

# 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</b> (ABN 30 160 792 638) 22 Tarlington Place, Smithfield NSW 2164	phone (02) 9682 3777 fax (02) 9637 1010 ref CPM:JT:20186237
vendor's solicitor	<b>MACLARENS LAWYERS</b> 232 Merrylands Rd, Merrylands 2160 PO Box 354, Merrylands 2160 DX 25406 Merrylands	
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 1025/1061063	
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: COMMERCIAL / INDUSTRIAL PREMISES	
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	
purchaser	<b>MASCOT FOUNDRY (SALES) PTY LTD</b> (ABN 95 214 407 683) ACN 001 045 192
purchaser's solicitor	<b>BULL, SON &amp; SCHMIDT</b> PO Box 143, St Leonards NSW 1590
price	\$ 3,400,000.00
deposit	\$ 170,000.00
balance	\$ 3,230,000.00
contract date	20/6/2018

Exclusive of GST  
 (10% of the price, unless otherwise stated)

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

buyer's agent

vendor **DARRIN RENOUF**  
 DIRECTOR E P AUSTRALIA INVESTMENTS  
 pursuant to s 127 of the Corporations Act 2001

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: \$

purchaser ☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares

witness

## Choices

vendor agrees to accept a **deposit bond** (clause 3)  
**proposed electronic transaction** (clause 30)  
 parties agree that the deposit be invested (clause 2.9)

☒ NO ☐ yes  
☒ no ☐ YES  
☒ 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

- ☒ 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 10.7(2) planning certificate (Environmental Planning and Assessment Act 1979)  
☐ 7 additional information included in that certificate under section 10.7(5)  
☒ 8 sewerage infrastructure location diagram (service location diagram)  
☒ 9 sewerage 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 *planning agreement*  
☐ 12 section 88G certificate (positive covenant)  
☐ 13 survey report  
☐ 14 building information certificate or building certificate given under *legislation*  
☐ 15 lease (with every relevant memorandum or variation)  
☐ 16 other document relevant to tenancies  
☐ 17 licence benefiting the land  
☐ 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

## Home Building Act 1989

- ☐ 24 insurance certificate  
☐ 25 brochure or warning  
☐ 26 evidence of alternative indemnity cover

## Swimming Pools Act 1992

- ☐ 27 certificate of compliance  
☐ 28 evidence of registration  
☐ 29 relevant occupation certificate  
☐ 30 certificate of non-compliance  
☐ 31 detailed reasons of non-compliance

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

- ☐ 32 property certificate for strata common property  
☐ 33 plan creating strata common property  
☐ 34 strata by-laws  
☐ 35 strata development contract or statement  
☐ 36 strata management statement  
☐ 37 strata renewal proposal  
☐ 38 strata renewal plan  
☐ 39 leasehold strata - lease of lot and common property  
☐ 40 property certificate for neighbourhood property  
☐ 41 plan creating neighbourhood property  
☐ 42 neighbourhood development contract  
☐ 43 neighbourhood management statement  
☐ 44 property certificate for precinct property  
☐ 45 plan creating precinct property  
☐ 46 precinct development contract  
☐ 47 precinct management statement  
☐ 48 property certificate for community property  
☐ 49 plan creating community property  
☐ 50 community development contract  
☐ 51 community management statement  
☐ 52 document disclosing a change of by-laws  
☐ 53 document disclosing a change in a development or management contract or statement  
☐ 54 document disclosing a change in boundaries  
☐ 55 information certificate under Strata Schemes Management Act 2015  
☐ 56 information certificate under Community Land Management Act 1989  
☐ 57 document relevant to off-the-plan sale

## Other

- ☐ 58 Other:

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