

Contract for the sale of land – 2005 edition

TERM

MEANING OF TERM

Vendor's agent

W.E. Jamieson Real Estate Pty Limited
Shop 27, The Centre, Darley Street
Forestville NSW 2087

TEL: 9451 8466
FAX: 9975 4045
REF: Rod Jamieson

Co-agent

Vendor

Philip David Dawson and Beverley Elaine Lamond Dawson
8B/22 Ross Street, Waverton NSW 2060

Vendor's Solicitor

WALKER HEDGES & CO,
Level 1, 14 Starkey Street, Forestville NSW 2087
PO Box 114, Forestville NSW 2087

TEL: 9451 3611
FAX: 9451 5714
REF: S.L. Hedges

Completion date

Land (Address, plan details and title reference)

~~42nd day after the contract date (clause 15)~~ *1st July, 2008*
9/1-15 Tramore Place, Killarney Heights
Registered Plan Lot 9 Section Plan SP35251
Folio Identifier 9/SP35251

Improvements

VACANT POSSESSION subject to existing tenancies
 HOUSE garage carport home unit carspace none
 other: Strata Title Business Premises

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: *2 Air Conditioners*

Exclusions

Purchaser

Urbanesque Planning Pty Limited
6 Barana Parade, Roseville Chase NSW 2069

Purchaser's solicitor

Jennifer E. Darin
Suite 505/282 Victoria Avenue, Chatswood NSW 2067

TEL: **9411 7899**
FAX: **9410 1035**
REF: **3**

Price

Deposit

Balance

Contract date

MD ~~\$145,500.00~~ *\$ 127,050.00 MD*
~~\$11,550.00~~ *\$ 11,550.00*
~~\$103,950.00~~
\$ 115,500.00 (10% of the price, unless otherwise stated)
(if not stated, the date this contract was made)

MD
Vendor *Beverly Dawson*

Philip Dawson
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)

Vendor duty is payable NO yes in full yes to an extent
Deposit can be used to pay vendor duty NO yes
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)