



NSW HOUSE & LAND

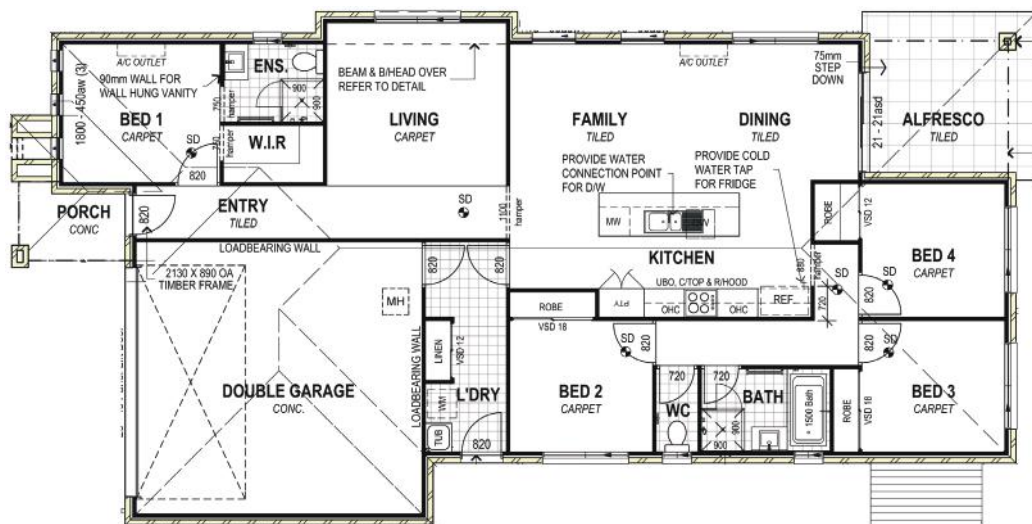
LOT 40, 612 BLACKHEAD ROAD, HALLIDAYS POINT

The coastal area of Hallidays Point is located Midway between Taree and Forster and includes Black Head, Diamond Beach, Red Head and Tallwoods Village. With exclusive resorts fringing its beaches (at Diamond Beach), the area is fast becoming recognised as a lifestyle paradise. The luxury development at Tallwoods features a championship golf course surrounded by spectacular housing.

INCLUSIONS

- Turnkey finish & fixed site costs
- Termite protection
- Connection to grey water tank
- Colorbond roof
- 20mm manufactured stone kitchen benchtop
- Cold water to fridge space
- Stainless steel kitchen appliances
- Roller blinds throughout
- Reverse cycle/split system air-conditioner in living and main bedroom
- 2550mm high ceilings
- Ceiling fans
- Approximately 1.8kw solar power system
- Undercover tiled alfresco area
- Fully fenced, turfed & landscaped

LIVING		137.48
GARAGE		37.24
ALFRESCO		12.01
PORCH		6.02
TOTAL	 	192.75



NEWTOWN "URBAN"

LAND SIZE	451M ²
LAND PRICE	\$250,000
HOUSE SIZE	192.75M ²
HOUSE PRICE	\$383,508
RENTAL	TBA

TOTAL PACKAGE
\$633,508



PRELIMINARY
SUBJECT TO APPROVAL, FINAL SURVEY AND DESIGN

HORIZONTAL	
CO-ORDINATE SYSTEM:	MGA LOCAL
MARKS ADOPTED:	SSM
EAST: XXX	NORTH: XXX
PLOT FILE/DWG No.:	
F:\D6003\6003 BASE.DWG	

VERTICAL
A: AHD
MARK: SSM
XXX
INCHECKED:
P.JL

PROJECT PRELIMINARY CONCEPT
PROPOSED SUBDIVISION OF
LOT 612 DP1160096
No.166 BLACKHEAD ROAD, HALLIDAYS POINT

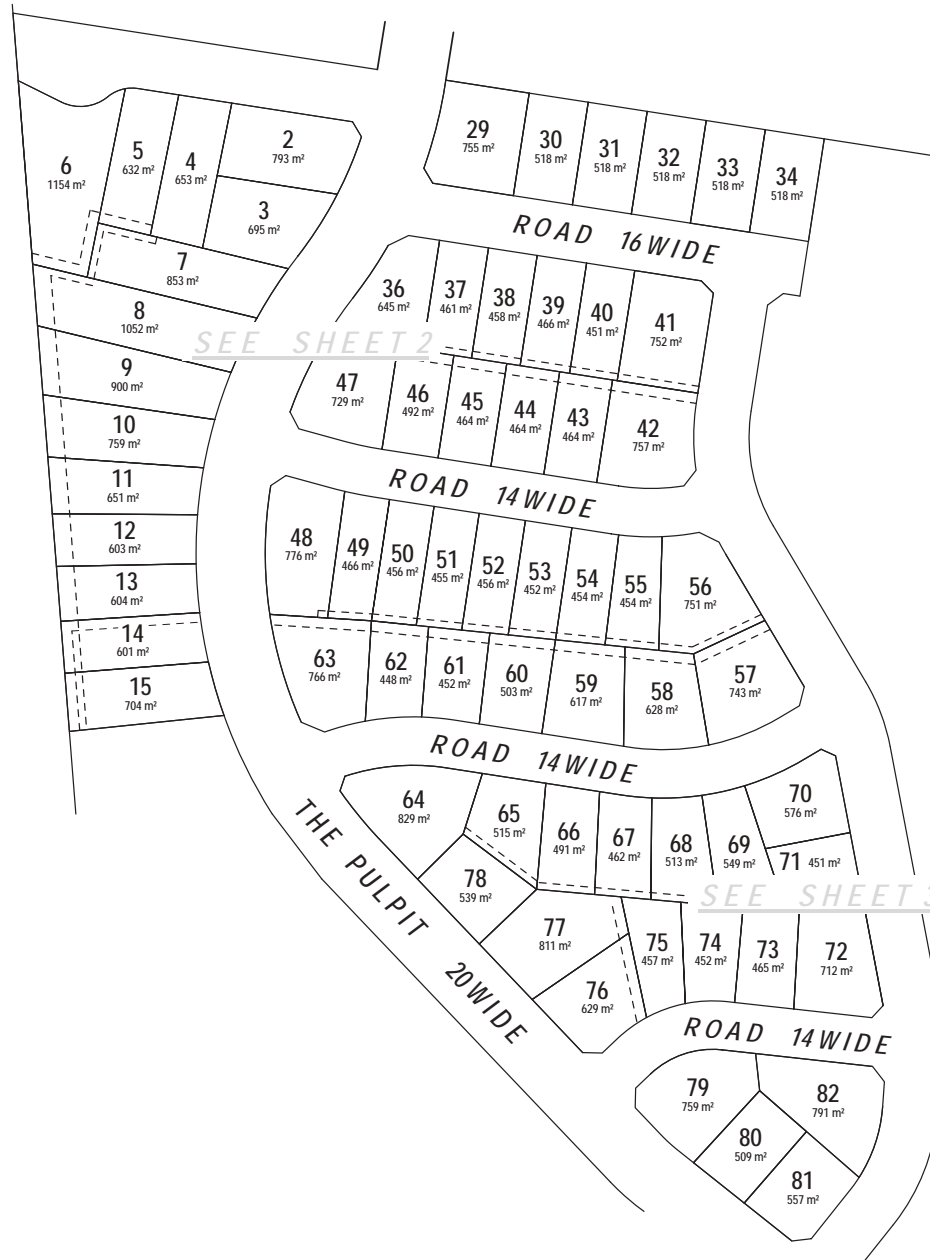
LS&W **LIDBURY, SUMMERS & WHITEMAN**
CONSULTING SURVEYORS, PLANNERS & ENGINEERS
INCORPORATING DEGOTARDI, SMITH & PARTNERS (FORSTER)

<p align="center">SCALES</p> <p>HORIZONTAL: 1:1000</p> <p>VERTICAL: N/A</p> <p>SHEET SIZE: A1</p>	
<p>FIELD SHEETS</p> <p>Date of survey:</p>	

COUNCIL: MID-COAST
DA NUMBER:
DATE:
23/08/17

SHEET 1 OF 1	
FILE No.:	6003

ISSUE	DATE	COMMENTS
A	14/07/20	FIRST ISSUE



- ALL AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY
- EASEMENT LOCATION AND WIDTHS ARE INDICATIVE ONLY AND SUBJECT TO FINAL SURVEY
- FINAL LAYOUT SUBJECT TO COUNCIL APPROVAL

SURVEYOR:

DATE OF SURVEY:

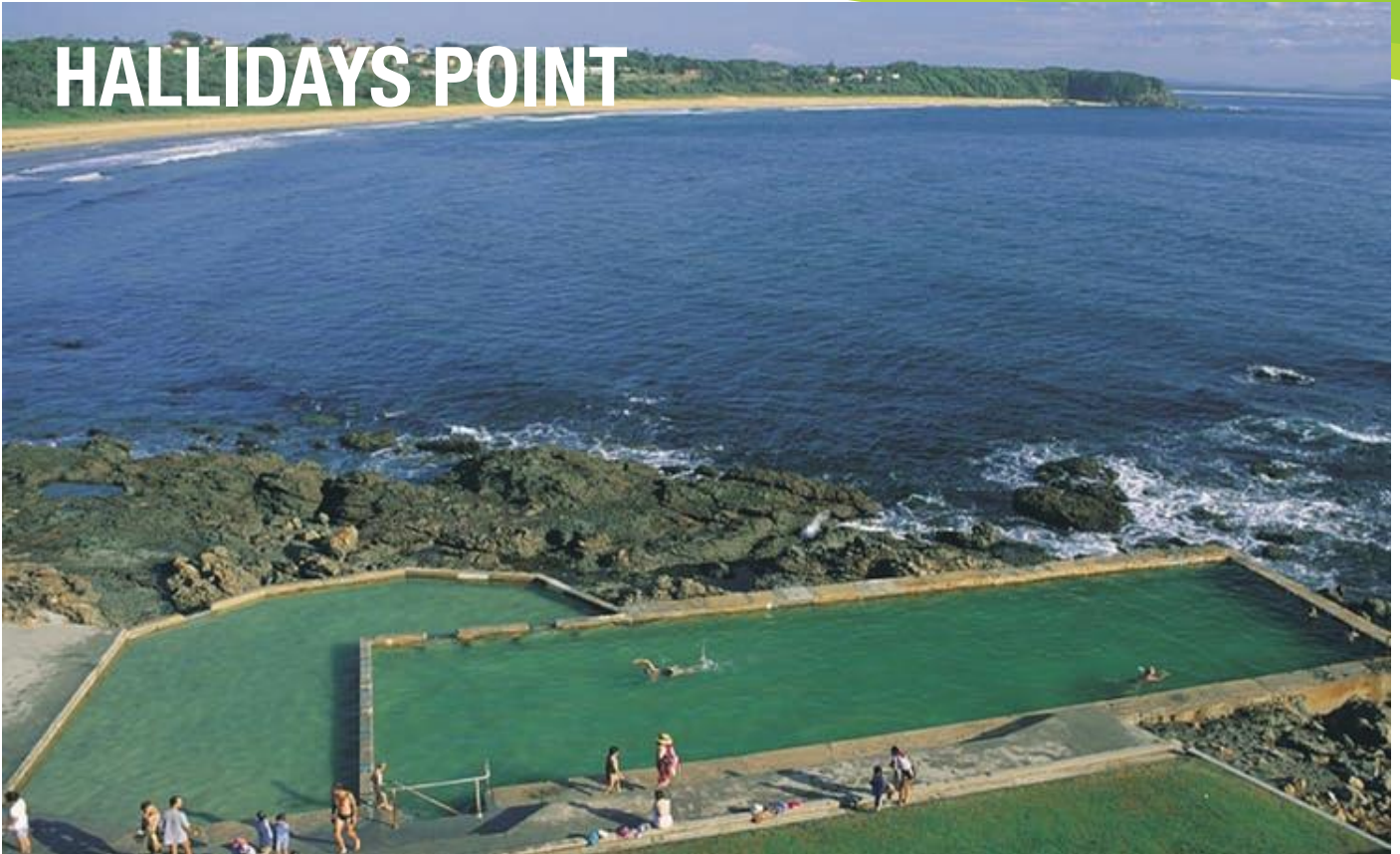
SURVEYORS REF:

PLAN OF SUBDIVISION OF LOT 612 DP 1160096

L.G.A: GLOUCESTER
LOCALITY: TALLWOODS
SUBDIVISION NO.:
Lengths are in metres. Reduction Ratio: 1:600

Registered

HALLIDAYS POINT



The coastal area of Hallidays Point is located Midway between Taree and Forster and includes Black Head, Diamond Beach, Red Head and Tallwoods Village.

Black Head Beach is a multi-award winning beach under the Keep Australia Beautiful Program. Patrolled during summer, it is regarded as one of the best swimming beaches in the Manning Valley. It features shady Norfolk Island Pines (planted in the 1920s and the 1940s), an ocean pool, excellent fishing opportunities, picnic areas and barbecues.

Meander along the rainforest walk which encompasses striking coastal landforms and rare tracts of littoral rainforest. The walk takes in both Black Head and Red Head.

With exclusive resorts fringing its beaches (at Diamond Beach), the area is fast becoming recognised as a lifestyle paradise. The luxury development at Tallwoods features a championship golf course surrounded by spectacular housing.

There are 5 shopping centres in the area, Manning Mall and Centrepoint Arcade are in nearby Taree. There are several public and private schools close by, including Chatham Public School, and Hallidays Point Public School. The Old Bar Early Learning Centre is located around 14km away.

Connectivity

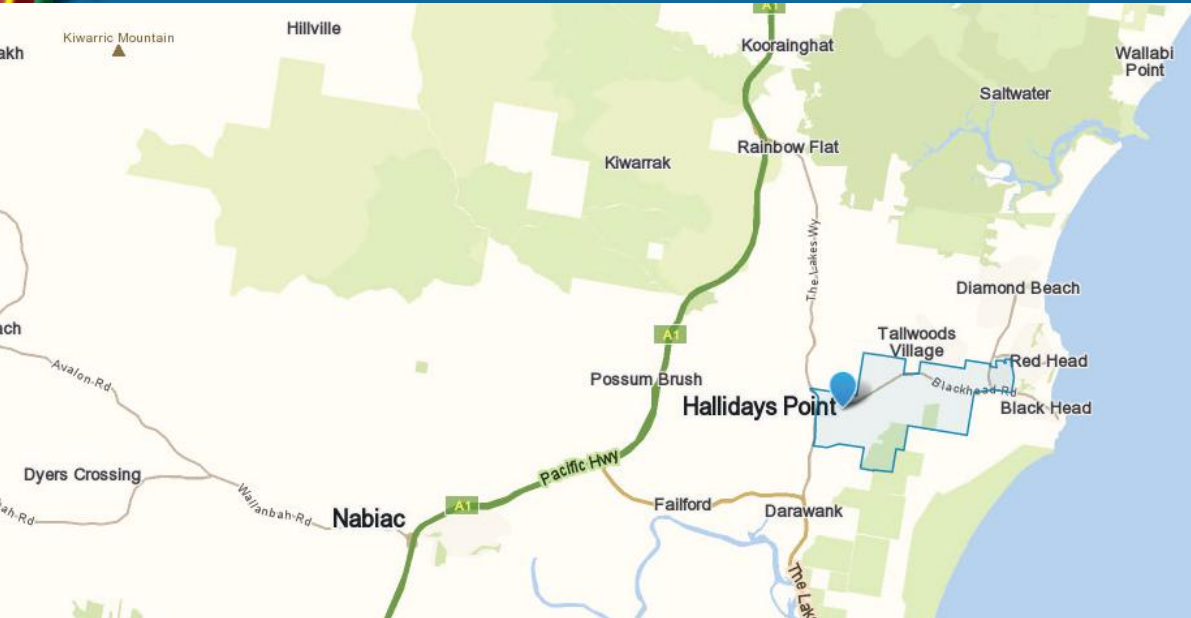
- Taree Airport
- Port Macquarie Airport
- Pacific Highway A1

Ideally located

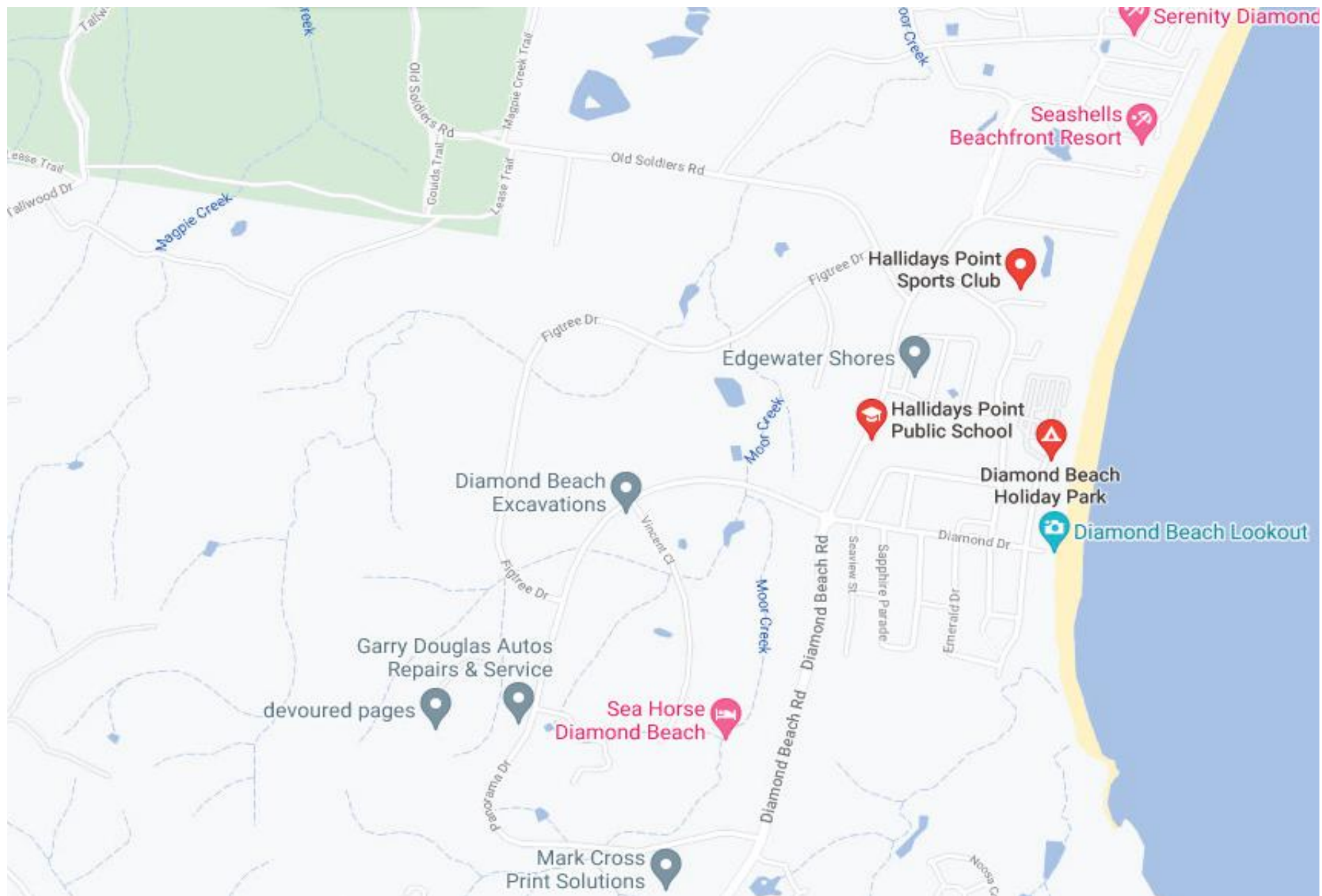
- Hallidays Point Medical Centre
- Stockland Forster
- Taree Hospital

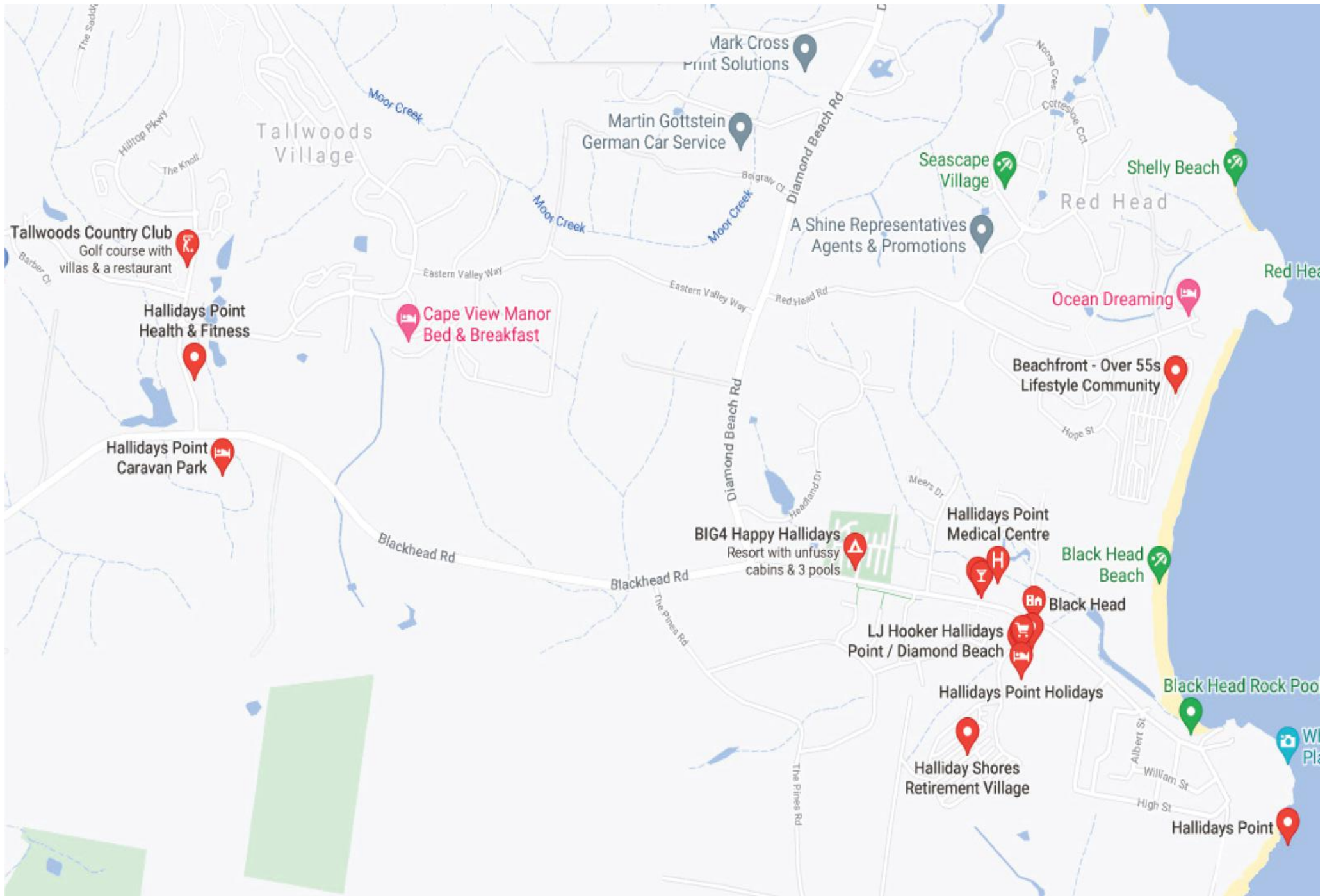
Natural surrounds

- Black Head Beach
- Cape Hawke Lookout
- Darawank Nature Reserve









NSW MID NORTH COAST



Stretching from Seal Rocks in the south to Woolgoolga in the north, it's breathtaking countryside, under-crowded white sandy beaches and subtropical climate makes the Mid North Coast of NSW the ultimate family holiday destination! The region covers the mid northern coast of the state, beginning from Port Stephens 160 km north of Sydney, and extending as far north as Woolgoolga, 562 km north of Sydney, a distance of roughly 400 km.

Heading northwards beyond Newcastle, the Mid North Coast region's main towns include the towns of Bulahdelah, Forster, Tuncurry, Wingham, Taree, Port Macquarie, Kempsey, South West Rocks, Macksville, Nambucca Heads, Bellingen and Coffs Harbour. Of these Taree, Port Macquarie and Coffs Harbour are the major commercial centres, all with large shopping centres, public facilities and attractions. Kempsey and Forster-Tuncurry are considered semi-major commercial centres. Smaller towns that are popular tourist spots are North Haven, South West Rocks, Urunga, Gloucester and Pacific Palms.

The region has a subtropical climate and is known for its waterways, beaches and hinterland of forests and farms. Major industries are farming, logging and tourism.



TRANSPORT

Three bus services run throughout the region. Services also operate in the Port Macquarie region. There are several railway stations on the Mid North Coast serviced by three trains; the Grafton, the Casino and the Brisbane XPT trains. Rail is the fastest and cheapest way to get to either Sydney, Newcastle, the Gold Coast and Brisbane.

SHOPPING

Taree Central Shopping Centre provides you with access to retail, food and dining as well as essential household items, products and services. Manning Mall is home to Coles, Target and over 30 specialty stores.

There are several public schools in the Taree area. Private schools in and around Taree include Manning District Adventist School, Tinonee, Manning Valley Anglican College, Cundletown, Taree Christian College, Kolodong, St Joseph's Primary School, and St Clare's High School. Several post-secondary education and training facilities have a presence in Taree: the North Coast Institute of TAFE, Taree Community College, the Australian Technical College - Manning Valley Campus.



FACILITIES

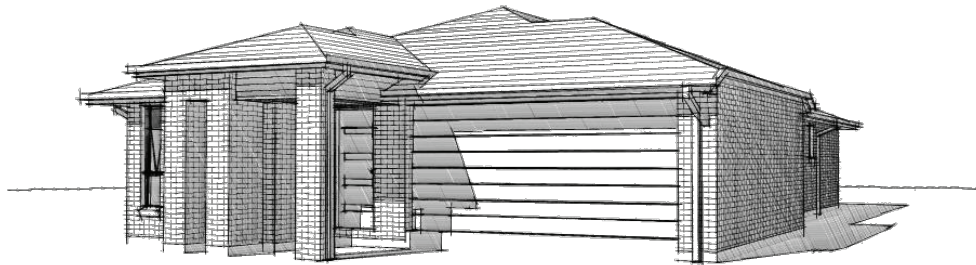
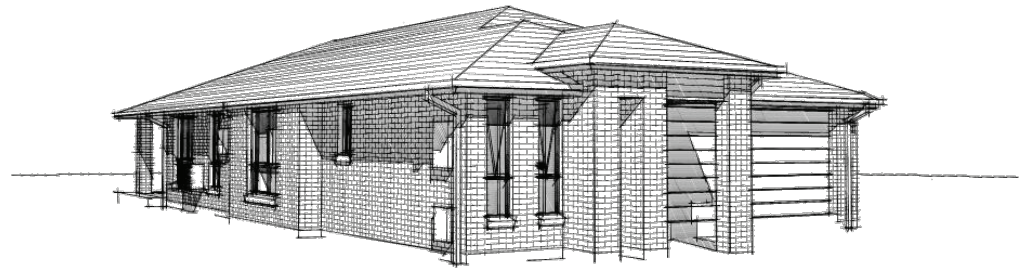
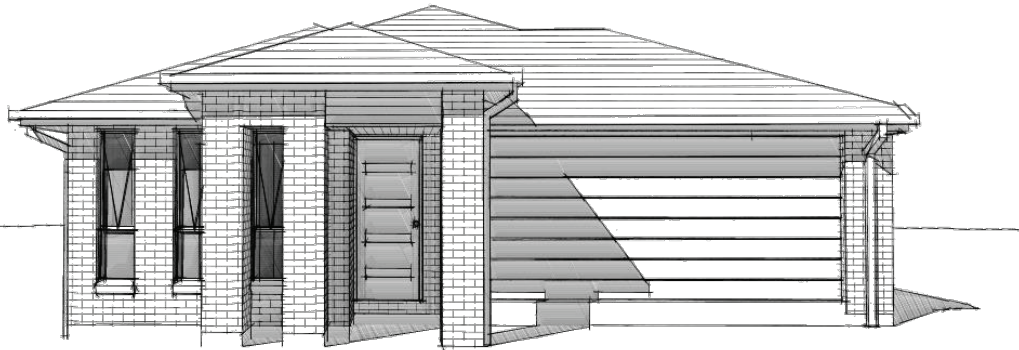
The Manning Entertainment Centre in Taree was built in the 1980s as the cultural centre of the district. Local performers, including the district eisteddfod and local amateur dramatic societies, use it to provide cultural opportunities for the local community.

Located next to the Entertainment Centre and the Visitor Information Centre at the northern entrance to Taree is the Manning Aquatic and Leisure Centre. This facility includes a 25-metre indoor heated pool with slippery dip and a 50-metre outdoor pool.

The Manning Regional Art Gallery is located in a cottage-style building next to Taree Public School. The art gallery hosts a changing selection of works by local artists and visiting exhibitions.

Nearby towns include historic Wingham, and Tinonee.





NOTES:
IMAGES ARE DIAGRAMATIC ONLY
REFER TO ELEVATIONS FOR DETAILS

A	11.12.17	PRE-CONSTRUCTION COPY	??
REV	DATE	AMENDMENTS	BY

12	Tiedown Details
11	Tiedown Details
10	Bracing Plan
09	Section AA
08	Electrical Plan
07	Slab Plan
06	Internal Elevations
05	Elevations
04	Elevations
03	Floor Plan
02	Site Plan
01	Cover sheet
SHEET	DESCRIPTION



ADDRESS: P.O. BOX 600
PARADISE POINT, 4216
www.gdevelopments.com.au
ACN: 114332220
ABN: 77114332220
QBSA: 1086689
"Building a Shared Vision"

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DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

CLIENT'S SIGNATURE: _____
NOTES:

DATE: _____

PRODUCT:

Newtown 190
Urban Facade
Garage to RH

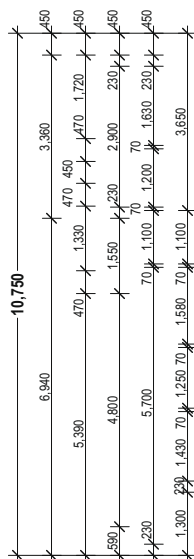
Cover sheet

DRAWN:	DATE: DD.MM.YY	Rev: A
SCALE:	CHECKED: ??	
SHEET: 01	JOB No: 405???	

N2 WIND CATERGORY

NOTE:
PROVIDE 300mm DEEP
BULKHEAD OVER ALL HAMPERS

NOTE:
PROVIDE 1 SHELF & HANGING
RAIL TO ALL ROBES AND 4
SHELVES (equally spaced)
FOR ALL LINEN CUPBOARDS



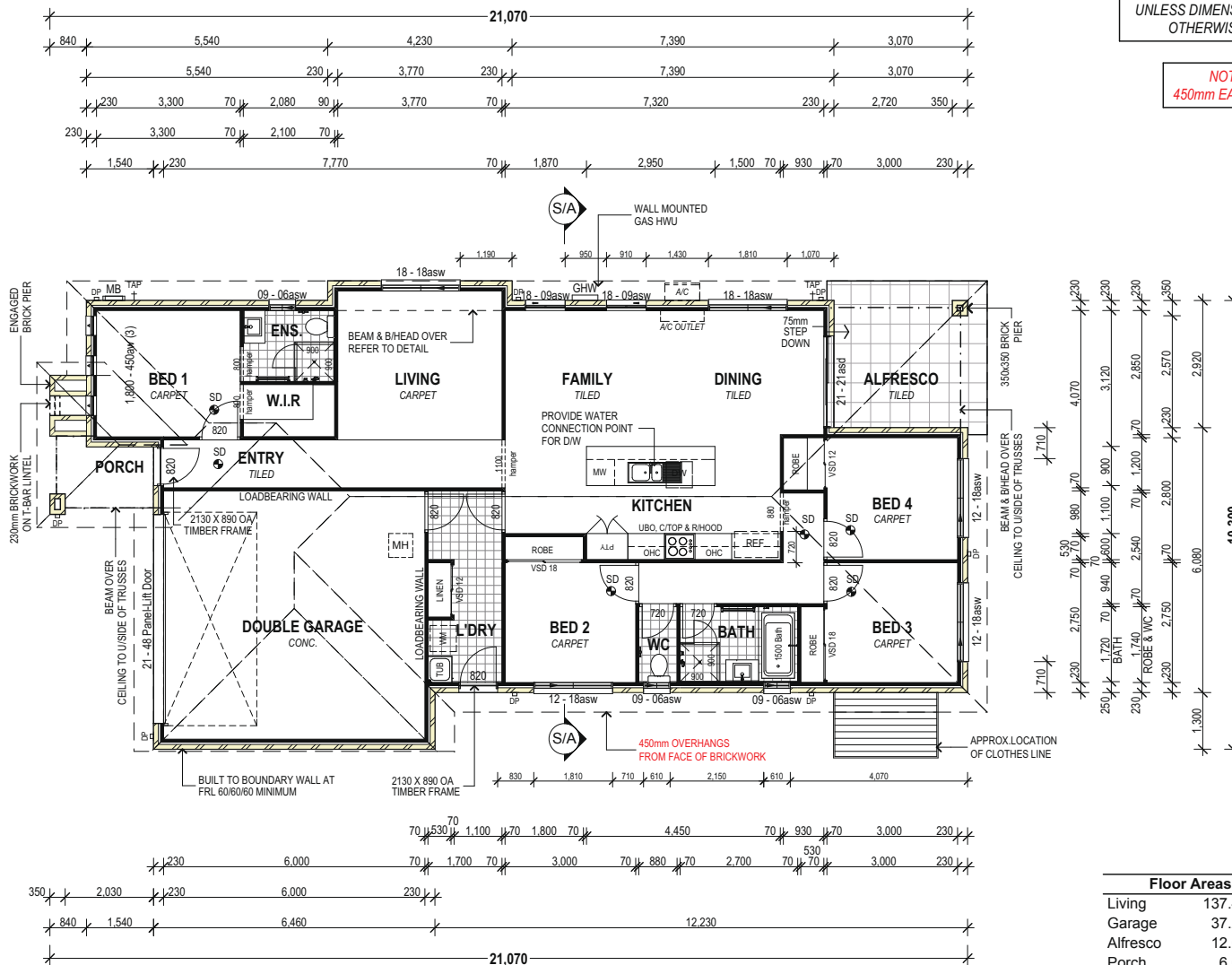
NOTE:
PROVIDE SECURITY SCREENS TO
ALL OPENABLE WINDOWS &
SLIDING GLASS DOORS

PROVIDE FULL HT. MASONRY
ARTICULATION AS PER ENGINEERS
SOILTST REPORT

COMMS. PREWIRED

NOTE:
ALL WINDOWS &
EXTERNAL DOORS TO BE
CENTERED IN WALL/ROOM
UNLESS DIMENSIONED
OTHERWISE

NOTE:
450mm EAVE UNO



Floor Areas	
Living	137.48
Garage	37.24
Alfresco	12.01
Porch	6.02
	192.75 m²



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DIMENSIONS TO BE READ IN
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CLIENT'S SIGNATURE: _____ DATE: _____
NOTES:

PRODUCT:
Newtown 190
Urban Facade
Garage to RH

Floor Plan

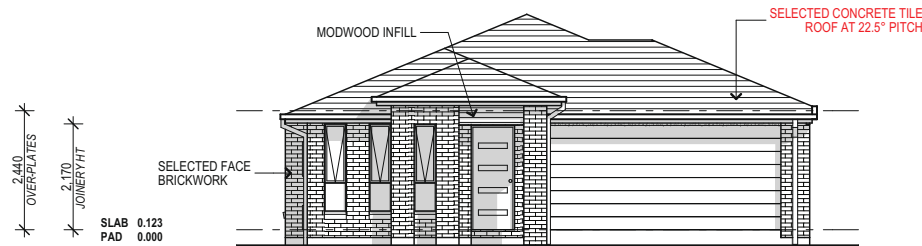
DRAWN:	DATE: DD.MM.YY	Rev:
SCALE: 1:100	CHECKED: ??	A
SHEET: 03	JOB No: 405???	

N2 WIND CATERGORY

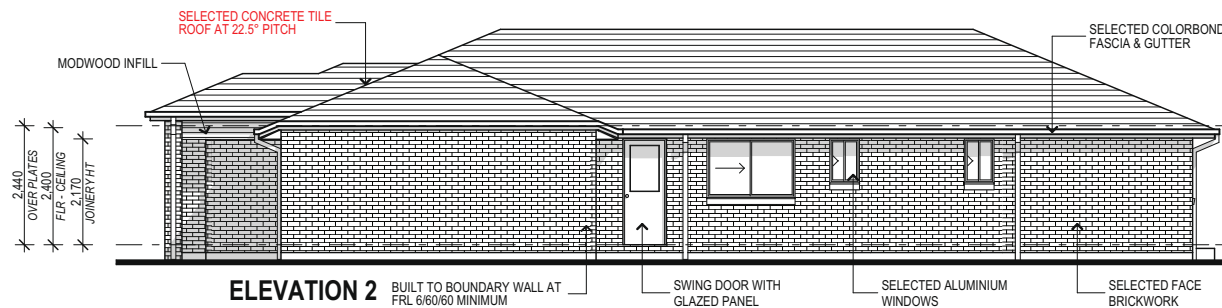
NOTE:
PROVIDE SECURITY SCREENS TO
ALL OPENABLE WINDOWS &
SLIDING GLASS DOORS

ENTRY DOOR NOTE:
ENTRY DOOR STYLE SHOWN IS INDICATIVE ONLY.
REFER TO THE CONTRACT FOR FURTHER DETAILS

NOTE:
450mm EAVE UNO



ELEVATION 1



ELEVATION 2

COMMS. PREWIRED

PROVIDE FULL HT. MASONRY
ARTICULATION AS PER ENGINEERS
SOILTEST REPORT



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CLIENT'S SIGNATURE: _____ DATE: _____
NOTES:

PRODUCT:
Newtown 190
Urban Facade
Garage to RH

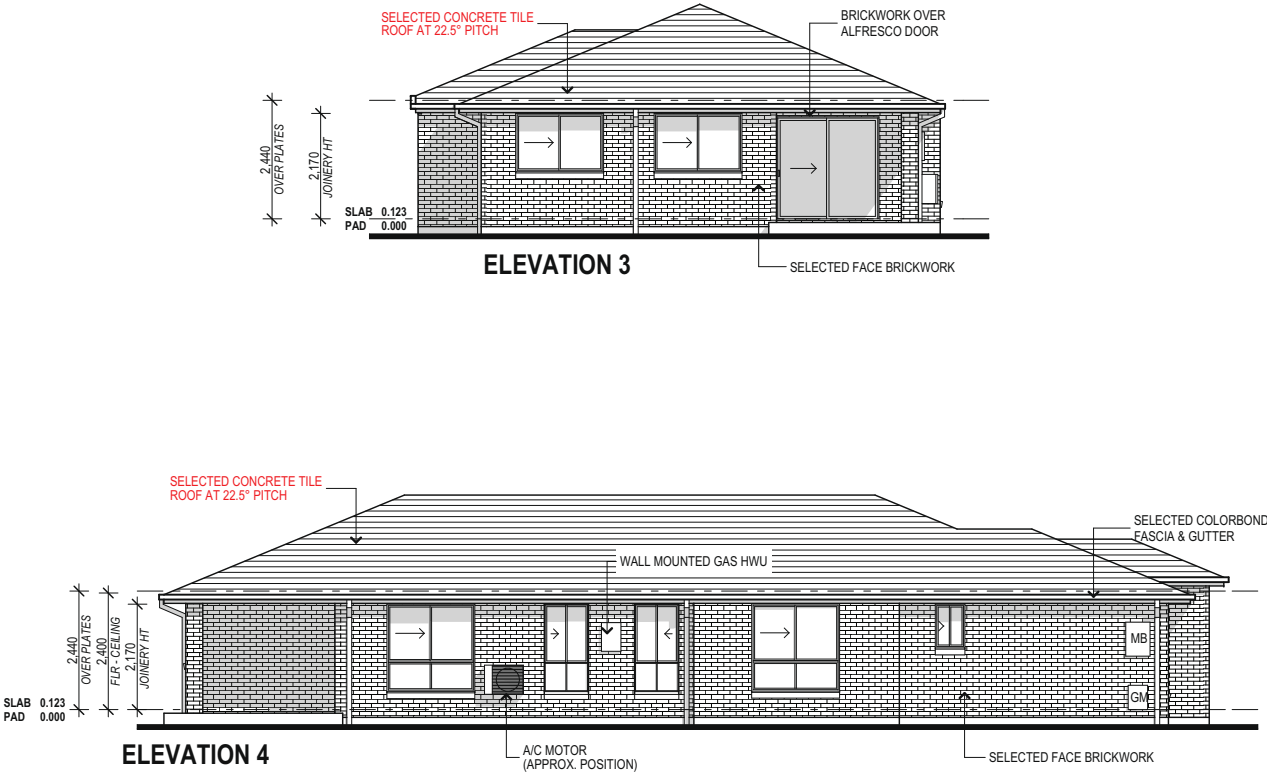
Elevations

DRAWN:	DATE: DD.MM.YY	Rev:
SCALE: 1:100	CHECKED: ??	A
SHEET: 04	JOB No: 405???	

N2 WIND CATERGORY

NOTE:
PROVIDE SECURITY SCREENS TO
ALL OPENABLE WINDOWS &
SLIDING GLASS DOORS

NOTE:
450mm EAVE UNO



COMMS. PREWIRED

PROVIDE FULL HT. MASONRY
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NOTES:

PRODUCT:
Newtown 190
Urban Facade
Garage to RH

Elevations

DRAWN:	DATE: DD.MM.YY	Rev: A
SCALE: 1:100	CHECKED: ??	
SHEET: 05	JOB No: 405???	



New South Wales

2021 SPECIFICATIONS

Building a shared vision

PRE-CONSTRUCTION

- HIA fixed price contract.
- Plans - Specifications.
- Engineers soil report & slab design.
- Council building application fees.

SITE WORKS FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation for up to 1500mm site fall over the building platform.
- Engineer designed concrete slab to suit up to "H2" slab with bulk concrete piling (up to and including a depth of 600mm).
- Termite treatment to slab penetrations and physical perimeter barrier.
- Sewer & storm water connections to existing serviceable connection points for sites up to 600m² in size with a standard 6 meter set back from front boundary (battle-axe, other odd shaped blocks and blocks where service connection exceeds standard allowances may incur extra service costs).
- Eight (8) meters plan length of electrical mains.
- Water connection from pre-tapped water main up to and including six (6) meter setback to house.
- House constructed for "N2" wind rating conditions (W33).
- No allowance is made for retaining walls.

BASIX / ENERGY EFFICIENCY

- Bulk ceiling insulation rating R2.5 to ceiling area.
- Double sided foil wall-wrap to external stud walls.
- Energy efficient aluminium improved windows and sliding door units.

- Weather stripping to hinged external doors.
- Electric hot water system.
- 500 KPA water pressure limiting device.
- LED down-lights.
- Approximately 1.8kw solar power system.

EXTERNAL FINISHES

- Colorbond roof.
- Colorbond fascia & gutter from the standard builders' range of colours.
- Select range of clay bricks from the builder's standard range.
- Off white mortar.
- Auto Sectional garage door to garage from the standard builders' range of colours and two (2) handsets.

KITCHEN INCLUSIONS

- 20mm manufactured stone benchtop.
- Laminate finish cupboards from the standard builder's range of laminates.
- Soft Close cabinetry to cupboards.
- Door handles from the standard builder's range.
- Laminate finish microwave oven provision to cabinetry.
- 600mm under-bench oven.
- Electric Ceramic 600mm cooktop.
- Freestanding stainless-steel dishwasher.
- Stainless steel 600mm slide-out rangehood.
- Base MKII double bowl stainless steel kitchen sink.
- Chrome sink mixer.
- Cold water point to fridge space for an ice maker.
- Bulkhead above kitchen overhead cupboards.



New South Wales

2021 SPECIFICATIONS

Building a shared vision

BATHROOM ENSUITE AND TOILETS

- Wall-hung vanities with laminate bench tops from the standard builder's range of laminates.
- Soft close cabinetry to cupboards.
- Door handles from the standard builder's range.
- Clear laminated glass shower screens with powder coated aluminium frames from the standard builder's range of colours.
- White acrylic bath.
- 900mm high polished edge mirrors fitted to the same width as the vanity unit.
- Chrome mixer tapware, double towel rails and toilet roll holders.
- Vitreous China close coupled toilet suites.
- Semi-inset basins (or semi recessed as required).
- Shower on rail to bathroom and ensuite showers.

CERAMIC TILING

- Bathroom & ensuite floors, and:
 - 2000mm high to showers
 - 500mm above bath (nominal)
 - 200mm skirting tile.
- Kitchen tiled splashback 600mm high off bench.
- Toilet & Laundry floors, and:
 - 400mm splash back over laundry tub
 - 200mm skirting tiles
- No allowance has been made for frieze or decorator tiles.
- No allowance has been made for laying of border tiles, 45-degree patterns or floor feature tile layouts.

ELECTRICAL

- Earth leakage safety switch & circuit breakers.
- Single phase underground power connection from existing supply point.
- Meter box will be installed on the side nearest to the mains connection point.
- One (1) double power point to each room and as per electrical plan.
- One (1) 240-volt downlight point to each room as per electrical plan.
- Two (2) external para flood light points.
- Two (2) television points complete with 5 lineal meters of cable and no antenna.
- Smoke detectors hard wired with battery backup.

- Pre-wiring for two (2) Telstra phone points.
- Exhaust fan to bathroom and ensuite.
- Single GPO to microwave oven provision in kitchen.
- USB/double power point to the end of kitchen cabinetry.

STANDARD INTERNAL AND EXTERNAL FEATURES

- 2550mm ceiling height throughout.
- Round aluminium powder-coated handrail and vertical balustrade to external balcony as selected from builders' standard range where applicable.
- Paint grade front door with clear glazing.
- Paint grade hinged doors to other external doors if applicable.
- Paint grade flush panel internal passage doors.
- Magnetic door stops from builders' standard range to passage doors.
- Vinyl sliders from builders' standard range to wardrobe doors.
- Builders range exterior leverset to front door
- Interior leverset to internal doors.
- 90mm paint grade coved cornice.
- 41mm paint grade splayed architraves.
- 67mm paint grade splayed skirting.
- Paint:
 - Three (3) coat internal paint system - 2 colours allowed i.e. 1 colour to wall and 1 colour to timber work.
 - Two (2) coats to ceiling to Paint Manufacturers standard specifications.
 - Two (2) coat external paint system to external trim and doors to paint manufacturers standard specifications.
- 45 ltr laundry trough and cabinet.
- Two (2) external garden hose taps.
- AAA rated water saving shower heads and tap-ware.
- Internal & external builders house clean and site clean after construction.
- Carpet grade staircase with painted timber balustrade for staircases as selected from builders' standard range.

WARRANTIES

- 6-month maintenance period.
- Statutory structural guarantee period.



New South Wales 2021 SPECIFICATIONS

Building a shared vision



Stainless steel kitchen sink



Electric ceramic cooktop

STYLE

We provide stylish, modern and on-trend fittings and fixtures to your property to complete that finishing touch.

QUALITY

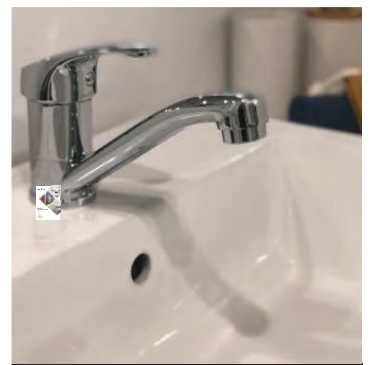
All products are high quality and sourced from reputable Australian suppliers.

FUNCTIONALITY

When designing our properties, we consider functionality and style, choosing products that are sleek and practical.



Underbench oven



Acrylic bathroom basin and mixer



Stainless steel dishwasher



Double Towel Rail



White bath



Vitreous china toilet suit



Rail Shower Mixer



New South Wales

2021 SPECIFICATIONS

Building a shared vision

TURNKEY PACKAGE

PRE-CONSTRUCTION

- Provide additional council cross over and building application fees according to local city council.

SITE WORKS

- Provide additional driveway cut and excavation including kerb cut-out and removal when non-mountable kerb exists.

WINDOWS

- Powder coated aluminium fly screens.
- Powder coated frames to glass sliding doors.
- Powder coated frames to opening windows.
- Powder coated aluminium windows with obscure glass to wet areas.
- Keyed window locks to all opening sashes and sliding doors.

LANDSCAPING

- Provide up to 70 lineal meters of 1800mm high Colorbond fencing.
- Provide (1) Colorbond gate.
- Provide up to 60m2 of broom finished coloured concrete driveway, front path and porch.

- Provide up to 300 m2 of A-Grade turf.
- Provide one (1) 15m2 garden bed including clay paver edge, builders' range plants and mulch.

INTERNAL AND EXTERNAL FEATURES

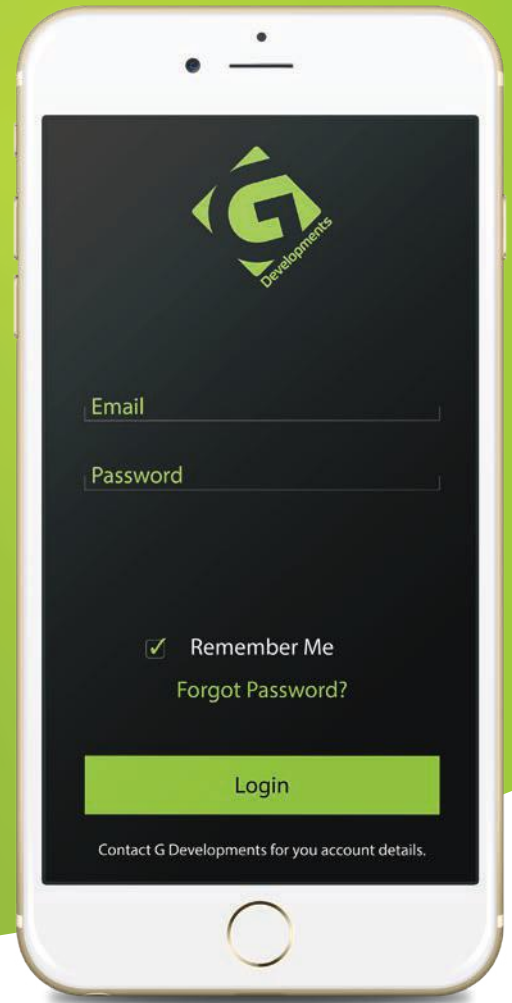
- Provide carpet to all bedrooms and living rooms as selected from the builders' standard range.
- Provide main floor tiles to all other internal areas (excluding garage).
- Provide suitable external grade tile finish to alfresco slab as selected from the builders' standard range.
- Provide a fold down wall mounted clothes line as selected from the builders' standard range.
- Provide a TV antenna and booster (as required) to roof as selected from the builders' standard range.
- Provide a letter box as selected from builders' standard range.
- Provide Roller blinds throughout.
- Provide (1) white fan/light to all bedrooms.
- Provide (1) split system A/C from builders' standard range to living room and (1) to master bedroom.
- Provide internal & external builders house clean.
- Water tank.

THE ULTIMATE HOUSE BUILD APP

KEEP UP TO DATE WITH
YOUR BUILD INFORMATION
AT THE TOUCH OF A FINGER

The G Developments app allows you to manage your documents and view your build milestones 24 hours a day.

G Developments provides you with your login details once your contract is signed, keeping you up to date from the very start.



FEATURES

DASHBOARD

The dashboard is the first screen you land on when you login. Swipe away to quickly flick through your progress images.

MENU

Easily navigate your way around the app by clicking on the drop down menu located on every screen.

PHOTO GALLERY

Want to share your build images with friends, family and colleagues, simply select an image and forward on.

MESSAGES

Any important documents or conversations relating to your property can be managed on the app. G Developments will send you documents and updates keeping you up to date.

DOCUMENTS

All documents delivered during your build will be saved in the one location making it easy for you to keep track. Print off your document, sign, scan, send and save, so simple!

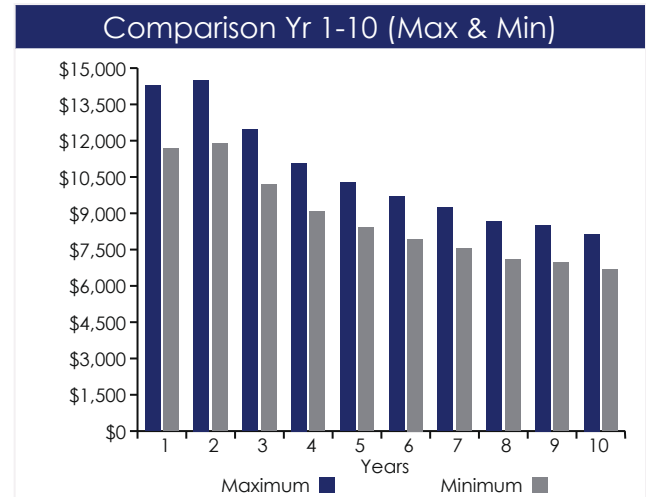
MILESTONES

Keep track of your milestones with quick to recognise status tags - 'completed', 'overdue' and 'upcoming tags'.

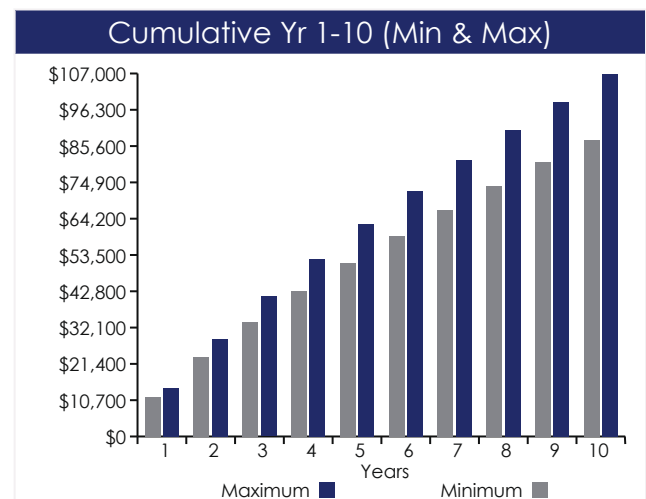


Estimate of Depreciation Claimable Typical 4 Bedroom Dwelling Botany 206 - Coastal Facade, TYPICAL NSW SUBURB NSW 2000

Maximum			
Year	Plant & Equipment	Division 43	Total
1	6,906	7,376	14,282
2	7,129	7,376	14,505
3	5,095	7,376	12,471
4	3,705	7,376	11,081
5	2,897	7,376	10,273
6	2,322	7,376	9,698
7	1,849	7,376	9,225
8	1,296	7,376	8,672
9	1,143	7,376	8,519
10	770	7,376	8,146
11 +	1,880	221,253	223,133
Total	\$34,992	\$295,013	\$330,005



Minimum			
Year	Plant & Equipment	Division 43	Total
1	5,650	6,035	11,685
2	5,833	6,035	11,868
3	4,169	6,035	10,204
4	3,031	6,035	9,066
5	2,371	6,035	8,406
6	1,900	6,035	7,935
7	1,513	6,035	7,548
8	1,060	6,035	7,095
9	935	6,035	6,970
10	630	6,035	6,665
11 +	1,538	181,025	182,563
Total	\$28,630	\$241,375	\$270,005



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 02 8265 5500

EOI EXPRESSION OF INTEREST

LAND DETAILS			
LOT #		ESTATE:	
STREET:		SUBURB/POSTCODE:	
LAND SIZE:		REGISTRATION ETA:	
LAND PRICE:		LAND DEPOSIT:	

HOUSE DESIGN DETAILS			
HOUSE DESIGN:		FACADE:	
HOUSE PRICE:		DEPOSIT:	

UPGRADE DETAILS			
DESCRIPTION:	ITEM COST / RATE:	QTY:	TOTAL:

PACKAGE DETAILS / SUMMARY			
BUILD PRICE:		BUILD DEPOSIT:	
UPGRADE PRICE:		UPGRADE DEPOSIT:	
LAND PRICE:		LAND DEPOSIT:	
PACKAGE PRICE:		PACKAGE DEPOSIT	

PURCHASER DETAILS			
OWNER OCCUPIER?			
PURCHASER 1:			
ADDRESS:			
CONTACT NUMBER:			
EMAIL ADDRESS:			
PURCHASER 2:			
ADDRESS:			
CONTACT NUMBER:			
EMAIL ADDRESS:			

CLIENT SOLICITOR / CONVEYANCER DETAILS			
SOLICITOR / COMPANY:		CONTACT NUMBER:	
CONTACT NAME:		CONTACT NAME 2:	
POSTAL ADDRESS:			
EMAIL(S):			

AGENT DETAILS			
SELLING AGENT:			
POINT OF CONTACT:		CONTACT NUMBER:	
POINT OF CONTACT 2:		CONTACT NUMBER 2:	
EMAIL(S):			