

NSW 买卖合同要点说明

Contract for Sale of Land (NSW) — Key Points

说明：NSW 官方《Contract for Sale and Purchase of Land》由 Law Society of NSW / Law Society 与产权协会发布，为版权文件；正式合同请由你的律师 / 过户师提供。本页仅为要点科普，非法律意见。

合同前须备的卖方披露文件

- 产权 / 业权证明(title search)、地契图(deposited plan)；
- s10.7 规划证明(planning certificate)；
- 排污管线图(sewerage connection diagram)；
- 视房型另有额外披露(如 strata、社区滴定等)。

冷静期 Cooling-off

- 私售(private treaty)住宅：买方一般 5 个工作日冷静期，期内退出罚成交价 0.25%；
- 拍卖当场成交：无冷静期；
- 可用 s66W 证书由买方律师出具以放弃 / 缩短冷静期(常见于拍卖前谈判)。

2026 版提示

NSW 合同 2026 版对冷静期通知格式、卖方披露与 AML/CTF 警示有更新；请以最新官方版本 + 你的律师意见为准。

去哪拿正式合同

- 由你的律师 / 过户师起草并提供(卖方)或审阅(买方)；
- 官方渠道：Law Society of NSW、NSW Fair Trading。

English summary

The official NSW Contract for Sale and Purchase of Land is a copyrighted document; obtain the actual contract from your solicitor/conveyancer or official sources (Law Society of NSW, NSW Fair Trading). Before marketing, the contract must include vendor disclosure documents (title, deposited plan, s10.7 planning certificate, sewerage diagram, etc.). Cooling-off: generally 5 business days for residential private treaty (0.25% forfeit if withdrawn); none at auction; can be waived/shortened via a s66W certificate. The 2026 edition updates cooling-off notice format, vendor disclosure and AML/CTF warnings — rely on the latest official version and your lawyer. General information only, not legal advice.