

# Contract for the sale of land – 2005 edition

## TERM

## MEANING OF TERM

Vendor's agent

McGrath Estate Agents  
366 - 368 Church Street  
Parramatta NSW 2150, Australia

Phone: 9407 7800

Fax: 9407 7899

Co-agent

Vendor

Success 88 Pty Ltd ACN 162 489 554 ATF Success 88 Unit Trust

C/- Suite 101, Level 1, 181 Macquarie Street, Parramatta NSW 2150

Vendor's Solicitor

Veritas Legal

Ground Floor, Suite 1, 80 George Street,

Parramatta NSW 2150

Phone: (02) 9687 9993

Fax: (02) 9687 9997

Ref: RQ:JM:13078

Completion date

Refer to Special Condition 31 (clause 15)

Land

4/91 Arthur Street, Rosehill NSW 2142

(Address, plan details and title reference)

Unregistered Plan: Lot in an unregistered Strata plan which is part of Certificate of Title Folio Identifiers 1/205251, 2/205251 and 3/205251

Improvements

☒ VACANT POSSESSION ☐ subject to existing tenancies

☐ HOUSE ☐ garage ☐ carport ☒ home unit ☒ carspace ☐ none

☐ other:

Attached copies

☒ Documents in the List of Documents as marked or as 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 ☐ curtains ☐ insect screens ☐ stove  
☐ built-in wardrobes ☐ dishwasher ☐ light fittings ☐ pool equipment  
☐ clothes line ☐ fixed floor coverings ☐ range hood ☐ TV antenna  
☒ other: Refer to Annexure "F" Schedule of Finishes

Exclusions

Purchaser

WENG FAI WONG

Unit 2, 29 Russell St Strathfield NSW 2135

98060700

Purchaser's solicitor

~~Dennis Wong & Co M.L.C. Conveyancing~~

PO Box 2102 Parramatta NSW 2124

~~Suite 21, 5-9 Spring St Chatswood NSW 2067~~

Ph: 9413 3081

Price

\$ 475,000

Deposit

\$ 47,500

(10% of the price, unless otherwise stated)

Balance

\$ 427,500

Contract date

27.5.2013

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

Vendor

Witness

GST AMOUNT (optional)

The price includes

GST of:

Purchaser

☐ JOINT TENANTS ☐ tenants in common ☐ In unequal shares

Witness

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)

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

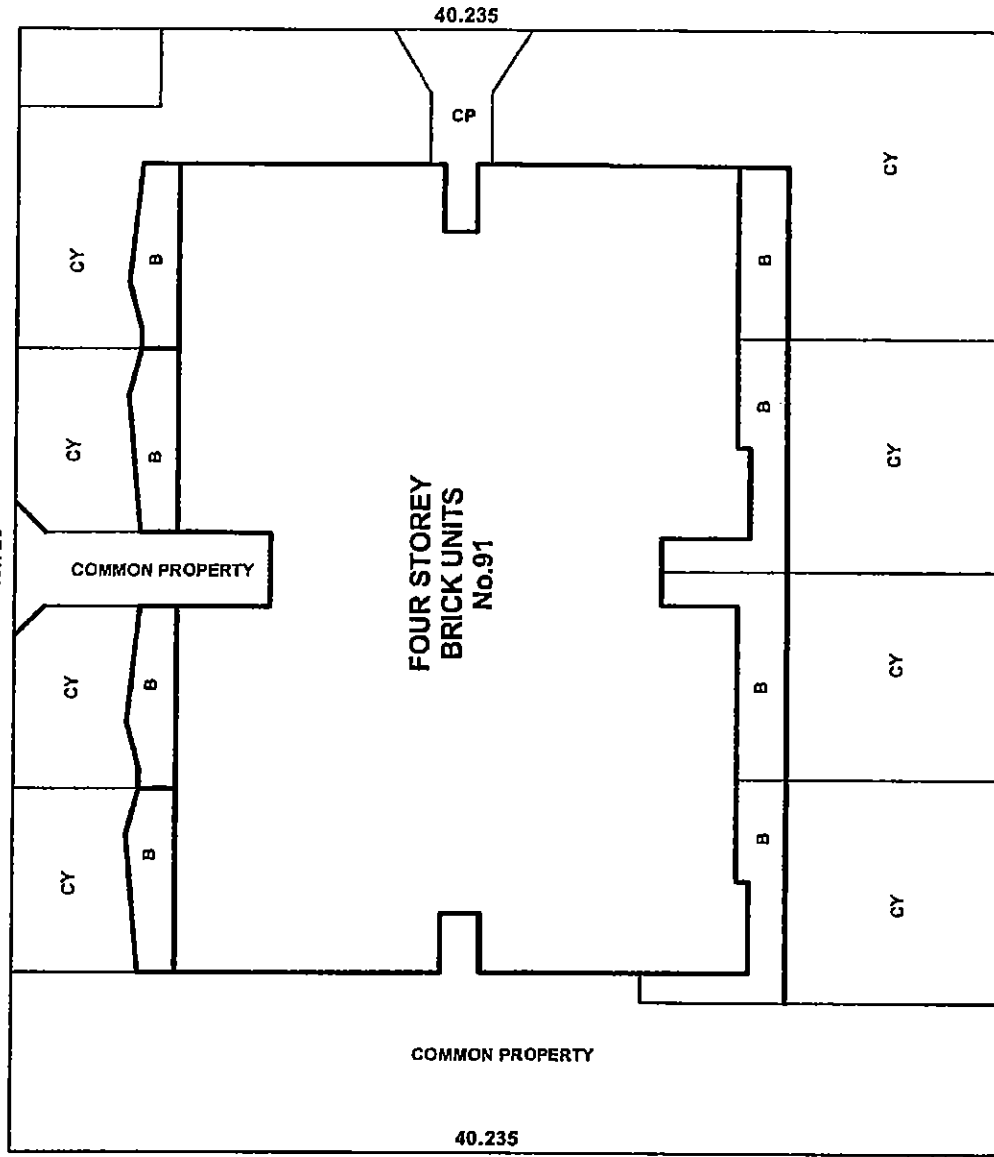
**ANNEXURE “E”**

**Draft Strata Plan**



# ARTHUR STREET

## LOCATION PLAN



ALL AREAS ARE APPROXIMATE  
ONLY FOR THE PURPOSE OF THE  
STRATA SCHEMES ACT AND MAY  
CHANGE UPON FINAL SURVEY

SURVEYOR: C. LOWE  
SURVEYOR'S REF: 90897  
SUBDIVISION No:  
Lengths are in metres, Reduction Ratio: 200

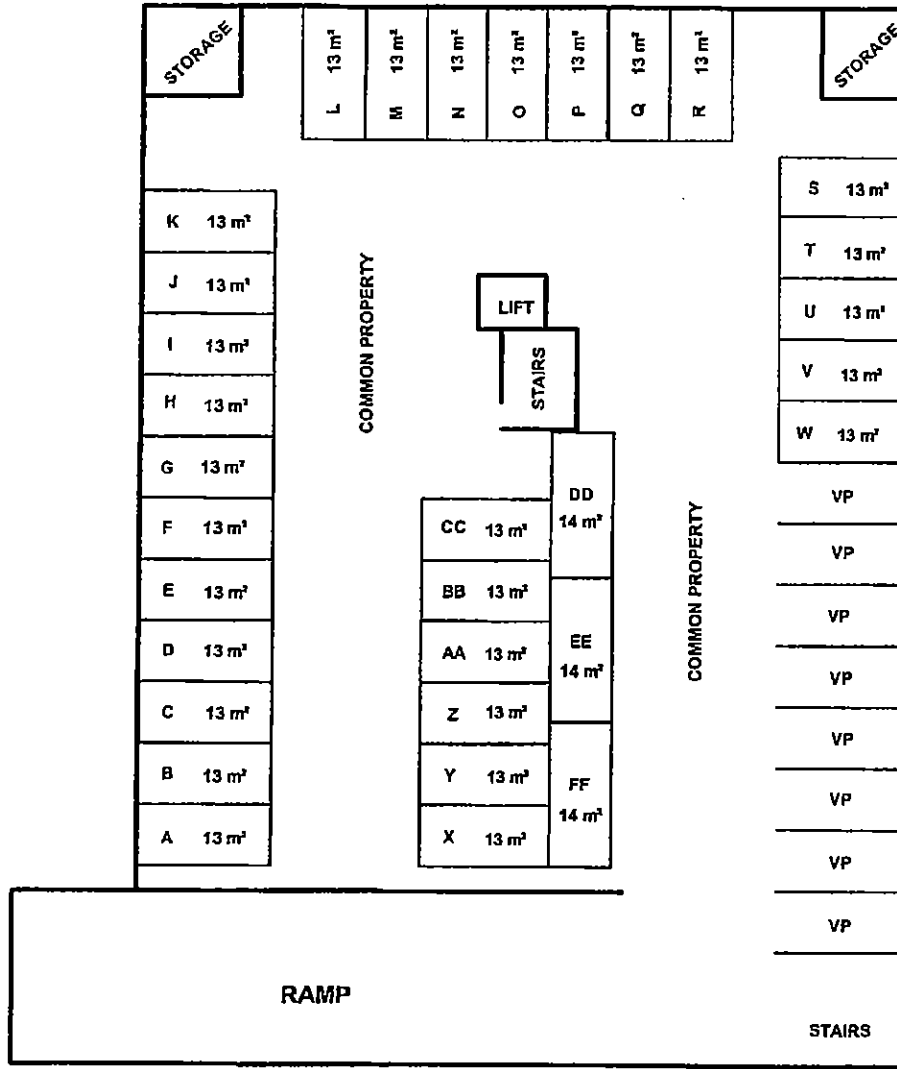
REGISTERED

DRAFT ONLY

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

# BASEMENT

STORAGE - COMMON PROPERTY  
 RAMP - COMMON PROPERTY  
 LIFT - COMMON PROPERTY  
 STAIRS - COMMON PROPERTY



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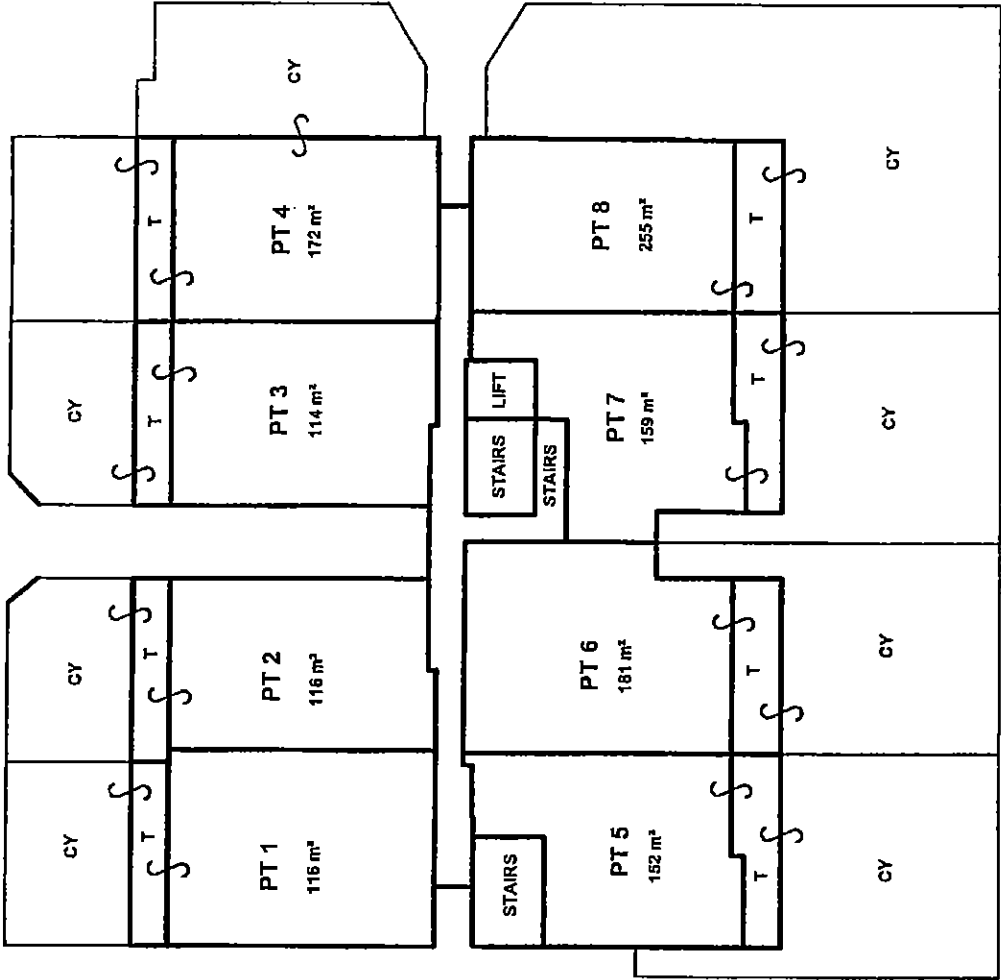
DRAFT ONLY

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GROUND FLOOR

CY - COURTYARD  
T - TERRACE  
LIFT - COMMON PROPERTY  
STAIRS - COMMON PROPERTY



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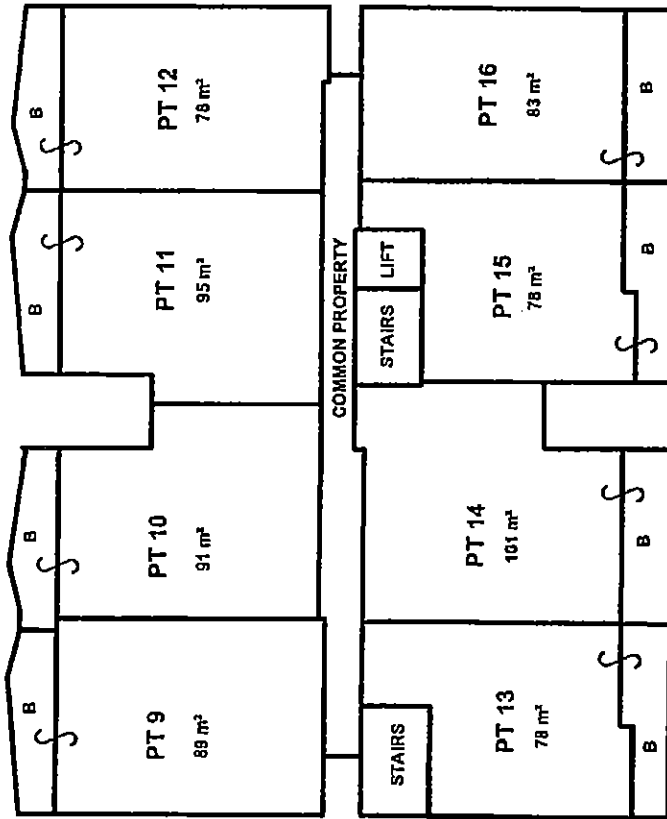
REGISTERED

DRAFT ONLY



# FIRST FLOOR

B COVERED BALCONY  
LIFT - COMMON PROPERTY  
STAIRS - COMMON PROPERTY



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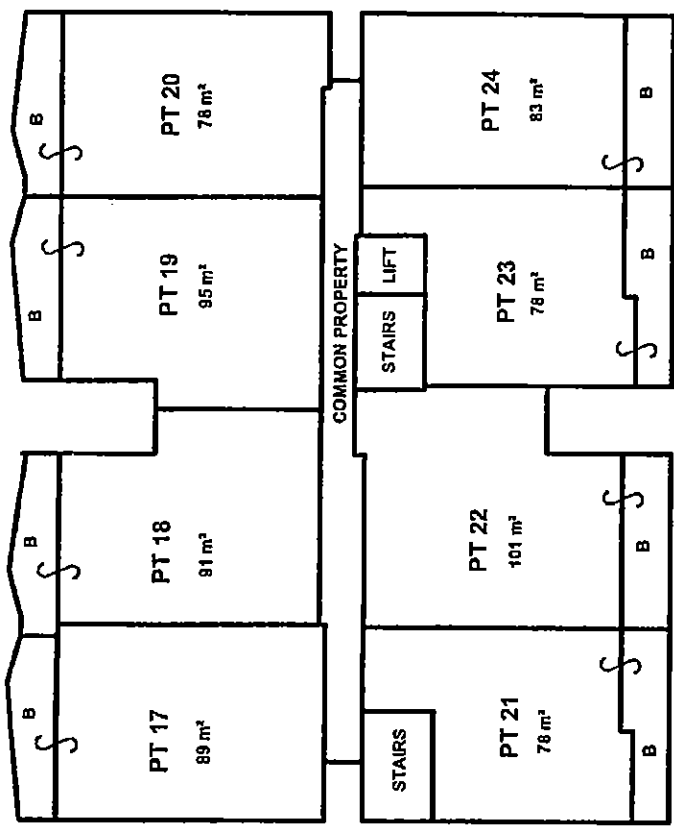
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366-668 Church Street  
Parramatta NSW 2150  
T +61 2 9407 7800  
F +61 2 9407 7899  
McGrath Sales Pty Ltd ABN 97 092 061 982

SECOND FLOOR

- B COVERED BALCONY
- LIFT - COMMON PROPERTY
- STAIRS - COMMON PROPERTY



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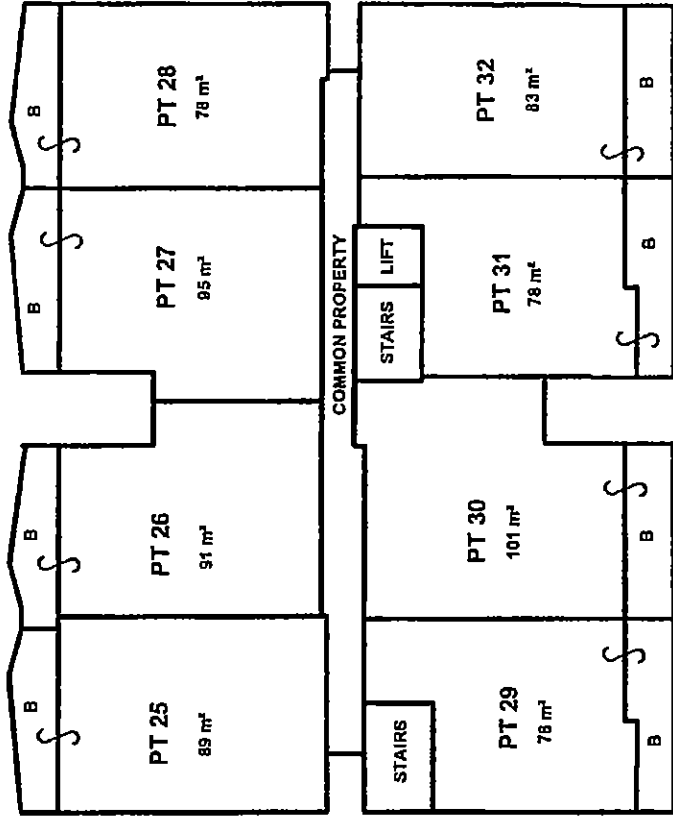
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# THIRD FLOOR

B COVERED BALCONY  
LIFT - COMMON PROPERTY  
STAIRS - COMMON PROPERTY



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## **ANNEXURE “F”**

### **Schedule of Finishes**

## **SCHEDULE OF FINISHES 91 Arthur St Rosehill 32 Luxury Apartments**

### **Kitchen**

- 20mm Quartz Stone Ice/Snow colour equivalent Stone Bench top
- White Kitchen Cupboards with Overhead Cupboards Soft close draws
- Fisher & Paykel Stainless Steel Appliances Range hood, Cooktop, Oven & Dishwasher
- Double Bowl Stainless Steel Sink including Flick Mixer Tap
- White Tiled Splashback 600x600 Floor tiles to all Kitchen areas

### **Bathrooms & Wet Areas**

- 600mmX 300mm White Porcelain rectified edge to all walls to ceiling height
- 300mmX 300mm Floor Tiles to all wet areas in grey earth tone/equivalent
- Toilets all back to wall with Soft Close Seats & Porcelain Pans
- Vanity's all white polyurethane modern clean finish finger pull
- Square polished edge mirror to suit all vanity's
- Accessories -Chrome towel rails, towel Rings & toilet holders

### **Floor Coverings & Interior Timber Work**

- Hirst Riveria Carpet to all bedrooms, hallways & Main living areas
- Skirting & Architrave all to be 60mm Finger Jointed square edge with paint finish
- Door Hardware by Privacy set to all rooms
- Front Entrance solid fire doors with paint finish & Entrance Lock Combination
- Internal Doors Panel Door with Paint Finish & Door Stop
- Built In wardrobes mirrored finish

### **Heating & Cooling**

- Gas Hot Water Instant Bosh hot water heater
- Air Conditioning Samsung/equivalent Split System Air Con to each unit

## Plumbing & Electrical

- Gas Cooking for all Cooktops
- Electric Oven
- Telephone Point in living room
- Smoke Alarms to all units
- Circuit Breaker to all units
- Oyster Light Fittings
- Voice Intercom To all units
- Security access

## Internal Walls

- Plasterboard Painted in Antique White Dulux Colour
- Ceilings all Painted White on White Dulux Colour
- Timber Work All Semi Gloss in double Strength Antique White

## Windows

- Aluminium Powder Coated White Colour with Flyscreens & locks to all windows
- Vertical Blinds to all windows

## Walls

- All External Walls to be Face brick Finish
- All internal main structure to be a Concrete Structure

## External Works

- Security Access to basement main entry door with electric remote control
- Ceramic Tiles to all Balcony & Terrace areas
- Extensive Landscaping refer to landscape plan
- External Lighting to all common areas
- Front Entry Foyer to be tiled
- Basement Area plain concrete finish to all floor area