

Contract for the sale of land – 2005 edition

TERM	MEANING OF TERM	
Vendor's agent	VIG PROJECT MANAGEMENT AND MARKETING PTY LTD	Phone: Attn:
Co-agent	CENTURY 21 SEIWA	
Vendor	VIG 88 DEVELOPMENT PTY LIMITED ACN 167 293 763	
Vendor's Solicitor	HARRIS & COMPANY Level 6 68 Pitt Street, Sydney, NSW, 2000 DX 724 Sydney	Phone: 9261 8533 Fax: 9232 8227 Ref: Alexandra Tzavellas
Completion date	Refer to Clause 32.1 of the Contract	
Land (Address, plan details and title reference)	Apt 1016/88 Archer Street, Chatswood NSW Being lot 189 in the Strata Plan which lot will be subject to the Lot Lease and which is presently part of a Leasehold being the vendor's estate and interest as tenant under lease registered AD278692K in respect of the land comprising Lots 101 and part 100 in Deposited Plan 1111686	
Improvements	<input type="checkbox"/> VACANT POSSESSION <input checked="" 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 type="checkbox"/> other:	
Attached copies	<input checked="" 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 As set out in the Annexure "F"- Schedule of Finishes

Exclusions

Purchaser SOON BONG PTY LTD ATT SOON BONG SUPER FUND
~~BONG OH YU & YONG SOON YU~~

Purchaser's solicitor KDL LEGAL PO BOX 994 STRATHFIELD NSW 2135 Phone: 9746 2992 Fax: Ref: KEVIN LEE

Price \$767,000.00
Deposit \$76,700.00 (10% of the price, unless otherwise stated)
Balance \$690,300.00

Contract date 15 AUGUST 2014 (if not stated, the date this contract was made)

Refer to Annexure for execution by the Vendors

Vendor _____ Witness _____

Purchase Price includes GST of _____

Purchaser _____ Witness _____

JOINT TENANTS tenants in common in unequal shares

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

Land tax is adjustable NO yes

GST: Taxable supply NO yes in full yes to an extent

Margin scheme will be used in making the taxable supply NO yes

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