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Contract for the sale and purchase of land 2022 edition

	,			_,	
vendor's agent	Dowling Terrace Property 16A William Street, Raymond Terrace NSW 2324 Email: kim@dowlingterrace.com.au			Phone: Ref:	02 4987 2226 Kim Hammond
co-agent					
vendor	Clinton Roy Priest 3 Centour Street, Balo	olyn NSW 2264			
vendor's solicitor	Easy Conveyancing (incorporating Smart Choice Conveyancing) 109 Bridge Street, Morisset NSW 2264 Email: felicity@easyconveyancing.com			Phone: Ref:	4973 5903 FDB:2023981H
date for completion	42nd day after the contract date (clause 15)				
land (address, plan details and title reference)	73 Pasedena Crescent, Beresfield NSW 2322 Lot 100 in Deposited Plan 31692 Folio Identifier 100/31692				
		SION subject to ex	isting tenancies		
improvements	☐ HOUSE☐ garage☐ carspace☐ storage space☐ none☐ other: studio				
attached copies	☐ documents in the Lis☐ other documents:	t of Documents as mar	ked or as numbered:		
A real estate agen	nt is permitted by <i>legisl</i>	-	ns in this box in a sa	le of res	idential property.
inclusions	air conditioning	□ clothes line	Ifixed floor covering	ngs 🛚 r	ange hood
	☐ blinds	curtains	insect screens		solar panels
	□ built-in wardrobes	⊠ dishwasher	□ light fittings	\boxtimes s	stove
	⊠ ceiling fans	☐ EV charger	pool equipment	□ -	ΓV antenna
	other:				
exclusions					
purchaser					
purchaser's solicitor					
price	\$				
deposit balance	<u>\$</u> \$		(10% of the price, ur	nless othe	erwise stated)
contract date	Φ		(if not stated, the	date this	contract was made)
	e than one purchaser [I JOINT TENANTS	(
		☐ tenants in common	☐ in unequal shares	, specify:	
GST AMOUNT (option	onal) The price includes (GST of: \$			
buyer's agent					
Note: Clause 20 15 a	orovides "Where this con	tract provides for choic	es, a choice in BLOCK	(CAPITA	J S annlies unless a

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different choice is marked."

SIGNING PAGE

VENDOR		PURCHASER		
Signed by		Signed by		
Vendor		Purchaser		
Vendor		Purchaser		
VENDOR (COMPANY)		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:		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	Signature of authorised person	Signature of authorised person	
Name of authorised person	Name of authorised person	Name of authorised person	Name of authorised person	
Office held	Office held	Office held	Office held	

Choices

Vendor agrees to accept a <i>deposit-bond</i>	□NO	□ yes			
Nominated Electronic Lodgement Network (ELN) (clau		PEXA			
Manual transaction (clause 30)	⊠ NO	yes	rovida :	further details, including	
				the space below):	
Tax information (the parties promise t	his is correct as fa	ar as eacl	n party	is aware)	
Land tax is adjustable	⊠ NO	\square yes			
GST: Taxable supply	⊠ NO	□ yes i	n full	\square yes to an extent	
Margin scheme will be used in making the taxable supply	⊠ NO	\square yes			
This sale is not a taxable supply because (one or more of		,		0.11	
□ not made in the course or furtherance of an enterp □					
□ by a vendor who is neither registered nor required	=			-5(d))	
☐ GST-free because the sale is the supply of a going	_				
☐ GST-free because the sale is subdivided farm land o			-		
input taxed because the sale is of eligible resident input taxed taxed the sale is of eligible resident input taxed	iai premises (section	ons 40-65,	40-75(2) and 195-1)	
Purchaser must make an GSTRW payment (GST residential withholding payment)	⊠ NO	□ yes	(if yes, details	vendor must provide)	
d		st provide	all thes	pleted at the contract e details in a separate for completion.	
GSTRW payment (GST residentia	al withholding pay	ment) – c	letails		
Frequently the supplier will be the vendor. However, entity is liable for GST, for example, if the supplier is 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 det	ails for each supp	lier.			
Amount purchaser must pay - price multiplied by the GS7	RW rate (residentia	ıl withhold	ing rate	s): \$	
Amount must be paid: AT COMPLETION at another	er time (specify):				
Is any of the consideration not expressed as an amount in	money? □ NO	— □ ye	S		
If "yes", the GST inclusive market value of the non-r	monetary considera	tion: \$			
	ATO forms)				

List of Documents

General	Strata or community title (clause 23 of the contract)			
□ 1 property certificate for the land	☐ 33 property certificate for strata common property			
□ 2 plan of the land	☐ 34 plan creating strata common property			
☐ 3 unregistered plan of the land	☐ 35 strata by-laws			
\square 4 plan of land to be subdivided	☐ 36 strata development contract or statement			
\square 5 document to be lodged with a relevant plan	☐ 37 strata management statement			
⊠ 6 section 10.7(2) planning certificate under	☐ 38 strata renewal proposal			
Environmental Planning and Assessment Act 1979	☐ 39 strata renewal plan			
☐ 7 additional information included in that certificate	☐ 40 leasehold strata - lease of lot and common property			
under section 10.7(5)	☐ 41 property certificate for neighbourhood property			
 □ 8 sewerage infrastructure location diagram (service location diagram) 	☐ 42 plan creating neighbourhood property			
□ 9 sewer lines location diagram (sewerage service	☐ 43 neighbourhood development contract			
diagram)	☐ 44 neighbourhood management statement			
☐ 10 document that created or may have created an	☐ 45 property certificate for precinct property			
easement, profit à prendre, restriction on use or	☐ 46 plan creating precinct property			
positive covenant disclosed in this contract	☐ 47 precinct development contract			
☐ 11 planning agreement	☐ 48 precinct management statement			
☐ 12 section 88G certificate (positive covenant)	☐ 49 property certificate for community property			
☐ 13 survey report	☐ 50 plan creating community property			
 14 building information certificate or building certificate given under legislation 	☐ 51 community development contract			
☐ 15 occupation certificate	☐ 52 community management statement			
\square 16 lease (with every relevant memorandum or	☐ 53 document disclosing a change of by-laws			
variation) ☐ 17 other document relevant to tenancies	☐ 54 document disclosing a change in a development or management contract or statement			
☐ 18 licence benefiting the land	☐ 55 document disclosing a change in boundaries			
☐ 19 old system document	☐ 56 information certificate under Strata Schemes			
☐ 20 Crown purchase statement of account	Management Act 2015			
☐ 21 building management statement	☐ 57 information certificate under Community Land Management Act 2021			
	☐ 58 disclosure statement - off-the-plan contract			
☐ 23 clearance certificate	□ 59 other document relevant to off-the-plan contract			
☐ 24 land tax certificate	Other			
Home Building Act 1989	□ 60			
☐ 25 insurance certificate				
☐ 26 brochure or warning				
\square 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				

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