

## Contract for the sale and purchase of land 2019 edition

<b>TERM</b>	<b>MEANING OF TERM</b>	<b>NSW DAN:</b>
vendor's agent	<b>Precise Property</b> Suite 48, 117 Old Pittwater Road, Brookvale NSW 2100 Email: r.bakker@precise.property	Phone: 02 9091 0369 Ref: Robert Bakker Mob: 0414 430 445
co-agent		
vendor	<b>CCC Investments Nominee Pty Ltd AEN 60988010366</b> Suite 152, 117 Old Pittwater Road, Brookvale NSW 2100	
vendor's solicitor	<b>Breene &amp; Breene Solicitors</b> Level 12, St James Centre, 111 Elizabeth Street, Sydney NSW 2000 Email: timbreene@breene.com.au; phyllisy@breene.com.au	Phone: 02 9232 5811 Fax: 02 9232 5822 Ref: TJB:PY:684837
date for completion	<b>1 April 2022</b>	(clause 15)
land (address, plan details and title reference)	<b>Suite 153, 117 Old Pittwater Road, Brookvale NSW 2100</b> <b>Lot 227 in Strata Plan 81693</b> <b>Folio Identifier 227/SP81693</b>	
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"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: Commercial Office and 1 tandem carspace and 1 single carspace with storage cage attached	
attached copies	<input type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:	

**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 type="checkbox"/> light fittings <input type="checkbox"/> stove <input type="checkbox"/> built-in wardrobes <input 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 type="checkbox"/> solar panels <input type="checkbox"/> TV antenna <input type="checkbox"/> curtains <input type="checkbox"/> other:
exclusions	<b>See attached Schedule of Inclusions and Exclusions</b>
purchaser	<b>Elinor Mary Ireland and Geoffrey Thomas Ireland ATF Ireland Super Fund</b>
purchaser's solicitor	<b>Freshwater Legal Pty Ltd</b> PO Box 610, Manly NSW 1655 Email: skyewatson@freshwaterlegal.com Phone: 02 9029 8089 Ref: Skye Watson
price	<b>\$ 670,000.00</b>
deposit	<b>\$ 67,000.00</b> (10% of the price, unless otherwise stated)
balance	<b>\$ 603,000.00</b>
contract date	<b>13/2022</b> (if not stated, the date this contract was made)

buyer's agent			
vendor	<table border="1"> <tr> <td> <b>GST AMOUNT (optional)</b>                      The price includes                      GST of: \$                 </td> </tr> </table>	<b>GST AMOUNT (optional)</b> The price includes GST of: \$	witness
<b>GST AMOUNT (optional)</b> The price includes GST of: \$			
purchaser <input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> tenants in common <input type="checkbox"/> in unequal shares		witness	


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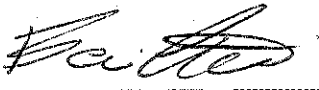
TERM	MEANING OF TERM	NSW DAN:
vendor's agent	<b>Precise Property</b> Suite 48, 117 Old Pittwater Road, Brookvale NSW 2100 Email: r.bakker@precise.property	Phone: 02 9091 0369 Ref: Robert Bakker Mob: 0414 430 445
co-agent		
vendor	<b>CCC Investments Nominee Pty Ltd ABN 60988010366</b> Suite 152, 117 Old Pittwater Road, Brookvale NSW 2100	
vendor's solicitor	<b>Breene &amp; Breene Solicitors</b> Level 12, St James Centre, 111 Elizabeth Street, Sydney NSW 2000 Email: timbreene@breene.com.au; phyllisy@breene.com.au	Phone: 02 9232 5811 Fax: 02 9232 5822 Ref: TJB:PY:684837
date for completion	<b>1 April 2022</b> (clause 15)	
land (address, plan details and title reference)	<b>Suite 153, 117 Old Pittwater Road, Brookvale NSW 2100</b> <b>Lot 227 in Strata Plan 81693</b> <b>Folio Identifier 227/SP81693</b>	
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"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: Commercial Office and 1 tandem carspace and 1 single carspace with storage cage attached	
attached copies	<input type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:	

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inclusions	<input type="checkbox"/> blinds <input type="checkbox"/> dishwasher <input type="checkbox"/> light fittings <input type="checkbox"/> stove <input type="checkbox"/> built-in wardrobes <input 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 type="checkbox"/> solar panels <input type="checkbox"/> TV antenna <input type="checkbox"/> curtains <input type="checkbox"/> other:
exclusions	<b>See attached Schedule of Inclusions and Exclusions</b>
purchaser	<b>Elinor Mary Ireland and Geoffrey Thomas Ireland ATF Ireland Super Fund</b>
purchaser's solicitor	<b>Freshwater Legal Pty Ltd</b> PO Box 610, Manly NSW 1655 Email: skyewatson@freshwaterlegal.com Phone: 02 9029 8089 Ref: Skye Watson
price	<b>\$ 670,000.00</b>
deposit	<b>\$ 67,000.00</b> (10% of the price, unless otherwise stated)
balance	<b>\$ 603,000.00</b>
contract date	<b>1/3/2022</b> (if not stated, the date this contract was made)

buyer's agent

  
 vendor DIRECTOR

  
 DIRECTOR

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

  
 ROBERT BAKKER witness

purchaser

JOINT TENANTS

tenants in common

in unequal shares

witness


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TERM	MEANING OF TERM	NSW DAN:
vendor's agent	<b>Precise Property</b> Suite 48, 117 Old Pittwater Road, Brookvale NSW 2100 Email: r.bakker@precise.property	Phone: 02 9091 0369 Ref: Robert Bakker Mob: 0414430 445
co-agent		
vendor	<b>CCC Investments Nominee Pty Ltd ABN 60988010366</b> Suite 152, 117 Old Pittwater Road, Brookvale NSW 2100	
vendor's solicitor	<b>Breene &amp; Breene Solicitors</b> Level 12, St James Centre, 111 Elizabeth Street, Sydney NSW 2000 Email: timbreene@breene.com.au; phyllisy@breene.com.au	Phone: 02 9232 5811 Fax: 02 9232 5822 Ref: TJB:PY:684836
date for completion	<b>1 April 2022</b> (clause 15)	
land (address, plan details and title reference)	<b>Suite 152, 117 Old Pittwater Road, Brookvale NSW 2100</b> <b>Lot 110 in Strata Plan 79892</b> <b>Folio Identifier 110/SP79892</b>	
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"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: Commercial Office and one (1) carspace	
attached copies	<input type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:	

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inclusions	<input type="checkbox"/> blinds	<input type="checkbox"/> dishwasher	<input type="checkbox"/> light fittings	<input type="checkbox"/> stove
	<input type="checkbox"/> built-in wardrobes	<input 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 type="checkbox"/> solar panels	<input type="checkbox"/> TV antenna
	<input type="checkbox"/> curtains	<input type="checkbox"/> other:		
exclusions	<b>See attached Schedule of Inclusions and Exclusions</b>			
purchaser	<b>Elinor Mary Ireland and Geoffrey Thomas Ireland ATF Ireland Super Fund</b>			
purchaser's solicitor	<b>Freshwater Legal Pty Ltd</b> PO Box 810, Manly NSW 1655 Email: skyewatson@freshwaterlegal.com	Phone: 02 9029 8089 Ref: Skye Watson		
price	\$ <b>425,000.00</b>			
deposit	\$ <b>42,500.00</b>		(10% of the price, unless otherwise stated)	
balance	\$ <b>382,500.00</b>			
contract date	<b>1/3/2022</b>		(if not stated, the date this contract was made)	

buyer's agent			
vendor	<b>GST AMOUNT (optional)</b> The price includes GST of: \$		witness
			
purchaser	<input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> tenants in common <input type="checkbox"/> in unequal shares		witness

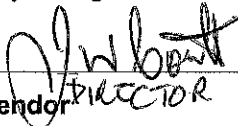
## Contract for the sale and purchase of land 2019 edition


TERM	MEANING OF TERM	NSW DAN:
vendor's agent	<b>Precise Property</b> Suite 48, 117 Old Pittwater Road, Brookvale NSW 2100 Email: r.bakker@precise.property	Phone: 02 9091 0369 Ref: Robert Bakker Mob: 0414430 445
co-agent		
vendor	<b>CCC Investments Nominee Pty Ltd ABN 60988010366</b> Suite 152, 117 Old Pittwater Road, Brookvale NSW 2100	
vendor's solicitor	<b>Breene &amp; Breene Solicitors</b> Level 12, St James Centre, 111 Elizabeth Street, Sydney NSW 2000 Email: timbreene@breene.com.au; phyllisy@breene.com.au	Phone: 02 9232 5811 Fax: 02 9232 5822 Ref: TJB:PY:684836
date for completion	<b>1 April 2022</b> (clause 15)	
land (address, plan details and title reference)	<b>Suite 152, 117 Old Pittwater Road, Brookvale NSW 2100</b> <b>Lot 110 in Strata Plan 79892</b> <b>Folio Identifier 110/SP79892</b>	
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"/> storage space <input type="checkbox"/> none <input checked="" type="checkbox"/> other: Commercial Office and one (1) carspace	
attached copies	<input type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:	

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inclusions	<input type="checkbox"/> blinds <input type="checkbox"/> dishwasher <input type="checkbox"/> light fittings <input type="checkbox"/> stove <input type="checkbox"/> built-in wardrobes <input 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 type="checkbox"/> solar panels <input type="checkbox"/> TV antenna <input type="checkbox"/> curtains <input type="checkbox"/> other:
exclusions	<b>See attached Schedule of Inclusions and Exclusions</b>
purchaser	<b>Elinor Mary Ireland and Geoffrey Thomas Ireland ATF Ireland Super Fund</b>
purchaser's solicitor	<b>Freshwater Legal Pty Ltd</b> PO Box 610, Manly NSW 1655 Email: skyewatson@freshwaterlegal.com Phone: 02 9029 8089 Ref: Skye Watson
price	<b>\$ 425,000.00</b>
deposit	<b>\$ 42,500.00</b> (10% of the price, unless otherwise stated)
balance	<b>\$ 382,500.00</b>
contract date	<b>1/3/2022</b> (if not stated, the date this contract was made)

buyer's agent

  
vendor DIRECTOR

  
DIRECTOR



**ROBERT BAKKER** witness

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

**purchaser**  JOINT TENANTS  tenants in common  in unequal shares **witness**


# Contract for the sale and purchase of land 2019 edition

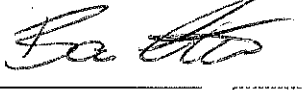
TERM	MEANING OF TERM	NSW DAN:
vendor's agent	<b>Precise Property</b> Suite 48, 117 Old Pittwater Road, Brookvale NSW 2100 Email: r.bakker@precise.property	Phone: 02 9091 0369 Ref: Robert Bakker Mob: 0414 430 445
co-agent		
vendor	<b>CCC Investments Nominee Pty Ltd ABN 60988010366</b> Suite 152, 117 Old Pittwater Road, Brookvale NSW 2100	
vendor's solicitor	<b>Breene &amp; Breene Solicitors</b> Level 12, St James Centre, 111 Elizabeth Street, Sydney NSW 2000 Email: timbreene@breene.com.au; phyllisy@breene.com.au	Phone: 02 9232 5811 Fax: 02 9232 5822 Ref: TJB:PY:684833
date for completion	<b>1 April 2022</b> (clause 15)	
land (address, plan details and title reference)	<b>Suite 151, 117 Old Pittwater Road, Brookvale NSW 2100</b> <b>Lot 219 in Strata Plan 81693</b> <b>Folio Identifier 219/SP81693</b>	
improvements	<input type="checkbox"/> VACANT POSSESSION <input checked="" type="checkbox"/> subject to existing tenancies	
attached copies	<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 Office and 2 tandem carspaces and 2 single carspaces	
	<input type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:	

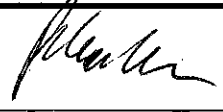
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inclusions	<input type="checkbox"/> blinds <input type="checkbox"/> dishwasher <input type="checkbox"/> light fittings <input type="checkbox"/> stove <input type="checkbox"/> built-in wardrobes <input type="checkbox"/> fixed floor coverings <input type="checkbox"/> range hood <input type="checkbox"/> pool equipment <input type="checkbox"/> clothes line <input type="checkbox"/> insect screens <input type="checkbox"/> solar panels <input type="checkbox"/> TV antenna <input type="checkbox"/> curtains <input type="checkbox"/> other:
exclusions	<b>See attached Schedule of Inclusions and Exclusions</b>
purchaser	<b>E.M. Ireland &amp; G.T. Ireland ABN 91 543 447 680</b>
purchaser's solicitor	<b>Freshwater Legal Pty Ltd</b> Phone: 02 9029 8089 PO Box 610, Manly NSW 1655 Ref: Skye Watson Email: skyewatson@freshwaterlegal.com
price	<b>\$ 1,200,000.00</b>
deposit	<b>\$ 120,000.00</b> (10% of the price, unless otherwise stated)
balance	<b>\$ 1,080,000.00</b>
contract date	<b>1/3/2022</b> (if not stated, the date this contract was made)

buyer's agent

  
 vendor **DIRECTOR**

  
 purchaser **DIRECTOR**

  
**ROBERT BAKKER** witness

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

**purchaser**  JOINT TENANTS  tenants in common  in unequal shares **witness**

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vendor's agent	<b>Precise Property</b> Suite 48, 117 Old Pittwater Road, Brookvale NSW 2100 Email: r.bakker@precise.property	Phone: 02 9091 0369 Ref: Robert Bakker Mob: 0414 430 445
co-agent		
vendor	<b>CCC Investments Nominee Pty Ltd ABN 60988010366</b> Suite 152, 117 Old Pittwater Road, Brookvale NSW 2100	
vendor's solicitor	<b>Breene &amp; Breene Solicitors</b> Level 12, St James Centre, 111 Elizabeth Street, Sydney NSW 2000 Email: timbreene@breene.com.au; phyllisy@breene.com.au	Phone: 02 9232 5811 Fax: 02 9232 5822 Ref: TJB:PY:684833
date for completion	<b>1 April 2022</b>	(clause 15)
land (address, plan details and title reference)	<b>Suite 151, 117 Old Pittwater Road, Brookvale NSW 2100</b> <b>Lot 219 in Strata Plan 81693</b> <b>Folio Identifier 219/SP81693</b>	
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attached copies	<input type="checkbox"/> documents in the List of Documents as marked or as numbered: <input type="checkbox"/> other documents:	

**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 type="checkbox"/> light fittings	<input type="checkbox"/> stove
<input type="checkbox"/> built-in wardrobes	<input 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 type="checkbox"/> solar panels	<input type="checkbox"/> TV antenna
<input type="checkbox"/> curtains	<input type="checkbox"/> other:		

**exclusions** See attached Schedule of Inclusions and Exclusions

**purchaser** E.M. Ireland & G.T. Ireland ABN 91 543 447 680

**purchaser's solicitor** **Freshwater Legal Pty Ltd** Phone: 02 9029 8089  
 PO Box 610, Manly NSW 1655 Ref: Skye Watson  
 Email: skyewatson@freshwaterlegal.com

**price** \$ 1,200,000.00  
**deposit** \$ 120,000.00 (10% of the price, unless otherwise stated)  
**balance** \$ 1,080,000.00  
**contract date** 1/3/2022 (if not stated, the date this contract was made)

buyer's agent

vendor

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

witness

*Robert Bakker*  
 purchaser  JOINT TENANTS  tenants in common  in unequal shares

witness