



TENET LEGAL

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CLIENT INFORMATION SHEET & AUTHORITY 客户基本信息及授权

Please provide us with the following information & a copy of your ID (either passport or driver's licence) 请提供在有效期限内含照片的证件 (可以是护照或是驾照) Address for mailing of council rates, water bill etc AFTER this transaction 交房之后用来接收市政水费等账单的邮寄地址 (如空白, 我们会填写您现在购买房产的地址, 空地必须有其它接收地址) <div></div>			Permanent Resident 是否有澳洲永久居留权	Australian Citizens 是否有澳洲公民
Name 名字 (名在前姓在后)	Date of Birth 生日	Mobile and Email 电话及邮箱		

Initial _____

STAMP DUTY 印花税 (契税)

As set out in our letter to you, please indicate which one of the above rates of stamp duty is applicable to this purchase. 请就上述对于印花税 (契税) 所做说明中, 挑选出符合您方案并填写于表中

Option A: FIRST PRINCIPAL PLACE OF RESIDENCE 首次置业的自用住宅 房价不超过80万 (2024年6月9号及之后签约) <ul style="list-style-type: none">• you have not previously held an interest in residential land (whether in Australia or elsewhere); and 没有拥有任何房产,不管是在澳洲或是其它地方; 并且• you have not previously claimed this concession for other property; and 之前没有申请过首套自住房印花税优惠或者空地印花税优惠; 并且• You will not sell, transfer or otherwise lease out all or part of the property (including a room) before moving in or within the first year, you will move in and live in the property within one year after settlement 交房后一年之内搬入, 并且在搬入前或住满一年之前不能出租或出售	
OPTION B: PRINCIPAL PLACE OF RESIDENCE 非首次置业或首次置业但房价高于80万, 物业是自住使用 (2024年6月9号及之后签约) <ul style="list-style-type: none">• you are purchasing this property to live as your principal place of residence, same living requirement as Option A. 非首次购买或首次购买但房价高于80万 居住要求同首次购房, 即一年内不得出租或出售	
OPTION C: FIRST HOME VACANT LAND CONCESSION 首次购买自住的空地 地价不超过50万 <ul style="list-style-type: none">• Contract signed after 09 June 2024 (2024年6月9日后签约)• you have not previously held an interest in residential land (whether in Australia or overseas); and 在澳洲或是其它地方不曾持有不动产; 并且• you have not previously claimed this concession for other vacant land; and 没有就其他的空地申请过相同的印花税减免; 并且• you will build and occupy the home constructed on the land as your first principal place of residence within 2 years after the land is transferred to you; and 在两年内, 于空地上所建造的房产将是您的主要居住地; 并且• you will not dispose of the land before, or within 1 year after you start to occupy the residence constructed on the land as your home. 在居住满一年以前, 不能卖掉或出租该房产	
OPTION D: INVESTMENT (NO CONCESSION): 投资房 <ul style="list-style-type: none">• you do not meet the requirements for the FPPR or PPR Concession; or 没有符合上述条件的;• property purchased in the name of a company or trust is deemed by the government to be investment property; 买卖房产用信托登记的话都是属于投资房	

Liability limited by a Scheme approved under Professional Standards Legislation

Confidentiality

The information contained in this letter and any attached files are confidential and may also be the subject of legal professional privilege. If you are not the intended recipient, any use, disclosure, dissemination, distribution or reproduction of this letter or any attachments is unauthorized and prohibited. If you have received this letter by error please notify the sender immediately by call 07 3172 3707 and return the document by mail

PROPERTY OWNERSHIP 产权持有状态

How will you own the property? (please tick ✓) 多人一起购买不动产的情况下，请勾选分配型态

OPTION A: Joint Tenants 共同共有 (此种类型的共有比例无法单方面转移给第三方，如果共有人之一过世，则其余共有人自动取得该逝世共有人之产权比例) • Upon the death of one joint tenant, the surviving owner immediately takes ownership of the deceased's owner share. The share cannot be disposed without the consent of the other. • All owners hold in equal share.	
OPTION B: Tenants in Common 分别共有 (也就是共有人之间所持有的比例可以是不同的，例如 A 持有 15%; B 持有剩余的 85%，此种类型的共有比例是可以单独移转并继承的) • Each owner's share is separated and may be left to another person in a will. • Owners are not required to hold the property in equal shares (eg. one owner may have a share of 15%, and the other one have a share of 85%). Please provide details of the shares: 如非平分，请注明比例： TOTAL 100% _____% _____%	

FINANCE 资金情况

（我们将在收到此附件与检索内容后为您准备资金准备表（Funds to prepare） Please advise your funds preparation (please tick ✓) 请告知您的资金准备类型（请勾选）

一般在交割日当天，我们会收到对方律师提供的交割支票信息，在校对后提供给您的贷款银行（若有）或者您。在我们给您最终支票信息建议前，请您切勿自行去银行开支票。请您务必在交割日前三天将交割所需交割金额。

OPTION A: Loan Buyer: Details of your Finance Broker & Bank (if applicable) 贷款买家：将自备交割尾款汇入贷款银行提供的授权账户（authority account），如果您的银行没有授权账户，请您在交割前至少提前三个工作日汇至我所信托账户。贷款经理或银行经理的联系资料： Name of Bank 银行： Broker 贷款经理： Phone No. 联系电话：	
OPTION B: Cash buyer: Please transfer enough settlement funds to our trust account before settlement (at least 3 business day) 现金买家：请您在交割前至少提前三个工作日将足够的交割款项汇至我们律师事务所的信托账户	
In QLD it is now mandatory to settle electronically via PEXA platform (no physical cheque is required), please note Pexa will charge \$137.39 as disbursement (current rate of charge). 目前昆州强制性使用电子交割作为交割方式，请知悉电子交割平台会收取\$137.39的费用。	✓

天诚律师事务所Trust Account 信息

Bank Name	银行名称	Commonwealth Bank of Australia
Branch Name and Address	分行名称和地址	27/9 Sherwood Rd, Toowong QLD 4066
Account Name	账户收款人名称	TENET LEGAL LAW PRACTICE TRUST ACCOUNT
Receiver's Address	收款人地址	Suite A, Level 2, 57 Coronation Drive, Brisbane Qld 4000
Swift Code	国际银行代码	CTBAAU2S
BSB	银行分行编号	064-123
Account Number	收款人账户账号	1026 7967

You authorise us to securely destroy your file and all related records and material for this transaction after 7 years from the closure of the file.

您授权本律师事务所在本案件结案的七年后销毁您的档案以及所有相关信息。

You authorise and agree to receive any bill/invoice via email.

您同意用邮件方式接收律师费账单等。

Each person named as Buyer authorises the Law Practice to take instructions from any one person named as Buyer on behalf of all persons named as Buyer unless and until the Law Practice is informed that the authority of a person named as Buyer to provide instructions is withdrawn.

每个买家授权本律所与任一买方代表上方所有提到买家接受案件相关指示，除非任一买方买家通知本律所收回此授权指示。

Buyer 1 Signature: _____

Buyer 2 Signature: _____
(if applicable)

Date: _____

Date: _____