

# Contract for the sale of land - 2005 edition

TERM	MEANING OF TERM	
Vendor's agent	<b>CB Richard Ellis (RP) Pty Limited</b> Suite 1403, Level 14, 100 Pacific Highway, North Sydney NSW 2060	Phone (02) 8969 8500 Fax (02) 8969 8599 Ref Tim Rees
Co-agent		
Vendor	<b>Reyhoda Pty Ltd</b> of Level 5, 45 Jones Street, Ultimo NSW 2007	ACN 128 978 290 ABN 30 128 978 290
Vendor's solicitor	<b>Corrs Chambers Westgarth</b> 8 Chifley, 8-12 Chifley Square, Sydney NSW 2000 GPO Box 9925 Sydney NSW 2001	Phone (02) 9210 6985 Fax (02) 9210 6611 Ref Joanna Alessi
Completion date	See clauses 15 and 30	
Land (Address, plan details and title reference)	<b>Apartment 903 'The Chatswood', Anderson Street, Chatswood</b> Plan: Unregistered plan: Lot 142 in an unregistered strata plan (copy attached). The strata plan is a subdivision of Lot 1 in an unregistered stratum plan (copy attached), which is a subdivision of an unregistered plan of consolidation of Lot 2 in DP 808144, Lot 1 in DP 177024, Lot 1 in DP 799328 and the land comprised in Strata Plan 211 and Strata Plan 57732 (copies attached). Title: Part Folio Identifiers: 2/808144, 1/177024, 1/799328, CP/SP211, 1 to 13/SP211 inclusive, CP/SP57732 and 1 to 8/SP57732 inclusive (copies attached).	
Improvements Attached copies	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input checked="" type="checkbox"/> apartment <input checked="" type="checkbox"/> carspace x 1 <input checked="" type="checkbox"/> storage area <input checked="" type="checkbox"/> Documents in the List of Documents as marked.	
Depositholder	<b>Vendor's agent</b>	

Office of State Revenue  
NSW Treasury  
11/12/2014  
\$62,490.00  
8570023-001  
TS5994

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

Inclusions	See inclusions schedule (some may be fixtures)
Exclusions	Nil
Purchaser	<b>Soon Bong Pty Ltd As Trustee For Soon Bong Super Fund</b> <span style="float: right;">ACN 601 080 826</span> 15 Alma Street, Pymble NSW 2073
Purchaser's solicitor	<b>Yoon Twining Lawyers</b> <span style="float: right;">Phone (02) 9904 7211</span> Shop 62, Level 3, Lemon Grove SC, 427-441 Victoria Avenue <span style="float: right;">Fax (02) 9904 7299</span> Chatswood NSW 2067 <span style="float: right;">Ref Yoon Twining</span>
Price	\$1,400,000.00
Deposit	\$ 140,000.00 <span style="float: right;">(10% of the price, unless otherwise stated)</span>
Balance	\$1,260,000.00
Contract date	<u>29 November 2014</u> <span style="float: right;">(if not stated, the date this contract was made)</span>

Guarantor Name and Address: **Bong Oh Yu** of 15 Alma Street, Pymble NSW 2073  
Name and Address: **Yong Soon Yu** of 15 Alma Street, Pymble NSW 2073  
**For signature clauses see signature schedule attached**

<b>Vendor</b>	The price includes GST (see clause 57)	<b>Witness</b>
<b>Purchaser</b>	<input type="checkbox"/> JOINT TENANTS <input type="checkbox"/> tenants in common <input type="checkbox"/> in unequal shares	<b>Witness</b>

**Tax information (the parties promise this is correct as far as each party is aware)**

Vendor duty is payable	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> yes in full <input type="checkbox"/> yes to an extent
Deposit can be used to pay vendor duty	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/> yes <input type="checkbox"/> yes to an extent
Land tax is adjustable	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> yes <input type="checkbox"/> yes to an extent
GST: Taxable supply	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> yes in full <input type="checkbox"/> yes to an extent
Margin scheme will be used in making the taxable supply	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> yes <input type="checkbox"/> 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 38-0
- 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**  
To be appointed on registration of the strata plan