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Contract for the sale of land - 2005 edition

TERM	MEANING OF TERM
Vendor's agent	RANGE BLAMEY REAL ESTATE The Village Green, 22 Kenthurst Road Dural NSW 2158 Phone 02 9651 6155 Fax 02 9651 6133 Ref Andrew Blamey
Co-agent	not applicable
Vendor	ROBYN RAMSAY 127 Old Pitt Town Road, Box Hill NSW 2765 Phone 02 9686 2222
Vendor's Solicitor	MATTHEWS DOOLEY & GIBSON Suite 13, 35 Old Northern Road, Baulkham Hills NSW 2163 DX 8104 BLACKTOWN (PO Box 208, Baulkham Hills 1755) Fax 02 9686 2578 Ref MAM.084943
Completion date	Six (6) months after the contract date (clause 15)
Land (Address, plan details and title reference)	127 OLD PITT TOWN ROAD, BOX HILL. Registered Plan: Lot 70 in Deposited Plan 1034052 Folio Identifier 70/1034052 <input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies.
Improvements	<input checked="" type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> none <input checked="" type="checkbox"/> other: grainy flat, stable, barn and outbuilding
Attached copies	<input checked="" type="checkbox"/> Documents in the List of Documents as marked or as numbered: <input checked="" type="checkbox"/> Other documents: Sydney Water letter dated 27 February 2008 re sewer

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

Inclusions	<input type="checkbox"/> blinds	<input checked="" type="checkbox"/> curtains	<input checked="" type="checkbox"/> insect screens	<input checked="" type="checkbox"/> stove
	<input type="checkbox"/> built-in wardrobes	<input checked="" type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line	<input checked="" type="checkbox"/> fixed floor coverings	<input checked="" type="checkbox"/> range hood	<input checked="" type="checkbox"/> TV antenna
	<input checked="" type="checkbox"/> other: air conditioner			
Exclusions	Curtains in main bedroom			
Purchaser	BHSF PTY LIMITED ACN 129 976 521 168 Euston Road, Alexandria NSW 2015			
Purchaser's Solicitor	JASON LI LAWYERS Level 5 Regis Towers, Suite 483, 311-315 Castlereagh St, Sydney 2000			
Purchaser's Conveyancer				
Price	\$ 2,000,000.00	(10% of the price, unless otherwise stated)		
Deposit	\$ 200,000.00			
Balance	\$ 2,610,000.00			
Contract date	17th March 2008. (if not stated, the date this contract was made)			

Vendor: *[Signature]* Witness: *[Signature]*

Purchaser: *[Signature]* Witness: *[Signature]*

GST-AMOUNT (optional)
The price includes GST of: \$

Purchaser JOINT TENANTS tenants in common in unequal shares

Tax Information (the parties promise this is correct as far as each party is aware)

Vendor duty is payable	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> yes in full	<input type="checkbox"/> yes to an extent
Deposit can be used to pay vendor duty	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> yes	
Land tax is adjustable	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> yes	
GST: Taxable supply	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> yes in full	<input type="checkbox"/> yes to an extent
Margin scheme will be used in making the taxable supply	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> yes	

This sale is not a taxable supply because (one or more of the following may apply) the sale is:

- not made in the course or furtherance of an enterprise that the vendor carries on (section 9-5(b))
- by a vendor who is neither registered nor required to be registered for GST (section 9-5(d))
- GST-free because the sale is the supply of a going concern under section 38-325
- GST-free because the sale is subdivided farm land or farm land supplied for farming under Subdivision 38-0
- input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS - Name, address and telephone number