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# Contract for the sale and purchase of land 2017 edition

TERM	MEANING OF TERM	NSW Duty:
vendor's agent	<b>Colliers International</b> 18 Honeysuckle Drive Newcastle NSW 2300	Phone +61 2 4926 4888 Fax +61 2 4926 4555 Ref Dane Crawford
vendor	<b>Doma Holdings (NSW) Pty Limited</b> ACN 612 047 631 Unit 4, 3 Sydney Avenue, Barton ACT 2600	
vendor's solicitor	<b>Sparke Helmore</b> Sparke Helmore Building, Level 7, 28 Honeysuckle Dr, Newcastle NSW 2300 DX 7829 Newcastle	Phone +61 2 4924 7316 Fax +61 2 4924 7299 Ref Alexander Wheeler Email alexander.wheeler@sparke.com.au
date for completion	See Special Condition 53	
land (Address, plan details And title reference)	Apartment A603, Lume Lot 133, 21 Honeysuckle Drive, Newcastle Being proposed Lot 133 in an unregistered Strata Plan which is part of Proposed Lot 2 in a Subdivision of Lot 2000 in DP1145678	
improvements	<input type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input checked="" type="checkbox"/> home unit <input checked="" type="checkbox"/> carspace (includes storage space if shown on strata plan) <input type="checkbox"/> none <input type="checkbox"/> other:	
attached copies	<input type="checkbox"/> documents in the List of Documents as marked or numbered: <input type="checkbox"/> 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	See Schedule of Inclusions
Colour selection	<input checked="" type="checkbox"/> light – beech <input checked="" type="checkbox"/> dark – shadow
purchaser	<b>HP Sheetmetal Pty Limited</b> ACN 093 987 458 46 Heather Street, Heather NSW 2324
purchaser's solicitor	<b>Cunningham &amp; Adam Solicitors</b> PO Box 249, Raymond Terrace NSW 2324
price	\$880,900.00
deposit	\$ 88,090.00
balance	\$792,810.00

Office of State Revenue	
NSW Treasury	
Client No: 1405899	702
Duty: \$ 39,095.00	Trans No: 9300655
Asset details: TS	

Phone	+61 2 4987 3344
Fax	+61 2 4983 1335
Ref	David Flemming
Email	renee@cunninghamadam.com.au

(10% of the price, unless otherwise stated)

contract date	4 December 2017	(if not stated, the date this contract was made)
buyer's agent		

See execution page

vendor

See execution page

witness

GST AMOUNT (optional) The price includes GST of: \$
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purchaser  JOINT TENANTS  tenants in common  in unequal shares

witness

## 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: 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

Vantage Strata

## List of Documents

## General

- 1 property certificate for the land  
 2 plan of the land  
 3 unregistered plan of the land  
 4 plan of land to be subdivided  
 5 document that is to be lodged with a relevant plan  
 6 section 149(2) certificate (Environmental Planning and Assessment Act 1979)  
 7 section 149(5) information included in that certificate  
 8 sewerage infrastructure location diagram (service location diagram)  
 9 sewer lines location diagram (sewerage service diagram)  
 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract  
 11 section 88G certificate (positive covenant)  
 12 survey report  
 13 building certificate given under *legislation*  
 14 insurance certificate (Home Building Act 1989)  
 15 brochure or warning (Home Building Act 1989)  
 16 lease (with every relevant memorandum or variation)  
 17 other document relevant to tenancies  
 18 old system document  
 19 Crown purchase statement of account  
 20 building management statement  
 21 form of requisitions  
 22 *clearance certificate*  
 23 land tax certificate

## Swimming Pools Act 1992

- 24 certificate of compliance  
 25 evidence of registration  
 26 relevant occupation certificate  
 27 certificate of non-compliance  
 28 detailed reasons of non-compliance

## Strata or community title (clause 23 of the contract)

- 29 property certificate for strata common property  
 30 plan creating strata common property  
 31 strata by-laws  
 32 strata development contract or statement  
 33 strata management statement  
 34 leasehold strata - lease of lot and common property  
 35 property certificate for neighbourhood property  
 36 plan creating neighbourhood property  
 37 neighbourhood development contract  
 38 neighbourhood management statement  
 39 property certificate for precinct property  
 40 plan creating precinct property  
 41 precinct development contract  
 42 precinct management statement  
 43 property certificate for community property  
 44 plan creating community property  
 45 community development contract  
 46 community management statement  
 47 document disclosing a change of by-laws  
 48 document disclosing a change in a development or management contract or statement  
 49 document disclosing a change in boundaries  
 50 information certificate under Strata Schemes Management Act 2015  
 51 information certificate under Community Land Management Act 1989

## Other

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EXECUTION PAGE

Signed for and on behalf of Doma )  
 Holdings (NSW) Pty Ltd ACN 612 047 )  
 631 by its Attorneys under Power of )  
 Attorney dated 23 October 2017 )  
 [Registered No. 648 Book 4734] and the )  
 Attorneys declares that the Attorneys have )  
 not received notice of the revocation of )  
 such Power of Attorney in the presence of: )

*W. O'Neill*  
 Signature of Witness

Helen Denise McDonald  
 Print name of Witness

28 Honeysuckle Drive

Newcastle NSW 2300  
 Address of Witness

*Helen Elizabeth Murray*  
 Signature of Attorney

Helen Elizabeth Murray  
 Name of Attorney

*Alice Rose Noble*  
 Signature of Witness

Alice Rose Noble  
 Print name of Witness

27, 28 Honeysuckle Drive

Newcastle NSW 2300  
 Address of Witness

*Alan Joseph McKelvey*  
 Signature of Attorney

Alan Joseph McKelvey  
 Name of Attorney