**Contract for the sale and purchase of land 2018 edition**

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| **TERM** | **MEANING OF TERM** | **NSW Duty:**  |
| vendor’s agent | **WITHOUT THE INTERVENTION OF AN AGENT** |  |
| co-agent |  |  |
| vendor | **UPG 22 Pty. Ltd. ACN 607 945 915137 Gilba Rd., Girraween, NSW 2145** |
| vendor’s solicitor | **Marc Hardman & AssociatesLevel 1, 27 Hunter Street, Parramatta NSW 2150PO Box 227, Parramatta NSW 2124** | **Phone: 9633 1033Fax: 9633 4936Ref: MH:LDP:150646E:marc@hardmanassociates.com.au** |
| date for completion | **28th day after the date of this Contract** (clause 15) |
| land (address, plan details and title reference) | **Lot /45, 51 & 57 Gordan Road, Schofields, NSW 2762 now known as** **Lot in Deposited Plan 1236192****Folio Identifier /1236192** |
|  |  [x]  VACANT POSSESSION [ ]  subject to existing tenancies |
| improvements | [x]  HOUSE [ ]  garage [ ]  carport [ ]  home unit [ ]  carspace [ ]  storage space[ ]  none [ ]  other:       |
| attached copies | [ ]  documents in the List of Documents as marked or as numbered: |
|  | [x]  other documents: **FINAL OCCUPATION CERTIFICATE** |
| **A real estate agent is permitted by *legislation* to fill up the items in this box in a sale of residential property.** |
| inclusions | **See annexure hereto** |
| exclusions |  |
| purchaser |  |
| purchaser’s solicitor |  |  |
| pricedepositbalance | **$****$**  (10% of the price, unless otherwise stated)**$** |
| contract date |       (if not stated, the date this contract was made) |
| buyer’s agent |       |

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| **vendor** |  | **GST AMOUNT** (optional)The price includesGST of: $      |  | **witness** |
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| **purchaser** |  [ ]  JOINT TENANTS [ ]  tenants in common [ ]  in unequal shares | **witness** |

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| **Choices** |
| Vendor agrees to accept a ***deposit-bond*** (clause 3) | [x]  NO  | [ ]  yes |
| **Proposed** ***electronic transaction*** (clause 30) | [ ]  no | [x]  YES |
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| **Tax information (the parties promise this is correct as far as each party is aware)** |
| **Land tax** is adjustable | [ ]  NO | [x]  yes |
| **GST:** Taxable supply | [ ]  NO  | [x]  yes in full  | [ ]  yes to an extent |
| Margin scheme will be used in making the taxable supply | [ ]  NO | [x]  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) |
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| Purchaser must make an *RW payment* |  [ ]  NO |  [x]  yes (if yes, vendor must provide |
| (residential withholding payment) |  |  further details) |
|  | If the further details below are not fully completed at the contract date, the vendor must provide all these details in a separate notice within 14 days of the contract date. |
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| ***RW payment* (residential withholding payment) – further details**Frequently the supplier will be the vendor. However, sometimes further information will be required as to which entity is liable for GST, for example, if the vendor is part of a GST group or a participant in a GST joint venture. |
| Supplier’s name: | **Universal Property Group Pty Limited** |
| Supplier’s ABN: | **ABN 98 078 297 748** |
| Supplier’s business address: | 137 Gilba Road, Girraween NSW 2145 |
| Supplier’s email address: | **bobby@bathla.com.au** |
| Supplier’s phone number: | 9636 2465 |
| Supplier’s proportion of *RW payment*: | **7%** |
|  If more than one supplier, provide the above details for each supplier. |
| Amount purchaser must pay – price multiplied by the *RW rate* (residential withholding rate)*:*  |  |
| Amount must be paid: [x]  AT COMPLETION [ ]  at another time (specify): |  |
| Is any of the consideration not expressed as an amount in money? [x]  NO [ ]  yes |
|  If “yes”, the GST inclusive market value of the non-monetary consideration:  | **$** |
| Other details (including those required by regulation or the ATO forms): |

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| **List of Documents** |
| **General**[x]  1 property certificate for the land[x]  2 plan of the land[ ]  3 unregistered plan of the land[ ]  4 plan of land to be subdivided[ ]  5 document that is to be lodged with a relevant plan[x]  6 section 10.7(2) planning certificate under Environmental Planning and Assessment Act 1979[ ]  7 additional information included in that certificate under section 10.7(5)[x]  8 sewerage infrastructure location diagram (service location diagram)[x]  9 sewer lines location diagram (sewerage service diagram)[x]  10 document that created or may have created aneasement, profit à prendre, restriction on use or positive covenant disclosed in this contract[ ]  11 *planning agreement*[ ]  12 section 88G certificate (positive covenant)[ ]  13 survey report[ ]  14 building information certificate or building certificate given under *legislation*[ ]  15 lease (with every relevant memorandum or variation)[ ]  16 other document relevant to tenancies[ ]  17 licence benefiting the land[ ]  18 old system document[ ]  19 Crown purchase statement of account[ ]  20 building management statement[x]  21 form of requisitions [ ]  22 *clearance certificate*[x]  23 land tax certificate**Home Building Act 1989**[ ]  24 insurance certificate[ ]  25 brochure or warning[ ]  26 evidence of alternative indemnity cover**Swimming Pools Act 1992**[ ]  27 certificate of compliance[ ]  28 evidence of registration[ ]  29 relevant occupation certificate [ ]  30 certificate of non-compliance[ ]  31 detailed reasons of non-compliance | **Strata or community title (clause 23 of the contract)**[ ]  32 property certificate for strata common property[ ]  33 plan creating strata common property[ ]  34 strata by-laws[ ]  35 strata development contract or statement[ ]  36 strata management statement[ ]  37 strata renewal proposal[ ]  38 strata renewal plan[ ]  39 leasehold strata - lease of lot and common property[ ]  40 property certificate for neighbourhood property[ ]  41 plan creating neighbourhood property[ ]  42 neighbourhood development contract[ ]  43 neighbourhood management statement[ ]  44 property certificate for precinct property[ ]  45 plan creating precinct property[ ]  46 precinct development contract[ ]  47 precinct management statement[ ]  48 property certificate for community property[ ]  49 plan creating community property[ ]  50 community development contract[ ]  51 community management statement[ ]  52 document disclosing a change of by-laws[ ]  53 document disclosing a change in a development or management contract or statement[ ]  54 document disclosing a change in boundaries[ ]  55 information certificate under Strata Schemes Management Act 2015[ ]  56 information certificate under Community Land Management Act 1989[ ]  57 document relevant to off-the-plan sale**Other**[ ]  58       |
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| **HOLDER OF STRATA OR COMMUNITY TITLE RECORDS – Name, address, email address and telephone number** |