

Stamp Duty

The stamp duty payable on the contract and transfer is \$7,330.00. You are eligible to apply for the NSW New Home Grant of \$5,00.00 making your stamp duty **\$2,330.00**. You will need to pay stamp duty by 29 August 2017.

Please forward a **BANK CHEQUE** to us made payable to the "Office of State Revenue" for \$2,330.00 by no later than 25 August 2017. We will then attend to payment of the cheque to the Office of State Revenue on your behalf.

It is a requirement of the Office of State Revenue that we must confirm all purchaser's identity by way of photo identification when attending to stamp duty. Please attend our office with your original drivers licence or passport as soon as possible.

Interest

If the price or any part of the price is not paid by the Purchaser to the Vendor on the completion date set out above, then that part of the price not paid is to carry interest calculated at the rate of 10% per annum calculated daily. The Purchaser does not have to pay interest during any period that completion does not occur only because the Vendor is unable or unwilling to complete.

Final Payment

Prior to finalisation of your purchase we will forward a statement showing the total moneys you will have to pay at settlement of your purchase. This will include the balance of our costs, expenses and outlays.

Your contract says:

- (a) You have to pay by **BANK CHEQUE** (generally personal, building society or credit union cheques are not acceptable) however some institution cheques are acceptable such as The Greater and Credit Union Australia. If you are unsure as to whether your banking institution's cheques are acceptable please clarify with our office.
- (b) The vendor is able to ask that the money not be paid all to the vendor but be used to pay bills owing by the vendor. For example, we may be asked to make a cheque out to the Council, a bank, the vendor's solicitor and the vendor themselves.

Council Zoning

You instruct us that you will use the property for residential purposes. The zoning certificate attached to the contract discloses the zoning is R2 Low Density Residential and the continued use for residential purposes is permissible.

If you would like to use the property for any other purposes please contact our office and we will arrange for you to meet with our specialist town planning solicitor to discuss other permissible uses and how to seek development consent from Council.

Flood Hazard