

Contract for the sale of land – 2005 edition

TERM

MEANING OF TERM

Vendor's agent **RAY WHITE ELIZABETH BAY** Ph: 9331 9600 Fax: 9331 9633
 40 MACLEAY ST, POTTS POINT, NSW 2011 Ref: Ian Campbell

Co-agent

Vendor

JOHN JEFFREY BARNWEWALL & MARILYN KAY BARNEWALL *RANDOLD*
 721 WEST TAMAR HIGHWAY, LEGANA TAS 2011

Vendor's Solicitor

JOHN F. MORRISSEY & COMPANY Phone: 9331 0266 Fax: 9331 0277
 FIRST FLOOR, 40 MACLEAY STREET, POTTS POINT NSW 2011
 PO BOX 1038, POTTS POINT NSW 2011

Completion date

42nd day after the contract date (clause 15)

Land

469/15 SPRINGFIELD AVENUE, POTTS POINT NSW 2011

(Address, plan details and title reference)

Registered Plan: Lot 67 in Strata Plan 82888

Folio: 67/SP82888

Ref: **JL:CC**
 Office of State Revenue (NSW)
 Client No: 123775113 38
 Duty: 59890 - Trans No: 78352
 Asst details: TS

Improvements

Vacant Possession Subject to Existing Tenancies
 HOUSE garage carport home unit carspace
 other:

Attached copies

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: See Annexure A

Exclusions

Purchaser **JAMES NICHOLAS KOSTUROS ATF JAMES NK SUPER FUND ABN 7962323675**
 PO Box WOLLONGONG NSW 2520

Purchaser's

Phone: 4254 4123 Fax: 4254 4122

Conveyancer

HELEN VOLK LAWYERS SUITE 1/101, 1 RAWSON STREET WOLLONGONG NSW 2500 Ref:

Price

\$ 320,000.00

Deposit

\$ 32,000.00

(10% of the price, unless otherwise stated)

Balance

\$ 288,000.00

Contract date

29th SEPTEMBER 2014

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

[Signature]
 Vendor

[Signature]
 Witness

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

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 38-0
- 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 -

ACE BODY CORPORATE MANAGEMENT, PO Box 11, BALMAIN NSW 2041 PH: 938 6344