

# Contract for the sale of land – 2005 edition

## TERM

## MEANING OF TERM

Vendor's agent **Croll First National Real Estate** Phone: 02 99081955  
 179 Military Road, Neutral Bay, NSW 2089 Fax: 02 99535688

Co-agent **Ray White Lower North Shore** Phone: 02 99537333  
 Level 1/3 Young Street, Neutral Bay, NSW 2089

Vendor **Nina Wendy Truelove**

Vendor's Solicitor **Herd & Associates** Phone: (02) 9332 1055  
 1, 233 Darlinghurst Road, DARLINGHURST NSW Fax: (02) 9361 6844  
 2010 Ref: KH:12462  
 PO Box 808, POTTS POINT NSW 1335

Completion date **42nd day after the date of this contract** (clause 15)

Land **5/83 Kurraba Road, Neutral Bay 2089**  
 (Address, plan details and title reference) **Registered Plan: Lot 6 Plan SP 865**  
**Folio Identifier 6/SP865**

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: ceiling fans

Exclusions

Purchaser

Purchaser's solicitor

Price \$ \_\_\_\_\_  
 Deposit \$ \_\_\_\_\_ (10% of the price, unless otherwise stated)  
 Balance \$ \_\_\_\_\_  
 Contract date \_\_\_\_\_ (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**

Strata Choice 92 Chandos Street St Leonards 2065 1300 322 213