

# Contract for the sale and purchase of land 2018 edition

TERM	MEANING OF TERM	NSW Duty:
vendor's agent	<b>WITHOUT THE INTERVENTION OF AN AGENT</b>	phone fax ref
co-agent	Not Applicable	phone fax ref
vendor	<b>E P AUSTRALIA INVESTMENTS PTY LIMITED (ABN 30 160 792 638)</b> 22 Tarlington Place, Smithfield NSW 2164	
vendor's solicitor	<b>MACLARENS LAWYERS</b> 232 Merrylands Rd, Merrylands 2160 PO Box 354, Merrylands 2160 DX 25406 Merrylands	phone (02) 9682 3777 fax (02) 9637 1010 ref CPM:JT:20186237
date for completion	1 DECEMBER 2018 (clause 15)	
land (address, plan details and title reference)	<b>22 TARLINGTON PLACE, SMITHFIELD NSW 2164</b> Registered Plan: Lot 1025 in Deposited Plan 1061063 Folio Identifier <b>1025/1061063</b>	
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 type="checkbox"/> carspace <input type="checkbox"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: <b>COMMERCIAL / INDUSTRIAL PREMISES</b>	
attached copies	<input checked="" type="checkbox"/> documents in the List of Documents as marked or numbered: <input type="checkbox"/> other documents:	

Office of State Revenue  
 NSW Treasury  
 Client No: 119578250 3560  
 Duty: 203290.00 Trans No: 9446210-001  
 Asst details: TS

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 checked="" type="checkbox"/> light fittings	<input type="checkbox"/> stove
	<input type="checkbox"/> built-in wardrobes	<input checked="" 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 checked="" type="checkbox"/> solar panels and associated system	<input type="checkbox"/> TV antenna
	<input type="checkbox"/> curtains	<input checked="" type="checkbox"/> other: see attached list		
exclusions	<i>[Handwritten signature]</i>			
purchaser	<b>MASCOT FOUNDRY (SALES) PTY LTD (ABN 95 214 407 683) ACN 001 045 192</b> PO Box 199 Hunters Hill NSW 2110			
purchaser's solicitor	<b>BULL, SON &amp; SCHMIDT</b> PO Box 143, St Leonards NSW 1590		phone 02 9439 5299	fax 02 9439 6756
			ref C Quilter	
price	\$	<b>3,400,000.00</b>	Exclusive of GST	
deposit	\$	<b>170,000.00</b>	(10% of the price, unless otherwise stated)	
balance	\$	<b>3,230,000.00</b>		
contract date	<b>20/6/2018</b>		(if not stated, the date this contract was made)	

buyer's agent

*[Handwritten signature]*  
**DARRIN RENOUF**  
 DIRECTOR E P AUSTRALIA INVESTMENTS  
 pursuant to s 127 of the Corporations Act 2001

*[Handwritten signature]*  
**MARK KALLAS**  
 DIRECTOR E P AUSTRALIA INVESTMENTS P/L  
 pursuant to s 127 of the Corporations Act 2001

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

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  
 parties agree that the deposit be invested (clause 2.9)  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)

Purchaser must make an *RW payment*  
 (residential withholding payment)

NO

yes  
 (if yes, vendor must provide  
 further details)

If the further details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice within 14 days of the contract date.

***RW payment (residential withholding payment) – further details***

Frequently the supplier will be the vendor. However, sometimes further information will be required as to which entity is liable for GST, for example, if the vendor is part of a GST group or a participant in a GST joint venture.

Supplier's name:

Supplier's ABN:

Supplier's business address:

Supplier's email address:

Supplier's phone number:

Supplier's proportion of *RW payment*:

Amount purchaser must pay – price multiplied by the *RW rate* (residential withholding rate):

Amount must be paid:  AT COMPLETION  at another time (specify):

Is any of the consideration not expressed as an amount in money?  NO  yes

If "yes", the GST inclusive market value of the non-monetary consideration:

Other details (including those required by regulation or the ATO forms):

## List of Documents

General	Strata or community title (clause 23 of the contract)
<input checked="" type="checkbox"/> 1 property certificate for the land	<input type="checkbox"/> 32 property certificate for strata common property
<input checked="" type="checkbox"/> 2 plan of the land	<input type="checkbox"/> 33 plan creating strata common property
<input type="checkbox"/> 3 unregistered plan of the land	<input type="checkbox"/> 34 strata by-laws
<input type="checkbox"/> 4 plan of land to be subdivided	<input type="checkbox"/> 35 strata development contract or statement
<input type="checkbox"/> 5 document that is to be lodged with a relevant plan	<input type="checkbox"/> 36 strata management statement
<input checked="" type="checkbox"/> 6 section 10.7(2) planning certificate (Environmental Planning and Assessment Act 1979)	<input type="checkbox"/> 37 strata renewal proposal
<input type="checkbox"/> 7 additional information included in that certificate under section 10.7(5)	<input type="checkbox"/> 38 strata renewal plan
<input checked="" type="checkbox"/> 8 sewerage infrastructure location diagram (service location diagram)	<input type="checkbox"/> 39 leasehold strata - lease of lot and common property
<input checked="" type="checkbox"/> 9 sewerage lines location diagram (sewerage service diagram)	<input type="checkbox"/> 40 property certificate for neighbourhood property
<input type="checkbox"/> 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract	<input type="checkbox"/> 41 plan creating neighbourhood property
<input type="checkbox"/> 11 <i>planning agreement</i>	<input type="checkbox"/> 42 neighbourhood development contract
<input type="checkbox"/> 12 section 88G certificate (positive covenant)	<input type="checkbox"/> 43 neighbourhood management statement
<input type="checkbox"/> 13 survey report	<input type="checkbox"/> 44 property certificate for precinct property
<input type="checkbox"/> 14 building information certificate or building certificate given under <i>legislation</i>	<input type="checkbox"/> 45 plan creating precinct property
<input type="checkbox"/> 15 lease (with every relevant memorandum or variation)	<input type="checkbox"/> 46 precinct development contract
<input type="checkbox"/> 16 other document relevant to tenancies	<input type="checkbox"/> 47 precinct management statement
<input type="checkbox"/> 17 licence benefiting the land	<input type="checkbox"/> 48 property certificate for community property
<input type="checkbox"/> 18 old system document	<input type="checkbox"/> 49 plan creating community property
<input type="checkbox"/> 19 Crown purchase statement of account	<input type="checkbox"/> 50 community development contract
<input type="checkbox"/> 20 building management statement	<input type="checkbox"/> 51 community management statement
<input checked="" type="checkbox"/> 21 form of requisitions	<input type="checkbox"/> 52 document disclosing a change of by-laws
<input checked="" type="checkbox"/> 22 <i>clearance certificate</i>	<input type="checkbox"/> 53 document disclosing a change in a development or management contract or statement
<input checked="" type="checkbox"/> 23 land tax certificate	<input type="checkbox"/> 54 document disclosing a change in boundaries
	<input type="checkbox"/> 55 information certificate under Strata Schemes Management Act 2015
	<input type="checkbox"/> 56 information certificate under Community Land Management Act 1989
	<input type="checkbox"/> 57 document relevant to off-the-plan sale
	<b>Other</b>
	<input type="checkbox"/> 58 Other:
<b>Home Building Act 1989</b>	
<input type="checkbox"/> 24 insurance certificate	
<input type="checkbox"/> 25 brochure or warning	
<input type="checkbox"/> 26 evidence of alternative indemnity cover	
<b>Swimming Pools Act 1992</b>	
<input type="checkbox"/> 27 certificate of compliance	
<input type="checkbox"/> 28 evidence of registration	
<input type="checkbox"/> 29 relevant occupation certificate	
<input type="checkbox"/> 30 certificate of non-compliance	
<input type="checkbox"/> 31 detailed reasons of non-compliance	

HOLDER OF STRATA OR COMMUNITY TITLE RECORDS -- Name, address and telephone number