

9 November 2018

Derive Alexandria: Contract-of-Sale Summary

Deposit 10% cash
10% Guarantees / Bonds accepted

Terms No subject to finance clause allowed

Sunset clause 48 Months from Exchange of Contract
Construction

Estimated start date: June 2019
Estimated completion: November 2020

Completion

- I) 14 days after registration of Strata Plan, or
- II) 14 days after Occupation certificate
- III) Notice to complete, after 14 day, fee \$440 payable to vendor
- IV) Delays will incur 10% per annum interest calculated daily
- V) ONLY 1 pre-settlement inspection allowed, must be done upon completion. Can have professional attend/ be part of the inspection.

Variations

- I) Lot size variance 5%

Depreciation certificate, cost \$750 +GST if ordered via vendor

MACQUARIE YORK PTY LTD

PH 1300 002 121

FAX 1300 030 911

LEVEL 36, GOVERNOR PHILLIP TOWER,
1 FARRER PLACE, SYDNEY NSW 2000

PO Box R955 ROYAL EXCHANGE NSW 1225

ABN 16 616 280 632

Vendor/ Developer Botany Bay Apartments (ACN 163 679
9 Bestic Street Rockdale, NSW 2216

Buildview Corp
A2/13-15 Forrester Street Kingsgrove NSW 2208

Architect CD Architects Pty Ltd
Level 2, 60 Park Street, Sydney NSW 2000

Vendor Solicitor One Group Legal Pty Limited
Level 1, 22-24 Regent Street Kogarah, NSW 2217

PO Box 754, Kogarah NSW 2217

Trust account Macquarie York Trust Account
Bank: Westpac
BSB: 032-000
Account No.: 989935

Terms:

1. Expressions of interest will be accepted with \$5,000 holding deposit.
2. The purchasers will have 10 business days to exchange contracts from the date of contract received by their solicitor.
3. Once the purchasers have successfully exchanged the contract, \$5,000 will form part of the 10% deposit and the purchasers have to pay the difference between 10% deposit less \$5,000 holding deposit.
4. If any purchaser decides not to proceed with the sale for any reason after the contracts have been exchanged, then the purchaser will fore-fit \$550 of the \$5,000 as an administration fee and will be refunded the balance amount if any.

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