

Contract for the sale of land - 2005 edition

Office of State Revenue
 NSW Treasury
 Client No 100072841
 Duty \$16885
 Terms No 6363223
 2358
 TS
 Aust details

TERM	MEANING OF TERM	
Vendor's Agent		Phone:
		Fax:
		Contact
VENDOR	COINBAY PTY LIMITED A.C.N. 098 189 345	
	113 Broadmeadow Road, BROADMEADOW 2292	
Vendor's Solicitor	HARVEY LAW FIRM	
	403 Lake Road, Argenton NSW	
	PO Box 3042, GLENDALE 2285	
	Phone No.: (02) 4958 8889	Reference: Mr Harvey
Completion Date	25th day after the date of this contract (clause 15)	
Land	12-16 Annie Street, Wickham	
(Address, plan details and title reference)	Lot No: 1	Section: -- Plan: 731186 (copy attached)
	Folio: 1/731186	

VACANT POSSESSION subject to existing tenancies
 House garage carport home unit car space garage
 Other: **Warehouse**
 Documents in the List of Documents as marked or as numbered: **1, 2, 6 & 9**

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

Inclusions	<input checked="" type="checkbox"/> blinds	<input type="checkbox"/> curtains	<input checked="" type="checkbox"/> light fittings	<input type="checkbox"/> external TV antenna
	<input type="checkbox"/> stove	<input type="checkbox"/> range hood	<input type="checkbox"/> clothes line	<input checked="" type="checkbox"/> fixed floor coverings
	<input checked="" type="checkbox"/> dishwasher	<input type="checkbox"/> insect screens	<input type="checkbox"/> built in wardrobes	<input type="checkbox"/> s/pool equipment
	<input checked="" type="checkbox"/> recycle bin	<input type="checkbox"/> ceiling fans	<input checked="" type="checkbox"/> air conditioner x3	<input type="checkbox"/> heater gas/wood/oil
	<input checked="" type="checkbox"/> wiz bin	<input type="checkbox"/> smoke alarm	<input type="checkbox"/> (other):	

Exclusions

PURCHASER **ANTIDOTE HOLDINGS PTY LIMITED** *as trustee for self managed*

Purchaser's solicitor **WILSON & CO LAWYERS** *super fund instalment warrant*

50 Glebe Road, The Junction 2291 *Borrowing Agreement*

DX 3803 NEWCASTLE

Phone No.: **49627100** Reference:

Price: \$ 475,000.00

Deposit: \$ 47,500.00 (10% of the price, unless otherwise stated)

Balance: \$ 427,500.00

Contract date **1/8/2011** (if not stated, the date this contract was made)

Vendor R. [Signature] [Signature] Witness

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 NO yes
GST NO yes
 Margin scheme will be used in making the taxable supply NO yes yes to an extent

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