

Contract for the sale of land – 2005 edition

TERM

Vendor's agent

Co-agent

Vendor

Vendor's Solicitor

Completion date

Land

(Address, plan details and title reference)

Improvements

Attached copies

MEANING OF TERM

P & G Mode Realty
301/431 Sussex Street, Haymarket, NSW 2000

Phone: 9281 9999

Fax: 9281 9699

Michele Soo
125B Hillcrest Avenue, Greenacre, NSW 2190

L W Williams & Associates ACN
1st Floor/1 West Terrace, Bankstown, NSW 2200
PO Box 280, Bankstown NSW 1885

Phone: 02 9707 1044

Fax: 02 9796 2616

Ref: KY:RK:2015154

42nd day after the date of this contract (clause 15)

26/20 Maroubra Road, Maroubra 2035
Registered Plan: Lot 26 Plan SP 48740
Folio Identifier 26/SP48740

☒ VACANT POSSESSION ☐ subject to existing tenancies

☐ HOUSE ☐ garage ☐ carport ☒ home unit ☐ carspace ☐ none

☐ other:

☒ Documents in the List of Documents as marked or as 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

☒ blinds ☐ curtains ☐ insect screens ☒ stove
☐ built-in wardrobes ☐ dishwasher ☒ light fittings ☐ pool equipment
☐ clothes line ☒ fixed floor coverings ☒ range hood ☐ TV antenna
☐ other:

Exclusions

Purchaser

Chambers Property Nominee Pty Limited ACN 605 721 873
7 Hooper Street, Randwick, NSW 2031

Purchaser's solicitor

Kydon Segal Lawyers
Westfield Eastgardens Suite 507-509, Level 4, 152
Bunnerong Road, Eastgardens NSW 2036
DX 22705 KINGSFORD

Phone: 9344 2000

Fax: 9314 1862

Ref: EC:140137

Price

\$258,000.00

Deposit

\$25,800.00 (10% of the price, unless otherwise stated)

Balance

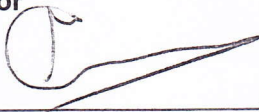
\$232,200.00

Contract date

23 July 2015

(if not stated, the date this contract was made)

Vendor



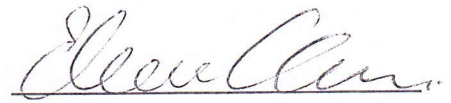
Gordon Chambers
Sole Director/Secretary

GST AMOUNT (optional)

The price includes

GST of:

Witness



Purchaser

☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares

Witness

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

Land tax is adjustable

☒ NO

☐ yes

GST: Taxable supply

☒ NO

☐ yes in full

☐ yes to an extent

Margin scheme will be used in making the taxable supply

☒ NO

☐ 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-O

☒ 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

GK Strata Management
PO Box 655, BROADWAY NSW 2007

Phone: 8218 9999