

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



APPROVED BY  
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**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  
**WARNING** - If the Buyer is not an Australian Citizen or Permanent Resident or a New Zealand Citizen then FIRB approval (and a special condition to this Contract) may be required.  
**WARNING** - If the Purchase Price is \$750,000 or more, Withholding Tax may apply to this Contract (see 2018 General Condition 3.7).  
**WARNING** - If GST is relevant to this transaction then the relevant GST provision should be outlined in the Special Conditions or in an attached GST Annexure, which forms part of this Contract.

TO: **Milah Holdings Pty Ltd trading as Century 21 Advance Realty**  
 Level 1, 23 Spencer Street, Bunbury WA 6230. P: 9721 7733 E: reception@c21advance.com.au  
 Licensed Real Estate and Business Agent Triennial No: RA61313

As Agent for the Seller / Buyer

**THE BUYER (FULL NAME AND ADDRESS)**  
 Land A O'ROURKE Investments

EMAIL: The Buyer consents to Notices being served at: Lindsayorourke@bigpond.com

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:  
8 Trafalgar Rise, Australind 6233  
 Lot 1 Deposited/Survey/Strata/Diagram/Plan P12207 Whole / Part Vol 1522 Folio 816  
 A deposit of \$ 9,500 of which \$ 9,500 is paid now and \$ 9,500 to be paid within 7 days of acceptance to be held by \_\_\_\_\_  
 ("the Deposit Holder"). The balance of the Purchase Price to be paid on the Settlement Date.  
 Purchase Price \$190,000  
 Settlement Date on or before 35 days from acceptance.  
 Property Chattels including As is.

**GST WITHHOLDING**

1. Is this Contract concerning the taxable supply of new residential premises or potential residential land as defined in the GST Act?  YES  NO
2. If NO is ticked or no box is ticked (in which case the answer is deemed to be NO), then the Buyer is not required to make a payment under section 14-250 of the Taxation Administration Act 1953 (Cth).
3. If YES is ticked, then the 'GST Withholding Annexure' should be attached to this Contract.

**FINANCE CLAUSE IS APPLICABLE**  
 LENDER \_\_\_\_\_  
(NB. If blank, can be any Lender)  
 LATEST TIME: 4pm on: \_\_\_\_\_  
 AMOUNT OF LOAN: \_\_\_\_\_  
 SIGNATURE OF BUYER \_\_\_\_\_

**FINANCE CLAUSE IS NOT APPLICABLE**  
 Signature of the Buyer if Finance Clause IS NOT applicable  
X Land A O'Rourke  
Lindsay O'Rourke

**SPECIAL CONDITIONS**

A: The Buyer confirms they have been advised of the product information from Landgate known as Property Interest Reports before signing this Contract for Sale  
 B: Annexure A forms part of this contract - see RD

Land A O'Rourke Lindsay O'Rourke

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