

THE LAW SOCIETY OF THE AUSTRALIAN CAPITAL TERRITORY
Contract for Sale
SCHEDULE

LAND	The unexpired term of the Lease	Unit	UP No.	Block	Section	Division/District
				1	23	Waramanga
and known as 1 Wambaya Crescent, Waramanga ACT 2611						
SELLER	Full name ACN/ABN Address	Ann Daley 12 Delprat Circuit MONASH ACT 2904				
SELLER SOLICITOR	Firm Ref Phone Fax DX/Address	Velocity Conveyancing Erindale Jan Hurley: 55922 6175 0940 6175 0988 PO Box 403, Erindale ACT 2903				
STAKEHOLDER	Name	Independent Property Group Greenway Trust Account				
SELLER AGENT	Firm Ref Phone Fax DX/Address	Independent Property Group Greenway Will Honey 6209 7777 6293 1441 GPO Box 1539, CANBERRA ACT 2601				
RESTRICTION ON TRANSFER	Mark one	<input checked="" type="checkbox"/> Nil	<input type="checkbox"/> s. 251	<input type="checkbox"/> s. 265	<input type="checkbox"/> s. 298	
LAND RENT	Mark one	<input checked="" type="checkbox"/> Non-Land Rent Lease		<input type="checkbox"/> Land Rent Lease		
OCCUPANCY	Mark one	<input checked="" type="checkbox"/> Vacant possession		<input type="checkbox"/> Subject to tenancy		
BREACH OF COVENANT OR UNIT ARTICLES	Description (Insert other breaches)	As disclosed in the Required Documents				
GOODS	Description	Fixed floor coverings, window treatments and light fittings as inspected dishwasher, TV on wall in lounge room remote x 3, per garage, airconditioner with remote				
DATE FOR REGISTRATION OF UNITS PLAN						
DATE FOR COMPLETION	28 days from the date hereof					

ACT REVENUE OFFICE 1
DUTY PAID: \$16,650.00
VALUE: \$541,000.00
LODGEMENT No: 162305
RECEIPT No: 00535859
DATE: 10.11.15

An agent may only complete the details in this black box and exchange this contract. See page 3 for more information.

BUYER	Full Name ACN/ABN Address	Jasprizza Consulting Group Pty Ltd 608 313 588 PO Box 3009 Manuka ACT 2603
BUYER SOLICITOR	Firm Ref Phone Fax DX/Address	Bradley Allen Love Lawyers Sally Heinjus Hayley Aniggs 02 6274 0999 02 6274 0888 GPO Box 240, CANBERRA ACT 2601
PRICE	Price Less Deposit Balance	\$541,000.00 (GST inclusive unless otherwise specified) \$54,100.00 (10% of Price) \$486,900.00
DATE OF THIS CONTRACT	16th October 2015	
CO-OWNERSHIP	Mark one (Show shares)	<input type="checkbox"/> Joint tenants <input type="checkbox"/> Tenants in common in the following shares:

READ THIS BEFORE SIGNING

Before signing this contract you should ensure that you understand your rights and obligations. You should read the important notes on page 3. You should get advice from your solicitor.

Seller signature W A Daley	Buyer signature
Seller Witness signature Jan Hurley	Buyer Witness signature

REQUIRED DOCUMENTS (RESIDENTIAL PROPERTIES ONLY)

The following marked documents are attached and form part of this Contract. The Buyer acknowledges that by execution of this Contract the Buyer certifies in writing that the Buyer received the marked documents prior to entering into this Contract.

- Crown lease of the Land (including variations)
- Current edition of the certificate of title for the crown lease
- Deposited Plan for the Land
- Energy Efficiency Rating Statement
- Encumbrances shown on the certificate of title (excluding any mortgage or other encumbrance to be discharged)
- If there is an encumbrance not shown on the certificate of title – a statement about the encumbrance complying with the Civil Law (Sale of Residential Property) Regulations
- Lease Conveyancing Inquiry Documents for the Property
- Building Conveyancing Inquiry Document (except if:
- the Property is a class A Unit
 - the residence on the Property has not previously been occupied or sold as a dwelling; or
 - this Contract is an "off-the-plan purchase")
- Building and Compliance Inspection Report(s) (except if s. 9(2)(a)(ii) or s. 9(2)(a)(iii) of the Sale of Residential Property Act applies). The inspection must have been carried out no earlier than 3 months before the Property was advertised or offered for sale and if the Seller has obtained 2 or more reports in that period, each report.
- Pest information (except if the property is a Class A Unit, or is a residence that has never been occupied): Pest Inspection Report(s). The inspection must have been carried out no earlier than 3 months before the Property was advertised or offered for sale if the Seller has obtained 2 or more reports in the period 6 months before advertising or offering for sale, each report.

If the Property is off-the-plan

- proposed plan
- inclusions list

If the Property is a Unit where the Units Plan has registered:

- Units Plan concerning the Property
- current editions of the certificate of title for the Common Property
- (if the unit is a Class A Unit) minutes of meetings of the Owners Corporation and executive committee for the 2 years before the Property was advertised or offered for sale
- Section 119 Certificate
- registered variations to the articles of the Owners Corporation

If the Property is a Unit where the Units Plan has not registered:

- proposed Units Plans or sketch plan
- inclusions list

Ann Daley the Default Rules

- details of any contract the Developer intends the Owners Corporation to enter, including–
- the amount of the Buyer's General Fund Contribution that will be used to service the contract; and
 - any personal or business relationship between the Developer and another party to the contract
- the Developer's estimate, based on reasonable grounds, of the Buyer's General Fund Contribution for 2 years after the Units Plan is registered
- if a Staged Development of the Units is proposed–the proposed Development Statement and any amendment to the statement

If the Property is a Lot that is part of a Community Title Scheme:

- Section 67 Statement, as first or top sheet
- Community Title Master Plan
- Community Title Management Statement

If the Property is a Lot that will form part of a Community Title Scheme:

- proposed Community Title Master Plan or sketch plan
- proposed Community Title Management Statement

GST

- Not applicable
- Input taxed supply of residential premises
- Taxable supply (including new residential premises)
- GST-free supply of going concern
- Buyer and Seller agree to apply margin scheme

TENANCY

- Tenancy Agreement
- No written Tenancy Agreement exists

ANNEXURES

- Annexure A – Subject to Finance
- Annexure B – Deposit by Instalments

INVOICES

- Building and Compliance Inspection Report
- Pest Inspection Report

ASBESTOS

- Asbestos Advice
- Current Asbestos Assessment Report

TENANCY SUMMARY

Premises		Expiry date	
Tenant Name		Rent	
Commencement date		Rent review date	
Term		Rent review mechanism	

MANAGING AGENT DETAILS FOR OWNERS CORPORATION OR COMMUNITY TITLE SCHEME (if no managing agent, secretary)

Name		Phone	
Address			

SOCIETY OF THE AUSTRALIAN CAPITAL TERRITORY
Contract for Sale
SCHEDULE

Received From -
 Bradley Allen Love Lawyers

The sum of \$16,650.00
 by CHEQUE

being Lodgement 162305

Reference

032-727

237793

003445

Date Paid 10/11/2015

Receipt No. 00535859

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and known as 1 Wambaya Crescent, Waramanga ACT 2611

Ann Daley

12 Delprat Circuit MONASH ACT 2904

Velocity Conveyancing Erindale

Jan Hurley: 55922

6175 0940

6175 0988

PO Box 403, Erindale ACT 2903

Independent Property Group Greenway Trust Account

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Seller Witness signature <i>Jan Hurley</i>	Buyer Witness signature