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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 (Address, plan details and title reference)	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
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"/> home unit <input type="checkbox"/> carspace <input type="checkbox"/> none <input type="checkbox"/> other:
Attached copies	<input type="checkbox"/> Documents in the List of Documents as marked or as numbered: <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 blinds curtains insect screens stove
 built-in wardrobes dishwasher light fittings pool equipment
 clothes line fixed floor coverings range hood TV antenna
 other:

Exclusions

Purchaser **GR Capital Pty Limited ACN 150 697 591
88 Phillip Street, Sydney, NSW 2000**

Purchaser's solicitor

Price **\$12,000,000.00**
Deposit **\$1,200,000.00** (10% of the price, unless otherwise stated)
Balance **\$10,800,000.00**
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