CONTRACT OF SALE OF REAL ESTATE

The conditions of this contract are contained in the attached—

Particulars of Sale; and
Schedule; and
General Conditions; and
Special Conditions (if any).

The Vendor sells and the Purchaser buys both the Property and the Chattels for the Price and upon the conditions set out in this contract.

The Vendor’s Statement required by section 32(1) of the Sale of Land Act 1962 is attached to, and included in, this contract.

Where the signature of any party to this contract is secured by an agent, the parties acknowledge being given a copy of this contract by the agent at the time of signature as required by section 53 of the Estate Agents Act 1980.

[Signatures]

Vendor

Purchaser

IMPORTANT NOTICE TO BUYERS

Cooling-off period

If none of the exceptions listed below apply to you, you may withdraw from this contract within 3 clear business days of signing it.

Section 31, Sale of Land Act 1962

To withdraw from this contract within this time, you must either give the Vendor or the Vendor’s agent notice that you are ending the contract or leave such notice at the address of the Vendor or the Vendor’s agent.

If you end the contract in this way, you are entitled to a refund of all the money you paid EXCEPT for $100.00 or 0.2% of the purchase price (whichever is more).

EXCEPTIONS — The 3-day cooling-off period does not apply if—

• The price of the property (including chattels) exceeds $250,000.00; or
• You bought the property at or within 3 clear business days of a publicly advertised auction; or
• You received independent advice from a solicitor before signing the contract; or
• The property is used mainly for industrial or commercial purposes; or
• The property is more than 20 hectares in size and is used mainly for farming; or
• You previously signed a similar contract for the same property; or
• You are an estate agent or a corporate body.
Transfer of Land
Section 45 Transfer of Land Act 1958
Lodged at the Land Titles Office by:

Name: GORDON

Phone: ____________________________

Ref: 05S02947S  MADE AVAILABLE / CHANGE CONTROL

The Transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land (Title)

Volume 9250 Folio 117

Estate and Interest (e.g. "all my estate in fee simple")
All our estate in fee simple

Consideration
$230,000.00

Transferor (Full name)
HARRY JULIAN ONSMAN and NIKKI D'EMDEN

Transferee (Full name and address for future notices including postcode)
RALPH BLEWITT of 138 Warwick Road, Duncraig, Western Australia, 6023

Directing Party (Full name)

Dated: 22/3/1993

Execution and Attestation

SIGNED by the Transferors
in the presence of:

SIGNED by the said RALPH BLEWITT
by his Attorney BRUCE MORTON WILSON
puruant to a Specific Power of Attorney dated
4th day of February, 1993 in the presence of:

Land Titles Office Use Only

T1

05S02947S 25/03/93
Trn 070196110 RDC 52 25/03/93
Rnt 23074 Amt $ 10,000.00
Stamp Duty, Victoria
12495994267662

S502947S, Page 1 of 2, Printed 11:31 05/11/2007, Search Enquiry 7494310, Customer 209500
18 March 1993

Mr Ralph Blewitt  
138 Warwick Road  
DUNCRAIG W A 6023

Dear Mr Blewitt

RE: PURCHASE FROM QNSMAN & D’EMDEN  
PPTY: UNIT 1, 85 KERR STREET, FITZROY

Settlement of this matter is due to take place on the 22 March 1993  
endeavouring to arrange a settlement for that date.

To enable this to be done, we should be pleased if you would let us  
CHEQUE made payable to this firm in the sum of $67,722.30 on or be  
March 1993.

A Bank Cheque is a cheque issued at a Bank and signed by the Manager  
of that Bank. No other cheque is a Bank cheque.

Alternatively, you can arrange for this amount to be telegraphically trans  
Trust Account with Commonwealth Bank Australia, 221 William Stree  
Account No. 000043, Branch No. 3009, no later than Friday 19 March 19

An explanation of this amount is provided in the attached Purchaser’s  
Account.

Shortly prior to settlement, you must inspect the property to ensure that it  
been caused to it since first inspecting the same. If the property is not in  
condition you should notify us as soon as possible and at least one hour prior  
You should make inspection arrangements with the Vendor or the Agent.

Yours faithfully  
SLATER & GORDON  
per:

Olive Brosnahan
Mr R Blewitt  
138 Warwick Road  
DUNCRAIG WA 6023

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**BILL OF COSTS**

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NOB:TM 931044

<table>
<thead>
<tr>
<th>Disbursements</th>
<th>Our Charges</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RE:</strong> PURCHASE FROM ONSMAN &amp; D’EMDEN</td>
<td></td>
</tr>
<tr>
<td><strong>PPTY:</strong> UNIT 1, 85 KERR STREET, FITZROY</td>
<td></td>
</tr>
</tbody>
</table>

To our Costs herein $795.00 BUT SAY

Fee Declined

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**Disbursements**

- Titles Office Search fee $27.20
- Fees paid for Rate Certificates $34.30
- Sundries $20.00 = $81.50

$81.50

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E. & O.E.

17 March 1993
Commonwealth Savings Bank
86 James St Perth WA

Pay

The sum of Sixty Seven Thousand Seven Hundred

$67,722.30

A W U WORKPLACE REFORM ASSOCIATION INC

18th March 1986

[Signatures]