

Contract for the sale and purchase of land 2019 edition

TERM	MEANING OF TERM	NSW DAN:
vendor's agent	Linden Wise Pty Ltd Suite 1302, 12 Help Street, Chatswood NSW 2067	Phone: 02 8459 7136 Ref: Cynthia Wei E: cynthiawei@lindenwise.com
co-agent		
vendor	Wiser Capital Pty Ltd ACN 611 713 412	
vendor's solicitor	Apex Lawyers Pty Ltd Level 19, 109 Pitt Street, Sydney NSW 2000	Phone: 02 8599 6997 Fax: 02 8599 6998 Ref: CC: [210624] E: christine.chen@apexlawyers.com.au
date for completion land (address, plan details and title reference)	See the definition of "Completion Date" in Special Condition 33.1 (clause 15) Townhouse No. [46], Proposed Lot [40], "Boddington Gardens", 17-21 Mason Road, Box Hill, New South Wales 2765 Unregistered Plan: Proposed Lot [40] in an unregistered plan of strata subdivision (a copy of which is annexed to this Contract) of proposed Lot 1 in an unregistered plan of subdivision (a copy of which is annexed to this Contract) of Lot 68 in Deposited Plan 11104, Lot 68 in Deposited Plan 655273 and Lot 69 in Deposited Plan 655516 Part Folio Identifiers 68/11104, 68/655273 and 69/655516	
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: Townhouse, garage (with two carspaces)	
attached copies	<input checked="" 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 checked="" type="checkbox"/> other: Refer to Annexure 7 - Disclosure Statement
exclusions	
purchaser	Seong & Young Pty Ltd ACN 651 802 390 4 Ambleside Drive, Castle Hill NSW 2154
<input type="checkbox"/> Subject to FIRB <input checked="" type="checkbox"/> Not subject to FIRB	
purchaser's solicitor	En Plus Legal Unit 101, 26 Rider Boulevard, Rhodes NSW 2138 Phone: 02 8123 7861 Fax: E: esther@enpluslegal.com.au
Price	\$880,000.00
deposit	\$88,000.00 (10% of the price, unless otherwise stated)
balance	\$792,000.00
contract date	29 July 2021 (if not stated, the date this contract was made)
Depositholder	<input type="checkbox"/> vendor's solicitor <input checked="" type="checkbox"/> vendor's agent

See Execution Page

Vendor

GST AMOUNT (optional)

witness

The price includes
GST of: \$

See Execution Page

purchaser JOINT TENANTS tenants in common in unequal shares

witness

ChoicesVendor agrees to accept a **deposit-bond** (clause 3) NO yes**Nominated Electronic Lodgement Network (ELN)** (clause 30):

To be advised by the Vendor's solicitors prior to completion

Electronic transaction (clause 30) no YES(if no, vendor must provide further details, such as the proposed applicable waiver, in the space below, or *serve within 14 days* of the contract date):**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 a *GSTRW payment* (GST 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.**GSTRW payment (GST 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 supplier is a partnership, a trust, part of a GST group or a participant in a GST joint venture.

Supplier's name:

Wiser Capital Pty Ltd

Supplier's ABN:

19 611 713 412

Supplier's GST branch address (if applicable):

Supplier's business address:

95/26-32 Pirrama Road, Pyrmont NSW 2009

Supplier's email address:

cfo@wisercapital.com.au

Supplier's phone number:

02 8593 4531Supplier's proportion of *GSTRW payment*:**\$61,600.00 (7% of the Price)****If more than one supplier, provide the above details for each supplier.**Amount purchaser must pay – price multiplied by the *GSTRW rate* (residential withholding rate): **\$61,600.00**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):

Purchaser's Solicitor Certifications

To **Wiser Capital Pty Ltd ACN 611 713 412 and its solicitors**
Purchaser **[Seong & Young Pty Ltd ACN 651 802 390]**
Property **Townhouse No. [46], Proposed Lot [40]/17 – 21 Mason Road, Box Hill New South Wales 2765 (Property)**

I, *Esther Shin* of En Plus Legal, certify as follows:

1. I am a Solicitor/Barrister/Licensed Conveyancer currently admitted to practise in New South Wales.
2. I have verified the identity of the Purchaser in accordance with the requirements of the Conveyancing Rules.

SIGNATURE: *Esther Shin*

Date: *27 / 7 / 2021*

To **Seong & Young Pty Ltd ACN 651 802 390**
Property **Townhouse No. [46], Proposed Lot [40]/17 – 21 Mason Road, Box Hill New South Wales 2765 (Property)**

I, *Esther Shin* of En Plus Legal, certify as follows:

1. I have reviewed the contract for sale of the Property submitted for electronic signing with this certification (**Contract**);
2. The Contract is in accordance with your instructions and is in order for signing.

SIGNATURE: *Esther Shin*

Date: *27 / 7 / 2021*

SECTION 66W CERTIFICATE

1. *Esther Shin*
Boulevard, Rhodes NSW 2138 certify as follows:

of En Plus Legal of Unit 101, 26 Rider

1. I am a *Solicitor* currently admitted to practise in New South Wales.
2. I am giving this Certificate in accordance with Section 66W of the Conveyancing Act 1919 with reference to a contract for the sale of property at **Townhouse No. [46], Proposed Lot [40]/17 - 21 Mason Road, Box Hill New South Wales 2765** from **Wiser Capital Pty Ltd ACN 611 713 412** to **Seong & Young Pty Ltd ACN 651 802 390** in order that there is no cooling off period in relation to that Contract.
3. I do not act for **Wiser Capital Pty Ltd ACN 611 713 412** and am not employed in the legal practice of a solicitor acting for **Wiser Capital Pty Ltd ACN 611 713 412** nor am I a member or employee of a firm of which a Solicitor acting for **Wiser Capital Pty Ltd ACN 611 713 412** is a member or employee.
4. I have explained to **Seong & Young Pty Ltd ACN 651 802 390**:
 - (a) The effect of the Contract for the purchase of that property;
 - (b) The nature of this Certificate; and
 - (c) The effect of giving this Certificate to the vendor, i.e. that there is no cooling off period in relation to the Contract.

Dated: 27 / 7 / 2021.

Esther Shin
Signature of authorised practitioner/licensed conveyancer

Esther Shin
Full name of authorised practitioner/licensed conveyancer

Unit 101, 26 Rider Boulevard, Rhodes NSW 2138

Address of authorised practitioner/licensed conveyancer

Statement of Details of Purchaser(s) for Foreign Investment Review Board

Notification of Tax File Number and Date of Birth for Investment of Deposit

Property: Townhouse No. [46], Proposed Lot [40]/17 – 21 Mason Road, Box Hill New South Wales 2765

Name of Purchaser(s) Seong & Young Pty Ltd (ACN 651 802 390)

Address of Purchaser(s) 4 AMBLESIDE DR CASTLE HILL NSW 2154

Email address of Purchaser(s) s.shin@unsw.edu.au

Nationality _____

Purchase Price \$880,000.00

Purpose of acquisition INVESTMENT

(1) Is/Are the Purchaser(s) Australian Citizen(s) or Australian Permanent Resident(s)?

Yes

No

(2) If the answer to the above question (1) is "No", please specify the nationality and residential status of the Purchaser(s): _____

Tax File Number (1) 600 395 542 Date of Birth (1) _____

Tax File Number (2) _____ Date of birth (2) _____

If the Purchaser is a company

(a) Names and nationalities of principal shareholders

SEONG CHUL SHIN, AUSTRALIAN CITIZEN

(b) Address of registered office and shareholders

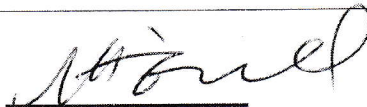
4 AMBLESIDE DR CASTLE HILL NSW 2154

If the Purchaser is a trust

(a) Names and nationalities of unit holders/beneficiaries

(b) Address of trustee and unit holders/beneficiaries

Signature



Purchaser (OR Purchaser's solicitor on behalf of the Purchaser)