

# 土地1

---

**From:** liu <liu.cvm@[REDACTED]>  
**To:** 王瑞法sina <wangruifa@[REDACTED]>, 凯李 <maomaobob@[REDACTED]>  
**Bcc:** liu.cvm@[REDACTED]  
**Date:** Fri, 11 Nov 2011 10:09:39 +1100  
**Attachments:** HCC\_Land1.pdf (250.12 kB); LandContract1.pdf (718.93 kB)

---

王总、李总你好，  
附件1，是8月时按王总要求政府出具的文件，证明我们申请成功。  
附件2，土地合同。



## Hurstville City Council

Civic Centre  
MacMahon Street  
Hurstville NSW 2220  
PO Box 205 Hurstville BC NSW 1481  
Telephone (02) 9330 6222  
Facsimile (02) 9330 6223

11 August 2011

Mr Wensheng LIU  
The Manager  
GR Capital Pty Ltd  
88 Philip Street  
Sydney NSW 2000

Dear Mr Liu,

We have pleasure to advise that your tender for the Gloucester Road Car Park is successful and that we are in the process of preparing the contract for sale and all the related documents.

We will contact you as soon as all the documents are available.

Thank you very much.

Yours faithfully,

John Anderson  
Finance Manager



© 2005 COPYRIGHT The Law Society of New South Wales and The Real Estate Institute of New South Wales. You can prepare your own version of pages 1 and 2 on a computer or typewriter, and you can reproduce this form (or part of it) for educational purposes, but any other reproduction of this form (or part of it) is an infringement of copyright unless authorised by the copyright holders or legislation.

# Contract for the sale of land – 2005 edition

**TERM**

**MEANING OF TERM**

Vendor's agent **WITHOUT THE INTERVENTION OF AN AGENT**

Co-agent

Vendor **Hurstville City Council  
24 Macmahon Street, Hurstville, NSW 2220**

Vendor's Solicitor

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

Land **1-17 Carrington Avenue, Hurstville 2220 & 2-6 Gloucester Road, Hurstville 2220  
Registered Plan: Lot 22, 23, 24, 78, 79, 80, 81 & 82 Plan DP663365  
Folio Identifier 22/663365, 23/663365, 24/663365, 78/663365, 79/663365, 80/663365,  
81/663365 & 82/663365**

(Address, plan details and title reference)

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:

<b>A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.</b>			
Inclusions	<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:		
Exclusions			
Purchaser	<b>GR Capital Pty Limited ACN 150 697 591 88 Phillip Street, Sydney, NSW 2000</b>		
Purchaser's solicitor			
Price	<b>\$12,000,000.00</b>		
Deposit	<b>\$1,200,000.00</b> (10% of the price, unless otherwise stated)		
Balance	<b>\$10,800,000.00</b>		
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**