

Land and Property Information Division

ABN: 84 104 377 806

GPO BOX 15

Sydney NSW 2001

DX 17 SYDNEY

Telephone: 1300 052 637



Land & Property Information

A division of the Department of Finance & Services

TITLE SEARCH

Title Reference: 50/SP90440

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 50/SP90440

SEARCH DATE	TIME	EDITION NO	DATE
14/5/2015	10:21 AM	2	13/5/2015

LAND

LOT 50 IN STRATA PLAN 90440  
AT KOGARAH  
LOCAL GOVERNMENT AREA ROCKDALE

FIRST SCHEDULE

STONE WANG PROPERTIES PTY LTD (T AJ472908)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 INTERESTS RECORDED ON REGISTER FOLIO CP/SP90440
- 2 AJ472909 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

PRINTED ON 14/5/2015

\* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE.  
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

# Contract for the sale of land – 2005 edition

TERM	MEANING OF TERM	
Vendor's agent	Elders Real Estate - Hurstville 7 Barratt Street, Hurstville NSW 2220	Tel : 9579 5033 Fax: 9579 5133
Co-agent		
Vendor	Marie Danmeng Ma and Muer Te 77 Grey Street, Carlton NSW 2218	
Vendor's Conveyancer	Dominic Sin Suite 302, 208 Forest Road, Hurstville NSW 2220	Tel: 9580 5531 & 9580 2854 Fax: 9580 5650 DS: SC: Ma & Te Email: dom_sin@people.net.au
Completion date	See special condition <sup>57.1</sup> 50.4 (clause 15)	
Land (Address, plan details and title reference)	Unit 702, Lot 50 / 23-26 Station Street & 2 Victoria Way, Kogarah NSW 2117 Lot 50 in an unregistered plan (copy attached), being part of Lot D in Deposited Plan 28345, Lots 1 & 2 in Deposited Plan 219880 and Lots 28-30 Sec D in DP1562. Folio Identifiers: D/28345, 1/219880, 2/219880 and Auto Consol 12602-236	
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 checked="" type="checkbox"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> none <input checked="" type="checkbox"/> other: One carspace	
Attached copies	<input 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"/> curtains	<input type="checkbox"/> insect screens	<input type="checkbox"/> stove
	<input type="checkbox"/> built-in wardrobes	<input type="checkbox"/> dishwasher	<input type="checkbox"/> light fittings	<input type="checkbox"/> pool equipment
	<input type="checkbox"/> clothes line	<input type="checkbox"/> fixed floor coverings	<input type="checkbox"/> range hood	<input type="checkbox"/> TV antenna
	<input checked="" type="checkbox"/> other: See Annexure G – Schedule of Finishes			
Exclusions				
Purchaser	STONE WANG PROPERTIES PTY LTD ATF THE KOGARAH PROPERTY TRUST			
Purchaser's solicitor	DENNIS WONG & CO SOLICITORS Ph 02 94133081 SUITE 21, Level 1, 3-9 Spring St Chatswood 2067 FAX 02 94132086			
Price	\$ 550,000			
Deposit	27 500	(10% of the price, unless otherwise stated)		
Balance	\$ 522,500			
Contract date	1 May 2014	(if not stated, the date this contract was made)		

Vendor [Signature]

GST AMOUNT (optional)  
The price includes GST of: \_\_\_\_\_

Witness [Signature]

Purchaser [Signature]  JOINT TENANTS  tenants in common  in unequal shares  
Tax information (the parties promise this is correct as far as each party is aware)  
Vendor duty is payable  NO  yes in full  yes to an extent  
Deposit can be used to pay vendor duty  NO  yes  
Land tax is adjustable  NO  yes

Witness



National Australia Bank Limited

Chatswood - 300 Victoria Avenue NSW

Date 2 / 05 / 2014

Pay Elders Real Estate - Hurstville  
the sum of Twenty Seven Thousands & Five Hundreds Dollars Only  
or bearer \$ 275,000<sup>00</sup>

STONE WANG HOLDINGS PTY LTD  
ATF STONE WANG  
SUPERANNUATION FUND

[Signature]

Deposit for the

regards property

Super fund.



National Australia Bank Limited  
ABN 12 004 044 937

Chatswood - 300 Victoria Avenue NSW

**Bank Cheque**

Date 23/07/2014

Pay THE OFFICE OF STATE REVENUE\*\*\*\*\* Or Order

the Sum of FIFTEEN THOUSAND, TWO HUNDRED AND SIXTY DOLLARS \*\*\*\*\*

\*\*\*\*\* \$ 15,260.00\*\*\*\*\*

Not  
Negotiable

for National Australia Bank Limited

⑈945188 ⑈0820012⑈ 10200108⑈

*Received*

**Deaninic Suvic Tam JP**  
Solicitor & Registered  
Migration Agent 0104750

23/7/2014

For SECURITY FEATURES See reverse of cheque

**Elders**

**Real Estate**

**Elders Real Estate Hurstville**  
175 Forest Road, Hurstville NSW 2220  
P O Box 611, Hurstville BC 1481  
p | (02) 9579 5033 f | (02) 9579 5133  
hurstville@elders.com.au  
www.eldershurstville.com.au

Dennis Wong & Co Solicitor  
Suite21A, Level1, 3-9 Spring Street  
CHATSWOOD NSW 2067

**Re: Stone Wang Properties Pty Ltd as trustee for The Kogarah Property  
Trust Purchase From MA & TE  
Property: Unit702/26 Station Street, KOGARAH NSW 2217**

Dear Sir/Madam,

As per conversation over the phone, please replace a new cheque in favour of Elders Real Estate Hurstville of \$27,500.00 for the sale of abovementioned property.

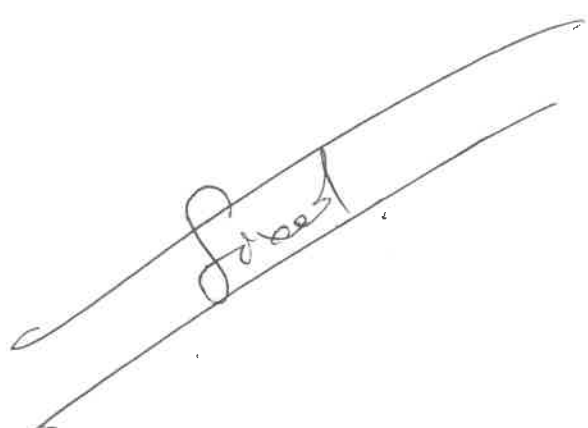
The original cheque attached with the letter.

Thank you for your cooperation and if you have any further questions in regards to this matter please do not hesitate to call.

Yours faithfully,

**Elders Real Estate Hurstville**

  
**Jack Cheung**  
Sales & Marketing



Stone Wang

**From:** Dominic Tam <dominictam@telstra.com>  
**Sent:** Monday, 21 July 2014 3:38 PM  
**To:** 'stone wang'; stone.wang@artemisbs.com  
**Cc:** 'dennis wong'  
**Subject:** RE: Ma & Te Proposed Sale to Stone Wang Properties P/L - Unit 702 (Lot 50), 23 - 26 Station Street and 2 Victoria Way, Kogarah  
**Attachments:** AR-M256\_20140721\_152743.pdf  
**Importance:** High

Dear Stone,

We refer to your purchase of Unit 702, Lot 50/23-26 Station Street and 2 Victoria Way Kogarah which was exchanged on 1 May, 2014.

To take advantage of the Government's New Home Grant for the \$5,000.00 stamp duty concession, you must lodge the application no later than 31 July, 2014.

We **attached** the Application Form for your execution. The form must be sign before a JP. Alternatively, you can attend our office during business hour and we can witness your execution.

Please bring with you a copy of your passport, your company ASIC document and the Original Trust Deed.

You may also wish to pay your stamp duty. If you wish to do so, please let us have a bank cheque in favour of THE OFFICE OF STATE REVENUE for the sum of \$15,260.00 no later than 31 July, 2014. The above amount includes the \$5,000 concession.

You may also wish to ask for an extension and to pay your stamp duty within 1 year. If you wish to do so, please let us know and we will need to prepare additional document for you to sign.

Feel free to contact us if you have any queries.

(Stone Wang Property, Pty Limited.)

Kind regards,

**Dominic Tam**

Solicitor | Notary Public | Registered Migration Agent | Registered Marriage Celebrant  
Dennis Wong & Co Solicitors  
Ph: +612 9413 3081  
Fax: +612 9413 2086

Stone Wang Holding Pty Ltd, ATF Stone Wang

Superannuation Fund

Liability limited by a scheme approved under Professional Standards Legislation