

Contract for the sale and purchase of land 2019 edition

TERM
 vendor's agent

MEANING OF TERM
 WITHOUT THE INTERVENTION OF AN AGENT

NSW DAN:

co-agent
 vendor

GREGORY PHILIP THORNCROFT, SALLY ANNA ELIZABETH THORNCROFT, NIGEL BRUCE THORNCROFT, GRANT NELSON THORNCROFT, RACHEL JAYNE THORNCROFT and DEAN HARVEY THORNCROFT

vendor's solicitor

C/-
VILE & VILE SOLICITORS
 46 Belmore Road, Lorn NSW 2320
 PO Box 57 North Maitland NSW 2320

P: 02 4933 5607
 E: andrew@vileandvilelaw.com

date for completion
 land (address,
 plan details and
 title reference)

42nd day after the contract date (clause 15)
26 MAGPIE STREET MCDOUGALLS HILL NSW 2330
 Lot 114 in Deposited Plan 1110275
 114/1110275

improvements

☒ VACANT POSSESSION ☐ subject to existing tenancies
☐ HOUSE ☐ garage ☐ carport ☐ home unit ☐ carspace ☐ storage space
☒ none ☐ other:

attached copies

documents in the List of Documents as marked or numbered:
 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

☐ blinds ☐ dishwasher ☐ light fittings ☐ stove
☐ built-in wardrobes ☐ fixed floor coverings ☐ range hood ☐ pool equipment
☐ clothes line ☐ insect screens ☐ solar panels ☐ TV antenna
☐ curtains ☐ other:

exclusions

purchaser

KYLIE TANKS & GRANT TANKS
 C/- 18 Magpie Street, McDougalls Hill NSW 2330

purchaser's solicitor

CDG Law
 12 Pitt Street, Singleton NSW 2330

P: 02 6572 2911
 E: reception@cdglaw.com.au

price
 deposit
 balance

\$ 156,000.00
\$ 15,600.00 (10% of the price, unless otherwise stated)
\$ 140,400.00

contract date

(if not stated, the date this contract was made)

buyer's agent

See Execution Pages

vendor

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

witness

purchaser ☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares

witness

Choices

Vendor agrees to accept a **deposit-bond** (clause 3) ☐ NO ☐ yes

Nominated Electronic Lodgment Network (ELN) (clause 30): PEXA

Electronic transaction (clause 30) ☐ no ☒ YES
(if no, vendor must provide further details, such as the proposed applicable waiver, in the space below, or serve *within* 14 days of the contract date):

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-O
- ☐ input taxed because the sale is of eligible residential premises (sections 40-65, 40-75(2) and 195-1)

Purchaser must make a **GSTRW payment** (GST residential withholding payment) ☐ NO ☐ yes (if yes, vendor must provide further details)

If the further details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice *within* 14 days of the contract date.

GSTRW payment (GST residential withholding payment) – further details

Frequently the supplier will be the vendor. However, sometimes further information will be required as to which entity is liable for GST, for example, if the supplier is a partnership, a trust, part of a GST group or a participant in a GST joint venture.

Supplier's name:

Supplier's ABN:

Supplier's GST branch number (if applicable):

Supplier's business address:

Supplier's email address:

Supplier's phone number:

Supplier's proportion of **GSTRW payment**: \$

If more than one supplier, provide the above details for each supplier.

Amount purchaser must pay – price multiplied by the **GSTRW rate** (residential withholding rate): \$

Amount must be paid: ☐ AT COMPLETION ☐ at another time (specify):

is any of the consideration not expressed as an amount in money? ☐ NO ☐ yes

If "yes", the GST inclusive market value of the non-monetary consideration: \$

Other details (including those required by regulation or the ATO forms):