

Contract for the sale of land – 2005 edition

TERM

MEANING OF TERM

Vendor's agent	SAVILLS (NSW) PTY LTD Level 7, 50 Bridge Street, Sydney NSW 2000	Telephone: 02 8215 8888 Fax: Ref:
Co-agent Vendor	EON DEVELOPMENT PTY LTD ACN 606 865 436 Level 6, 120 Sussex Street, Sydney NSW 2000	
Vendor's Solicitor	HICKSONS LAWYERS Level 32, 2 Park Street, Sydney NSW 2000 (DX 309 SYDNEY)	Telephone: 02 9293 5311 Facsimile: 02 9264 4790 Ref: ATL/CYC163076
Completion date	See special condition 34.4	
Land (Address, plan details and title reference)	Lot 2, 101 ETON ROAD, LINDFIELD NSW 2070 Being Lot 3 of the Draft Community Plan (a copy of which is annexed and marked 3) being part of Lot 3 in Deposited Plan 32292	
Improvements	<input checked="" type="checkbox"/> VACANT POSSESSION <input type="checkbox"/> subject to existing tenancies <input type="checkbox"/> house <input type="checkbox"/> garage <input type="checkbox"/> carport <input type="checkbox"/> apartment <input type="checkbox"/> carspace <input type="checkbox"/> none <input checked="" type="checkbox"/> other: Vacant Land	
Attached copies	<input checked="" type="checkbox"/> Documents in the List of Documents as marked or as numbered: Annexures Index <input type="checkbox"/> 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 & Exclusion	<input type="checkbox"/> blinds <input type="checkbox"/> curtains <input type="checkbox"/> insect screens <input type="checkbox"/> stove <input type="checkbox"/> built-in wardrobes <input type="checkbox"/> dishwasher <input type="checkbox"/> light fittings <input type="checkbox"/> pool equipment <input type="checkbox"/> clothes line <input type="checkbox"/> fixed floor coverings <input type="checkbox"/> range hood <input type="checkbox"/> TV antenna <input type="checkbox"/> other:
Purchaser	Jiapeng Han and Yixuan Bian Unit 37 2-8 Belair CL Hornsby NSW 2077
Purchaser's solicitor	Honow Legal Suite 203/2 Pembroke Street, Zipping Telephone: 8095 8060 Facsimile: 8095 8063 Ref: Maggie Zhang
Price	\$ 2,065,000.00
Deposit	\$ 206,500.00 (10% of the price, unless otherwise stated)
Balance	\$ 1,858,500.00
Contract date	11 December 2016 (if not stated, the date this contract was made)

PRICE INCLUDES GST

FOR SIGNATURE CLAUSES SEE ANNEXURE 'A'

☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares

Tax information (the parties promise this is correct as far as each party is aware)

Land tax is adjustable	<input type="checkbox"/> no <input checked="" type="checkbox"/> YES
GST: Taxable supply	<input type="checkbox"/> no <input checked="" type="checkbox"/> YES IN FULL <input type="checkbox"/> yes to an extent
Margin scheme will be used in making the taxable supply	<input type="checkbox"/> no <input type="checkbox"/> 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
TBA