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## Contract for the sale and purchase of land 2016 edition

TERM	MEANING OF TERM	NSW Duty:
Vendor's agent	Name <b>Lendlease Realty Pty Limited</b> Address <b>Corner Escarpment Drive &amp; Bushgrove Circuit, Calderwood Valley NSW 2527</b>	Phone (02) 9392 4224 Fax Not applicable Ref Katherine Hewlett
Vendor	<b>Novero Pty Ltd ACN 002 518 372 and McCracken Investments Pty Ltd ACN 000 414 255</b>	
Developer	<b>Lendlease Communities (Calderwood) Pty Limited ACN 079 989 674</b> Address <b>Level 14, Tower Three, International Towers Sydney, Exchange Place, 300 Barangaroo Avenue, Barangaroo NSW 2000</b>	
Developer's solicitor	<b>MinterEllison</b> Address <b>Level 40 Governor Macquarie Tower 1 Farrer Place Sydney NSW 2000</b>	Phone 02 9921 8888 Fax 02 9921 8123
Date for completion	Refer to clause 37	
Land (address, plan details and title reference)	Address: <b>Lot 3301, Calderwood Valley, North Macquarie NSW 2527</b> Title reference: <b>Part Folio Identifier 21/1224293 and 2/608238</b> Lot and plan: <b>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</b>	
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	

Ref Office of State Revenue  
 NSW Treasury  
 Client No: 110841698 2855  
 Duty: 57.310 Tax: 9140013  
 Asst details: TS NEW HOME  
**GRANT**

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	<b>Elizabeth Carrion and <sup>Rafael</sup> Ralph Carrion</b>		
Purchaser Address	<b>49 Sandon Drive, Bulli NSW 2516</b>		
Purchaser Name	<b>RMB Lawyers</b>	Phone	(02) 4228 8288
Purchaser Address	<b>Suite 3, 110-114, Crown Street, Wollongong NSW 2500</b>	Fax	(02) 4229 2164
		Ref	Mr Craig Osborne
Price	<b>\$252,000.00</b>		
Deposit	<b>\$ 25,200.00</b>	(10% of the price, unless otherwise stated)	
Balance	<b>\$226,800.00</b>		
Contract date	<b>29 May 2017</b> (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 38-0
- 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 Not Applicable