provisions of the Participation Rules if the Registrar is satisfied that granting the waiver is reasonable in all the circumstances.

Affected Participation Rules

Participation Rule 4.4 and Insurance Rules 1.1(d) and 1.3(d) in Schedule 6.

Explanatory Statement

Under Participation Rule 4.4, a Subscriber to an Electronic Lodgment Network (ELN) must comply with the Insurance Rules set out in Schedule 6 of the Participation Rules.

The companies making up the Meriton Group (collectively 'the Meriton Group' - refer to **Annexure 1**) are Subscribers that act for themselves and do not represent any Clients.

It is understood that the Meriton Group's professional indemnity insurance has an excess of greater than \$20,000 per claim. Insurance providers for the Meriton Group will only provide insurance which have an excess greater than \$20,000.

The Registrar is of the view that the Meriton Group has sufficient insurance to cover the types of Conveyancing Transactions it will undertake in the ELN.

Accordingly, the Registrar has determined that it would be reasonable in the circumstances to grant a partial waiver modifying the Meriton Group's obligations under the Participation Rules.

Partial Waiver

Subject to the below Conditions, the Registrar grants the Meriton Group a partial waiver modifying the Meriton Group's obligations to comply with Participation Rule 4.4 and Insurance Rules 1.1(d) and 1.3(d) in Schedule 6 of the Participation Rules, by permitting an excess of greater than \$20,000 per claim.

Conditions

The partial waiver is granted on the conditions that:

- (a) the Meriton Group does not act as a Representative; and
- (b) The Registrar and the ELNO is advised of any material changes to the Meriton Group's insurance.

Commencement

This partial waiver commences on 15 January 2024.

Period during which this waiver applies

This partial waiver operates until it is revoked by the Registrar.

Dated: 18/01/2024

Signed by:



Neil Witkowski – Chief Operating and Legal Officer
On behalf of Queensland Titles Registry Pty Ltd
Agent of the Registrar of Titles

Annexure 1: List of companies making up the Meriton Group.

Annexure 1 – Meriton Group entities

- Meriton Properties Pty Ltd
- Meriton Apartments Pty Ltd
- Rhodes Peninsula Developments Pty Ltd
- Karimbla Properties (No. 39) Pty Ltd
- Karimbla Properties (No. 46) Pty Ltd
- Karimbla Properties (No. 41) Pty Ltd
- Karimbla Properties (No. 51) Pty Ltd
- Karimbla Properties (No. 45) Pty Ltd
- Karimbla Properties (No. 33) Pty Ltd
- Karimbla Properties (No. 47) Pty Ltd
- Karimbla Properties (No. 49) Pty Ltd
- Karimbla Properties (No. 48) Pty Ltd
- Karimbla Properties (No. 40) Pty Ltd
- Karimbla Properties (No. 54) Pty Ltd
- Karimbla Properties (No. 62) Pty Ltd
- Meriton Property Finance Pty Ltd
- Karimbla Properties (No. 56) Pty Ltd
- Karimbla Properties (no. 13) Pty Limited
- Karimbla Properties (no. 25) Pty Limited
- Karimbla Properties (no. 36) Pty Limited
- Karimbla Properties (no. 52) Pty Limited
- Karimbla Properties (no. 55) Pty Limited
- Karimbla Properties (no. 58) Pty Limited
- Karimbla Properties (No. 59) Pty Limited
- Karimbla Properties (No. 32) Pty Limited

