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ENTERPRISE AGREEMENT

NO: E.A. 42 /1992

DATE REGISTERED: 2-12-92

PRICE: \$ 10-00

**ENTERPRISE AGREEMENT BETWEEN
WATERS & CARPENTER UNIT TRUST
of 112 South Parade
AUBURN NSW**

and

**AHMET ALTAN SEVGI - Salesman
KATHLEEN ANNE JOHNSON - Salesman
PATRICIA ELLEN ALCORN - Property Manager
LISA ANNE GRAY - Salesman
PETER JOHN ALCORN - Salesman**

PART 1.

PARTIES TO THE AGREEMENT.

- a) This enterprise agreement, made in pursuance of the N.S.W. Industrial Relations Act 1991, in accordance with the provisions of sections 115 to 142 of the said Act, entered into between Waters and Carpenter Pty Ltd as trustee for the Waters and Carpenter Unit Trust of 112 South Parade, Auburn N.S.W. of the one part and the employees of Waters and Carpenters Unit Trust in the Auburn Agency with the following occupations:
- Salesmen
 - Property Managers
 - Property Offices
- as defined in Real Estate Industry (State) award 1991, of the other part.

IT IS AGREED BY THE PARTIES AS FOLLOWS:

TITLE OF AGREEMENT

This agreement shall be known as the Waters and Carpenter, Auburn Enterprise Agreement.

b) **INTENTION**

This agreement shall only apply to employees in occupations identified situated at Waters and Carpenter Real Estate, Auburn.

c) **DURESS.**

This agreement was not entered into under duress by any party to it.

d) **INCIDENCE.**

This shall regulate partially the terms and conditions of employment previously regulated by the Real Estate Industry (State) Award 1991. Apart from the clause specified in this agreement all other clauses of the Real Estate Industry (State) Award 1991 as varied from time to time, shall apply.

PART 2

TERMS AND CONDITIONS OF EMPLOYMENT

- a) The terms and conditions of the Real Estate Industry (State) Award 1991, as varied from time to time shall apply to all persons covered by this Agreement with the exclusion of clause 9, letters of Appointment, and clause 17, Preference of Employment of Part A, Common Provisions, of that Award.

- b) The remuneration, locomotion and telephone allowances for persons covered by this agreement shall be as contained in clauses 23, 24, 25, 28, 29, 32 and 33 of Part B, of the Real Estate Industry (State) Award 1991, as varied from time to time.
- c) **Terms of Appointment**
It is a condition of this agreement that Salesmen employed under this agreement shall be paid the following commissions in addition to payments under clause (b) above:

COMMISSION PAYABLE

	LISTING	SELLING
Open Listing	2%	6%
Exclusive Listing	4%	6%
Auction	6%	6%

1. Extra 1% listing commission paid for vendor paid advertising of \$300 or more.
 2. Listing commission paid on conjunctions.
 3. No listing commission payable on existing managements except those bought to agency by salesman (registrar of such listings to be kept by salesperson and intialled by management).
 4. Referral commission 25% of office commission.
 5. Should exclusive or auction listing expire and revert to open listing, only "open" listing commission will be paid.
 6. Listing commission will be paid to salesperson arranging listing appointment in the event of more than one salesperson attending appointment.
 7. First two months office commission paid to salespersons for new managements obtained.
- (d) All staff shall commence work each working day at 9.00 a.m.
- (e) The office situated at 112 South Parade Auburn is a "non smoking" environment.

(f) It is a condition of this agreement that clause 9, letters of appointment, of Part A, common Provisions of the Real Estate Industry (State) Award in its entirety shall not apply to the parties to this Agreement.

PART 3

TERM OF AGREEMENT

This agreement shall operate from the date of registration and shall remain in force for a period of three years unless varied or terminated earlier by the provisions provided by the Act.

PART 4

AGREEMENT

1. Signed for and behalf of Walters and Carpenter Unit Trust

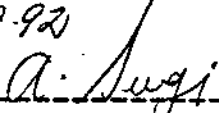


Edward John Alcorn Licensee

Witnessed

Date:

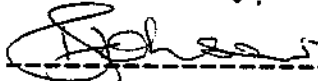
2. Signed by



Ahmet Altan Sevgi
Salesman

Witness
Date

3. Signed by



Kathleen Ann Johnson
Salesman

Witness
Date

4. Signed by



Patricia Ellen Alcorn
Property Manager

Witness
Date

5. Signed by

L. Gray

Lisa Anne Gray
Salesman

Witness
Date

R. [unclear]
16. 9. 92.

6. Signed by

Peter John Alcorn
Salesman

Witness
Date

R. [unclear]
16. 9. 92.