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## Contract for the sale and purchase of land 2019 edition

<b>TERM</b>	<b>MEANING OF TERM</b>	<b>NSW DAN:</b>
vendor's agent	LJ Hooker Ballina 87-89 River Street, Ballina NSW 2478	
co-agent vendor	The Trustees of the Roman Catholic Church for the Diocese of Lismore PO Box 1 Lismore NSW 2480	
vendor's solicitor	Hannigans 43 Woodburn Street, Evans Head NSW 2473	
date for completion	In accordance with Special Condition 13	day after the contract date (clause 15)
land (address, plan details and title reference)	Proposed Lot 3, Haywood Lane, Lagoon Grass GOONELLABAH NSW 2480 Being Part 13/551625, 2/810168 and 22/746939	

Improvements  VACANT POSSESSION  subject to existing tenancies  
 HOUSE  garage  carport  home unit  carspace  storage space  
 none  other: 3 Bay Shed  
 attached copies documents in the List of Documents as marked or numbered:  
 other documents:

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

inclusions	<input checked="" type="checkbox"/> blinds	<input type="checkbox"/> dishwasher	<input checked="" type="checkbox"/> light fittings	<input checked="" type="checkbox"/> stove
	<input checked="" type="checkbox"/> built-in wardrobes	<input checked="" type="checkbox"/> fixed floor coverings	<input checked="" type="checkbox"/> range hood	<input type="checkbox"/> pool equipment
	<input checked="" type="checkbox"/> clothes line	<input checked="" type="checkbox"/> insect screens	<input type="checkbox"/> solar panels	<input checked="" type="checkbox"/> TV antenna
	<input checked="" type="checkbox"/> curtains	<input checked="" type="checkbox"/> other: Household Pressure Pump, cattle yards		
exclusions				
purchaser	GREGGIE JOSEPH RUGGEO AND JUSTIN MARY BENARD OR NOMINEE 226 Invercauld Rd, Goonellabah 2480			
purchaser's solicitor	Ripar Craig Lawyers P.O. Box 326 Tweed Heads 2485			
price	\$ 940,000.00			
deposit	\$ 94,000.00			
balance	\$ 846,000.00 (10% of the price, unless otherwise stated)			
contract date	18 MARCH 2021 (if not stated, the date this contract was made)			

buyer's agent

**SIGNED FOR AND ON BEHALF OF THE VENDOR**

*[Signature]* LICENSED AUCTIONEER

vendor \_\_\_\_\_ witness \_\_\_\_\_

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

purchaser  JOINT TENANTS  tenants in common  in unequal shares \_\_\_\_\_ witness \_\_\_\_\_

**SETTLEMENT ADJUSTMENT SHEET**

**JOPOL PTY LTD AS TRUSTEE FOR GRAEME POLLARD STAFF SUPER FUND  
PURCHASE FROM THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH  
FOR THE DIOCESE OF LISMORE  
PROPERTY: 33 HAYWOOD LANE , LAGOON GRASS**

18/3/2021.

Settlement: 30 June 2021  
Adjustments as at: 30 June 2021

	<u>Payable by Vendor</u>	<u>Payable by Purchaser</u>
Purchase Price		\$940,000.00
Less Deposit		<u>\$50,000.00</u>
Balance		\$890,000.00
Totals	\$0.00	\$890,000.00
Less Amount Payable By Vendor		\$0.00
<b>AMOUNT DUE ON SETTLEMENT</b>		<b><u>\$890,000.00</u></b>

25K x 2 Contributions

Directions:-

Lismore City Council – Water		\$150.22
Australian Taxation Office		\$tba
Balance		\$tba
Total		<u>\$890,000.00</u>

M/V. \$940,000  
auction + 3 months  
lates

Legals

1,644.37

891,644.37

23/6/2021.

45,322.00

23/6/21. struty.

Cost base.

SETTLEMENT ADJUSTMENT SHEET

JOPOL PTY LTD AS TRUSTEE FOR GRAEME POLLARD STAFF SUPER FUND  
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Totals	\$0.00	\$890,000.00
Less Amount Payable By Vendor		\$0.00
AMOUNT DUE ON SETTLEMENT		<u>\$890,000.00</u>

Directions:-

Lismore City Council - Water  
 Australian Taxation Office  
 Balance

\$150.22  
 \$100  
 \$100

\$890,000.00

1644.37

\$9,644.37

45322.00

23/6/21 Transfer to Piper/Clay  
 for S/Duty for 3

Mc  
 979

105400.00  
 105238.49  
\$ 61.51

17/21  
 north  
 Duty

45322.00  
 60078.00  
105400.00



PO Box 328  
Tweed Heads NSW 2485  
Ph. (07) 5536 2244  
Fax. (07) 5536 2348  
reception@pcilawyers.com.au

**Tax Invoice**  
Draft - Unapproved  
Date: 28/06/2021  
Invoice No: 9581  
Due Date: 13/07/2021  
Person Responsible: Frank Piper

Jopoi Pty Ltd as trustee for Graeme  
Pollard Staff Super Fund  
226 Invercauld Road  
GOONELLABAH NSW 2480

Matter: 210073  
Graeme Pollard Staff Super Fund

Memo: 210073 Graeme Pollard Staff Super Fund, Purchase  
(Lot 3), 33 Heywood Lane Lagoon Grass, Goonellabah  
NSW 2480; The Trustees of The Roman Catholic  
Church for the Diocese of Lismore

Date	Description	Amount	GST
24/06/2021	To our professional costs for acting for you in relation to the abovementioned purchase. Professional costs include: Attending to searches and enquiries, review of contract, meeting with you to obtain entity requirements, preparation of Deed of Nomination, providing advice regarding stamp duty aggregation, preparation for settlement, liaising with vendor's solicitors, attendance at settlement, all other incidentals thereof	\$900.00	\$90.00
		\$900.00	\$90.00

Date	Description	Amount	GST
09/06/2021	NSW: Title Search - 3/1274220	\$24.19	\$2.42
10/06/2021	ASIC: On-File Report Current - JOPOOL PTY LTD ABN 27 001 301 006	\$20.15	\$2.01
24/06/2021	Revenue NSW: EDR - Agreement for Sale of Land - 18/03/2021	\$10.86	\$1.09
28/06/2021	InfoTrack: NSW Certificate (Scanned) - Lismore City Council, Section 603 Certificate - 3/1274220	\$140.64	\$5.55
28/06/2021	InfoTrack: NSW Certificate (Scanned & over \$100) - Lismore City Council: Special Water Meter Reading - 3/1274220	\$178.50	\$5.95
28/06/2021	Agents fees - PEXA Fees	\$106.00	\$10.60
28/06/2021	Registration fees on Transfer	\$133.09	\$13.31
		\$613.43	\$40.94

Invoice Amount: \$1,513.43  
Tax: \$130.94  
Total Amount: \$1,644.37

Amount Received: \_\_\_\_\_  
Balance Due: \$1,644.37

Frank Piper

Payment Options:  
By way credit card  
Please call Piper Craig Lawyers on  
(07) 5536 2244.  
(credit card surcharge may apply)

By direct deposit  
Piper Craig Lawyers Pty Ltd Trust Account  
Commonwealth Bank of Australia  
BSB 062 611  
Account 1027 2571  
Your account reference for deposit identification

"When depositing funds please ensure that you provide your "Account Ref" number found on the top right of all Piper Craig correspondence and invoices so that your payment is allocated to the correct file.

In Person  
Our friendly staff will be able to assist with any over the counter cash, cheques or eftpos transactions.

Form to Accompany a Bill of Costs  
(Notification of Client's Rights)

(Clause 111A Legal Profession Regulation 2005 - Form 3)

Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:

- Requesting an itemised bill
- Discussing your concerns with us
- Having our costs assessed
- Applying to set aside our costs agreement.

There may be other avenues available in your State or Territory (such as mediation).

For more information about your rights, please read the fact sheet entitled: Your right to challenge legal costs. You can ask us for a copy, or obtain it from your local law society or law institute (or download it from their website).



FOLIO: 3/1274220

SEARCH DATE	TIME	EDITION NO	DATE
29/6/2022	12:31 PM	3	1/7/2021

LAND

LOT 3 IN DEPOSITED PLAN 1274220  
AT GOONELLABAH LAGOON GRASS  
LOCAL GOVERNMENT AREA LISMORE  
PARISH OF LISMORE COUNTY OF ROUS  
TITLE DIAGRAM DP1274220

FIRST SCHEDULE

JOPOL PTY LTD

(T AR198797)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 LAND EXCLUDES THE ROAD(S) SHOWN IN THE TITLE DIAGRAM
- 3 DP1171888 EASEMENT TO DRAIN WATER VARIABLE WIDTH APPURTENANT TO THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*