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	TERM	MEANING OF T	ERM				
	Vendor's agent	STABLE IMS				Phone:	(02) 8922 2400
		Suite 217, 117 C	Old Pittwater Ro	ad		Fax:	(02) 8922 2401
		Brookvale NSW	2100			Ref:	Daniel Harcourt
	Co-agent						
	Vendor	FKP LIMITED (A					
		Level 5, Transpo		acquarie Stre	eet, SYDNEY No	SW 200	0
	Vendor's Solicitor	DLA PHILLIPS I				Phone:	(02) 9286 8172
		Level 38, 201 Eli				Fax:	(02) 9283 4144
		SYDNEY NSW 2		X 107 Sydne	У	Ref:	Simonne Graham
	Completion date	17 December 20					
	Land (Address, plan	Suite 104, (Lot 6	4) Lifestyle Wor	rking Brookva	ale, 117 Old Pittv	vater Ro	ad, Brookvale
	details and title	NSW 2100	70000				
	reference)	Lot 64 in Strata F				04/007	
		Being all the land				64/SP79	9892
	Improvements	U VACANT PO	SSESSION 🗵	subject to ex	sisting tenancies	_	
p	Improvements	☐ HOUSE ☐ (garage carp nercial Strata Ur	ort I non	ne unit 🔲 carsp	pace _	none
	ntached copies				space narked or as num	borodi	
	Attached copies		ents: As disclos			ibered.	
	A real estate agent is p					aala af u	
	property.	remitted by regr	Siation to iii u	p the items	in this box in a	sale of r	esidentiai
Ì	Inclusions	□ blinds	☐ curtains		insect screen	ne 🖂 etc	ove
	meraelene	built-in wardro			☐ light fittings		ol equipment
		clothes line		or coverings			′ antenna
ı			chedule of Finisi		range need	Ш·V	antonia
ı	Exclusions						
ı	Purchaser	ELINOR MARY	IRELAND AND	GEOFFREY	THOMAS IREL	AND AT	F IRELAND
ı		SUPERANNUAT				•	
ı		5/123A Darling \$	Street	State Revenue	(2)0	l	
ı		BALMAIN NSW	2041 NSW Trea	asurv			
ı	Purchaser's solicitor		Client No. 3323749		2766	Phone	e:
ı			Duty: \$9 440	Trans No: 60	09466	Fax:	
-		001000		15		Ref:	
	Price	\$310,000	Asst details:		// / / / / / / / / / / / / / / / / / / /		
A	Deposit	\$ 31,000	No Processor and American Address of the American Advantage of the Ame		(10% of the pric	e, unless	s otherwise stated)
2	lance	\$279,000		/:£		4 - 41-1-	
	Contract date 17 12	1015-12-	(0	1 11)	not stated, the da	ate this c	ontract was made)
	Guarantor Not applicable						
-	Vendor	F(ign <u>ing Annexu</u> i	re	1000
	vendor		GST AMOU				Witness
			The price ex	ciudes			
-	Purchaser J	OINT TENANTS	tenants in o	sommon \square	in unequal char	oo Mito	
		nation (the partie			in unequal share		
	Land tax is adjustable	iation (the partie	s promise uns	□ NO	Siai as each pa	arty is av	ware)
	GST : Taxable supply			NO	yes in full	Пуе	es to an extent
	GST: Taxable supply						
	This sale is not a taxable supply because (one or more of the following may apply) the sale is:						
	not made in the co	urse or furtherance	e of an enterprise	e that the ven	dor carries on (se	ection 9-5	(b))
	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 subdivi	ded farm land or	farm land su	pplied for farming	under S	ubdivision 38-O
Г	input taxed becaus	e the sale is of elig	gible residential p	premises (sec	tions 40-65, 40-7	5(2) and	195-1)
	HOLDER OF STRATA	OK COMMUNITY				elephone	e number
	Precise PSM Suite 34, 117 Old Pittwa	tor Pood	Tel:	(02) 9091-			
	BROOKVALE NSW 21		Fax:	(02) 9907-	2400		

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STABLE IMS Suite 217, 117 Old Pittwater Road Brookvale NSW 2100 FKP LIMITED (ACN 010 729 950) Level 5, Transport House, 99 Macquarie Street, SYDNEY NSW 2000] DLA Piper Australia Level 38, 201 Elizabeth Street SYDNEY NSW 2000 DX 107 Sydney Completion date Land (Address, plan details and title reference) Deference) STABLE IMS Suite 217, 117 Old Pittwater Road Brookvale NSW 2100 FKP LIMITED (ACN 010 729 950) Level 5, Transport House, 99 Macquarie Street, SYDNEY NSW 2000] DLA Piper Australia Level 38, 201 Elizabeth Street SyDNEY NSW 2000 DX 107 Sydney Ref: Simonne Graham 2 NOVEMBER 2011 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, 7/SP79892, 8/SP79892, 10/SP79892 and 211/SP81693 VACANT POSSESSION Subject to existing tenancies HOUSE garage carport home unit carspace none other: 6 Commercial Strata Units and 11 car spaces Documents in the List of Documents as marked or as numbered:						
Brookvale NSW 2100 Ref: Daniel Harcourt Co-agent Yendor FKP LIMITED (ACN 010 729 950) Level 5, Transport House, 99 Macquarie Street, SYDNEY NSW 2000] DLA Piper Australia Level 38, 201 Elizabeth Street SYDNEY NSW 2000 DX 107 Sydney Completion date Land (Address, plan details and title Leference) DLA Piper Australia Level 38, 201 Elizabeth Street SYDNEY NSW 2000 DX 107 Sydney Ref: Simonne Graham 2 NOVEMBER 2011 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, 7/SP79892, 8/SP79892, 10/SP79892 and 211/SP81693 VACANT POSSESSION Subject to existing tenancies HOUSE garage carport home unit carspace none other: 6 Commercial Strata Units and 11 car spaces						
Co-agent //endor FKP LIMITED (ACN 010 729 950) Level 5, Transport House, 99 Macquarie Street, SYDNEY NSW 2000] DLA Piper Australia Level 38, 201 Elizabeth Street SYDNEY NSW 2000 DX 107 Sydney Ref: Simonne Graham 2 NOVEMBER 2011 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, 7/SP79892, 8/SP79892, 10/SP79892 and 211/SP81693 □ VACANT POSSESSION □ subject to existing tenancies □ HOUSE □ garage □ carport □ home unit □ carspace □ none □ other: 6 Commercial Strata Units and 11 car spaces						
FKP LIMITED (ACN 010 729 950) Level 5, Transport House, 99 Macquarie Street, SYDNEY NSW 2000] Jendor's Solicitor DLA Piper Australia Level 38, 201 Elizabeth Street SYDNEY NSW 2000 DX 107 Sydney Ref: Simonne Graham 2 NOVEMBER 2011 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, 7/SP79892, 8/SP79892, 10/SP79892 and 211/SP81693 VACANT POSSESSION Subject to existing tenancies HOUSE Garage carport home unit carspace none other: 6 Commercial Strata Units and 11 car spaces						
Level 5, Transport House, 99 Macquarie Street, SYDNEY NSW 2000] Vendor's Solicitor						
Vendor's SolicitorDLA Piper AustraliaPhone: (02) 9286 8172Level 38, 201 Elizabeth Street SYDNEY NSW 2000DX 107 SydneyFax: (02) 9283 4144Completion date Land (Address, plan details and title reference)2 NOVEMBER 2011Suites 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 2100Lots 5, 6, 7, 8, 10 in Strata Plan 79892 & Lot 211 in Strata Plan 81693Being all the land contained in certificates of title folio identifiers 5/SP79892, 6/SP79892, 7/SP79892, 8/SP79892, 10/SP79892 and 211/SP81693□ VACANT POSSESSION ☑ subject to existing tenancies□ HOUSE ☐ garage ☐ carport ☐ home unit ☐ carspace ☐ none☑ other: 6 Commercial Strata Units and 11 car spaces						
Level 38, 201 Elizabeth Street SYDNEY NSW 2000 DX 107 Sydney Ref: Simonne Graham 2 NOVEMBER 2011 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 VACANT POSSESSION Subject to existing tenancies HOUSE garage carport home unit carspace none						
SYDNEY NSW 2000 DX 107 Sydney Ref: Simonne Graham 2 NOVEMBER 2011 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 VACANT POSSESSION Subject to existing tenancies HOUSE garage carport home unit carspace none other: 6 Commercial Strata Units and 11 car spaces						
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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 VACANT POSSESSION Subject to existing tenancies HOUSE garage carport home unit carspace none other: 6 Commercial Strata Units and 11 car spaces						
Being all the land contained in certificates of title folio identifiers 5/SP79892, 6/SP79892, 7/SP79892, 8/SP79892, 10/SP79892 and 211/SP81693 ☐ VACANT POSSESSION ☑ subject to existing tenancies ☐ HOUSE ☐ garage ☐ carport ☐ home unit ☐ carspace ☐ none ☑ other: 6 Commercial Strata Units and 11 car spaces						
7/SP79892, 8/SP79892, 10/SP79892 and 211/SP81693 ☐ VACANT POSSESSION ☑ subject to existing tenancies ☐ HOUSE ☐ garage ☐ carport ☐ home unit ☐ carspace ☐ none ☑ other: 6 Commercial Strata Units and 11 car spaces						
 □ VACANT POSSESSION ☑ subject to existing tenancies □ HOUSE ☐ garage ☐ carport ☐ home unit ☐ carspace ☐ none ☑ other: 6 Commercial Strata Units and 11 car spaces 						
oroven:ents ☐ HOUSE ☐ garage ☐ carport ☐ home unit ☐ carspace ☐ none ☐ other: 6 Commercial Strata Units and 11 car spaces						
Attached copies Decuments in the List of Decuments as marked or as numbered:						
A real estate agent is permitted by <i>legislation</i> to fill up the items in this box in a sale of residential property.						
nclusions						
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						
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)						
Jarantor Not applicable						
For signature clauses see Signing Annexure						
Vendor GST AMOUNT (optional) Witness						
The price excludes						
GST STANDARD STANDARD STANDARD Without Standard						
Purchaser						
Tax information (the parties promise this is correct as far as each party is aware) Land tax is adjustable □ NO ☑ yes						
GST: Taxable supply						
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						

TERM	MEANING OF TERM	aro or rar	10. 2000	00111	
Vendor's agent	STABLE IMS			Phone:	(02) 8922 2400
vondor o agont	Suite 217, 117 Old Pittwa	ter Road		Fax:	(02) 8922 2401
	Brookvale NSW 2100	ttor r toda		Ref:	Daniel Harcourt
Co-agent					
Vendor	FKP LIMITED (ACN 010	729 950)			
	Level 5, Transport House		Street, SYDNEY N	SW 200	0]
Vendor's Solicitor	DLA Piper Australia			Phone:	(02) 9286 8172
	Level 38, 201 Elizabeth S	Street		Fax:	(02) 9283 4144
	SYDNEY NSW 2000	DX 107 Syd	dney	Ref:	Simonne Graham
Completion date	2 NOVEMBER 2011				
Land (Address, plan	Suites 5, 3, 1, 8, 10 & 11,				
details and title	Lifestyle Working Brookva				
reference)	Lots 5, 6, 7, 8, 10 in Strat				
	Being all the land contain			ers 5/SP	79892, 6/SP79892,
	7/SP79892, 8/SP79892, 1				
provements	☐ VACANT POSSESSIC] none
5 (Welliells	other: 6 Commercial S			pace _	_ none
Attached copies	Documents in the List			nbered:	
Attached copiec	Other documents: As			mboroa.	
A real estate agent is	permitted by <i>legislation</i> to			sale of r	residential
property.	sommed by registation t	o im ap the iter	no in tino box in a	oule of i	Colucitia
Inclusions	□ blinds □ c	curtains	insect scree	ens 🗍 sto	ove
		dishwasher	light fittings		ol equipment
	clothes line	ixed floor covering	ngs 🔲 range hood		/ antenna
	other: See Schedule c	of Finishes			
Exclusions					(a)n
Purchaser	ELINOR MARY IRELANI			LAND AT	F IRELAND
B - 1 - 2 - 1 - 1 - 1 - 1	SUPERANNUATION FU	ND ABN 13 201	084 430		
Purchaser's solicitor					
Price	\$2,575,000.00				
Deposit	\$ 257,500.00		(10% of the pri	ce unles	s otherwise stated)
Balance	\$2,317,500.00		(1070 of the pir	oc, unico	3 Otherwise Stated)
Contract date	15 NOVEMBER	2011	(if not stated, the d	late this o	contract was made)
	applicable		(ii ii ot otaloo, ii o)
Jarantoi Not	For signa	ture clauses se	e Signing Annexu	ıre	
Vendor		AMOUNT (option			Witness
		rice excludes			
	GST				
Purchaser	JOINT TENANTS tena	ants in common	in unequal sha	res Witn	iess
Tax inform	nation (the parties promis	se this is corre	ct as far as each p	arty is a	ware)
Land tax is adjustable		☐ NO			
GST : Taxable supply		⊠ NO		☐ y	es to an extent
	used in making the taxable				
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)					
	OR COMMUNITY TITLE F				
Precise PSM			91-0369		,
Suite 34, 117 Old Pittwa			07-2488		of State Revenue
BROOKVALE NSW 2	100			NSW T	
C			Clie	nt No: 33237	-
			Dut	yis loc/ !!	5. 09 rans No. 65-6575
			Ass	t details:	25

Vendor's agent STABLE IN State 217 117 Old Pittwater Road Fax: (0	02) 8922 2400 02) 8922 2401 Daniel Harcourt				
Vendor FKP LIMITED (ACN 010 729 950)					
Vendor FKP LIMITED (ACN 010 729 950) Level 5, Transport House, 99 Macquarie Street, SYDNEY NSW 2000					
DI (C	02) 9286 8172				
Vendor's Solicitor	02) 9200 0172				
Level 38, 201 Elizabeth Street Fax: (C	02) 9283 4144				
SYDNEY NSW 2000 DX 107 Sydney Ref: S	Simonne Graham				
Completion data 15 February 2011					
1 Description Pos	ad, Brookvale				
details and title NSW 2100					
reference) Lot 115 in Strata Plan 79892	0802				
Being all the land contained in certificate of title folio identifier 115/SP79	3032				
☐ VACANT POSSESSION ☐ subject to existing tenancies					
Improvements	none				
other: Commercial Strata Unit and 2 car spaces					
A displaced in Index of Attachments					
Other documents: As disclosed in index of Atlactiments	cidential				
A real estate agent is permitted by legislation to fill up the items in this box in a sale of res	Sideriliai				
property.					
Inclusions ☐ blinds ☐ curtains ☐ insect screens ☐ stov					
□ built-in wardrobes □ dishwasher □ light fittings □ pool	ol equipment				
clothes line fixed floor coverings range hood TV a	antenna				
Nother See Schedule of Finishes					
other: See Schedule of Finishes					
Exclusions Exclusions					
TEADY (DELAND AND OF OFF DEV THOMAS IDELAND) ALE	FIRELAND				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF	F IRELAND				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430	F IRELAND				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street Office of State Revenue	F IRELAND				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Office of State Revenue NSW Treasury	2				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Purchaser's solicitor Purchaser's solicitor Purchaser's solicitor	2				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Purchaser's solicitor Phone: Fax:	2				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Purchaser's solicitor Phone: Fax: Ref:	(2)				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Purchaser's solicitor Phone: Fax: Ref:	2				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Purchaser's solicitor Price \$550,000 (10% of the price unless)	2				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Price Deposit ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Phone: Fax: Fax: Ref: Asst details (10% of the price, unless)	2				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Price Deposit Jance ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Phone: Fax: Ref: Asst details (If not stated, the date this co	cotherwise stated)				
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Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Price Deposit Jance S550,000 S55,000 S65,000 S65,000 S65,000 S65,000 S66,000 S75,000 S75	cotherwise stated)				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Price Deposit Jance S550,000 S55,000 S65,000 S65,000 S65,000 S65,000 S66,000 S75,000 S75	cotherwise stated) contract was made)				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Price Deposit Jiance S550,000 Jiance Contract date S550,000 Contract date S550,000 Contract date S495,000 Contract date For signature clauses see Signing Annexure	cotherwise stated)				
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Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Price Deposit Jance S550,000 Lontract date S495,000 Contract date For signature clauses see Signing Annexure Vendor ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 Office of State Revenue SAME NSW Treasury C ent No. 113666190 3245 Fax: Ref: Asst details (if not stated, the date this co	cotherwise stated) contract was made)				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Price \$550,000 Deposit \$55,000 Lance \$495,000 Contract date 15 February 20 (if not stated, the date this compared to the price of State Revenue NSW Treasury Contract date 15 February 20 (if not stated, the date this compared to the price of State Revenue NSW Treasury Contract date 15 February 20 (if not stated, the date this compared to the price of State Revenue NSW Treasury Contract date 15 February 20 (if not stated, the date this compared to the price excludes GST AMOUNT (optional) The price excludes GST (in the price ex	contract was made) Witness				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Price \$550,000 Deposit \$55,000 Innce \$495,000 Contract date \$495,000 Contract date \$550,000 The price signature clauses see Signing Annexure Vendor For signature clauses see Signing Annexure GST AMOUNT (optional) The price excludes GST Purchaser Tigning Annexure The price excludes GST	cotherwise stated) contract was made) Witness				
Purchaser ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 Purchaser's solicitor Price	cotherwise stated) contract was made) Witness				
Purchaser Purchaser	cotherwise stated) contract was made) Witness ess ware)				
Purchaser Purchaser's solicitor Purchaser's solicitor Price Deposit Jance Contract date Not applicable For signature clauses see Signing Annexure For signature clauses see Signing Annexure Purchaser Tax information (the parties promise this is correct as far as each party is aw Land tax is adjustable ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF SUPERAND ATF SUPERAND AND GEOFFREY THOMAS IRELAND ATF SUPERAND AND GEOFFREY THOMAS IN A STATE REVENUE BY A STATE BY A STATE REVENUE BY A STATE BY A	cotherwise stated) contract was made) Witness				
Purchaser Purchaser SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 SUPERANNUATION FUND ABN 13 201 084 430 Purchaser's solicitor Price BALMAIN NSW 2041 Phone: Fax: Ref: Price	cotherwise stated) contract was made) Witness ess ware)				
Purchaser Purchaser SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 SUPERANNUATION FUND ABN 13 201 084 430 Purchaser's solicitor Price BALMAIN NSW 2041 Phone: Fax: Ref: Price	cotherwise stated) contract was made) Witness ess ware)				
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Purchaser Purchaser SUPERANNUATION FUND ABN 13 201 084 430 5/123A Darling Street BALMAIN NSW 2041 SUPERANNUATION FUND ABN 13 201 084 430 For signature clauses see Signing Annexure	witness ess ware) es to an extent (2)				
Purchaser Purchaser Superannuation	witness ess ware) es to an extent 6(b))				
Purchaser Purchaser	witness ess ware) es to an extent (5(b)) Subdivision 38-O 195-1)				
Purchaser Purchaser Superannuation Fund ABN 13 201 084 430	witness ess ware) es to an extent (5(b)) Subdivision 38-O 195-1)				
Purchaser Purchaser SUPERANNUATION FUND ABN 13 201 084 430	witness ess ware) es to an extent (5(b)) Subdivision 38-O 195-1)				
Purchaser Purchaser Superannuation Fund ABN 13 201 084 430	witness ess ware) es to an extent (5(b)) Subdivision 38-O 195-1)				

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	TERM Vendor's agent	MEANING OF TERM STABLE IMS Suite 217, 117 Old Pittwa Brookvale NSW 2100	Cliant No:	3323749 146(5: 1	292	Phone: Fax: Ref:	(02) 8922 2400 (02) 8922 2401 Daniel Harcourt
	Co-agent		1		MODELS PROGRAMMENTALISM PROGRAMMENT STORY		
	Vendor	FKP LIMITED (ACN 010 Level 5, Transport House	9 729 950) e, 99 Maco	uarie Stree	t, SYDNEY NS	SW 200	0]
	Vendor's Solicitor	DLA PHILLIPS FOX Level 38, 201 Elizabeth SYDNEY NSW 2000	Street	07 Sydney		Phone: Fax: Ref:	(02) 9286 8172 (02) 9283 4144 Simonne Graham
	Completion date Land (Address, plan details and title	8 December 2010 Suite 102, (Lot 63) and L Brookvale NSW 2100 Lot 63 in Strata Plan 798				117 Old	Pittwater Road,
	reference)	Being all the land contail 230/SP83598	ned in cert	ficate of titl	e folio identifier	63/SP7	9892 and
_	mprovements	☐ HOUSE ☐ garage	carpor	t home and 3 car s	e unit 🔲 carsp paces		none
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 t	he items ir	this box in a	sale of	residential
	property.	,	•				
	Inclusions	☐ blinds ☐ ☐ built-in wardrobes ☐	curtains	er	insect scree light fittings		ove ool equipment
		clothes line	fixed floor	coverings	range hood		V antenna
	Exclusions			FOEEDEV	THOMAS IDE	A NID A	TE IDEL AND
	Purchaser	ELINOR MARY IRELAND AND GEOFFREY THOMAS IRELAND ATF IRELAND					
		SUPERANNUATION F	UND ABN	13 201 084	430	1111	4
		5/123A Darling Street					
		BALMAIN NSW 2041	LICITOR			Phon	e: (02) 4782 6905
	Purchaser's solicitor	PHILLIP BLAXELL SOLICITOR			Fax:	, ,	
		Suite 7-8 Soper Chambers, 118 Katoomba Street KATOOMBA NSW 2780 PO Box 701 Katoomba				Ref:	Phil Blaxell
	m		DU PU BUX	701 Natou	IIIba	1101.	T THI DIGAGO
	Price	\$425,000			/10% of the pri	ce unle	ss otherwise stated)
	Deposit	\$ 42,500			(10% of the pin	oo, amo	33 Ottio/Wibo otatoa)
1	Balance	\$382,500	201	(if r	not stated the d	late this	contract was made)
	Contract date	10 December	21	(11.1	iot stated, the c	ato tito	CONTRACT TRACT
	Guarantor No	t applicable	41	5	ianina Annovi	ıro	
					ign <u>ing Annexι</u>	110	Witness
	Vendor		T AMOUN				Withioso
		GS [*]				LAP	
Purchaser					mess aware)		
Land tax is adjustable							
						yes to an extent	
	This calc is not a taval	ole supply because (one of	or more of t	he followin		e sale is);
	not made in the	course or furtherance of an	enterprise	that the ven	dor carries on (s	section 9	-5(b))
	hy a vendor who	is neither registered nor re	auired to b	e reaistered	for GST (section	n 9-5(d))	
	GST-free hecaus	se the sale is the supply of	a going cor	cern under	section 38-325		
	GST-free because	se the sale is subdivided far	rm land or t	arm land su	ipplied for farmir	ng under	Subdivision 38-O
	input taxed beca	use the sale is of eligible re	esidential pr	emises (see	ctions 40-65, 40	-75(2) ar	na 195-1)
	HOLDER OF STRATA	OR COMMUNITY TITL	E RECORI)S – Name	, address and	telepho	ne number
	Precise PSM		Tel:	(02) 9091	-0369		
	Suite 34, 117 Old Pitty	vater Road	Fax:	(02) 9907-			
	BROOKVALE NSW			3 .			