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# Contract for the sale and purchase of land 2019 edition

TERM	MEANING OF TERM	eCOS ID: 72765209	NSW DAN:
vendor's agent	WITHOUT THE INTERVENTION OF AN AGENT		Phone:
co-agent			Fax:
vendor	ANGELO FILLADITES and KATHY FILLADITES A.B.N. 36 985 539 693 14 Lees Road KINGSGROVE NSW 2208		Ref:
vendor's solicitor	Chedid Storey Legal Suite 2, 1451 Pittwater Road NORTH NARRABEEN NSW 2101 P O BOX 223 NARRABEEN NSW 2101		Phone: 02 9913 3377 Fax: 02 9913 1936 Ref: 20/139539
date for completion	20 January, 2021	(clause 15)	Email: rtrembath@chedidstorey.com.au
land	10/566-590 GARDENERS RD ALEXANDRIA NSW 2015		
(Address, plan details and title reference)	LOT 10 IN STRATA PLAN 36878 10/SP36878		
improvements	<input type="checkbox"/> VACANT POSSESSION <input checked="" type="checkbox"/> Subject to existing tenancies <input type="checkbox"/> HOUSE <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: commercial factory		
attached copies	<input checked="" type="checkbox"/> documents in the List of Documents as marked or as 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	<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 checked="" type="checkbox"/> other: Refer to list of inventory		

exclusions

purchaser Schielang Pty Limited A.C.N. 080 391 779 ATF Faversham Unit Trust  
19 Ormonde Road, Roseville Chase NSW 2069

purchaser's solicitor Northfields Lawyers A.B.N. 156 079 385 18  
P O Box 586 Double Bay NSW 1360,

Phone: 02 9337 5102

Fax: 02 9475 0334

Ref: Serge Perkovic

price \$ 1,394,500.00

deposit \$ 139,450.00

balance \$ 1,255,050.00

Email: serper@bigpond.com.au  
(10% of the price, unless otherwise stated)

contract date

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

buyer's agent

vendor

witness

*Richard Loupato*  
*Elizabeth Loupato*

GST AMOUNT (optional)

The price includes

GST of: \$

*ANOREN BUTTERELL*

*A Butterell*

purchaser

JOINT TENANTS

tenants in common

in unequal shares

witness

BREACH OF COPYRIGHT MAY RESULT IN LEGAL ACTION

20/139539

72765209

(i) the winding up of the purchaser.

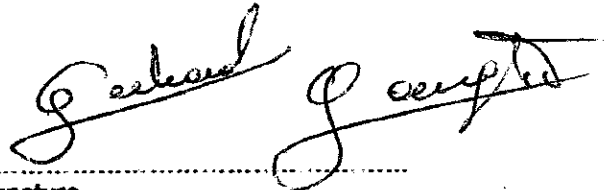
56.11 The parties acknowledge that this guarantee and indemnity is executed as a deed.

**Guarantor signature**

---

Signed Sealed and Delivered by )

in the presence of:



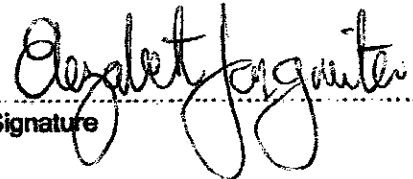
.....  
Signature of Witness

.....  
Signature

.....  
(Print) Name of Witness

Signed Sealed and Delivered by )

in the presence of:



.....  
Signature of Witness

.....  
Signature

.....  
(Print) Name of Witness

**57. Acquisition by Transport NSW (Formerly RMS)**

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57.1 The Vendor specifically discloses that approximately 40% of the Strata Plan 36878 the subject of a compulsory acquisition by Transport NSW (formerly the RMS) as is indicated on the title search annexed to this Contract.

57.2 The Vendor understands that the acquisition must be finalised by June 2021 and that the improvements located upon the affected lots and common property within Strata Plan 36878 have now been demolished.

57.3 The Vendor understands that the Lot being the subject of this Contract, Lot 10, is not the subject of this acquisition.

57.4 The Purchaser acknowledges the existence of the matters raised above and referred to on both the title for the lot and common property annexed to this Contract and would have entered this Contract, notwithstanding the proposed acquisition.

57.5 The Purchaser further warrants that he/she/they have had the opportunity to carry out their own inspections and enquiries regarding the matter raised in this clause 56 prior to the date of this Contract and in this regard, the Purchaser shall raise no requisition, objection nor claim or rescind or delay completion on account of any matter relating to the proposed acquisition by Transport NSW (formerly RMS) nor the statements made by the Vendor in this clause 56.

57.6 This clause shall not merge on completion.

**LIST OF INVENTORY – 10/566-590 Gardeners Road, Alexandria**

12 x Bay Lockers  
1 x Steel Pallet Trolley  
1 x Two Tier Plastic and Steel Table  
2 x Bay Cool Room Racking, Assorted Pots, Bowls etc.  
1 x Stainless Steel Bench Twin Bowl Sink  
2 x Braco Bench with Drawers, Over Head Pot Rack  
1 x FED 80L With Whisks, Bowls and Paddles (Model No: M80LFED) (Serial No: 2862S-5230013)  
1x WP REIDY 40L With Whisks, Bowls and Paddles (Model No: SM402N)  
1 x Macpan Humidity Unit  
1 x Forini Industria Rotating Oven  
1 x Revent Rotating Oven  
1 x Zanussi 4 Burner Gas Range  
1 x 3 Tier Plastic Moulded Trolley  
15 x 14 Rack Mobile Trolley  
4 x Cool Room Racking  
1 x Mobile Bench  
4 x Stainless Steel Benches  
5 x 40L Bins on Castors  
1 x Plastic Moulded Black Trolley  
1 x Chanmag Bread Slicer (Model No: CM302)  
1 x Eswood Pass Through Dishwasher (Model No: ES-50) (Serial No: 29615)  
1 x Water/Oil Separator  
1x Air Compressor  
1 x Intercom  
1 x Proving Room  
1 x Cool Room 3x3m  
Bread Tins

*Alfred J. J. J.*  
*Richard J. J.*  
Sydney 04/12/2020

**58. Holiday period**

- 58.1 Despite any other clause in this contract, the Vendor will not be required to complete this Contract during the period commencing 3pm on Wednesday 23 December, 2020 and ending at 11am on Wednesday 13 January, 2021 (the "holiday period").
- 58.2 A Notice to Complete under Special Condition 36 issued less than 14 days before the commencement of the holiday period cannot stipulate a date for completion within the holiday period.
- 58.3 Neither party may issue a Notice to Complete during the holiday period.
- 58.4 If completion does not take place prior to the commencement of the holiday period and the Vendor is otherwise ready, able and willing to complete, interest payable by the Purchaser under Special Condition 38 will be calculated from the completion date to the date of actual completion after the end of the holiday period and shall include the holiday period.
- 58.5 The Purchaser is not entitled to rescind, terminate or delay completion of this contract, nor to object, requisition or make any claim in respect of any matters arising from this clause.

**59. Release of deposit**

- 59.1 Upon exchange of Contracts, the Purchaser hereby expressly authorises the release of the deposit money to the Vendor.

60. The Vendor warrants that the title of inventory is clear and without any incumbrances AND UNDERTAKES TO indemnify the Purchaser FOR ANY LOSS AND damage arising FROM breach of this warranty.

Serge Perovic  
Solicitor  
4/12/2020

LIST OF INVENTORY - 10/566-590 Gardeners Road, Alexandria

- 12 x Bay Lockers
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- 1 x 3 Tier Plastic Moulded Trolley
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- 4 x Stainless Steel Benches
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- 1 x Eswood Pass Through Dishwasher (Model No: ES-50) (Serial No: 29615)
- 1 x Water/Oil Separator
- 1 x Air Compressor
- 1 x Intercom
- 1 x Proving Room
- 1 x Cool Room 3x3m
- Bread Tins

*Elizabeth J. Jupp*  
*Elizabeth Jupp*  
Signed 04/11/2010