

Contract for the sale of land – 2005 edition

TERM	MEANING OF TERM	
Vendor's agent	STABLE IMS Suite 217, 117 Old Pittwater Road Brookvale NSW 2100	Phone: (02) 8922 2400 Fax: (02) 8922 2401 Ref: Daniel Harcourt
Co-agent Vendor	FKP LIMITED (ACN 010 729 950) Level 5, Transport House, 99 Macquarie Street, SYDNEY NSW 2000	
Vendor's Solicitor	DLA PHILLIPS FOX Level 38, 201 Elizabeth Street SYDNEY NSW 2000 DX 107 Sydney	Phone: (02) 9286 8172 Fax: (02) 9283 4144 Ref: Simonne Graham
Completion date	17 December 2010	
Land (Address, plan details and title reference)	Suite 104, (Lot 64) Lifestyle Working Brookvale, 117 Old Pittwater Road, Brookvale NSW 2100 Lot 64 in Strata Plan 79892 Being all the land contained in certificate of title folio identifier 64/SP79892	
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"/> none <input checked="" type="checkbox"/> other: Commercial Strata Unit and 1 car space	
Attached copies	<input checked="" type="checkbox"/> Documents in the List of Documents as marked or as numbered: <input checked="" type="checkbox"/> Other documents: As disclosed in Index of Attachments	

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"/> curtains	<input type="checkbox"/> insect screens	<input type="checkbox"/> stove
	<input type="checkbox"/> built-in wardrobes	<input type="checkbox"/> dishwasher	<input type="checkbox"/> light fittings	<input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line	<input type="checkbox"/> fixed floor coverings	<input type="checkbox"/> range hood	<input type="checkbox"/> TV antenna
	<input checked="" type="checkbox"/> other: See Schedule of Finishes			
Exclusions Purchaser	ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF IRELAND SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041			
Purchaser's solicitor	Office of State Revenue NSW Treasury Client No: 3323749 Duty: \$9440- Trans No: 6109466 Asst details: TS		2011 Phone: Fax: Ref:	
Price	\$310,000			
Deposit	\$ 31,000			
Balance	\$279,000			(10% of the price, unless otherwise stated)
Contract date	17/12/10 15-12-10			(if not stated, the date this contract was made)

Guarantor Not applicable

For signature clauses see Signing Annexure

Vendor	GST AMOUNT (optional) The price excludes GST	Witness
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Purchaser	<input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> tenants in common <input type="checkbox"/> in unequal shares	Witness
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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 38-0
- 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

Precise PSM Suite 34, 117 Old Pittwater Road BROOKVALE NSW 2100	Tel: (02) 9091-0369 Fax: (02) 9907-2488
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TERM	MEANING OF TERM	
Vendor's agent	STABLE IMS Suite 217, 117 Old Pittwater Road Brookvale NSW 2100	Phone: (02) 8922 2400 Fax: (02) 8922 2401 Ref: Daniel Harcourt
Co-agent Vendor	FKP LIMITED (ACN 010 729 950) Level 5, Transport House, 99 Macquarie Street, SYDNEY NSW 2000]	
Vendor's Solicitor	DLA Piper Australia Level 38, 201 Elizabeth Street SYDNEY NSW 2000 DX 107 Sydney	Phone: (02) 9286 8172 Fax: (02) 9283 4144 Ref: Simonne Graham
Completion date	2 NOVEMBER 2011	
Land (Address, plan details and title reference)	Suites 5, 3, 1, 8, 10 & 11, (Lots 5, 6, 7, 8, 10 in SP79892 & Lot 211 in SP81693) Lifestyle Working Brookvale, 117 Old Pittwater Road, Brookvale NSW 2100 Lots 5, 6, 7, 8, 10 in Strata Plan 79892 & Lot 211 in Strata Plan 81693 Being all the land contained in certificates of title folio identifiers 5/SP79892, 6/SP79892, 7/SP79892, 8/SP79892, 10/SP79892 and 211/SP81693	
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"/> none <input checked="" type="checkbox"/> other: 6 Commercial Strata Units and 11 car spaces	
Attached copies	<input checked="" type="checkbox"/> Documents in the List of Documents as marked or as numbered: <input checked="" type="checkbox"/> Other documents: As disclosed in Index of Attachments	

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Inclusions	<input type="checkbox"/> blinds <input type="checkbox"/> curtains <input type="checkbox"/> insect screens <input type="checkbox"/> stove <input type="checkbox"/> built-in wardrobes <input type="checkbox"/> dishwasher <input type="checkbox"/> light fittings <input type="checkbox"/> pool equipment <input type="checkbox"/> clothes line <input type="checkbox"/> fixed floor coverings <input type="checkbox"/> range hood <input type="checkbox"/> TV antenna <input checked="" type="checkbox"/> other: See Schedule of Finishes
Exclusions	
Purchaser	ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF IRELAND SUPERANNUATION FUND ABN 13 201 084 430
Purchaser's solicitor	
Price	\$2,575,000.00
Deposit	\$ 257,500.00 (10% of the price, unless otherwise stated)
Balance	\$2,317,500.00
Contract date	(if not stated, the date this contract was made)

Warrantor **Not applicable**

For signature clauses see Signing Annexure

Vendor	GST AMOUNT (optional) The price excludes GST	Witness
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Purchaser	<input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> tenants in common <input type="checkbox"/> in unequal shares	Witness
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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 38-0
- 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

Precise PSM	Tel: (02) 9091-0369
Suite 34, 117 Old Pittwater Road	Fax: (02) 9907-2488
BROOKVALE NSW 2100	

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TERM	MEANING OF TERM	
Vendor's agent	STABLE IMS Suite 217, 117 Old Pittwater Road Brookvale NSW 2100	Phone: (02) 8922 2400 Fax: (02) 8922 2401 Ref: Daniel Harcourt
Co-agent Vendor	FKP LIMITED (ACN 010 729 950) Level 5, Transport House, 99 Macquarie Street, SYDNEY NSW 2000]	
Vendor's Solicitor	DLA Piper Australia Level 38, 201 Elizabeth Street SYDNEY NSW 2000 DX 107 Sydney	Phone: (02) 9286 8172 Fax: (02) 9283 4144 Ref: Simonne Graham
Completion date	2 NOVEMBER 2011	
Land (Address, plan details and title reference)	Suites 5, 3, 1, 8, 10 & 11, (Lots 5, 6, 7, 8, 10 in SP79892 & Lot 211 in SP81693) Lifestyle Working Brookvale, 117 Old Pittwater Road, Brookvale NSW 2100 Lots 5, 6, 7, 8, 10 in Strata Plan 79892 & Lot 211 in Strata Plan 81693 Being all the land contained in certificates of title folio identifiers 5/SP79892, 6/SP79892, 7/SP79892, 8/SP79892, 10/SP79892 and 211/SP81693	
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"/> none <input checked="" type="checkbox"/> other: 6 Commercial Strata Units and 11 car spaces	
Attached copies	<input checked="" type="checkbox"/> Documents in the List of Documents as marked or as numbered: <input checked="" type="checkbox"/> Other documents: As disclosed in Index of Attachments	

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Inclusions	<input type="checkbox"/> blinds	<input type="checkbox"/> curtains	<input type="checkbox"/> insect screens	<input type="checkbox"/> stove
	<input type="checkbox"/> built-in wardrobes	<input type="checkbox"/> dishwasher	<input type="checkbox"/> light fittings	<input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line	<input type="checkbox"/> fixed floor coverings	<input type="checkbox"/> range hood	<input type="checkbox"/> TV antenna
	<input checked="" type="checkbox"/> other: See Schedule of Finishes			

Exclusions
Purchaser

ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF IRELAND *(Signature)*
SUPERANNUATION FUND ABN 13 201 084 430

Purchaser's solicitor

Price	\$2,575,000.00	
Deposit	\$ 257,500.00	(10% of the price, unless otherwise stated)
Balance	\$2,317,500.00	
Contract date	<u>15 NOVEMBER 2011</u>	(if not stated, the date this contract was made)

Warranty **Not applicable**

For signature clauses see Signing Annexure

Vendor	GST AMOUNT (optional) The price excludes GST	Witness
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Purchaser JOINT TENANTS tenants in common in unequal shares **Witness**

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 38-0
- 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

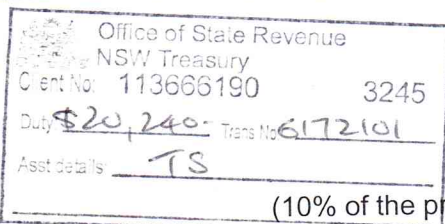
Precise PSM	Tel: (02) 9091-0369
Suite 34, 117 Old Pittwater Road	Fax: (02) 9907-2488
BROOKVALE NSW 2100	

Office of State Revenue NSW Treasury	
Client No: 3323749	292
Duty: \$127,115.00	Trans No: 6515751
Asst details: TS	

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TERM	MEANING OF TERM	Phone: (02) 8922 2400
Vendor's agent	STABLE IMS Suite 217, 117 Old Pittwater Road Brookvale NSW 2100	Fax: (02) 8922 2401 Ref: Daniel Harcourt
Co-agent		
Vendor	FKP LIMITED (ACN 010 729 950) Level 5, Transport House, 99 Macquarie Street, SYDNEY NSW 2000	
Vendor's Solicitor	DLA PHILLIPS FOX Level 38, 201 Elizabeth Street SYDNEY NSW 2000 DX 107 Sydney	Phone: (02) 9286 8172 Fax: (02) 9283 4144 Ref: Simonne Graham
Completion date	<u>15 February 2011</u>	
Land (Address, plan details and title reference)	Suite 207, (Lot 115) Lifestyle Working Brookvale, 117 Old Pittwater Road, Brookvale NSW 2100 Lot 115 in Strata Plan 79892 Being all the land contained in certificate of title folio identifier 115/SP79892	
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"/> none <input checked="" type="checkbox"/> other: Commercial Strata Unit and 2 car spaces	
Attached copies	<input checked="" type="checkbox"/> Documents in the List of Documents as marked or as numbered: <input checked="" type="checkbox"/> Other documents: As disclosed in Index of Attachments	

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"/> curtains	<input type="checkbox"/> insect screens	<input type="checkbox"/> stove
	<input type="checkbox"/> built-in wardrobes	<input type="checkbox"/> dishwasher	<input type="checkbox"/> light fittings	<input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line	<input type="checkbox"/> fixed floor coverings	<input type="checkbox"/> range hood	<input type="checkbox"/> TV antenna
	<input checked="" type="checkbox"/> other: See Schedule of Finishes			
Exclusions				
Purchaser	ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF IRELAND SUPERANNUATION FUND ABN 13 201 084 430			
	5/123A Darling Street BALMAIN NSW 2041			
Purchaser's solicitor			Phone: 2 Fax: Ref:	
Price	\$550,000			
Deposit	\$ 55,000			
Balance	\$495,000			
Contract date	<u>15 February 2011</u>		(if not stated, the date this contract was made)	

Guarantor Not applicable

For signature clauses see Signing Annexure

Vendor	GST AMOUNT (optional) The price excludes GST	Witness
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Purchaser JOINT TENANTS tenants in common in unequal shares **Witness**

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)

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

Precise PSM Tel: (02) 9091-0369
Suite 34, 117 Old Pittwater Road Fax: (02) 9907-2488
BROOKVALE NSW 2100

Contract for the sale of land – 2005 edition

TERM
Vendor's agent

MEANING OF TERM

STABLE IMS
Suite 217, 117 Old Pittwater Road
Brookvale NSW 2100

NSW Treasury
Client No: 3333749
Trans No: 6102268
Asst details: TS

Phone: (02) 8922 2400
Fax: (02) 8922 2401
Ref: Daniel Harcourt

Co-agent
Vendor

FKP LIMITED (ACN 010 729 950)

Level 5, Transport House, 99 Macquarie Street, SYDNEY NSW 2000

Vendor's Solicitor

DLA PHILLIPS FOX

Level 38, 201 Elizabeth Street
SYDNEY NSW 2000 DX 107 Sydney

Phone: (02) 9286 8172
Fax: (02) 9283 4144
Ref: Simonne Graham

Completion date
Land (Address, plan details and title reference)

8 December 2010

Suite 102, (Lot 63) and Lot 230 Lifestyle Working Brookvale, 117 Old Pittwater Road, Brookvale NSW 2100
Lot 63 in Strata Plan 79892 and 230 in Strata Plan 83598
Being all the land contained in certificate of title folio identifier 63/SP79892 and 230/SP83598

Improvements

VACANT POSSESSION subject to existing tenancies
 HOUSE garage carport home unit carspace none
 other: Commercial Strata Unit and 3 car spaces

Attached copies

Documents in the List of Documents as marked or as numbered:
 Other documents: As disclosed in Index of Attachments

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

Inclusions

blinds curtains insect screens stove
 built-in wardrobes dishwasher light fittings pool equipment
 clothes line fixed floor coverings range hood TV antenna
 other: See Schedule of Finishes

Exclusions
Purchaser

ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF IRELAND SUPERANNUATION FUND ABN 13 201 084 430
5/123A Darling Street
BALMAIN NSW 2041

Purchaser's solicitor

PHILLIP BLAXELL SOLICITOR
Suite 7-8 Soper Chambers, 118 Katoomba Street
KATOOMBA NSW 2780 PO Box 701 Katoomba

Phone: (02) 4782 6905
Fax: (02) 4782 6905
Ref: Phil Blaxell

Price

\$425,000

Deposit

\$ 42,500

(10% of the price, unless otherwise stated)

Balance

\$382,500

Contract date

10 December 2010

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

Guarantor

Not applicable

For signature clauses see Signing Annexure

Vendor

GST AMOUNT (optional)
The price excludes GST

Witness

Purchaser

JOINT TENANTS tenants in common in unequal shares **Witness**

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)

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

Precise PSM
Suite 34, 117 Old Pittwater Road
BROOKVALE NSW 2100

Tel: (02) 9091-0369
Fax: (02) 9907-2488