

Contract for the sale and purchase of land 2016 edition

TERM	MEANING OF TERM	NSW Duty:
Vendor's agent	Name Lendlease Realty Pty Limited Address Corner Escarpment Drive & Bushgrove Circuit, Calderwood Valley NSW 2527	Phone (02) 9392 4224 Fax Not applicable Ref Katherine Hewlett
Vendor	Novero Pty Ltd ACN 002 518 372 and McCracken Investments Pty Ltd ACN 000 414 255	
Developer	Lendlease Communities (Calderwood) Pty Limited ACN 079 989 674 Address Level 14, Tower Three, International Towers Sydney, Exchange Place, 300 Barangaroo Avenue, Barangaroo NSW 2000	
Developer's solicitor	MinterEllison Address Level 40 Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000	Phone 02 9921 8888 Fax 02 9921 8123
Date for completion	Refer to clause 37	
Land (address, plan details and title reference)	Address: Lot 3301, Calderwood Valley, North Macquarie NSW 2527 Title reference: Part Folio Identifier 21/1224293 and 2/608238 Lot and plan: Unregistered Lot 3301, in unregistered deposited plan 1225478, being a subdivision of unregistered Lot 3127 in unregistered Deposited Plan 1225477 being a subdivision of unregistered Lot 2857 in unregistered Deposited Plan 1225474 and unregistered Lot 2983 in unregistered Deposited Plan 1225475, being a subdivision of Lot 21 in Deposited Plan 1224293 and Lot 2 in Deposited Plan 608238	<div style="border: 1px solid black; padding: 5px;"> Ref Office of State Revenue NSW Treasury Client No: 110841698 Duty: 57310 Tax: 9140013 Asst details: TS NEW HOME GRANT </div>
Improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies	
Attached copies	<input checked="" type="checkbox"/> Vacant Land <input checked="" type="checkbox"/> Documents in the List of Documents as marked or numbered: <input checked="" type="checkbox"/> other documents: See annexures A to K	

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

Inclusions	Nil	
FIRB Required (N.S.W. TREASURY)	<input checked="" type="checkbox"/> No (default) <input type="checkbox"/> Yes	
Purchaser	Name Elizabeth Carrion and Ralph Carrion Rafael Address 49 Sandon Drive, Bulli NSW 2516	
Purchaser's solicitor	Name RMB Lawyers Address Suite 3, 110-114, Crown Street, Wollongong NSW 2500	Phone (02) 4228 8288 Fax (02) 4229 2164 Ref Mr Craig Osborne
Price	\$252,000.00	
Deposit	\$ 25,200.00 (10% of the price, unless otherwise stated)	
Balance	\$226,800.00	
Contract date	29 May 2017 (if not stated, the date this contract was made)	

Buyer's agent Not applicable

For execution refer to Signing page

☐ JOINT TENANTS ☐ tenants in common ☐ In unequal shares

Choices

Vendor agrees to accept a deposit bond (clause 3) ☒ NO ☐ yes
 Proposed electronic transaction (clause 30) ☐ NO ☐ yes

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

Land tax is adjustable ☒ NO ☐ yes

GST: Refer to clause 65

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 Not Applicable