

# contract for sale of land or strata title by offer and acceptance (commercial)



ONE AGENCY  
OPERATIONS

APPROVED BY  
THE REAL ESTATE INSTITUTE  
OF WESTERN AUSTRALIA, INC.  
COMP 193-170 22/11/2012  
FOR USE BY REAL ESTATE AGENTS

NOTICE: Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person executes the contract

TO:

As Agent for the Seller / Buyer

THE BUYER (FULL NAME AND ADDRESS)<sup>1/4</sup>

ORMSTON PROPERTY PTY LTD FOR ORMSTON  
SUPERANNUATION FUND PTY LTD AS TRUSTEE FOR  
THE ORMSTON SUPERANNUATION FUND OF  
3 LAMONT LINK PEARSALE WA 6065

OFFERS TO PURCHASE (as joint tenants/tenants in common specifying the undivided shares) the Land and Property Chattels set out in the Schedule ("the Property") with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and the Special Conditions.

## SCHEDULE

The Property at:

26/153 TRAPPERS DRIVE WOODVALE WA 6026

Lot 26 Deposited/Survey/Strata/Diagram/Plan SP16710 Vol 2202 Folio 518

A deposit of \$3000.00 of which \$NIL is paid now and \$3000 to be paid within 5 days of acceptance

to be held by SELLERS' SETTLEMENT AGENTS TRUST ACCOUNT  
("the Deposit Holder"). The balance of the Purchase Price to be paid on the Settlement Date.

Purchase Price \$345,000 \* \$270 K GR

### GST

- ☐ GST is applicable to this Contract.  
See Special Conditions or attached GST Annexure (which forms part of this Contract) OR  
☒ GST is not applicable to this Contract

Settlement Date 45 DAYS FROM FINACE APPROVAL

Property Chattels Including AS INSPECTED

### FINANCE CLAUSE IS APPLICABLE

LENDER SUNCORP OR AS AGREEABLE TO BUYERS  
(NB. If blank, can be any Lender)

LATEST TIME: 4pm on: WITHIN 45 DAYS OF ACCEPTANCE

AMOUNT OF LOAN: 60%

SIGNATURE OF BUYER

### FINANCE CLAUSE IS NOT APPLICABLE

Signature of the Buyer if Finance Clause IS NOT applicable

### SPECIAL CONDITIONS

NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES.

# contract for sale of land or strata title by offer and acceptance (commercial)



APPROVED BY  
THE REAL ESTATE INSTITUTE  
OF WESTERN AUSTRALIA (R.I.W.A.)  
COPY 15-16 FEBRUARY 2012  
FOR USE BY REIWA MEMBERS

ONE AGENCY  
PROPERTY

## CONDITIONS

### 1. SUBJECT TO FINANCE

If the Buyer signs the 'Finance Clause Is not Applicable' box in the Schedule, or if no information is completed in the 'Finance Clause Is Applicable' box in the Schedule, then this Clause 1 does not apply to the Contract.  
If any information is completed in or the Buyer signs the 'Finance Clause Is Applicable' box in the Schedule then this Clause 1 applies to the Contract.

#### 1.1 Buyer's Obligation to Apply for Finance and Give Notice to the Seller.

##### (a) The Buyer must:

- (1) Immediately after the Contract Date make a Finance Application to the Lender using, if required by the Lender, the Property as security; and
- (2) use all best endeavours in good faith to obtain Finance Approval.
- (b) If the Buyer does not comply with Clause 1.1(a) or 1.1(c)(i) then the Contract will not come to an end under Clause 1.2 and the Buyer may not terminate the Contract under Clause 1.3. The rights of the Seller under this Clause 1.1 will not be affected if the Buyer does not comply with Clause 1.1.
- (c) The Buyer must immediately give to the Seller or Seller Agent:
  - (i) an Approval Notice if the Buyer obtains Finance Approval; or
  - (ii) a Non Approval Notice if the Finance Application is rejected;
 at any time while the Contract is in force and effect.

#### 1.2 No Finance Approval by the Latest Time: Non Approval Notice Given

This Contract will come to an end without further action by either Party if on or before the Latest Time:

- (a) written Finance Approval has not been obtained or the Finance Application has been rejected; and
- (b) the Buyer gives a Non Approval Notice to the Seller or Seller Agent.

#### 1.3 No Finance Approval by the Latest Time: No Notice Given

If by the Latest Time:

- (a) the Buyer has not given an Approval Notice to the Seller or Seller Agent; and
- (b) the Buyer has not given a Non Approval Notice to the Seller or Seller Agent; then this Contract will be in full force and effect unless and until either the Seller gives written Notice of termination to the Buyer or the Buyer terminates this Contract by giving a Non-Approval Notice to the Seller or Seller Agent.

#### 1.4 Finance Approval: Approval Notice Given

If by the Latest Time, or if Clause 1.5 applies, before the Contract is terminated:

- (a) Finance Approval has been obtained; and
- (b) the Buyer has given an Approval Notice to the Seller or Seller Agent; then this Clause 1 is satisfied and this Contract is in full force and effect.

#### 1.5 Notice Not Given by Latest Time: Seller's Right to Terminate

If by the Latest Time the Buyer has not given an Approval Notice or a Non Approval Notice to the Seller or Seller Agent then at any time until an Approval Notice or a Non Approval Notice is given, the Seller may terminate this Contract by written Notice to the Buyer.

#### 1.6 Buyer Must Keep Seller Informed: Evidence.

(a) If requested in writing by the Seller or Seller Agent the Buyer must:

- (1) advise the Seller or Seller Agent of the progress of the Finance Application; and
- (2) provide evidence in writing of the making of a Finance Application in accordance with Clause 1.1 (a) and of any loan offer made, or any rejection; and
- (3) if applicable, advise the Seller or Seller Agent of the reasons for the Buyer not accepting any loan offer.

(b) If the Buyer does not comply with the request within 2 Business Days then the Buyer authorises the Seller or Seller Agent to obtain from the Lender the information referred to in Clause 1.6(a).

2. Acceptance of this offer will be sufficiently communicated to the Buyer if verbal or written notification is given by the Seller or Seller's Agent to the Buyer that the acceptance has been signed by the Seller.
3. The 2011 General Conditions are incorporated into this Contract so far as they are not varied by or inconsistent with the Conditions or Special Conditions of this Contract.

### 1.7 Right to Terminate

If a Party has the right to terminate under this Clause 1, then:

- (a) termination must be effected by written Notice to the other Party;
- (b) Clauses 23 and 24 of the 2011 General Conditions do not apply to the right to terminate;
- (c) upon termination the Deposit and any other monies paid by the Buyer must be repaid to the Buyer;
- (d) upon termination neither Party will have any action or claim against the other for breach of this Contract, except for a breach of Clause 1.1 by the Buyer.

### 1.8 Waiver

The Buyer may waive this Clause 1 by giving written Notice to the Seller or Seller Agent at any time before the Latest Time, or if Clause 1.5 applies, before the Contract is terminated. If waived this Clause is deemed satisfied.

### 1.9 Definitions

In this Clause:

**Amount of Loan** means either the amount referred to in the Schedule or any lesser amount of finance referred to in the Finance Application. If the amount referred to in the Schedule is blank, then the amount will be an amount equivalent to the Purchase Price.

**Approval Notice** means a Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that Finance Approval has been obtained.

**Finance Application** means an application made by or on behalf of the Buyer to the Lender to lend any monies payable under the Contract.

**Finance Approval** means:

- (a) a written approval by the Lender of the Finance Application or a written offer to lend or a written notification of an intention to offer to lend made by the Lender; and
- (b) for the Amount of Loan; and
- (c) which is unconditional or subject to terms and conditions:

- (1) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or
- (2) which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purposes of this definition; or
- (3) which, if the condition is other than as referred to in paragraphs (1) and (2) above includes:
  - (i) an acceptable valuation of any property;
  - (ii) attaining a particular loan to value ratio;
  - (iii) the sale of another property; or
  - (iv) the obtaining of mortgage insurance; and has in fact been satisfied.

**Latest Time** means:

- (a) the time and date referred to in the Schedule; or
- (b) if no date is nominated in the Schedule, then 4pm on the day falling 15 Business Days after the Contract Date.

**Lender** means:

- (a) the lender nominated in the Schedule; or
- (b) if no lender is nominated in the Schedule, any bank, building society, credit union or other institution which makes loans and in each case carries on business in Australia.

**Non Approval Notice** means a Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that the Finance Application has been rejected or Finance Approval has not been obtained.

**BUYER** [If a corporation, then the Buyer executes this Contract pursuant to the Corporations Act.]

*[Signature]*

*[Signature]*

Date

19.12.12

19.12.12

**THE SELLER (FULL NAME AND ADDRESS) ACCEPTS the Buyer's offer**

**GRAZYNA RADOS and JAN JOZEF RADOS BOTH RT**  
**42 VERDELLLO WAY PEARCE 6065**

[If a corporation, then the Seller executes this Contract pursuant to s.127 of the Corporations Act.]

*[Signature]*

*[Signature]*

Date

20.12.2012

20.12.2012

**JOINT FORM** A true copy of this document has been received by each of the Parties - together with a copy of the 2011 General Conditions.

*[Signature]*

*[Signature]*

Date

20.12.2012

20.12.2012

### STRATA DISCLOSURES

If the Property is a Strata Lot, then the Buyer acknowledges having received the Form 28 Disclosure Statement before signing this Contract.

*[Signature]*

*[Signature]*

Date

20.12.2012

20.12.2012

**CONVEYANCE** The Parties nominate their Representative below to act on their behalf and consent to Notices being served to that Representative's facsimile number.

#### BUYER'S REPRESENTATIVE

Name **CHASMAN LEGAL T.B.A. ANDREA KANDAL**

Signature *[Signature]*

#### SELLER'S REPRESENTATIVE

Name **T.B.A. ANDREA KANDAL**

Signature *[Signature]*

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