

# contract for sale of land or strata title by offer and acceptance (commercial)



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**NOTICE** Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person signs the Contract  
**WARNING** - If the Buyer is not an Australian Citizen or Permanent Resident or a New Zealand Citizen then FIRB approval (and a special condition to this Contract) may be required.  
**WARNING** - If the Purchase Price is \$750,000 or more, Withholding Tax **may** apply to this Contract (see 2018 General Condition 3.7).  
**WARNING** - If GST is relevant to this transaction then the relevant GST provision should be outlined in the Special Conditions or an attached GST Annexure.

To: **JHY Realty**  
Street: **Shop 5, 42-48 Dunn Bay Road**  
Suburb: **Dunsborough** State: **WA** Postcode: **6281**  
ABN: **89136421148** Email: **lee@jhyrealty.com.au**  
Phone: **97591300** Mobile: **0438867737** Fax: **9759 1311**

As Agent for the Seller / Buyer

## THE BUYER

Name: **Valmadre Property Pty Ltd - ACN 649 555 564**  
Address: **254 Sheoak Drive, Yallingup, WA, 6282**

EMAIL: The Buyer consents to Notices being served at: **mike@valmadre.net.au**

OFFERS TO PURCHASE (as joint tenants/tenants in common specifying the undivided shares) the Land and Property Chattels set out in the Schedule ("the Property") with vacant possession unless stated otherwise in the Special Conditions at the Purchase Price on the terms set out in the Schedule, the Conditions and the Special Conditions.

## SCHEDULE

The Property at:

Address: **3/16 Griffin Drive**

Suburb: **Dunsborough** State: **WA** Postcode: **6281**

Lot **3** Deposited / Survey / Strata / Diagram / Plan **48498** Whole / Part Vol **2622** Folio **528**

A deposit of \$ **20,000** of which \$ **Nil** is paid now and \$ **20,000** to be paid within **7** days of acceptance to be held by **JHY Realty**

("the Deposit Holder"). The balance of the Purchase Price to be paid on the Settlement Date.

Purchase Price **\$450,000**

Settlement Date **4/11/2021**

Property Chattels including **Basic office fit out to front offices, balustrade to mezzanine as inspected.**

## GST

☐ GST is **APPLICABLE** to this Contract. See Special Conditions or attached GST Annexure (which forms part of this Contract) OR ☒ GST is **NOT** applicable to this Contract

## FINANCE CLAUSE IS APPLICABLE

LENDER **Coast Finance Group**

(NB. If blank, can be any Lender)

LATEST TIME: 4pm on: **10/9/2021**

AMOUNT OF LOAN: **50% of the purchase price**

SIGNATURE OF BUYER

**X [Signature]** **X [Signature]**

## FINANCE CLAUSE IS NOT APPLICABLE

Signature of the Buyer if Finance Clause is NOT applicable

**[Signature]**

**[Signature]**

**[Signature]**

**[Signature]**

## SPECIAL CONDITIONS

1. The buyers are aware the property is leased at the rate of \$15,600 p/a expiring on 21/08/2022, with 3 further 12 month options starting on 21/08/2022, 21/08/2023, & 21/08/2024. The buyers have received a full copy of the lease and agree with the terms and conditions.

2. Annexure A (RCD's & Smoke Detectors) is attached and forms part of this contract.

3. Annexure B is attached and forms part of this contract.

**X [Signature]** **X [Signature]**

NOTE: IF THIS DOCUMENT IS ON SEPARATE PAGES OR IS TO BE FAXED THEN ALL PARTIES SHOULD SIGN ALL PAGES.



# contract for sale of land or strata title by offer and acceptance (commercial)



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## 1. SUBJECT TO FINANCE

If the Buyer signs the 'Finance Clause is not Applicable' box in the Schedule, or if no information is completed in the 'Finance Clause is Applicable' box in the Schedule, then this Clause 1 does not apply to the Contract.  
If any information is completed in or the Buyer signs the 'Finance Clause is Applicable' box in the Schedule then this Clause 1 applies to the Contract.

### 1.1 Buyer's Obligation to Apply for Finance and Give Notice to the Seller

- (a) The Buyer must:
- (1) immediately after the Contract Date make a Finance Application to the Lender using, if required by the Lender, the Property as security; and
  - (2) use all best endeavours in good faith to obtain Finance Approval.
- (b) If the Buyer does not comply with Clause 1.1(a) or 1.1(c)(1) then the Contract will not come to an end under Clause 1.2 and the Buyer may not terminate the Contract under Clause 1.3. The rights of the Seller under this Clause 1.1 will not be affected if the Buyer does not comply with Clause 1.1.
- (c) The Buyer must immediately give to the Seller or Seller Agent:
- (1) an Approval Notice if the Buyer obtains Finance Approval; or
  - (2) a Non Approval Notice if the Finance Application is rejected; at any time while the Contract is in force and effect.

### 1.2 No Finance Approval by the Latest Time: No Approval Notice Given

This Contract will come to an end without further action by either Party if on or before the Latest Time:

- (a) written Finance Approval has not been obtained or the Finance Application has been rejected; and
- (b) the Buyer gives a Non Approval Notice to the Seller or Seller Agent.

### 1.3 No Finance Approval by the Latest Time: No Notice Given

If by the Latest Time:

- (a) the Buyer has not given an Approval Notice to the Seller or Seller Agent; and
- (b) the Buyer has not given a Non Approval Notice to the Seller or Seller Agent, then this Contract will be in full force and effect unless and until either the Seller gives written Notice of termination to the Buyer or the Buyer terminates this Contract by giving a Non Approval Notice to the Seller or Seller Agent.

### 1.4 Finance Approval: Approval Notice Given

If by the Latest Time, or if Clause 1.5 applies, before the Contract is terminated:

- (a) Finance Approval has been obtained; and
- (b) the Buyer has given an Approval Notice to the Seller or Seller Agent; then this Clause 1 is satisfied and this Contract is in full force and effect.

### 1.5 Notice Not Given by Latest Time: Seller's Right to Terminate

If by the Latest Time the Buyer has not given an Approval Notice or a Non Approval Notice to the Seller or Seller Agent then at any time until an Approval Notice or a Non Approval Notice is given, the Seller may terminate this Contract by written Notice to the Buyer.

### 1.6 Buyer Must Keep Seller Informed: Evidence

- (a) If requested in writing by the Seller or Seller Agent the Buyer must:
- (1) advise the Seller or Seller Agent of the progress of the Finance Application; and
  - (2) provide evidence in writing of the making of a Finance Application in accordance with Clause 1.1(a) and of any loan offer made, or any rejection; and
  - (3) if applicable, advise the Seller or Seller Agent of the reasons for the Buyer not accepting any loan offer.
- (b) If the Buyer does not comply with the request within 2 Business Days then the Buyer authorises the Seller or Seller Agent to obtain from the Lender the information referred to in Clause 1.6(a).

2. Acceptance of this offer will be sufficiently communicated to the Buyer if verbal or written notification is given by the Seller or Seller's Agent to the Buyer that the acceptance has been signed by the Seller.
3. The 2018 General Conditions are incorporated into this Contract so far as they are not varied by or inconsistent with the Conditions or Special Conditions of this Contract.
4. The parties consent to the information in this Contract being used/disclosed by REIWA and the Seller Agent in accordance with the privacy collection notices pursuant to the Australian Privacy Principles that appear on the REIWA and Seller Agent's websites.

## CONDITIONS

### 17 Right To Terminate

- If a Party has the right to terminate under this Clause 1, then:
- (a) termination must be effected by written Notice to the other Party;
  - (b) Clauses 23 and 24 of the 2018 General Conditions do not apply to the right to terminate;
  - (c) upon termination the Deposit and any other monies paid by the Buyer must be repaid to the Buyer;
  - (d) upon termination neither Party will have any action or claim against the other for breach of this Contract, except for a breach of Clause 1.1 by the Buyer.

### 18 Waiver

The Buyer may waive this Clause 1 by giving written Notice to the Seller or Seller Agent at any time before the Latest Time, or if Clause 1.5 applies, before the Contract is terminated. If waived this Clause is deemed satisfied.

### 19 Definitions

In this Clause:

**Amount of Loan** means either the amount referred to in the Schedule or any lesser amount of finance referred to in the Finance Application. If the amount referred to in the Schedule is blank, then the amount will be an amount equivalent to the Purchase Price.

**Approval Notice** means a Notice in writing given by the Buyer or the Lender to the Seller or Seller Agent to the effect that Finance Approval has been obtained.

**Finance Application** means an application made by or on behalf of the Buyer to the Lender to lend any monies payable under the Contract.

**Finance Approval** means:

- (a) a written approval by the Lender of the Finance Application or a written offer to lend or a written notification of an intention to offer to lend made by the Lender; and
- (b) for the Amount of Loan; and
- (c) which is unconditional or subject to terms and conditions:
  - (1) which are the Lender's usual terms and conditions for finance of a nature similar to that applied for by the Buyer; or
  - (2) which the Buyer has accepted by written communication to the Lender, but a condition which is in the sole control of the Buyer to satisfy will be treated as having been accepted for the purposes of this definition; or
  - (3) which, if the condition is other than as referred to in paragraphs (1) and (2) above includes:
    - (i) an acceptable valuation of any property;
    - (ii) attaining a particular loan to value ratio;
    - (iii) the sale of another property; or
    - (iv) the obtaining of mortgage insurance; and has in fact been satisfied.

**Latest Time** means:

- (a) the time and date referred to in the Schedule; or
- (b) if no date is nominated in the Schedule, then 4pm on the day falling 15 Business Days after the Contract Date.

**Lender** means:

- (a) the lender nominated in the Schedule; or
- (b) if no lender is nominated in the Schedule, any bank, building society, credit union or other institution which makes loans and in each case carries on business in Australia.

**Non Approval Notice** means a Notice in writing given by the Buyer or the Lender to the Seller, or Seller Agent to the effect that the Finance Application has been rejected or Finance Approval has not been obtained.

## BUYER [If a corporation, then the Buyer executes this Contract pursuant to the Corporations Act.]

Signature 	Date 4/9/21	Signature	Date
Signature 	Date 4/9/21	Signature	Date

## THE SELLER ACCEPTS the Buyer's offer

Name: Shelley Merelyn Allan

Address: 11 Callitris Crescent, Broadwater, WA, 6280

EMAIL: The Seller consents to Notices being served at: \_\_\_\_\_

## [If a corporation, then the Seller executes this Contract pursuant to the Corporations Act.]

Signature	Date	Signature	Date
Signature	Date	Signature	Date

## RECEIPT OF DOCUMENTS

The Buyer acknowledges receipt of the following documents:

1. This offer and acceptance
2. Strata disclosure & attachments (if strata)
3. 2018 General Conditions
4. Lease Document.

Signature 	Signature 
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## RECEIPT OF DOCUMENTS

The Seller acknowledges receipt of the following documents:

1. This offer and acceptance
2. 2018 General Conditions

Signature	Signature
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## CONVEYANCER The Parties appoint their Representative below to act on their behalf and consent to Notices being served on that Representative's email address.

BUYER'S REPRESENTATIVE		SELLER'S REPRESENTATIVE	
Name	<u>Dunsborough Settlements</u>	Name	
Signature		Signature	

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