

Contract for the sale and purchase of land 2022 edition

| | | |
|--|---|--|
| TERM | MEANING OF TERM | NSW DAN: |
| vendor's agent | First National Merrylands 91 Fowler Road MERRYLANDS WEST NSW 2160 | Phone 9681 4988 Fax Ref Jeff Moses |
| co-agent vendor | YETTI FEBRONIA SUHARMIN Unit 1603, 6 Railway Parade, Burwood NSW 2134 | |
| vendor's solicitor | WARREN & WARREN Office 5, 29-33 Joyce Street (PO Box 265) Pendle Hill NSW 2145 | Phone +61 2 9633 9455 Email pendlehill@warrenlaw.com.au Ref GC:KP:237257 |
| date for completion | 42 nd | day after the contract date (clause 15) |
| Land (address, plan details and title reference) | 6/15-23 MOWLE STREET, WESTMEAD, 2145 Being the whole of the land in Certificate of Title Folio Identifier: 6/SP62609, being Lot 6 in Strata Plan No. 62609 | |
| 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"/> storage space <input type="checkbox"/> none <input type="checkbox"/> 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 | <input checked="" type="checkbox"/> air conditioning | <input type="checkbox"/> clothes line | <input checked="" type="checkbox"/> fixed floor coverings | <input type="checkbox"/> range hood |
| | <input checked="" type="checkbox"/> blinds | <input checked="" type="checkbox"/> curtains | <input checked="" type="checkbox"/> insect screens | <input type="checkbox"/> solar panels |
| | <input checked="" type="checkbox"/> built-in wardrobes | <input checked="" type="checkbox"/> dishwasher | <input checked="" type="checkbox"/> light fittings | <input checked="" type="checkbox"/> stove |
| | <input type="checkbox"/> ceiling fans | <input type="checkbox"/> EV charger | <input type="checkbox"/> pool equipment | <input type="checkbox"/> TV antenna |
| | <input checked="" type="checkbox"/> other: remote control garage door openers | | | |

exclusions
purchaser

purchaser's solicitor

Phone
Email
Ref

price
deposit
balance

\$(10% of the price, unless otherwise
stated)

contract date

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

Where there is more than one purchaser ☐ JOINT TENANTS

☐ tenants in common ☐ in unequal shares, specify: _____

GST AMOUNT (optional) The price includes GST of:

\$buyer's agent

deposit ☐ INVESTED ☒ not invested

guarantor name and address:
name and address:

Note: Clause 20.15 provides "Where this contract provides for choices, a choice in BLOCK CAPITALS applies unless a different choice is marked."

FOR EXECUTION SEE BELOW OR PAGE 2A

SIGNING PAGE

| | |
|---|--|
| VENDOR Signed by _____ Vendor _____ Vendor _____ | PURCHASER Signed by _____ Purchaser _____ Purchaser _____ |
| VENDOR (COMPANY) Signed _____ by _____ in accordance with s127(1) of the Corporations Act 2001 by the authorised person(s) whose signature(s) appear(s) below: Signature of authorised person _____ Signature of authorised person _____ Name of authorised person _____ Name of authorised person _____ Office held _____ Office held _____ | PURCHASER (COMPANY) Signed _____ by _____ in accordance with s127(1) of the Corporations Act 2001 by the authorised person(s) whose signature(s) appear(s) below: Signature of authorised person _____ Signature of authorised person _____ Name of authorised person _____ Name of authorised person _____ Office held _____ Office held _____ |

Execution by guarantor

**SIGNED SEALED &
DELIVERED by**

 in the presence of:

 Signature of Witness

 Signature

 Name of Witness

 Address of Witness

**SIGNED SEALED &
DELIVERED by**

 in the presence of:

 Signature of Witness

 Signature

 Name of Witness

 Address of Witness

Choices

Vendor agrees to accept a **deposit-bond**☒ NO ☐ yesNominated **Electronic Lodgment Network (ELN)** (clause 4): PEXA**Manual transaction** (clause 30)☒ NO ☐ yes

(if yes, vendor must provide further details, including any applicable exception, in the space below):

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 details)

If the details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice at least 7 days before the date for completion.

GSTRW payment (GST residential withholding payment) – 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 representative:

Supplier's contact 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):

List of Documents

General

- ☒ 1 property certificate for the land
- ☐ 2 plan of the land
- ☐ 3 unregistered plan of the land
- ☐ 4 plan of land to be subdivided
- ☐ 5 document to be lodged with a relevant plan
- ☒ 6 section 10.7(2) planning certificate under Environmental Planning and Assessment Act 1979
- ☐ 7 additional information included in that certificate under section 10.7(5)
- ☒ 8 sewerage infrastructure location diagram (service location diagram)
- ☒ 9 sewer lines location diagram (sewerage service diagram)
- ☐ 10 document that created or may have created an easement, profit à prendre, restriction on use or positive covenant disclosed in this contract
- ☐ 11 *planning agreement*
- ☐ 12 section 88G certificate (positive covenant)
- ☐ 13 survey report
- ☐ 14 building information certificate or building certificate given under *legislation*
- ☐ 15 occupation certificate
- ☒ 16 lease (with every relevant memorandum or variation)
- ☐ 17 other document relevant to tenancies
- ☐ 18 licence benefiting the land
- ☐ 19 old system document
- ☐ 20 Crown purchase statement of account
- ☐ 21 building management statement
- ☒ 22 form of requisitions
- ☐ 23 *clearance certificate*
- ☐ 24 land tax certificate
- Home Building Act 1989**
- ☐ 25 insurance certificate
- ☐ 26 brochure or warning
- ☐ 27 evidence of alternative indemnity cover
- Swimming Pools Act 1992**
- ☐ 28 certificate of compliance
- ☐ 29 evidence of registration
- ☐ 30 relevant occupation certificate
- ☐ 31 certificate of non-compliance
- ☐ 32 detailed reasons of non-compliance

Strata or community title (clause 23 of the contract)

- ☒ 33 property certificate for strata common property
- ☒ 34 plan creating strata common property
- ☒ 35 strata by-laws
- ☐ 36 strata development contract or statement
- ☐ 37 strata management statement
- ☐ 38 strata renewal proposal
- ☐ 39 strata renewal plan
- ☐ 40 leasehold strata - lease of lot and common property
- ☐ 41 property certificate for neighbourhood property
- ☐ 42 plan creating neighbourhood property
- ☐ 43 neighbourhood development contract
- ☐ 44 neighbourhood management statement
- ☐ 45 property certificate for precinct property
- ☐ 46 plan creating precinct property
- ☐ 47 precinct development contract
- ☐ 48 precinct management statement
- ☐ 49 property certificate for community property
- ☐ 50 plan creating community property
- ☐ 51 community development contract
- ☐ 52 community management statement
- ☐ 53 document disclosing a change of by-laws
- ☐ 54 document disclosing a change in a development or management contract or statement
- ☐ 55 document disclosing a change in boundaries
- ☐ 56 information certificate under Strata Schemes Management Act 2015
- ☐ 57 information certificate under Community Land Management Act 2021
- ☐ 58 disclosure statement - off the plan contract
- ☐ 59 other document relevant to off the plan contract
- Other**
- ☐ 60

HOLDER OF STRATA OR COMMUNITY SCHEME RECORDS – Name, address, email address and telephone number

NextGen Strata
 Unit 16, 35 Old Northern Road,
 BAULKHAM HILLS NSW 2153
 PO Box 8119
 BAULKHAM HILLS NSW 2153
 Phone: 8880 0998
 Email: support@nextgenstrata.com.au