

Contract for the sale and purchase of land 2016 edition

TERM	MEANING OF TERM	NSW Duty:
vendor's agent	Niemeyer Commercial Industrial Property PO Box 538, Bankstown NSW 1885	Phone: 1300 70 1010 Fax: 9708 5831
co-agent		
vendor	Fulham Engineering Services Pty Ltd ABN 18 003 180 630 162 Beaconsfield Street, Milperra 2214	
vendor's solicitor	Elias Gates & Associates Pty Ltd Palm Court Shop 10, 25-35 Selems Parade, REVESBY NSW 2212	Phone: (02) 9772 1199 Fax: (02) 9772 2050 Ref: GE:AMW:360416
date for completion	35th day after the date of this contract (clause 15)	
land (address, plan details and title reference)	C4/366 Edgar Street, Condell Park 2200 Registered Plan: Lot 20 Strata Plan 82751 Folio Identifier 20/SP82751	
improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input checked="" type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: factory unit	
attached copies	<input type="checkbox"/> 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	<input type="checkbox"/> blinds	<input type="checkbox"/> dishwasher	<input type="checkbox"/> light fittings	<input type="checkbox"/> stove
	<input type="checkbox"/> built-in wardrobes	<input type="checkbox"/> fixed floor coverings	<input type="checkbox"/> range hood	<input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line	<input type="checkbox"/> insect screens	<input type="checkbox"/> solar panels	<input type="checkbox"/> TV antenna
	<input type="checkbox"/> curtains	<input type="checkbox"/> other:		

exclusions

purchaser **Jonkap Investments Pty Ltd ATF Jonkap Superannuation Fund
Unit A6/366 Edgar Street, Condell Park 2200**

purchaser's solicitor **MWA Lawyers
142 Cathedral Street, Woolloomooloo 2011** **Phone: 9332 4733
Fax:
Ref: John McNamara**

price **\$800,000.00**
 deposit **\$ 80,000.00** (10% of the price, unless otherwise stated)
 balance **\$720,000.00**

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

buyer's agent

Vendor - Fulham Engineering Services Pty Ltd

Douglas Charles Fulham - Director

Louise Fulham - Director

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

witness

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 sales 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 nether 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

Netstrata, 298 Railway Parade, Carlton 2218 (PO Box 265 Hurstville NSW BC 1481)

Tel: 1300638787

Fax: 1300644402

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 service location diagram (pipes)
 9 sewerage service diagram (property sewerage 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 for 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 not set out in *legislation*
 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 certificate under Management Act – section 109 (Strata Schemes)
 51 certificate under Management Act – section 26 (Community Land)

Other

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