

CONTRACT OF SALE

Vendor: Dean Roy Saunders as executor of the
estate of Michael Anthony Saunders

Property: 8 Brentwood Avenue,
Mildura 3500

CONTRACT OF SALE OF REAL ESTATE - PARTICULARS OF SALE

Part 1 of the standard form of contract prescribed by the *Estate Agents (contracts) Regulations 2008* filled up by the vendor's estate agent named herein

The vendor sells and the purchaser buys the property, being the land and the goods, for the price and on the conditions set out in this contract.

The terms of this contract are contained in the:

- Particulars of sale
- Special conditions, if any
- General conditions

and in that order of priority.

SIGNING OF THIS CONTRACT

The authority of a person signing:

under power of attorney; or

as director of a corporation; or

as agent authorised in writing by one of the parties must be noted beneath the signature.

Any person whose signature is secured by an estate agent acknowledges being given by the agent at the time of signing a copy of this contract comprising:

- Form 1 (contract of Sale of Real Estate-----Particulars of Sale);
- Special Conditions, if any;
- Form 2 (contract of Sale of Real Estate-----General Conditions);
- Vendor's Statement
- Due Diligence Checklist

SIGNED BY THE PURCHASER on/...../20

Print name of person/s signing:

State nature of authority, if applicable

(e.g. "director", "attorney under power of attorney"):

SIGNED BY THE VENDOR on/...../20

Print name of person/s signing: **Dean Roy Saunders**

State nature of authority, if applicable

(e.g. "director", "attorney under power of attorney"): **as executor of estate of Michael Anthony Saunders**

The **DAY OF SALE** is the date by which both parties have signed this contract

IMPORTANT NOTE TO PURCHASERS

Cooling-off period

Section 31 Sale of Land Act 1962

You may end this contract within 3 clear business days of the day that you sign the contract if none of the exceptions listed below applies to you. You must either give the vendor or the vendor's agent **written** notice that you are ending the contract or leave notice at the address of the vendor or the vendor's agent to end this contract within this time in accordance with this cooling-off provision. You are entitled to a refund of all the money you paid EXCEPT for \$100 or 0.2% of the purchase price (whichever is more) if you end the contract in this way.

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

- you bought the property at or within the 3 clear business days **before or after** a publicly advertised auction;
- the property is used mainly for industrial or commercial purposes;
- the property is more than 20 hectares in size and is used mainly for farming;
- you and the vendor have previously entered into a contract for the sale of the same land in substantially the same terms, or
- you are an estate agent or a corporate body.

PARTICULARS OF SALE

REAL ESTATE AGENT:

Collie & Tierney First National Real Estate Mildura

67 Lime Avenue Mildura VIC 3500

Tel: 03 5021 2200

Ref: Josh Berry

Email: jberry@ctfnre.com.au

VENDOR:

Dean Roy Saunders as executor of the estate of Michael Anthony Saunders

VENDOR'S
REPRESENTATIVE:



E: peywei@ABMorison.com.au Ref: PW:53124

A: Level 8, 80 Dorcas Street, Southbank VIC 3006

P: +61 3 9867 5551 | F: +61 3 9867 4451

PURCHASER:

Name/s:

Address:

Tel:

Email:

PURCHASER'S
REPRESENTATIVE:

Name:

Address:

Ref:

Tel:

Email:

STREET ADDRESS:
LAND BEING SOLD:

8 Brentwood Avenue, Mildura

The land which is currently fenced and/or occupied by the vendor and contained only within the land described in Lot **7** on **PS087105**.

Certificate of Title

VOLUME: **08818** FOLIO: **556**

CHATELS:

All fixtures, floor coverings, electric light fittings and window furnishings as inspected

PRICE:

\$ _____

DEPOSIT:

\$ _____ (10% payable on the signing hereof)

BALANCE:

\$ _____

PAYMENT OF BALANCE is due on/...../20.....

being the **SETTLEMENT DATE** or earlier by mutual agreement. And is the date upon which vacant possession/ or receipts of the rents and profits of the property and chattels shall be given, namely upon acceptance of Title and payment of the whole of the purchase price.

GST (refer to general condition 13)

The price includes GST (if any) unless the words “**plus GST**” appear in this box.

If this is a sale of a farming business or a going concern then add the words “**farming business**” or “**going concern**” in this box.

If the margin scheme will be used to calculate GST then add the words “**margin scheme**” to this box.

At settlement the purchaser is entitled to vacant possession of the property unless the words “**subject to lease**” appear in this box.

in which case refer to general condition 1.1. If “**subject to lease**” then particulars of the lease are:

If this contract is intended to be a terms contract within the meaning of the *Sale of Land Act 1962* then add the words “**terms contract**” in this box.

and refer to general condition 23 and add any further provisions by way of special conditions.

Encumbrances

This sale is NOT subject to an existing mortgage unless the words “**subject to existing mortgage**” appear in this box

If the sale is “**subject to an existing mortgage**” then particulars of the mortgage are:

Special conditions

This contract does not include any special conditions unless the words “**Special Conditions**” appear in this box

Loan (refer to general condition 14 and special condition ‘Loan’)

The following details apply if this contract is subject to a loan being approved:

Lender:

Loan Amount: \$

Approval date:

CONTRACT OF SALE OF REAL ESTATE—GENERAL CONDITIONS

Formerly Part 2 of the standard form of contract prescribed by the Estate Agents (contracts) Regulations 2008

TITLE

1. Encumbrances
 - 1.1 The purchaser buys the property subject to:
 - (a) any encumbrance shown in the Section 32 Statement other than mortgages or caveats; and
 - (b) any reservations in the crown grant; and
 - (c) any lease referred to in the particulars of sale.
 - 1.2 The purchaser indemnifies the vendor against all obligations under any lease that are to be performed by the landlord after settlement.
 - 1.3 In this General Condition “Section 32 Statement” means a Statement required to be given by a vendor under Section 32 of the **Sale of Land Act 1962** in accordance with Division 2 of Part II of that Act.
2. Vendor warranties
 - 2.1 The vendor warrants that these general conditions 1 to 28 are identical to the general conditions 1 to 28 in the standard form of contract of sale of real estate prescribed by the **Estate Agents (contracts) Regulations 2008** for the purposes of section 53A of the **Estate Agents Act 1980**.
 - 2.2 The warranties in general conditions 2.3 and 2.4 replace the purchaser's right to make requisitions and inquiries.
 - 2.3 The vendor warrants that the vendor:
 - (a) has, or by the due date for settlement will have, the right to sell the land; and
 - (b) is under no legal disability; and
 - (c) is in possession of the land, either personally or through a tenant; and
 - (d) has not previously sold or granted any option to purchase, agreed to a lease or granted a pre-emptive right which is current over the land and which gives another party rights which have priority over the interest of the purchaser; and
 - (e) will at settlement be the holder of an unencumbered estate in fee simple in the land; and
 - (f) will at settlement be the unencumbered owner of any improvements, fixtures, fittings and goods sold with the land.
 - 2.4 The vendor further warrants that the vendor has no knowledge of any of the following:
 - (a) public rights of way over the land;
 - (b) easements over the land;
 - (c) lease or other possessory agreement affecting the land;
 - (d) notice or order affecting the land which will not be dealt with at settlement, other than the usual rate notices and any land tax notices;
 - (e) legal proceedings which would render the sale of the land void or voidable or capable of being set aside.
 - 2.5 The warranties in general conditions 2.3 and 2.4 are subject to any contrary provisions in this contract and disclosures in the Section 32 Statement required to be given by a vendor under Section 32 of the **Sale of Land Act 1962** in accordance with Division 2 of Part II of that Act.
 - 2.6 If sections 137B and 137C of the **Building Act 1993** apply to this contract, the vendor warrants that:
 - (a) all domestic building work carried out in relation to the construction by or on behalf of the vendor of the home was carried out in a proper and workmanlike manner; and
 - (b) all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
 - (c) domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, the **Building Act 1993** and regulations made under the **Building Act 1993**.
 - 2.7 Words and phrases used in general condition 2.6 which are defined in the **Building Act 1993** have the same meaning in general condition 2.6.
3. Identity of the land
 - 3.1 An omission or mistake in the description of the property or any deficiency in the area, description or, measurements of the land does not invalidate the sale.
 - 3.2 The purchaser may not:
 - (a) make any objection or claim for compensation for any alleged misdescription of the property or any deficiency in its area or measurements; or

(b) require the vendor to amend title or pay any cost of amending title.

4. Services

4.1 The vendor does not represent that the services are adequate for the purchaser's proposed use of the property and the vendor advises the purchaser to make appropriate inquiries. The condition of the services may change between the day of sale and settlement and the vendor does not promise that the services will be in the same condition at settlement as they were on the day of sale.

4.2 The purchaser is responsible for the connection of all services to the property after settlement and the payment of any associated cost.

5. Consents

The vendor must obtain any necessary consent or licence required for the sale. The contract will be at an end and all money paid must be refunded if any necessary consent or licence is not obtained by settlement.

6. Transfer

The transfer of land document must be prepared by the purchaser and delivered to the vendor at least 10 days before settlement. The delivery of the transfer of land document is not acceptance of title. The vendor must prepare any document required for assessment of duty on this transaction relating to matters that are or should be within the knowledge of the vendor and, if requested by the purchaser, must provide a copy of that document at least 3 days before settlement.

7. Release of Security Interest

7.1 This general condition applies if any part of the property is subject to a security interest to which the **Personal Property Securities Act 2009 (Cth)** applies.

7.2 For the purposes of enabling the purchaser to search the Personal Property Securities Register for any security interests affecting any personal property for which the purchaser may be entitled to a release, statement, approval or correction in accordance with general condition 7.4, the purchaser may request the vendor to provide the vendor's date of birth to the purchaser. The vendor must comply with a request made by the purchaser under this condition if the purchaser makes the request at least 21 days before the due date for settlement.

7.3 If the purchaser is given the details of the vendor's date of birth under condition 7.2, the purchaser must –

- (a) Only use the vendor's date of birth for the purposes specified in condition 7.2; and
- (b) Keep the date of birth of the vendor secure and confidential.

7.4 The vendor must ensure that at or before settlement, the purchaser receives –

- (a) a release from the secured party releasing the property from the security interest; or
- (b) statement in writing in accordance with section 275(1)(b) of the **Personal Property Securities Act 2009 (Cth)** setting out that the amount or obligation that is secured is nil at settlement; or
- (c) a written approval or correction in accordance with section 275(1)(c) of the **Personal Property Securities Act 2009 (Cth)** indicating that, on settlement, the personal property included in the contract is not or will not be property in which the security interest is granted.

7.5 Subject to general condition 7.6, the vendor is not obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property –

- (a) that –
 - (i) the purchaser intends to use predominantly for personal, domestic or household purposes; and
 - (ii) has a market value of not more than \$5000 or, if a greater amount has been prescribed for the purposes of section 47(1) of the **Personal Property Securities Act 2009 (Cth)**, not more than that prescribed amount; or
- (b) that is sold in the ordinary course of the vendor's business of selling personal property of that kind.

7.6 The vendor is obliged to ensure that the purchaser receives a release, statement, approval or correction in respect of personal property described in general condition 7.5 if –

- (a) the personal property is of a kind that may or must be described by serial number in the Personal Property Securities Register; or
- (b) the purchaser has actual or constructive knowledge that the sale constitutes a breach of the security agreement that provides for the security interest.

7.7 A release for the purposes of general condition 7.4(a) must be in writing.

7.8 A release for the purposes of general condition 7.4(a) must be effective in releasing the goods from the security interest and be in a form which allows the purchaser to take title to the goods free of that security interest.

7.9 If the purchaser receives a release under general condition 7.4(a) the purchaser must provide the vendor with a copy of the release at or as soon as practicable after settlement.

7.10 In addition to ensuring that a release is received under general condition 7.4(a), the vendor must ensure that at or

before settlement the purchaser receives a written undertaking from a secured party to register a financing change statement to reflect that release if the property being released includes goods of a kind that are described by serial number in the Personal Property Securities Register.

- 7.11 The purchaser must advise the vendor of any security interest that is registered on or before the day of sale on the Personal Properties Security Register, which the purchaser reasonably requires to be released, at least 21 days before the due date for settlement.
- 7.12 The vendor may delay settlement until 21 days after the purchaser advises the vendor of the security interests that the purchaser reasonably requires to be released if the purchaser does not provide an advice under general condition 7.11.
- 7.13 If settlement is delayed under general condition 7.12 the purchaser must pay the vendor –
 - (a) interest from the due date for settlement until the date on which settlement occurs or 21 days after the vendor receives the advice, whichever is the earlier; and
 - (b) any reasonable costs incurred by the vendor as a result of the delay as though the purchaser was in default.
- 7.14 The vendor is not required to ensure that the purchaser receives a release in respect of the land. This general condition 7.14 applies despite general condition 7.1.
- 7.15 Words and phrases which are defined in the **Personal Property Securities Act 2009 (Cth)** have the same meaning in general condition 7 unless the context requires otherwise.”

8. Builder warranty insurance

The vendor warrants that the vendor will provide at settlement details of any current builder warranty insurance in the vendor’s possession relating to the property if requested in writing to do so at least 21 days before settlement.

9. General Law Land

- 9.1 This general condition only applies if any part of the land is not under the operation of the **Transfer of Land Act 1958**.
- 9.2 The vendor is taken to be the holder of an unencumbered estate in fee simple in the land if there is an unbroken chain of title starting at least 30 years before the day of sale proving on the face of the documents the ownership of the entire legal and equitable estate without the aid of other evidence.
- 9.3 The purchaser is entitled to inspect the vendor’s chain of title on request at such place in Victoria as the vendor nominates.
- 9.4 The purchaser is taken to have accepted the vendor’s title if:
 - (a) 21 days have elapsed since the day of sale; and
 - (b) the purchaser has not reasonably objected to the title or reasonably required the vendor to remedy a defect in the title.
- 9.5 The contract will be at an end if:
 - (a) the vendor gives the purchaser a notice that the vendor is unable or unwilling to satisfy the purchaser’s objection or requirement and that the contract will end if the objection or requirement is not withdrawn within 14 days of the giving of the notice; and
 - (b) the objection or requirement is not withdrawn in that time.
- 9.6 If the contract ends in accordance with general condition 9.5, the deposit must be returned to the purchaser and neither party has a claim against the other in damages.
- 9.7 General condition 10.1 should be read, in respect of that part of the land which is not under the operation of the **Transfer of Land Act 1958**, as if the reference to ‘registered proprietor’ is a reference to ‘owner’.

MONEY

10. Settlement

10.1 At settlement:

- (a) the purchaser must pay the balance; and
 - (b) the vendor must:
 - (i) do all things necessary to enable the purchaser to become the registered proprietor of the land; and
 - (ii) give either vacant possession or receipt of rents and profits in accordance with the particulars of sale.
- 10.2 The vendor’s obligations under this general condition continue after settlement.
- 10.3 Settlement must be conducted between the hours of 10.00 a.m. and 4.00 p.m. unless the parties agree otherwise.

11. Payment

11.1 The purchaser must pay the deposit:

- (a) to the vendor’s licensed estate agent; or
- (b) if there is no estate agent, to the vendor’s legal practitioner or conveyancer; or
- (c) if the vendor directs, into a special purpose account in an authorised deposit-taking institution in Victoria specified by the vendor in the joint names of the purchaser and the vendor.

- 11.2 If the land sold is a lot on an unregistered plan of subdivision, the deposit:
- (a) must not exceed 10% of the price; and
 - (b) must be paid to the vendor's estate agent, legal practitioner or conveyancer and held by the estate agent, legal practitioner or conveyancer on trust for the purchaser until the registration of the plan of subdivision.
- 11.3 The purchaser must pay all money other than the deposit:
- (a) to the vendor, or the vendor's legal practitioner or conveyancer; or
 - (b) in accordance with a written direction of the vendor or the vendor's legal practitioner or conveyancer.
- 11.4 At settlement, payments may be made or tendered:
- (a) in cash; or
 - (b) by cheque drawn on an authorised deposit-taking institution; or
 - (c) if the parties agree, by electronically transferring the payment in the form of cleared funds.
- 11.5 For the purpose of this general condition 'authorised deposit-taking institution' means a body corporate in relation to which an authority under section 9(3) of the **Banking Act 1959 (Cth)** is in force.
- 11.6 The purchaser must pay the fees on up to three bank cheques drawn on an authorized deposit-taking institution. If the vendor requests that any additional cheques be drawn on an authorized deposit-taking institution the vendor must reimburse the purchaser for the fees incurred.
12. Stakeholding
- 12.1 The deposit must be released to the vendor if:
- (a) the vendor provides particulars, to the reasonable satisfaction of the purchaser, that either —
 - (i) there are no debts secured against the property; or
 - (ii) if there are any debts, the total amount of those debts do not exceed 80% of the sale price; and
 - (b) at least 28 days have elapsed since the particulars were given to the purchaser under paragraph (a); and
 - (c) all conditions of S27 of the **Sale of Land Act 1962** have been satisfied.
- 12.2 The stakeholder must pay the deposit and any interest to the party entitled when the deposit is released, the contract is settled, or the contract is ended.
- 12.3 The stakeholder may pay the deposit and any interest into court if it is reasonable to do so.
13. GST
- 13.1 The purchaser does not have to pay the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price unless the particulars of sale specify that the price is 'plus GST'. However, the purchaser must pay to the vendor any GST payable by the vendor:
- (a) solely as a result of any action taken or intended to be taken by the purchaser after the day of sale, including a change of use; or
 - (b) if the particulars of sale specify that the supply made under this contract is of land on which a farming business is carried on and the supply does not satisfy the requirements of section 38-480 of the GST Act; or
 - (c) if the particulars of sale specify that the supply made under this contract is a going concern and the supply does not satisfy the requirements of section 38-325 of the GST Act.
- 13.2 The purchaser must pay to the vendor any GST payable by the vendor in respect of a taxable supply made under this contract in addition to the price if the particulars of sale specify that the price is 'plus GST'.
- 13.3 If the purchaser is liable to pay GST, the purchaser is not required to make payment until provided with a tax invoice, unless the margin scheme applies.
- 13.4 If the particulars of sale specify that the supply made under this contract is of land on which a farming business is carried on:
- (a) the vendor warrants that the property is land on which a farming business has been carried on for the period of 5 years preceding the date of supply; and
 - (b) the purchaser warrants that the purchaser intends that a farming business will be carried on after settlement on the property.
- 13.5 If the particulars of sale specify that the supply made under this contract is a 'going concern':
- (a) the parties agree that this contract is for the supply of a going concern; and
 - (b) the purchaser warrants that the purchaser is, or prior to settlement will be, registered for GST; and
 - (c) the vendor warrants that the vendor will carry on the going concern until the date of supply.
- 13.6 If the particulars of sale specify that the supply made under this contract is a 'margin scheme' supply, the parties agree that the margin scheme applies to this contract.
- 13.7 This general condition will not merge on either settlement or registration.
- 13.8 In this general condition:
- (a) 'GST Act' means **A New Tax System (Goods and Services Tax) Act 1999 (Cth)**; and
 - (b) 'GST' includes penalties and interest.

14. Loan
- 14.1 If the particulars of sale specify that this contract is subject to a loan being approved, this contract is subject to the lender approving the loan on the security of the property by the approval date or any later date allowed by the vendor.
- 14.2 The purchaser may end the contract if the loan is not approved by the approval date, but only if the purchaser:
- (a) immediately applied for the loan; and
 - (b) did everything reasonably required to obtain approval of the loan; and
 - (c) serves written notice ending the contract on the vendor within 2 clear business days after the approval date or any later date allowed by the vendor; and
 - (d) is not in default under any other condition of this contract when the notice is given.
- 14.3 All money must be immediately refunded to the purchaser if the contract is ended.
15. Adjustments
- 15.1 All periodic outgoings payable by the vendor, and any rent and other income received in respect of the property must be apportioned between the parties on the settlement date and any adjustments paid and received as appropriate.
- 15.2 The periodic outgoings and rent and other income must be apportioned on the following basis:
- (a) the vendor is liable for the periodic outgoings and entitled to the rent and other income up to and including the day of settlement; and
 - (b) the land is treated as the only land of which the vendor is owner (as defined in the **Land Tax Act 2005**); and
 - (c) the vendor is taken to own the land as a resident Australian beneficial owner; and
 - (d) any personal statutory benefit available to each party is disregarded in calculating apportionment.

TRANSACTIONAL

16. Time
- 16.1 Time is of the essence of this contract.
- 16.2 Time is extended until the next business day if the time for performing any action falls on a Saturday, Sunday or bank holiday.
17. Service
- 17.1 Any document sent by –
- (a) post is taken to have been served on the next business day after posting, unless proved otherwise;
 - (b) email is taken to have been served at the time of receipt within the meaning of section 13A of the **Electronic Transactions (Victoria) Act 2000**.
- 17.2 Any demand, notice, or document required to be served by or on any party may be served by or on the legal practitioner or conveyancer for that party. It is sufficiently served if served on the party or on the legal practitioner or conveyancer:
- (a) personally; or
 - (b) by pre-paid post; or
 - (c) in any manner authorised by law or the Supreme Court for service of documents, including any manner authorized for service on or by a legal practitioner.
 - (d) by email
- 17.3 This general condition applies to the service of any demand, notice or document by or on any party, whether the expression 'give' or 'serve' or any other expression is used.
18. Nominee
- The purchaser may nominate a substitute or additional transferee, but the named purchaser remains personally liable for the due performance of all the purchaser's obligations under this contract.
19. Liability of signatory
- Any signatory for a proprietary limited company purchaser is personally liable for the due performance of the purchaser's obligations as if the signatory were the purchaser in the case of a default by a proprietary limited company purchaser.
20. Guarantee
- The vendor may require one or more directors of the purchaser to guarantee the purchaser's performance of this contract if the purchaser is a proprietary limited company.
21. Notices
- The purchaser is responsible for any notice, order, demand or levy imposing liability on the property that is issued or

made on or after the day of sale that does not relate to periodic outgoings. The purchaser may enter the property to comply with that responsibility where action is required before settlement.

22. Inspection

The purchaser and/or another person authorised by the purchaser may inspect the property at any reasonable time during the seven days preceding and including the settlement day.

23. Terms contract

23.1 If this is a 'terms contract' as defined in the **Sale of Land Act 1962**:

- (a) any mortgage affecting the land sold must be discharged as to that land before the purchaser becomes entitled to possession or to the receipt of rents and profits unless the vendor satisfies section 29M of the **Sale of Land Act 1962**; and
- (b) the deposit and all other money payable under the contract (other than any money payable in excess of the amount required to so discharge the mortgage) must be paid to a legal practitioner or conveyancer or a licensed estate agent to be applied in or towards discharging the mortgage.

23.2 While any money remains owing each of the following applies:

- (a) the purchaser must maintain full damage and destruction insurance of the property and public risk insurance noting all parties having an insurable interest with an insurer approved in writing by the vendor;
- (b) the purchaser must deliver copies of the signed insurance application forms, the policies and the insurance receipts to the vendor not less than 10 days before taking possession of the property or becoming entitled to receipt of the rents and profits;
- (c) the purchaser must deliver copies of any amendments to the policies and the insurance receipts on each amendment or renewal as evidence of the status of the policies from time to time;
- (d) the vendor may pay any renewal premiums or take out the insurance if the purchaser fails to meet these obligations;
- (e) insurance costs paid by the vendor under paragraph (d) must be refunded by the purchaser on demand without affecting the vendor's other rights under this contract;
- (f) the purchaser must maintain and operate the property in good repair (fair wear and tear excepted) and keep the property safe, lawful, structurally sound, weatherproof and free from contaminations and dangerous substances;
- (g) the property must not be altered in any way without the written consent of the vendor which must not be unreasonably refused or delayed;
- (h) the purchaser must observe all obligations that affect owners or occupiers of land;
- (i) the vendor and/or other person authorised by the vendor may enter the property at any reasonable time to inspect it on giving seven days written notice, but not more than twice in a year.

24. Loss or damage before settlement

24.1 The vendor carries the risk of loss or damage to the property until settlement.

24.2 The vendor must deliver the property to the purchaser at settlement in the same condition it was in on the day of sale, except for fair wear and tear.

24.3 The purchaser must not delay settlement because one or more of the goods is not in the condition required by general condition 24.2 but may claim compensation from the vendor after settlement.

24.4 The purchaser may nominate an amount not exceeding \$5,000 to be held by a stakeholder to be appointed by the parties if the property is not in the condition required by general condition 24.2 at settlement.

24.5 The nominated amount may be deducted from the amount due to the vendor at settlement and paid to the stakeholder, but only if the purchaser also pays an amount equal to the nominated amount to the stakeholder.

24.6 The stakeholder must pay the amounts referred to in general condition 24.5 in accordance with the determination of the dispute, including any order for payment of the costs of the resolution of the dispute.

25. Breach

A party who breaches this contract must pay to the other party on demand:

- (a) compensation for any reasonably foreseeable loss to the other party resulting from the breach; and
- (b) any interest due under this contract as a result of the breach.

DEFAULT

26. Interest

Interest at a rate of 2% per annum plus the rate for the time being fixed by section 2 of the **Penalty Interest Rates Act 1983** is payable on any money owing under the contract during the period of default, without affecting any other rights of the offended party.

27. Default notice

27.1 A party is not entitled to exercise any rights arising from the other party's default, other than the right to receive interest and the right to sue for money owing, until the other party is given and fails to comply with a written default notice.

27.2 The default notice must:

- (a) specify the particulars of the default; and
- (b) state that it is the offended party's intention to exercise the rights arising from the default unless, within 14 days of the notice being given—
 - (i) the default is remedied; and
 - (ii) the reasonable costs incurred as a result of the default and any interest payable are paid.

28. Default not remedied

28.1 All unpaid money under the contract becomes immediately payable to the vendor if the default has been made by the purchaser and is not remedied and the costs and interest are not paid.

28.2 The contract immediately ends if:

- (a) the default notice also states that unless the default is remedied and the reasonable costs and interest are paid, the contract will be ended in accordance with this general condition; and
- (b) the default is not remedied and the reasonable costs and interest are not paid by the end of the period of the default notice.

28.3 If the contract ends by a default notice given by the purchaser:

- (a) the purchaser must be repaid any money paid under the contract and be paid any interest and reasonable costs payable under the contract; and
- (b) all those amounts are a charge on the land until payment; and
- (c) the purchaser may also recover any loss otherwise recoverable.

28.4 If the contract ends by a default notice given by the vendor:

- (a) the deposit up to 10% of the price is forfeited to the vendor as the vendor's absolute property, whether the deposit has been paid or not; and
- (b) the vendor is entitled to possession of the property; and
- (c) in addition to any other remedy, the vendor may within one year of the contract ending either:
 - (i) retain the property and sue for damages for breach of contract; or
 - (ii) resell the property in any manner and recover any deficiency in the price on the resale and any resulting expenses by way of liquidated damages; and
- (d) the vendor may retain any part of the price paid until the vendor's damages have been determined and may apply that money towards those damages; and
- (e) any determination of the vendor's damages must take into account the amount forfeited to the vendor.

28.5 The ending of the contract does not affect the rights of the offended party as a consequence of the default.

SPECIAL CONDITIONS

1 INTERPRETATION

- 1.1 “Business Day” means any day on which trading banks are open for business in Melbourne for the transacting of banking business.
- 1.2 “General Conditions” means the General Conditions incorporated into the Law Institute of Victoria and Real Estate Institute of Victoria Limited copyright contract 2008 version.
- 1.3 “Land” means the Land being sold described in the Particulars of Sale.
- 1.4 “Particulars of Sale” means the Particulars of Sale to which these special conditions are attached.
- 1.5 “Vendor’s Statement” means a statement in accordance with section 32 of the *Sale of Land Act* 1962 as annexed and incorporated into this contract.
- 1.6 Headings are part of this contract but are for identification purposes only.
- 1.7 Where there is more than one person comprising the vendor or purchaser each such person shall be bound jointly and severally.
- 1.8 Wherein appearing the singular shall include the plural and the male gender shall include the female gender and/or a body corporate.

2 IDENTITY

The purchaser admits that the Land as offered for sale and inspected by the purchaser is identical to that described in the title particulars in the Vendor’s Statement herewith. The purchaser cannot make any requisition or claim any compensation for any alleged misdescription of the Land or deficiency in the area or measurements or call upon the vendor to amend title.

3 PLANNING AND RESTRICTIONS

- 3.1 The purchaser acknowledges they have satisfied themselves of the location of all structures.
- 3.2 The purchaser further accepts that the property is sold subject to all encumbrances and restrictions including easements, covenants, appurtenant easements, implied easements, leases and any rights of any other person, whether they are disclosed or not.
- 3.3 The property is also sold subject to all restrictions as to the use of the Land pursuant to any legislation or regulation or requirement made by any authority under any order, plan, permit, scheme or overlay. No such restriction shall constitute a defect in the vendor's title.
- 3.4 The purchaser shall not make any claim against the vendor whatsoever in respect of any of the abovementioned points.

4 ENTIRE AGREEMENT AND NO REPRESENTATIONS

- 4.1 This contract sets out all the terms and conditions of this sale and any representation or promise or warranty made prior to this contract being executed which is not referred to herein or in the Vendor’s

Statement which may have been made for or on behalf of the vendor is hereby withdrawn and shall not be relied upon by the purchaser.

- 4.2 The purchaser agrees that he is not relying upon any representation made by or on behalf of the vendor to the purchaser or a representative of the purchaser and that the purchaser is relying upon his own enquiries made before signing this contract.
- 4.3 If any provision of this contract and/ or its application are deemed unfair, unenforceable or void under Australian consumer law then that part will be deemed severed from this contract and the remaining clauses shall not be affected and will remain enforceable.

5 GUARANTEE

- 5.1 Where the purchaser is a corporation (or a trust with a corporate trustee) not listed on an Australian stock exchange, the purchaser shall obtain the execution of a guarantee in the form annexed hereto, contemporaneously with the signing of the contract by or on behalf of the purchaser. The guarantee must be executed in compliance the *Corporations Act (2001) Cth* and with a pen-and-ink wet signature.
- 5.2 Where the purchaser is a trust where the trustees are natural persons, the purchaser shall obtain the execution of a guarantee in the form annexed hereto, contemporaneously with the signing of the contract by or on behalf of the purchaser. The guarantee must be executed with a pen-and-ink wet signature.
- 5.3 This contract is conditional upon a digital copy of the signed guarantee being delivered via electronic means to the vendor's representative within three business days of the contract date, and the original signed guarantee being delivered to the vendor's representative prior to settlement. If the duly completed and executed guarantee is not delivered within the times specified, the purchaser shall be in default under this contract.
- 5.4 Should the purchaser not comply with this condition, in addition to the vendor's other rights under this contract, the purchaser shall pay the vendor's legal costs of \$660.00.

6 PERSONAL LIABILITY

The purchaser agrees that, other than for an act of fraud or dishonesty of that specific person:

- a) No employee, director or former director of the vendor will bear any liability to the purchaser in respect of this contract; and
- b) No adviser or representative of the vendor providing a service to the vendor relating to this contract will have any liability to the purchaser in respect of any matter arising before, at or after settlement of this contract.

7 BUILDING

- 7.1 The purchaser acknowledges and declares that they have purchased the property as a result of their own inspections and enquiries of the property and all buildings and structures thereon and that the purchaser does not rely upon any representation or warranty of any nature made by or upon behalf of the vendor or his consultants or any agents or servants notwithstanding anything to the contrary herein contained or by-law otherwise provided or implied and it is agreed that the purchaser shall not be entitled to make any objection or claim any compensation whatsoever in respect of the state of repair and/or condition of any buildings or other structures on the property and any items or goods within the said buildings or structures.

- 7.2 The purchaser acknowledges that any improvements on the property may be subject to or require compliance with the Victorian building regulations, municipal by-laws, relevant statutes and/or any other regulations thereunder and any repealed laws under which the improvements were or should have been constructed.
- 7.3 Any failure to comply with any one or more of those laws or regulations shall not be deemed to constitute a defect in the vendor's title and the purchaser shall not claim any compensation whatsoever from the vendor, nor require the vendor to comply with any one or more of those laws or regulations or to carry out any final inspections including any requirement to fence any pool or spa or install smoke detectors.
- 8 GOODS
- 8.1 The purchaser shall not require the chattels fixtures and fittings to be in working order at the date of settlement, nor shall any compensation be claimed against the vendor thereto.
- 8.2 The purchaser acknowledges that he has satisfied himself of the condition of all fittings, appliances and chattels included in this sale.
- 9 TIME AND SETTLEMENT
- 9.1 If there is a requirement under this contract to perform an obligation, in particular but not limited to payment of the balance on the settlement date, that obligation must be performed by no later than 3:30pm on the date such obligation is due to be performed. If such an obligation is such that its failure to be completed gives rise to a default by the party responsible for performing that obligation, then the party who fails to perform that obligation by the stated time on the date shall be in default.
- 9.2 The purchaser shall provide a completed statement of adjustments ("adjustments") as well as all searches relied on in making their calculations no later than seven (7) Business Days before the settlement in order to provide the vendor and the vendor's representative sufficient time to communicate with the vendor, confirm the information contained within the adjustments and to provide directions for the proceeds of settlement funds.
- 9.3 The purchaser shall complete all tasks and compel their mortgagee (and any other party required by the purchaser to complete the settlement) to complete all tasks on the electronic settlement platform, that is required to bring the workspace (or any other such similar name) to a status that settlement is ready to proceed, a minimum of one hour prior to the agreed, scheduled settlement time.
- 9.4 Should settlement be delayed from the agreed, scheduled time on the due date for settlement due to an action or non- action by the purchaser or the purchaser's mortgage, each such delay shall be deemed a default.
- 9.5 The purchaser shall pay to the vendor's representative \$55.00 for each breach or default of the clauses contained within this condition to allow for the vendor's extra conveyancing costs (including communicating with the vendor, the real estate agent and the vendor's mortgagee) due to the purchaser's delay or default.
- 9.6 If the vendor's mortgagee(s) and/or caveator(s) are unable to rebook settlement immediately due to a purchaser's default in settlement, the purchaser's delay in settlement will be deemed to be the date that the vendor's mortgagee(s) and/or caveator(s) are in a position to settle and interest and other costs payable under this clause shall be payable until settlement occurs.

10 GENERAL CONDITIONS

- 10.1 The parties to the contract agree that if there is any inconsistency between the special conditions and the General Conditions of the contract, the special condition will prevail and have priority.
- 10.2 The General Conditions are amended as follows:
- a) General Condition 8 is deleted.
 - b) General Condition 11.1 (b) is amended by deleting “if there is no estate agent”.
 - c) General Condition 11.4 (b) and 11.5 is amended by substituting “an authorised deposit-taking institution” with “by a bank”.
 - d) General Condition 11.6 is amended by substituting “three bank cheques” with “six bank cheques”.
 - e) General Condition 12.4 is added: “Where the purchaser is deemed by section 27 (7) of the *Sale of Land Act* 1962 to have given the deposit release authorization referred to in section 27 (1), the purchaser is also deemed to have accepted title in the absence of any prior express objection to title”.
 - f) General Condition 15.2 (b) is deleted.
 - g) General Condition 15.2 (e) is added as follows: If the Land is being held by the vendor in a trust and the trust is liable for land tax calculated on the premium rate for trusts land tax will be adjusted at settlement on the amount assessed to the vendor as trustee.
 - h) General Condition 18 is amended to read “The purchaser and their guarantors may nominate a substitute or additional purchaser, but the named purchaser and their guarantors remain personally liable for the due performance of all the purchaser’s obligations under this contract”.
 - i) General Condition 22 is amended by substituting “at any reasonable time” with “once at any reasonable time”.
 - j) General Conditions 24.4, 24.5 and 24.6 are deleted.
 - k) General Condition 28.4 (a) the words ‘and the purchaser grants to the vendor an equitable charge over all his real estate as security for 10% of the price’ be added after ‘whether the deposit has been paid or not’.

11 DEFAULT

- 11.1 General Condition 25 (GC25) contained in the contract of sale of real estate prescribed under section 99 of the *Estate Agents Act* 1980 shall not apply to the contract attached hereto and the following special condition shall apply in its stead.
- 11.2 A purchaser who breaches this contract must pay to the vendor on demand:
- a) The full amount payable under the contract attached hereto, whether due to be paid or not; and
 - b) Compensation for any reasonably foreseeable loss to the vendor resulting from the breach; and

- c) Any interest due under the contract attached hereto as a result of the breach.
- 11.3 The purchaser agrees that the vendor shall not be liable for any damages, costs or interest whatsoever or however arising. The vendor gives notice to the purchaser that in the event that the purchaser fails to complete the purchase of the property on the due date specified in the contract between the vendor and the purchaser ("the contract") for the payment of the residue as defined in the contract ("the due date") or any other date for the payment of the residue, which date shall be deemed to be the due date, as a result of the alteration of the due date as specified in the contract, the vendor will or may suffer the following reasonably foreseeable losses and expenses which the purchaser shall be required to pay to the vendor in addition to the interest payable in accordance with the terms of the contract:
- a) All costs associated with obtaining bridging finance to complete the vendor's purchase of another property or business and interest charged on such bridging finance;
 - b) Interest, charges and other expenses payable by the vendor under any existing mortgage, charge or other like encumbrance over the property calculated from the due date for settlement;
 - c) Accommodation and additional storage and removal expenses necessarily incurred by the vendor;
 - d) Any additional legal costs and expenses occasioned by the default as between client and conveyancer and/ or solicitor and client on an indemnity basis;
 - e) Penalties interest or charges payable by the vendor to any third party as a result of any delay in the completion of the vendor's purchase, whether they are in relation to the purchase of another property, business or any other transaction dependent on the funds from the sale of the property;
 - f) All commissions, fees and advertising expenses payable to the vendor's real estate agent.
- 11.4 The purchaser agrees that the reasonable costs of each and every default is the sum of \$440.00 plus GST) together with a further sum of \$1,000.00 (plus GST) for each and every default notice prepared and served on the purchaser or his representative.
- 11.5 General Condition 26 is deleted. If the purchaser defaults in payment of any money under this contract the purchaser shall pay to the vendor interest at the rate being 4 per cent higher than the rate prescribed from time to time pursuant to section 2 of the *Penalty Interest Rates Act* 1983 computed daily on the money overdue during the period of default without prejudice to any other rights of the vendor.
- 12 DEPOSIT
- 12.1 The vendor and the purchaser hereby authorise the vendor's representative to invest the whole or any part of the deposit in an Australian trading banking institution, but the representative need not invest the deposit.
- 12.2 The purchaser shall, within three Business Days of being requested to do so, provide their tax file number to the vendor's representative.
- 12.3 Any interest that is accrued on the deposit money less investment expenses will be paid to the party entitled to the deposit on the date on which the deposit is released to that party.

- 12.4 In the event that the purchaser is entitled to the deposit monies, the purchaser is not entitled to any interest on the deposit unless and until the purchaser advises the vendor's representative of the purchaser's tax file number.
- 12.5 If the due date for the payment of the deposit is not completed in the particulars of sale then the vendor and purchaser agree that the deposit is immediately due and payable to the vendor on the day of sale of this contract.
- 13 MERGER
- All obligations which remain to be performed by the purchaser after settlement shall remain in full force and effect notwithstanding the settlement. However, all terms and conditions to be performed by the vendor shall merge absolutely in the registration of the transfer of land to the purchaser.
- 14 FOREIGN INVESTMENT REVIEW BOARD (FIRB) APPROVAL
- 14.1 If the named purchaser or the nominated purchaser is a foreign person within the meaning of the *Foreign Acquisitions and Takeovers Act 1975* (as adopted and amended from time to time) then the purchaser warrants to the vendor that they have received approval ("FIRB approval") from the Foreign Investment Review Board ("FIRB") of the Commonwealth of Australia and shall be deemed to be in default under this contract unless a copy of the FIRB approval letter is provided for the named purchaser and/or the nominated purchaser or evidence that the named purchaser or the nominated purchaser meet the criteria to be exempt from obtaining approval FIRB approval on the earlier of seven days from the date of sale or within seven days from the date the contract becomes unconditional or simultaneously with the nomination form (whichever is the earlier date).
- 14.2 The named purchaser and or the nominated purchaser hereby warrant that they will comply with this special condition and all of their obligations to obtain approval to acquire the Land hereby sold, as required by law and shall indemnify and keep indemnified the vendor for any loss and damages including consequential loss, and costs and expenses incurred by the vendor as a result of the vendor having relied on this warranty when entering into this contract.
- 14.3 The vendor shall retain an equitable interest in the Land hereby sold until all loss and damages including consequential loss, and costs and expenses incurred by the vendor are paid by the party that breached this special condition.
- 15 NOMINATION
- 15.1 The purchaser shall have no right to nominate except in accordance with this special condition and shall have no right to nominate while they are in default under this contract.
- 15.2 Any nomination under this contract must be completed with a pen-and-ink wet signature.
- 15.3 This contract is conditional upon a digital copy of the signed nomination being delivered via electronic means to the vendor's representative within three business days of the date the nomination is signed, and the original signed nomination being delivered to the vendor's representative prior to settlement. If the duly completed and executed nomination is not delivered within the times specified, the purchaser shall be in default under this contract.
- 15.4 If the named purchaser chooses to nominate a substitute or additional purchaser (herein referred to as the "nominee") the named purchaser shall remain personally liable for the due performance and

observance of all the named purchaser's obligations under this contract and it shall be a condition precedent to such nomination that:

- a) The purchaser's representative shall not submit any nomination documents to the vendors representative where the nominated purchaser is still required to seek approval from the FIRB;
- b) Any nomination must be made at least ten Business Days before the settlement date.
- c) If the purchaser chooses to nominate it must deliver to the vendor's representative:
 - I. The nominee's full name, address and where the contract is for the sale of an unregistered lot on a proposed plan of subdivision the nominee's tax file number;
 - II. A statement (where the margin scheme applies to this contract) from the nominee confirming that they accept and agree that the vendor will use the margin scheme to calculate the GST applicable to the taxable supply under this contract of sale;
 - III. A statement (where "going concern" has been inserted in the relevant box in the Particulars of Sale) from the nominee confirming that they are registered for GST and that the going concern exemption will apply to this contract of sale;
 - IV. A warranty by the nominee that FIRB approval is not required and that the purchaser and the nominee indemnify the vendor against all charges and losses (including those for which the vendor may become liable) due to the vendor relying on this warranty;
 - V. An acknowledgement by the nominee of the receipt of a copy of the Vendor's Statement;
 - VI. A statement from the nominee that acknowledges that the vendor will incur additional conveyancing costs due to the purchaser's nomination as the vendor's representative will be required to (amongst other tasks) check the validity of the nomination (including the nominated purchaser's acceptance of the contract conditions and the Vendor's Statement, GST treatment in the contract and execution of the guarantee (where applicable)), advise the vendor on the consequences of the nomination, update their system records, conduct and pay for company searches (where applicable), re-prepare the State Revenue Office's stamp duty declaration and re-prepare the notices of disposition. The nominee therefore agrees to reimburse the vendor \$330.00 for costs incurred by the vendor's representative in relation to the nomination at settlement.
 - VII. A statement from the purchaser and the nominee confirming the deposit is given by both the purchaser and the nominee and that the vendor's representative or the vendor's real estate agent are authorised, at their discretion, to rename any existing interest bearing account or transfer the deposit in to a new interest bearing trust account.
 - VIII. A personal guarantee executed by each director of the nominee (In the instance that the nominee or one or more of them is an incorporated body) in accordance with special condition "guarantee".

16 GST AND OTHER MONIES

- 16.1 GST shall be deemed to be part of the purchase price.
- 16.2 If the purchaser is required to pay GST, then the GST and all other money as set out below, shall be deemed to be part of the purchase price and the vendor shall retain an equitable interest in the Land hereby sold until all GST, interest, penalties, costs and all other money due to the vendor under any written or oral agreement has been paid in full.
- 16.3 If the purchaser is required to pay GST in addition to the price, then the vendor may call upon the purchaser to pay GST in addition to any and all amounts due under this contract.
- 16.4 The purchaser acknowledges that he shall pay any tax or impost in the nature of a consumption or a goods and services tax (hereinafter called "GST") together with all interest, penalties and costs which

may be imposed by any government on the price set out in the contract or any part thereof immediately upon the delivery of a Tax Invoice.

- 16.5 Unless the price negotiated as set out in the contract is specified in writing to be inclusive of GST, then any price shall be exclusive of GST and the said GST shall be paid in the sum of ten percent of the said price and shall be deemed to be part of the purchase price. The purchaser shall pay any such GST and the failure of the purchaser to pay any GST, interest, penalties and costs upon demand, shall be deemed to be a breach of the contract.
- 16.6 This condition shall not merge with the settlement and the GST together with all interest, penalties and costs shall be recoverable by the vendor as a liquidated debt payable on demand and the vendor shall retain an equitable interest in the Land sold until all moneys due under the contract and this special condition are paid in full.
- 16.7 The vendor shall retain an equitable interest in the Land being sold until all GST, interest, penalties, costs and all other money due to the vendor under this contract and any other agreement has been paid in full.
- 17 MEDIATION
- 17.1 At the vendor's discretion, the undersigned purchaser agrees to resolve all disputes with the vendor through mediation. Should any dispute arise the purchaser must complete the contract and pay the balance or purchase money without deduction, regardless of the circumstances and can only reserve the right to seek compensation following the final settlement.
- 17.2 Should the vendor elect mediation as the method to resolve any dispute, the parties agree to jointly appoint a mediator from three mediators nominated by the vendor's conveyancer or lawyer and agrees to observe the instructions of the mediator about the conduct of the mediation.
- 18 ELECTRONIC CONVEYANCING
- 18.1 The vendor may at their sole discretion elect for settlement and lodgement to be conducted electronically, by notice in writing to the purchaser at any time prior to settlement. If the vendor elects for the settlement and lodgement to be conducted electronically in accordance with electronic conveyancing national law.
- 18.2 The purchaser shall not be permitted to communicate with the vendor or the vendor's mortgagee through the electronic conveyancing workspace (the "workspace") and the vendor does not accept service of any correspondence through the workspace.
- 18.3 Settlement of this contract shall occur when the workspace records that the exchange of the balance of funds due under this contract have been paid in accordance with the instructions of the vendor's representative has occurred and/or the documents necessary to enable the purchaser to become the registered proprietor of the Land have been accepted for electronic lodgement.
- 18.4 It is further agreed that in the event that an error occurs, all parties must do everything reasonably necessary to assist the other party to trace and identify the recipient of any mistaken payment and to recover the mistaken payment and the vendor shall retain an equitable interest in the Land hereby sold until all mistaken payments have been recovered including but not limited to any interest, penalties, costs and all other money due to the vendor has been paid in full.

- 18.5 If settlement does not occur on the settlement date due to an electronic or computer system failure at any of the purchaser's representative, vendor's representative, the state revenue office, the electronic lodgement network, the registrar or the reserve bank of Australia, the parties agree that the failure to settle will not constitute a breach or default under this contract by either party.
- 19 FOREIGN RESIDENT CAPITAL GAINS WITHHOLDING TAX (FRCGW)
- 19.1 This special condition applies if the contract is signed on or after the 1st July 2017 and the market value of the Land and goods forming part of this contract, is \$750,000 or greater (or any other threshold defined in the *Taxation Administration Act 1953* (Cth) as amended from time to time). For the avoidance of doubt the market value has the same meaning as the market value defined in Schedule 1 to the *Taxation Administration Act 1953* (Cth) as amended from time to time.
- 19.2 If this special condition applies, then every vendor under this contract shall be deemed a foreign tax resident for the purposes of this special condition and the purchaser shall be entitled to withhold 12.5% (or any other withholding rate defined in the *Taxation Administration Act 1953* (Cth) as amended from time to time) of the market value of the Land and goods forming part of this contract at settlement, unless the each vendor provides to the purchaser, on or before the settlement date, a valid clearance certificate or document issued by the Australian Taxation Office evidencing variation of the amount (in accordance with section 14-235(2) of Schedule 1 to the *Taxation Administration Act 1953* (Cth)) (hereinafter called the "withholding amount").
- 19.3 Where a withholding amount is withheld, each purchaser is required to:
- Provide evidence to the vendor's representative that they are in possession of a valid "purchaser payment notification" form (containing a payment reference number) issued by the Australian Taxation Office one Business Day before settlement; and
 - Pay the withholding amount collected at settlement to the Australian Taxation Office by electronic payment (funds transfer) or at Australia Post no later than 5pm on the next Business Day after settlement; and
 - Provide evidence by way of a receipt from either Australia Post or the Australian Taxation Office to the vendor's representative no later than 5pm on the next Business Day after the payment has been made to the Australian Taxation Office.
- 19.4 The purchaser will remain liable for the payment of the withholding amount and shall be responsible for any penalties or interest payable to the commissioner on account of late payment of the amount and the vendor shall retain an equitable interest in the Land hereby sold until all tax withholding amounts, interest, penalties, costs and all other money due to the Australian Taxation Office on behalf of the vendor has been paid in full. This special condition shall not merge with settlement.
- 20 DIGITAL DUTIES FORM
- 20.1 The vendor will create the State Revenue Office digital duties form through duties online and invite the purchaser to complete the remainder of the State Revenue Office digital duties form as soon as practicable after the date of sale. Should the purchaser un-sign the digital duties form if the vendor's contents are completed in accordance with the contract of sale particulars (or any nomination submitted to the vendor's representative in accordance with special condition "Nomination"), the purchaser shall pay the vendor's additional conveyancing fees of \$55.00 each time for the vendor's representative to arrange the re- execution of the digital duties form including providing advice and an explanation to the changes to the vendor).

- 20.2 The purchaser must complete all remaining sections of the digital duties form and must sign and invite the vendor to sign the State Revenue Office digital duties form no less than seven days before settlement.
- 20.3 The late delivery of the digital duties form or the purchaser's removal of the purchaser's signature from the digital duties form less than seven days before settlement shall be deemed to be a default under this contract and the vendor will not be obliged to complete the settlement of the contract until the expiration of seven days after the date of delivery of the digital duties form or until the expiration of seven days from the date the purchaser resigns the digital duties form (at the vendor's discretion). In addition, the purchaser shall be deemed to have made a default in the payment of the balance of the purchase price and shall pay any default costs and interest due under this contract, without the necessity for any notice in writing whether under General Condition 27 or otherwise.
- 20.4 Should the purchaser require that the land transfer duty assessment be by complex assessment through the State Revenue Office prior to settlement the purchaser must notify the vendor's representative of this requirement a minimum of forty-five days before settlement to enable the parties a reasonable period of time to complete and sign the State Revenue Office digital duties form through duties online as well as allowing sufficient time for the State Revenue Office to assess the duty prior to settlement. Should the purchaser fail to inform the vendor's representative prior to forty-five days before settlement, or the purchaser delays in completing or signing the digital duties form and settlement is subsequently delayed due to the failure of the State Revenue Office to assess duty in time for settlement, the purchaser shall be deemed to be in default under the contract.
- 21 GST WITHHOLDING
- 21.1 Words and expressions defined or used in subsection 14-E of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* or in *A New Tax System (Goods and Services Tax) Act 1999 (Cth)* have the same meaning in this special condition unless the context requires otherwise. Words and expressions first used in this special condition and shown in italics and marked with an asterisk are defined or described in at least one of those acts.
- 21.2 The purchaser must:
- a) Engage a legal practitioner or conveyancer ("representative") to conduct all the legal aspects of settlement, including the performance of the purchaser's obligations under the legislation and this special condition; and
 - b) Ensure that the representative does so.
- 21.3 The vendor hereby provides the purchaser with a GST withholding notice in accordance with sections 14-255 of Schedule 1 to the *Taxation Administration Act 1953 (Cth)* at least 14 days before the due date for settlement.
- 21.4 No GST withholding is required unless the below box in subsection (a) is crossed:
- a) ☐ GST Withholding is required unless the purchaser is registered for GST and acquires the Land for creditable purposes in accordance with section 14-255(2) of schedule 1 to the *Taxation Administration Act 1953 (Cth)*.
 - b) The vendor is therefore also required to provide the following information:
 - I. The name of the vendor/s and the ABNs are provided in the Particulars of Sale in this contract of sale.
 - II. The purchaser must retain from the vendor's settlement proceeds and remit to the Commissioner on the due date of the payment of balance is:

- III. 1/11th of the Price if the price is expressed as “Plus GST” or the margin scheme is not applied in the Particulars of Sale.
- IV. 7% of the Price if the margin scheme is applied in the Particulars of Sale.
- V. The market value of the property is the Price in the Particulars of Sale.

21.5 The purchaser is responsible for any penalties or interest payable to the commissioner on account of non-payment or late payment of the amount, except to the extent that:

- a) The penalties or interest arise from the vendor’s failure to comply with their obligations,
- b) The purchaser’s reasonable belief that the property is neither new residential premises nor potential residential land requiring the purchaser to pay an amount to the commissioner in accordance with section 14-250 (1) of schedule 1 to *the Taxation Administration Act 1953* (Cth).
- c) The vendor is responsible for any penalties or interest payable to the commissioner on account of non-payment or late payment of the amount if either exception applies.

21.6 This special condition will not merge on settlement.

22 LOAN

22.1 The purchaser is required to inform the vendor’s representative within 1 working day that their loan approval has been granted, at which time the finance clause shall no longer be enuring for the benefit of the purchaser. The purchaser’s failure to comply with this condition will result in the purchaser paying the vendor’s losses due to the delay including, but not limited to, the vendor’s additional legal fees (a minimum of \$220.00), lost interest and other costs associated with the vendor’s purchase of other properties (if any) dependent on the purchaser’s finance approval for the contract herein.

22.2 General Condition 14.2 is amended by substituting “if the loan is not approved by the approval date” with “by 3pm on the approval date if the loan is not approved”.

22.3 General Condition 14.3 is amended by substituting “within 2 clear business days after the approval date or any later date allowed by the vendor” with “by 3pm on the approval date or 3pm on any later date allowed by the vendor.”

23 CONFIDENTIALITY

The information exchanged under this contract and negotiations preceding the contract are confidential. The purchaser must not (without the prior written consent of the vendor) disclose such information unless required by law or unless the disclosure is to the purchaser’s employees, officers, financiers, consultants or advisers as is required in order for the purchaser to perform their duties under this contract and the purchaser shall ensure the confidentiality of these persons.

24 EXTENSION REQUESTS

Should the purchaser request an extension to any condition enuring for the benefit of the purchaser (excluding the settlement date) the purchaser must pay \$110.00 to the vendor’s representative at settlement, for each extension request. The purchaser agrees this fee is the vendor’s reasonable estimate of additional legal costs incurred by the vendor to facilitate the request, even if the request is not made directly through the vendor’s representative.

25 VARIATION REQUEST

Should the purchaser request any variation to the settlement date or other variation of the terms of this contract after the date of sale, the purchaser must pay \$220.00 to the vendor's representative at settlement, for each variation request. The purchaser agrees this fee is the vendor's reasonable estimate of additional legal costs incurred by the vendor to facilitate the request, even if the request is not made directly through the vendor's representative.

26 SOLAR PANELS

In respect of any solar panels that are installed at the property, the vendor warrants that they are owned by the vendor and will be unencumbered and transferred to the purchaser at settlement. However, the vendor makes no warranties or any representations in relation to their condition, any electricity generated by them, that they have been properly installed, their input or feed in tariff rate. Any agreement between the vendor and the purchaser with an energy supplier will not pass to the purchaser and shall cease at settlement.

27 NOTICES

A default or rescission notice given by the purchaser to the vendor under this contract shall only be delivered by pre- paid post and shall be taken to be made and received three Business Days after the day of posting, or where it is posted in the period between 20th December and 7th January in each year, shall be deemed to be received three Business Days after the 7th January following the date of postage.

28 LEASE AGREEMENTS

The purchaser shall not be entitled to any other lease or tenancy documentation other than that attached to the Vendor's Statement. The purchaser will not require the vendor to provide any further lease or tenancy documentation or amend the documentation nor pay any costs of amending the documentation. The purchaser will not be entitled to refuse or delay settlement or claim any compensation or damages as a result of the vendor not being able to deliver an original copy of the lease or tenancy documentation at settlement. This special condition shall not merge with settlement.

NOMINATION FORM

Relating to a contract of sale ("the contract") dated

between the:

Vendor:

and

Purchaser:

For the property known as:

Purchaser's tax file number (TFN):

(TFN only required to be supplied on this nomination form if for the sale of a lot or lots in an unregistered plan of subdivision or settlement is more than six months from the date of sale.)

Purchaser's address:

The nominee's full name:

NB: In the instance that the nominee or one or more of them is an incorporated body, a personal guarantee executed by each director of the nominee (in accordance with special condition "guarantee") must be submitted to the vendor's representative with this nomination form.

Nominee's tax file number (TFN):

(TFN only required to be supplied on this nomination form if for the sale of a lot or lots in an unregistered plan of subdivision or settlement is more than six months from the date of sale.)

Nominee's address:

The parties agree that:

1. Words used in this nomination form have the same meaning as in the contract.
2. Pursuant to the conditions of the contract the purchaser nominates the nominee as substitute purchaser/s to take a transfer or conveyance in lieu of the purchaser. The purchaser and the nominee acknowledge and agree that they will henceforth be jointly and severally liable for the due performance of the obligations of the purchaser under the contracts and payment of any expenses resulting from this nomination (including stamp duty).
3. This nomination form cannot be submitted to the vendor or the vendor's representative where the purchaser is still required to seek approval from the Foreign Investment Review Board ("FIRB") and the nominee indemnifies the vendor against all charges and losses (including those for which the vendor may become liable) due to the vendor relying on this warranty.
4. This nomination form must be submitted more than ten days prior to settlement.

5. The nominee acknowledges they have been provided with a copy of the signed Vendor's Statement for the property.
6. Where the margin scheme applies to the contract, the purchaser and the nominee accepts and agrees that the vendor will use the margin scheme to calculate the GST applicable to the taxable supply under the contract. The nominee further acknowledges that no tax invoice will be provided to them or the purchaser at settlement.
7. Where the contract is for the sale of a going concern the purchaser and the nominee warrant that the nominee is, or will be, prior to settlement, registered for GST. However, the purchaser and/ or the nominee must pay to the vendor any GST (including penalties and interest) payable by the vendor if the supply (or part of it) does not satisfy the requirements of sections 38-325 of the *A New Tax System (Goods and Services Tax) Act 1999 (Cth)*.
8. The nominee acknowledges that the vendor will incur additional conveyancing costs due to the purchaser's nomination as the vendor's representative will be required to (amongst other tasks) check the validity of the nomination (including the nominated purchaser's acceptance of the contract conditions and the Vendor's Statement, GST treatment in the contract and execution of the guarantee (where applicable)), advise the vendor on the consequences of the nomination, update their system records, conduct and pay for company searches (where applicable), re- prepare the State Revenue Office's stamp duty declaration and re-prepare the notices of disposition, arrange for the vendor's execution of the nomination form (only where the margin scheme is applied to the contract or the contract is for the sale of a going concern). The nominee therefore agrees to reimburse the vendor \$330.00 for costs incurred by the vendor's representative in relation to the nomination at settlement.
9. These obligations do not merge at settlement.

DATED the day of 20

Signature/s of the purchaser (or its Directors):

Purchaser/ Director of Purchaser

Purchaser/ Director of Purchaser

Signature/s of the Nominee (or its Directors):

Nominee/ Director of Nominee

Nominee/ Director of Nominee

The guarantors described below, in consideration of the vendor selling to the within named purchaser at our request the Land described in the within contract for the price and upon the terms and conditions therein set forth hereby for ourselves our respective executors and administrators covenant with the said vendor that if at any time default shall be made in the payment of the deposit or residue of purchase money, interest, costs or other moneys payable by the purchaser to the vendor under the within contract or in the performance or observance of any term or condition of the within contract to be performed or observed by the purchaser we will forthwith on demand by the vendor pay to the vendor the whole of such deposit, residue of purchase money, interest, costs or other moneys payable which shall then be due and payable to the vendor and will keep the vendor indemnified against all loss of purchase money, interest, costs or other moneys payable under the within contract and all losses, costs, charges and expenses whatsoever which the vendor may incur by reason of any default as aforesaid on the part of the purchaser.

This guarantee shall be a continuing guarantee and shall not be released by any neglect or forbearance on the part of the vendor in enforcing payment of any of the moneys payable under the within contract or in the performance or observance of any of the agreements, obligations or conditions under the within contract or by time being given to the purchaser for any such payment, performance or observance or by any other thing which under the law relating to sureties would but for this provision have the effect of releasing us our executors and administrators.

This guarantee shall also be a continuing guarantee in the instance the vendor and the purchaser substitute a contract in place of the contract to which this guarantee is attached and then this guarantee will extend to a guarantee on the substituted contract and the purchaser under that contract.

DATED the day of 20

Signature/s of the purchaser (or its Directors)

Purchaser/ Director of Purchaser

Purchaser/ Director of Purchaser

Signature/s of the Nominee (or its Directors)

Nominee/ Director of Nominee

Nominee/ Director of Nominee

Signature/s of the Vendor (or its Directors) *

There is no requirement for the vendor to execute this nomination form unless the margin scheme applies to this contract or it is for the sale of a going concern.

Vendor/ Director of Vendor

Vendor/ Director of Vendor

GUARANTEE

NB: The following guarantee must be completed in full and executed for every director of the purchaser's corporation or corporate trustee. In the instance that the purchaser is a trust with natural persons as trustees, this guarantee must be completed in full and executed for each trustee.

The guarantors described below, in consideration of the vendor selling to the within named purchaser at our request the Land described in the within contract for the price and upon the terms and conditions therein set forth hereby for ourselves our respective executors and administrators covenant with the said vendor that if at any time default shall be made in the payment of the deposit or residue of purchase money, interest, costs or other moneys payable by the purchaser to the vendor under the within contract or in the performance or observance of any term or condition of the within contract to be performed or observed by the purchaser we will forthwith on demand by the vendor pay to the vendor the whole of such deposit, residue of purchase money, interest, costs or other moneys payable which shall then be due and payable to the vendor and will keep the vendor indemnified against all loss of purchase money, interest, costs or other moneys payable under the within contract and all losses, costs, charges and expenses whatsoever which the vendor may incur by reason of any default as aforesaid on the part of the purchaser.

This guarantee shall be a continuing guarantee and shall not be released by any neglect or forbearance on the part of the vendor in enforcing payment of any of the moneys payable under the within contract or in the performance or observance of any of the agreements, obligations or conditions under the within contract or by time being given to the purchaser for any such payment, performance or observance or by any other thing which under the law relating to sureties would but for this provision have the effect of releasing us our executors and administrators.

This guarantee shall also be a continuing guarantee in the instance the vendor and the purchaser substitute a contract in place of the contract to which this guarantee is attached and then this guarantee will extend to a guarantee on the substituted contract and the purchaser under that contract.

AS WITNESS our hands and seals the day of 20

SIGNED SEALED AND DELIVERED

by the Guarantor
Signature of Guarantor

.....
Full Name of Guarantor

.....
Address of Guarantor

in the presence of
Signature of Witness

.....
Full Name of Witness

.....
Address of Witness

by the Guarantor

.....
Signature of Guarantor

.....
Full Name of Guarantor

.....
Address of Guarantor

in the presence of

.....
Signature of Witness

.....
Full Name of Witness

.....
Address of Witness



A: Level 8, 80 Dorcas Street, Southbank 3006
P: +61 3 9867 5551 **F:** +61 3 9867 4451
E: contact@ABMorison.com.au **W:** www.ABMorison.com.au

VENDORS STATEMENT TO THE PURCHASER OF REAL ESTATE

SELLER **Dean Roy Saunders as executor of the estate of Michael Anthony Saunders**

LAND BEING SOLD That part of the land which is presently fenced and/or occupied by the seller and contained only within the land described in
Certificate of Title:
VOLUME 08818 FOLIO 556

and known as

STREET ADDRESS **8 Brentwood Avenue, Mildura VIC 3500**

IMPORTANT NOTICES TO PURCHASERS

1. MATTERS RELATING TO LAND USE - Information concerning any easement, covenant, charge or other similar restriction affecting the property (registered or unregistered) if any are set out in the documents attached.

- a) Description: Registered easement as per title search and/ or attachments.
- b) Particulars of any existing failure to comply with their terms are: - None to the vendor's knowledge.

However please note that underground electricity cables, sewers or drains may be laid outside registered easements without the vendor's knowledge.

There **is** access to the property by road.

The land **is not** in a bushfire prone area.

The purchaser should make their own enquiries about whether structures are constructed over easements prior to signing as the property is sold subject to all easements, encumbrances, covenants, leases and restrictions (if any) and the purchaser, in signing this vendors statement acknowledges they shall make no claim or requisition regarding these matters.

Any mortgage (whether registered or unregistered) shall be discharged (unless otherwise agreed between the parties in the contract of sale) before the purchaser becomes entitled to possession or the rents and profits of the property Information concerning any planning instrument -

Name of planning instrument:	See attached property report
The responsible authority is:	See attached property report
Zoning and/or Reservation:	See attached property report
Name of Planning overlay:	See attached property report

The property is sold subject to the restrictions contained in the planning scheme, regulations, any order or legislation and the purchaser shall not be entitled to make any objection to the vendor, nor seek compensation from the vendor regarding these restrictions.

2. FINANCIAL MATTERS IN RESPECT OF THE LAND

Information concerning the amount of annual rates, taxes, charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any owners corporation charges and interest) are contained in the attached certificates or their total does not exceed: **\$3,000.00**

1. Mildura Rural City Council
2. Lower Murray Water
3. State Revenue Office Land Tax (if applicable)

Any further amounts (including any proposed owners corporation levy) for which the purchaser may become liable as a consequence of the purchase of the property are as follows:

1. Owners corporation (if applicable) special levies
2. Land tax if the property is not exempt as your principal place of residence
3. Annual increases in all outgoings if you purchase this property in the next rating period after this vendors statement was prepared.
4. Congestion levy for carparks (if in applicable area and your use does not entitle you to an exemption)

The particulars of any charge (whether registered or not) over the property imposed by or under any act to secure an amount due under that act are as follows: **If any as contained in the attached certificates and searches.**

3. SERVICES:

The following services are **connected** to the land:

- a) Electricity
- b) Gas
- c) Water
- d) Sewerage
- e) Telephone

The following services are **not connected** to the land:

Not applicable.

Purchasers should check with the appropriate authorities as to the availability of, and the cost of providing, any essential services not connected to the land. It is the responsibility of the purchaser to pay all costs to transfer or reconnect the services you require.

4. INFORMATION RELATING TO ANY OWNERS CORPORATION-

The land is NOT affected by an owner's corporation within the meaning of the Owner's Corporations Act 2006.

5. EVIDENCE OF TITLE- Attached are copies of the following document/s concerning Title:

- (a) In the case of land under the Transfer of Land Act 1958, a copy of the register search statement and the document, or part of the document, referred to as the diagram location in the register search statement that identifies the land and its location;
- (b) In any other case, a copy of-
 - I. The last conveyance in the chain of title to the land; or
 - II. Any other document which gives evidence of the vendor's title to the land;

- (c) If the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the vendor's right or power to sell the land;
- (d) In the case of land that is subject to a subdivision-
 - I. If the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or
 - II. If the plan of subdivision has not yet been certified, a copy of the latest version of the plan;
- (e) In the case of land that is part of a staged subdivision within the meaning of section 37 of the Subdivision Act 1988-
 - I. If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
 - II. Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and
 - III. Details of any proposals relating to subsequent stages that are known to the vendor; and
 - IV. A statement of the contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision
- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the Subdivision Act 1988 is proposed-
 - I. If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
 - II. If the later plan has not yet been certified, a copy of the latest version of the plan

6. BUILDING PERMITS- Particulars of any building permit issued in the past seven years under the Building Act 1993 (where the property includes a residence):

No such building permit has been granted to the vendor's knowledge.

7. INSURANCE DETAILS IN RESPECT OF THE LAND- The contract provides that the land remains at the risk of the vendor before the purchaser is entitled to possession or receipts of rents and profits.

If there is a residence on the land which was constructed within the preceding 6 years by the vendor as an owner builder and which section 137B of the Building Act 1993 applies to the residence the required insurance details are attached.

The vendor makes no representations that the building and structures comply with all relevant statutes and local regulations. It is the purchaser's responsibility to make their own enquiries before entering in to a contract of sale to ensure they comply and shall not be entitled to make any objection, claim any compensation or require the vendor to perform any act due to a failure for the structures to comply with any regulation.

8. NOTICES MADE IN RESPECT OF LAND- Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land that the vendor might reasonably be expected to have knowledge are contained in certificates herein if applicable.

Whether there are any notices, property management plans, reports or order in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes are contained in certificates herein if applicable.

Whether there are any notices pursuant to section 6 of the Land Acquisition and Compensation Act 1986 are contained in certificates herein if applicable.

VENDOR'S UNDERTAKINGS ONLY TO THE VENDORS REPRESENTATIVE


I confirm that this statement and the representations and warranties given by me in lieu of requisitions have been printed solely in accordance with my instructions and from the information and documents provided or approved by me and are true and correct. I undertake that I will exercise all possible diligence and provide full disclosure of all relevant information. I am aware that AB Morison Conveyancing have only been employed to fill up this document in accordance with my said instructions and the information and documents provided or approved by me. I certify that I am not aware of: (a) any variation between the land occupied by me and the land described in the certificate/s of title; (b) any encumbrances not disclosed in this document; (c) any failure to obtain any necessary planning, building or other permits; (d) the property being affected by any environmental, landslip, flooding, fill, latent defects or historical significance issues; (e) any contingent or proposed liabilities affecting any body corporate including any relating to the undertaking of repairs to the property; (f) my occupation of any adjacent land which is not contained in the land being sold; (g) any buildings erected over any easements; (h) any rights over any other land (i.e. a roadway or walkway) other than those disclosed herein and; (i) any proposal in relation to any other land which may affect the land being sold.

I acknowledge that I have read the statement, all the documents and the representations and warranties given by me in lieu of requisitions and I accept sole responsibility for the accuracy of all the information and documents and for providing or omitting all or any of the information, conditions, titles, notices or documents including, but without limiting the generality of the forgoing, any information, conditions, titles or documents required or that later may be deemed to be required by section 32 of the Sale of Land Act 1962, the Domestic Building Contracts and Tribunal Act 1995 and/or any other act or regulation. I agree that this vendor's statement and the documents herewith (including the search of the title) must be updated at the expiration of six calendar months from the date of the search of the title herewith. I will not hold AB Morison Conveyancing responsible if the vendor's statement is not so updated or if it is used by any real estate agent other than the one to whom it is first forwarded to by AB Morison Conveyancing.

I undertake to keep the property and all improvements therein and thereon, fully insured for their full replacement cost (new for old) until the final settlement of the matter.

DATE OF THIS STATEMENT 18/05/2022
.....

Signature of Vendor


Dean Saunders (May 18, 2022 17:15 GMT+10)

.....
Dean Roy Saunders
as executor of the estate of Michael Anthony Saunders

PURCHASER'S ACKNOWLEDGEMENTS

The purchaser hereby acknowledges that prior to the execution of the contract or any other contract, agreement or document whatsoever in relation to the purchase of the land the purchaser received from the vendor or the vendor's agent a copy of this vendor's statement signed by the vendor. The purchaser also acknowledges that the information herein is provided solely by the vendor, that the vendor's undertakings only to the vendor's representative, shall not enure for his benefit and that no statements or representations whatsoever are made by AB Morison Conveyancing as to anything in relation to the property.

UPDATED OWNERS CORPORATION INFORMATION

The purchaser agrees that if he requires any information in the owners corporation certificate to be updated at any time, he will apply and pay for any further owners corporation certificate or information.

DATE OF ACKNOWLEDGMENT

Signature/s of Purchaser/s

In the Supreme Court of Victoria In its Probate Jurisdiction

In the Will of MICHAEL ANTHONY SAUNDERS

Late of 8 Brentwood Avenue, Mildura, Victoria, Retired Teacher, deceased.

Be It Known that the Registrar of Probates orders that:

Probate of the Will (a true copy of which is annexed) of the abovenamed deceased who died on 22 January 2022 be granted to **DEAN ROY SAUNDERS** of 51 Macfarlan Avenue, Blairgowrie, Victoria.

Date made and authenticated: 18 May 2022



Kathrine Price
REGISTRAR OF PROBATES

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 08818 FOLIO 556

Security no : 124097688643V
Produced 18/05/2022 02:34 PM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 087105.
PARENT TITLE Volume 08767 Folio 727
Created by instrument LP087105 14/04/1970

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MICHAEL ANTHONY SAUNDERS of LEMON AVENUE MILDURA
D813429 26/08/1970

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP087105 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 8 BRENTWOOD AVENUE MILDURA VIC 3500

DOCUMENT END

LP87105

EDITION 1

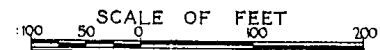
APPROVED 22/12/69

COLOUR CONVERSION

- E - 1 = BLUE
- E - 2 = BROWN
- E - 3 = PURPLE
- E - 4 = BLUE HATCHED
- A - 1 = GREEN
- A - 2 = YELLOW

THE RESERVATIONS AND CONDITIONS CONTAINED IN INSTRUMENT No.273132 AFFECTS THE LAND IN THIS PLAN

**PLAN OF SUBDIVISION
PART OF CROWN PORTION 1
PARISH OF MILDURA
COUNTY OF KARKAROOC
VOL 8767 FOL 727**



THE LAND COLOURED PURPLE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE & SEWERAGE

THE LAND COLOURED BROWN & BLUE HATCHED IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

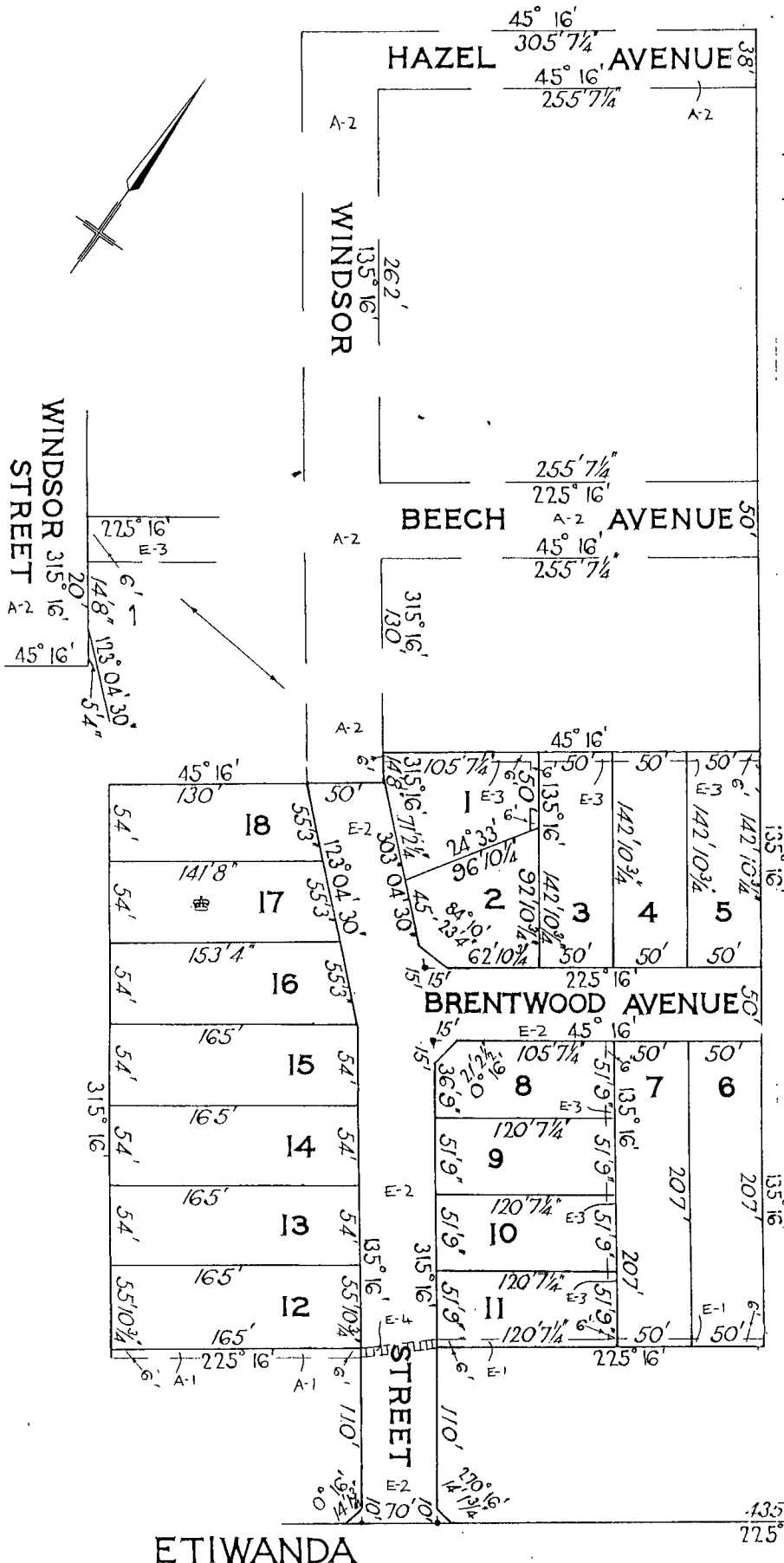
THE LAND COLOURED BLUE & BLUE HATCHED IS ENCUMBERED SEE CERTIFICATE OF TITLE VOL 8767 FOL 727

THE LAND COLOURED YELLOW IS AN APPURTENANT EASEMENT SEE CERTIFICATE OF TITLE VOL 8259 FOL 987

THE LAND COLOURED GREEN IS AN IMPLIED EASEMENT SEE LP 83915

Land Shown Thus Has Been Transferred To The Crown

Lot No.	Dealing No.
Lot 17	7AG 1938





Mildura Rural City Council

Internal Use Only



TAX INVOICE
ABN 42 498 937 037

Mr M A Saunders



033

Total Rates & Charges For this Year

\$1,221.42

Refer below for payment options

Rate and Valuation Notice

1 July 2021 to 30 June 2022

Property Location & Description

8 Brentwood Avenue MILDURA VIC 3500
Lot 7 PS 87105 Sec 30 Blk F

AVPCC: 110 - Detached Home

RATING DETAILS

Rebates / Concession

Residential Rate

Waste Management

Assessment No: 608

Issue Date 6 August 2021

Rate declaration date: 1 July 2021

Capital Improved Value: 160,000

Site Value: 97,000

Net Annual Value: 8,000

Valuation Date: 1 January 2021

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)

Residential Fire Levy (Variable)

Concession

			-\$247.00Cr
0.0059305	160000		\$948.88
446.1	1		\$446.10
114.00	1		\$114.00
0.000059	160000		\$9.44
			-\$50.00Cr

TOTAL AMOUNT

\$1,221.42

Payment In full

Due 15 Feb 2022
\$1,221.42

Or

1st Instalment

Due 30 Sep 2021
\$305.34

2nd Instalment

Due 30 Nov 2021
\$305.36

3rd Instalment

Due 28 Feb 2022
\$305.36

4th Instalment

Due 31 May 2022
\$305.36

Note: If full payment of the 1st Instalment isn't received by the due date, this account will automatically default to the Payment in Full option and you will not receive reminder instalment notices.
Please refer to the reverse side of this notice for information relating to penalties for late payment.

Payment Slip

Mr M A Saunders

8 Brentwood Avenue MILDURA VIC 3500

Assessment No: 608

Payment In Full: \$1,221.42

Or 1st Instalment: \$305.34



Biller code: 93922
Ref: 6080

BPAY this payment via Internet or phone banking.
BPAY View View and pay this bill using internet banking.
BPAY View Registration No.: 6080

POST billpay



Full Payment *41 6080



Biller code: 0041
Ref: 6080

Pay in person at any post office, phone
13 18 16 or go to postbillpay.com.au

Centrepay Ref:
555 054 730B

Internal Use Only





Madden Avenue Service Centre

108 Madden Avenue, Mildura
Phone: (03) 5018 8100
Fax: (03) 5021 1899

Deakin Avenue Service Centre

76 Deakin Avenue, Mildura
Phone: (03) 5018 8100
Fax: (03) 5021 1899

Ouyen Service Centre

79 Oke Street, Ouyen
Phone: (03) 5018 8600
Fax: (03) 5092 1017

PO Box 105, Mildura Vic 3502

DX 50014, Mildura
mrcc@mildura.vic.gov.au
www.mildura.vic.gov.au

ARREARS

Payment of arrears must be made immediately unless an agreed payment arrangement is in place. As penalty interest accrues daily, please contact Council for an updated arrears amount when making payment.

PAYING YOUR RATES

There are two ways you can pay.

1. One full payment

Pay the full amount of current rates and charges in one annual payment by 15 February 2022, or

2. Four quarterly instalments

Pay your rates in four separate instalments. The full amount of the first instalment must be paid by 30 September 2021. Any arrears must also be paid by this date. Any payments received after this date will be treated as part payment of the 'one full payment' option.

INTEREST AND PENALTIES

Under Section 172 of the Local Government Act 1989, late payments will be subject to penalty interest calculated from the date when each quarterly instalment was due, irrespective of whether or not a ratepayer has chosen to pay by the instalment or lump sum option. Late payments will be subject to an interest rate of 10% pa (set under the Penalty Interest Rates Act 1983) on all overdue rates and charges until paid in full. In the absence of full payment or an agreed payment arrangement, Council may utilise legal action to recover outstanding rates and charges. All associated legal costs will be borne by the ratepayer.

FINANCIAL DIFFICULTY

Anyone experiencing financial difficulties or having trouble making rates payments should contact Council as soon as possible to discuss their circumstances and make alternative arrangements.

ALLOCATION OF PAYMENTS

Payments received will be allocated as follows:

1. Legal Costs Owing (if any)
2. Interest Owing (if any)
3. Arrears Owing (if any)
4. Current Rates or Charges Owing

AVPCC

An Australian Valuation Property Classification Code is applied to each property to determine land use classification for Fire Services Property Levy purposes.

NOTICE OF VALUATION

The property described in this notice has been valued as at 1 January 2021, having regard to its present condition. Where a notice of valuation has been given by Council for the first time, a person may lodge an objection to the valuation and/or AVPCC with Council within two months of the date of issue. Any such objection must be lodged in accordance with Sec 16 of the Valuation of Land Act 1960.

A person considering objecting is advised to first discuss the matter with Council. The valuations shown may be used by other rating authorities for the purposes of a rate or tax. Regardless of any objection to the valuation, rates must be paid (as assessed) by the due date.

RATE NOTICE APPEAL

Under Section 183 of the Local Government Act 1989, if you are a person aggrieved by a decision to classify or not classify the property described in this notice as a particular type or class for differential rating purposes, you may apply to the Victorian Civil and Administrative Tribunal within 60 days of the date of issue for a review of the decision.

Under Section 184 of the Local Government Act 1989, if you are a person aggrieved by a rate or charge imposed by Council, or by anything included or excluded from such a rate or charge, you may lodge an appeal with the County Court within 60 days of the date of issue. There are limited grounds of appeal.

Under Section 185 of the Local Government Act 1989, if you are a person aggrieved by a decision to impose a special rate or special charge imposed by Council, you may apply to the Victorian Civil and Administrative Tribunal within 30 days of the date of issue for a review of the decision. There are limited grounds of appeal.

Prior to lodging any appeal with VCAT or the County Court, ratepayers are encouraged to first discuss the matter with Council.

CHANGE OF ADDRESS

It is the responsibility of the ratepayer to ensure Council has a current residential and postal address for the delivery of rate notices. If you change your residential or postal address you must notify Council.

RATE CAPPING

Council has complied with the Victorian Government's rates cap of 1.5 per cent. The cap applies to the average annual increase of rates and charges. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons- (i) the valuation of your property relative to the valuation of other properties in the municipal district; (ii) the application of any differential rate by Council; (iii) the inclusion of other rates and charges not covered by the Victorian Government's rates cap.

FIRE SERVICES PROPERTY LEVY ACT 2012

Council is obliged under the Fire Services Property Levy Act 2012 to apply and collect this levy on behalf of the Victorian State Government. If you are subject to this levy, and your land is rateable, you may apply for a waiver, deferral or concession in respect of the levy amount in accordance with Sec 27. If you are subject to this levy and your land is classified residential for land use classification purposes but is not rateable land, you may apply for a waiver, deferral or concession in respect of the levy amount in accordance with Sec 28.

PENSIONER CONCESSION

Eligible pensioners can claim a concession on their Council rates and Fire Services Property Levy. If you have previously made an application and a concession isn't shown on your rate notice, please contact Council.

PRIVACY INFORMATION

Information on this notice is used for Council's municipal and statutory obligations only. Council may pass on this information to authorities and agencies where these bodies require the information to perform their legislative functions.

How to pay

IN PERSON

Visit any of Council's Service Centres to pay by cash, cheque or EFTPOS (credit and debit cards accepted).

Office Hours
8am - 5pm
Monday to Friday

MAIL

Cheque payable to 'Mildura Rural City Council'.
PO Box 105
Mildura VIC 3502

DIRECT DEBIT

Contact Council to arrange direct debit payments.

BPAY®



Contact your bank or financial institution to access BPAY from your account.
Quote the Biller Code 93922 and Reference No. as on the front of this notice.

eNOTICES



To have your noticed emailed
Register at
mildura.enotices.com.au
Reference No:
7FCA6BAB4L

AUSTRALIA POST

Pay in-store at Australia Post to pay by cash, cheque, EFTPOS, debit card, MasterCard or Visa. Or by phone, 131 816 or online at auspost.com.au/postbillpay

CENTREPAY

Call Centrelink to arrange regular deductions from your Centrelink payments. Quote Centrepay Reference No: 555 054 730B and your Assessment Number.

Call Centre: 1800 808 830
(incl. 24 Hour Faults & Emergencies)



lmw.vic.gov.au
E contactus@lmw.vic.gov.au

URBAN ACCOUNT

Date Of Issue 7/04/2022



460486-001 017141(38525) 0033
MR MA SAUNDERS

Reference No: 000665

Amount Due: \$242.20

Due Date: 13 MAY 2022

Tariffs and Charges Notice
4th Quarter 2021/22
01/04/2022 - 30/06/2022

POST *850 700006653

Property Address : 8 BRENTWOOD AVENUE MILDURA VIC 3500 (Prop:665) - Urban Account
Lot 7 LP 87105 Blk F Sec 30 Vol 8818 Fol 556

Water Service Tariff	Charge	Balance
	51.84	51.84
Water by Measure Chg-Info on reverse	67.98	67.98
Sewerage Service Tariff	122.38	122.38

TOTAL OWING \$242.20

PAID 9/5/22

Pension Concessions granted for the current Financial year total \$259.14
Payments/Credits since last Notice \$110.36



Payment Slip - Methods of Payment
Online at lmw.vic.gov.au - Pay your Account

000665
8 BRENTWOOD AVENUE MILDURA VIC 3500 (Prop:665) - Urban Account



Direct Debit
Please contact your local office



Centrepay
Use Centrepay to arrange regular deductions from your Centrelink payment. Simply call our Call Centre: 1800 808 830



Billpay Code: 0850
Ref: 7000 0665 3

Pay in person at any Post Office



Bill Code: 78477
Ref: 7000 0665 3

Contact your bank or financial institution to make this payment from your cheque.



*850 700006653

\$242.20



Bill Code: 78477
Ref: 7000 0665 3

BPAY® - Make this payment via internet or phone banking.

BPAY View® - Receive, view and pay this bill using internet banking.

BPAY View Registration No: 7000 0665 3

Amount Due

\$242.20

Payment Ref: 7000 0665 3

By Phone

Pay by phone: (03) 8572 0582 See reverse for

Property Clearance Certificate
Taxation Administration Act 1997



AB MORISON CONVEYANCING

Your Reference:	PW:53124
Certificate No:	56085440
Issue Date:	18 MAY 2022
Enquiries:	ESYSPROD

Land Address:	8 BRENTWOOD AVENUE MILDURA VIC 3500
---------------	-------------------------------------

Land Id	Lot	Plan	Volume	Folio	Tax Payable
28111136	7	87105	8818	556	\$0.00

Vendor: MICHAEL ANTHONY SAUNDERS
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR MICHAEL ANTHONY SAUNDERS	2022	\$97,000	\$0.00	\$0.00	\$0.00

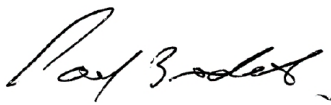
Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
-------------------------------------	------	---------------	------------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.


Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$160,000
SITE VALUE:	\$97,000
AMOUNT PAYABLE:	\$0.00



Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 56085440

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$97,000

Calculated as \$0 plus (\$97,000 - \$0) multiplied by 0.000 cents.

Property Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 56085440

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 56085440

Visa or Mastercard

Pay via our website or phone 13 21 61.
A card payment fee applies.

sro.vic.gov.au/paylandtax

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 18 May 2022 10:31 AM

PROPERTY DETAILS

Address: **8 BRENTWOOD AVENUE MILDURA 3500**
Lot and Plan Number: **Lot 7 LP87105**
Standard Parcel Identifier (SPI): **7\LP87105**
Local Government Area (Council): **MILDURA**
Council Property Number: **608**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 535 Q8**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

Rural Water Corporation: **Lower Murray Water**
Urban Water Corporation: **Lower Murray Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **MILDURA**

OTHER

Registered Aboriginal Party: **First People of the Millewa-Mallee**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)

[SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 \(SCO1\)](#)



SCO - Specific Controls

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 12 May 2022.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au/)

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](https://www.consumer.vic.gov.au/duediligencechecklist) (<https://www.consumer.vic.gov.au/duediligencechecklist>).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.