

Contract for the sale of land - 2005 edition

TERM
Vendor's Agent

MEANING OF TERM

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

Improvements

☐ House ☐ garage ☒ carport ☐ home unit ☐ car space ☐ garage

☐ Other: Warehouse

Attached copies

☒ 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

☒ blinds ☐ curtains ☒ light fittings ☐ external TV antenna
☐ stove ☐ range hood ☐ clothes line ☒ fixed floor coverings
☒ dishwasher ☐ insect screens ☐ built in wardrobes ☐ s/pool equipment
☒ recycle bin ☐ ceiling fans ☒ air conditioner x3 ☐ heater gas/wood/oil
☒ w/z bin ☐ smoke alarm ☐ (other):

Exclusions

PURCHASER

ANTIDOTE HOLDINGS PTY LIMITED

Purchaser's solicitor

WILSON & CO LAWYERS

50 Glebe Road, The Junction 2291

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

GST AMOUNT (optional)

The price includes

GST of: NIL

Witness

Purchaser

☐ 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