

contract for sale of land or strata title by offer and acceptance



REGULATED
BY THE
REVENUE
AND
CUSTOMS
DEPARTMENT
OF
WESTERN
AUSTRALIA



NOTICE: Contracts must be lodged with the Office of State Revenue for duty assessment within two (2) months of the date the last person executes 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 in an attached GST Annexure, which forms part of this Contract.

TO: Conlan Holdings Pty Ltd Via Professionals Stirling Clark
 Shop 31M Hawallan's Forrestfield, 20 Sirelltza Avenue, Forrestfield WA 6058
 ACN 009 069 443 ABN 1653 816 4987

As Agent for the Seller / ~~XXXXXX~~

THE BUYER (FULL NAME AND ADDRESS)

NICOLA AND LAURA DI TORO AS TRUSTEE FOR.
 DI TORO SUPERANNUATION FUND
 52 LENORI ROAD GOOSEBERRY HILL 6076.

EMAIL: The Buyer consents to Notices being served at: ditoro@westnet.com.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:

76 Sussex Road Forrestfield, WA, 6058

Lot 314 ~~Deposited Plan/Strata/Leasehold/Plan~~ 8812 Whole / Part Vol 8 Folio 63A

A deposit of \$ 5000 of which \$ 0 is paid now and \$ 5000 to be paid within 7 days of acceptance

to be held by Professionals Stirling Clark Trust Account

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

Purchase Price 360000

Settlement Date 28 DAYS FROM ACCEPTANCE

Property Chattels Including Refer Annexure A

GST WITHHOLDING

1. Is this Contract concerning the taxable supply of new residential premises or potential residential land as defined in the GST Act? YES NO
2. If NO is ticked or no box is ticked (in which case the answer is deemed to be NO), then the Buyer is not required to make a payment under section 14-250 of the Taxation Administration Act 1953 (Cth).
3. If YES is ticked, then the 'GST Withholding Annexure' should be attached to this Contract.

FINANCE CLAUSE IS APPLICABLE

LENDER _____
(i.e. If blank, can be any Lender)

LATEST TIME: 4pm on: _____

AMOUNT OF LOAN: _____

SIGNATURE OF BUYER _____

FINANCE CLAUSE IS NOT APPLICABLE

Signature of the Buyer If Finance Clause IS NOT applicable

[Handwritten Signature]

SPECIAL CONDITIONS

- 1) Annexure A forms part of this Contract
- 2) Annexure B forms part of this Contract
- 3) Buyer is aware and accepts that there is a Water Corp easement along the back fence
- 4) POWER IN THE SHEDS WILL NOT BE WORKING AT SETTLEMENT BUYER IS AWARE AND ACCEPTS THIS.
- 5) BUYER IS AWARE AND ACCEPTS THAT THE BROWN AIR CONDITIONER IN THE LOUNGE WILL NOT BE WORKING AT SETTLEMENT

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