



THE REAL ESTATE AND STOCK
INSTITUTE OF VICTORIA

CONTRACT OF SALE

(COPYRIGHT)

Vendor: MR. S.T. REIHER

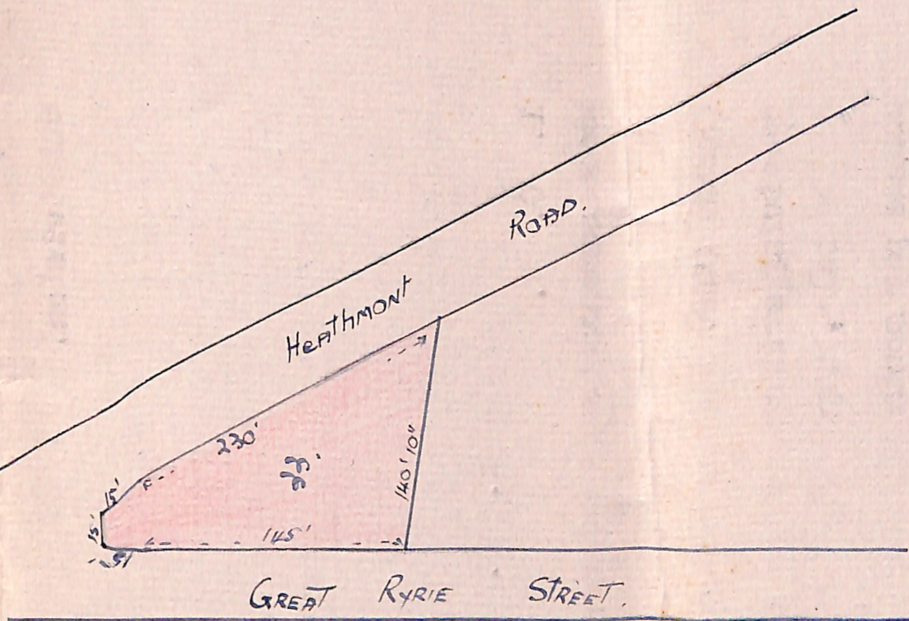
Purchaser: MRS. S.J. NICHOLS.

Property:

Date: 5th Sept., 1947

Agent:

PLAN OF LAND



The Real Estate & Stock



Institute of Victoria

COPYRIGHT

CONTRACT OF SALE

PARTICULARS

(a) Description as in Title (if plan necessary add — and being the land delineated and coloured.....on the plan endorsed on the back hereof).

All that piece of land being (a) lot 33 on Plan of Subdivision 10917 lodged in the Office of Titles and being the land more particularly described in Certificate of Title Volume 5821 Folio 1164085 and being part of Crown Portion Sixteen Parish of Ringwood County of Mornington.

(b) and (c), also (h), (i), (j) must be completed if the sale is of land sold for residential or retail commercial purposes or suitable and or intended to be sold for such purposes but on which no building suitable for human occupation is erected. Strike out (b) or (c) whichever not required.

(b) and being part of a Subdivision known as “ ” the Plan of which has been lodged in the Office of Titles and bears the registered number..... Or,

(c) There being no Plan of Subdivision affecting the said land lodged in the Office of Titles.

(d) House or rights of way fixtures, etc.

Together with (d) a right of carriage way over Great Ryrie Street colored brown on the said Plan of Subdivision.

(e) Tenancies — Mortgages, etc. (if any).

Subject to registered appurtenant easements (if any) and (e)

CONDITIONS

(f) Price in words.

1. The Purchase Price shall be (f) SIXTY POUNDS. £ 60. 0. 0.

and the Purchaser shall pay to the Auctioneer or Vendor's agent on account thereof a deposit in cash of £ 1. 0. 0. of which the sum of £ 1. 0. 0. shall be paid on the signing hereof and the sum of £ XXX within days from the signing hereof and

(g) Complete terms of payment of residue. Rate of interest (if any). Time of commencement and when payable.

shall pay the residue of the purchase money (g) of Fifty-nine Pounds (£59) within two years of the Purchaser receiving written notice of consent by the Treasury to the sale, payments to be made at the rate of three pounds per month plus interest at 4% on the balance outstanding at the beginning of each month.

2. The "1946 COPYRIGHT CONDITIONS OF SALE" and the Special Conditions endorsed hereon or attached hereto shall form part of this Contract.

CONTRACT

I/We the undersigned

of

Agent(s) for the Vendor(s) whose name(s) address(es) and description(s) is/are

(h) See notes (b) and (c) above.

(h) Name(s) in full **Silvius Thomas Reiher**

Address(es) **412 Elgar Road., BOX HILL**

Description(s)

hereby acknowledge that I/we have this day sold for the price and on the conditions hereinbefore mentioned the property comprised in the foregoing particulars to

Name(s) in full **Selina Jocelyn Nichols**

Address(es) **Dublin Road., RINGWOOD EAST.**

Description(s)

AND I/we the undersigned being the abovenamed Purchaser(s) do hereby acknowledge that I/we have this day purchased the said property for the price hereinbefore stated and I/we hereby agree to fulfill in all respects on my/our part the aforementioned Conditions of Sale.

All moneys falling due under this contract may be paid to the said Vendor or to

(i) See notes (b) and (c) above.

(i) Name in full

Address

Description

DATED this **5th** day of **September,** 19 **47**

..... Agent(s) for Vendor(s)

..... Purchaser(s)

(j) See notes (b) and (c) above.

..... Witness to Purchasers' execution of this Contract (j)

CONFIRMED VENDOR(S)

(k) RECEIVED from the abovementioned Purchaser(s) the sum of £ **1. 0. 0.** being the deposit aforementioned. **as per receipt given**

(k) If this is completed a duty stamp must be affixed.



THE 1946 COPYRIGHT CONDITIONS OF SALE OF THE REAL ESTATE AND STOCK INSTITUTE OF
VICTORIA

Copyright No.

1. The Conditions and Special Conditions (if any) aforementioned shall be deemed part of and so far as inconsistent herewith, shall modify or supplement these Conditions, and subject to the aforesaid Conditions these Conditions and the Conditions in Table "A" of the Transfer of Land Act 1928 shall apply to this Contract if and to the extent that the Contract relates to land under the operation of the said Act and the Conditions of Sale in the Property Law Act 1928 shall apply to this Contract if and to the extent that the Contract relates to land not under the operation of The Transfer of Land Act 1928 subject to the alterations and modifications thereof in the following Conditions.

2. If the Auctioneer or Agent receives the deposit or any part thereof he shall do so as agent for the Vendor and not as a stakeholder; and shall be at liberty subject to any claims which he may have against the Vendor to pay over the same to the Vendor without being liable to the Purchaser in any way.

3. Commonwealth Land Tax payable in connection with any land comprised in this Contract shall be deemed an outgoing in connection with such land and shall be adjusted accordingly provided always that nothing herein contained shall impose upon the Purchaser the liability for payment of any amount for Commonwealth Land Tax in excess of the amount the Purchaser would have been liable to pay if the land comprised in this Contract had been the only land owned by the Vendor for which the Vendor was liable to be assessed for Commonwealth Land Tax.

4. The following alterations and additions to the Conditions in Table "A" of the Transfer of Land Act 1928 and to the Conditions of Sale in the Property Law Act 1928 shall apply to this Contract, namely:—

The words "resume and retain possession of the land sold for his own use and benefit or" shall be inserted in Condition 5 (b) in the said Table "A" after the word "transfer" in the fifth line thereof and in Condition 6 (b) of the Conditions of Sale of the Property Law Act 1928 after the word "Assurance" in the fifth line thereof.

The words "or his transferees" shall be inserted in Condition 6 of the said Table "A" and in Condition 7 of the Conditions of Sale of the Property Law Act 1928 after the word "Purchaser" in the first lines respectively thereof.

The word "nominated" shall be substituted for the word "approved" in the third lines respectively of Condition 12 (a) of the said Table "A" and Condition 13 (a) of the Conditions of Sale of the Property Law Act 1928 and the words "at least forty-eight hours before the expiry date" shall be inserted in the said Conditions 12 (a) and 13 (a) after the word "vendor" in the fifth lines respectively thereof.

5. The Vendor shall be at liberty without waiving or rescinding this Contract or these Conditions and notwithstanding anything herein contained to recover from the Purchaser any unpaid instalments of purchase money and/or interest as soon as the same respectively shall be due and owing as if each instalment of purchase money and each instalment of interest payable were a separate debt due by the Purchaser to the Vendor.

6. Should the Purchaser make default in payment of any instalment of the purchase money or other sum of money owing hereunder as and when due or in the performance or observance of any of these Conditions then after fourteen days' notice in writing having been given by the Vendor to the Purchaser to remedy such default and such default still continuing the whole of the purchase money and other moneys owing or for the time being remaining unpaid hereunder shall notwithstanding anything herein contained and without prejudice to any rights of the Vendor under any other condition hereof at the option of the Vendor become immediately due payable and recoverable.

7. The Purchaser hereby attorns and becomes tenant of the Vendor from week to week for and in respect of the property sold at a weekly rental equivalent to a proportionate amount of the interest and instalments of purchase money from time to time payable hereunder for a like period and the Vendor shall have all rights powers and authorities of a landlord under the provisions of the Landlord and Tenant Act 1928. Provided however and it is hereby agreed and declared that payment of the interest and instalments at the rate and on the days and in the manner hereinbefore provided shall be accepted in full satisfaction of the rent hereinbefore reserved.

8. Condition 15 of the said Table "A" and Condition 17 of the Conditions of Sale in the Property Law Act 1928 shall not apply to this Contract but if the land be offered by auction the following Conditions shall apply, namely:—

The highest bidder whose bid is accepted by the Auctioneer shall be the Purchaser but the Auctioneer may refuse any bid. No bidding shall be retracted. If any dispute arises respecting any bid the Auctioneer shall at his option either decide whose was the last bid or submit the property again at the last undisputed bid. The Vendor reserves the right to bid either personally or by an Agent or to withdraw the property from sale. The Auctioneer may determine the minimum or maximum amount by which the bidding may be advanced.

9. Condition 2 of the said Table "A" and Condition 3 of the Conditions of Sale in the Property Law Act 1928 shall be read as if the words "from the time when the Purchaser receives written notification that all requisite consents to the sale have been granted" were substituted for the words "from the day of sale." And Condition 3 of the said Table "A" and Condition 4 of the Conditions of Sale in the Property Law Act 1928 shall be read as if the words "within the said fourteen days" were deleted therefrom.

10. The Purchaser of the land hereby sold will at the time of sale sign an acknowledgment under Section 51 of the Farmers' Debts Adjustment Act 1935 negating the operation of such Act in relation to the debt hereby created. In addition such Purchaser will if and when called upon by the Vendor so to do apply for and obtain a certificate of exemption under Section 13 of the said Act.

11. The Purchaser warrants that (s)he is not a person to whom the sale of land is prohibited by the National Security (Land Transfer) Regulations made under the National Security Act 1939-1943 or whose purchase of land is, by the said Regulations, subject to the consent in writing of the Attorney-General and further warrants that (s)he is not acting in this purchase for or on behalf of an enemy alien naturalized person of enemy origin or a subject of a country in enemy occupation as those terms are defined by the said Regulations and that this purchase in no way infringes or contravenes the said Regulations or any of them—PROVIDED ALWAYS that if this purchase is one which requires the consent of the Attorney-General as aforesaid and such consent is obtained then this warranty shall not apply.

12. The Vendor and Purchaser shall within seven days from the date hereof comply with their obligations under the National Security (Economic Organisation) Regulations and apply for and do all things necessary to obtain the consent of the Commonwealth Treasurer to this transaction. Should the Treasurer require a valuation of the said land the Vendor shall obtain same and forward it to the Treasurer within fourteen days from the date of the receipt of such request. The fee of the valuer making such valuation shall be paid equally by the Vendor and Purchaser. In the event of such consent being refused this Contract shall be deemed to be of no effect and any purchase money paid shall be forthwith refunded to the Purchaser without any deduction. If such consent will only be given at a reduced purchase price the Vendor may at his option by notice in writing to the Purchaser within seven days from the receipt of such advice from the Treasurer either—

(a) reduce the purchase price to the amount stipulated by the Treasurer; or

(b) determine the Contract and refund to the Purchaser any purchase money already paid but without interest costs or damages. Provided that if the consent is refused by reason of the neglect or default of the Purchaser the Vendor may (without prejudice to any other rights he may have under this Contract) retain the deposit and any other moneys paid by the Purchaser.

13. The Purchaser shall be entitled to possession of the land sold or to the receipt of the rents and profits therefrom on acceptance in writing of the Vendor's title and payment of (1).

(1) Insert here the amount of deposit or such other amount as is agreed upon, or if it is a cash sale, the words "the whole of the purchase money."

14. Time shall in all cases and in all respects be deemed of the essence of this Contract.

SPECIAL CONDITIONS

NATIONAL SECURITY (ECONOMIC ORGANIZATION) REGULATIONS.

Sale of Land other than Land which has been used for Twelve Months for Agricultural, Pastoral and like purposes.

Note : This form must be fully completed by the Vendor.

Statement by Vendor.

1. Vendor's Name Silvius Thomas Reiher 2. Purchaser's Name Selina Jocelyn Nichols
 Address 412 Elgar Road., BOX HILL Address Dublin Road., RINGWOOD EAST.

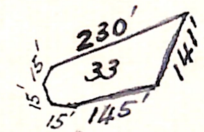
3. Suburb, Municipality or Name of Estate or
 Shire Ringwood Subdivision Grand Central Estate

Street and Number Heathmont Rd & Great Ryrge St. Lot No. 33

Deposited Plan or Lodged Plan No. 10917

Reference to Title. Vol. 5821 Fol. 1164085 Number Book

Frontage — Depth — Area 1/3 acre



(If Land is irregular in shape, or a number of allotments are sold, please attach a plan).

4. State if Freehold or Leasehold freehold.

Note.—Full details of all Leases and Tenancies affecting the Property and income and outgoings to be given below.

5. State fully your reasons for wanting to sell this Land.

I have held this land for many years but have a home in Box Hill and can see no prospect of making use of the land at Ringwood.

6. Sale Price and terms. (If Furniture or Plant included in Sale Price—state value thereof). Was the sale made at auction or by private treaty? £60, deposit £1 and balance within 2 years of Gov. consent. Interest @ 4%
Private treaty

7. When was the property last sold? about 1924-1925

Vendor's name Hughes & Harwood Date of Sale 1924/25 Price £120

Attach statement giving details of cost and nature of any additions or improvements added since purchase.

8. Give details of any official valuation of the property.

	<u>FIRE Insurance Valuation</u>	<u>Valuer-General</u>	<u>Municipality or Shire</u>	<u>Federal Land Tax</u>	<u>State Land Tax</u>
Date of Valuation			<u>1935-1947</u>		<u>1938-1947</u>
Improved Value			<u>£60</u>		<u>£80</u>
Unimproved Value					

9. Are you aware of any other valuation having been made of the property since 10th February, 1942, for probate or any other purpose; if so, give details.

No

10. Leases and Tenancies; (Give details of all Leases and Tenancies affecting the Property, including term and commencing date, rental, and particulars of any Lessee's and Tenant's obligations.)

Details of Income and Outgoings.

INCOME.		OUTGOINGS.	
Identification number of each Flat, Office, &c (Include any vacancies.)	Actual Rental at 10/2/1942.		£
		Municipal Rates	
		Water & Sewerage Rates	
		Federal Land Tax	
		State Land Tax	
		Insurances	
		War Damage Contribution	
		Repairs	
		Lift Maintenance	
		Wages:—Cleaners, &c.	
		Electricity and Gas	
		Agent's Commission	
		Other Outgoings	
		Total Outgoings	£ _____
		SUMMARY	£
		Annual Income:—	
		Occupied Space	
		Vacant Space	
		Total Income	_____
		Annual Outgoings	_____
		Net Annual Rent	£ _____
Total Income	£ _____		

CERTIFICATE OF VENDOR.

I, Silvius Thomas Reiher of 412 Elgar Road., BOX HILL
in the State of Victoria declare that the foregoing statements
are true and correct in every particular, and that the full selling price of the Land is
Sixty pounds (£60. 0. 0.).
Dated this sixteenth day of September 1947
Signature S. T. Reiher

NOTE.—A Valuation on Form 4 by an approved Valuer and the Contract of Sale must accompany this form. This applies to all Sales, whether of Private Leases or otherwise. If there is no written Agreement, or Contract of Sale, the Vendor must furnish with this form a Statutory Declaration to that effect, giving particulars of the Agreement or Contract orally entered into by the parties concerned.

NATIONAL SECURITY (ECONOMIC ORGANIZATION) REGULATIONS.

Application For Consent To Purchase Land

NOTE : To be completed in full by intending Purchaser and forwarded to the Delegate of the Treasurer, at the Commonwealth Sub-Treasury in the capital city of the State in which the land is situated.

1. Name Selina Jocelyn Nichols 2. Vendor's name Silvius Thomas Reiher
 Occupation Address 412 Elgar Road.,
 Private Address Dublin Road., BOX HILL
RINGWOOD EAST.

3. (a) Reference to title deed. Vol. 5821 Fol. 1164085 No. Book
 (b) Location of property Heathmont Road Ringwood
 (c) Brief description of property (e.g., agricultural land, vacant land, house, flats, shop, factory, &c.)
Building allotment

4. (a) Explain why you wish to buy this land and the use to which you will apply it.

For purpose of erecting a home for my own use.

- (b) If the land is to be used for farming purposes, &c. *no.*
 (i) Do you intend to work it yourself as your main occupation?
 (ii) What experience have you had as a primary producer?

5. (a) Is there a house or other building on the property? No
 (b) Do you intend to occupy it immediately after purchase?
 (c) Is the building vacant now?
 (d) If the building is not vacant and you intend to occupy it immediately, the following information *must* be supplied:—
 (i) Name of occupant—
 (ii) Terms and conditions of present tenancy or occupancy—
 (iii) Can immediate vacant possession be obtained? if the answer is "Yes," a written undertaking from the tenant to vacate must be attached.
 (iv) The reason you wish to leave your present address.

6. Total purchase price Sixty pounds. £ 60. 0. 0.

Amounts included in purchase price for:—

(a) Furniture £
 (b) Live stock £
 (c) Plant £
 (d) Fixtures and fittings £

Purchase price for land and improvements only £

NOTE : A separate valuation of items (a), (b), (c), and (d) must be provided

7. Has any contract or transaction dependent on or in any way contingent upon the approval of this transaction been entered into? If so, give particulars.

No

NOTE: Regulation 21 (b) of the Economic Organization Regulations reads as follows:—

“A person shall not enter into any transaction, or make any contract or arrangement, whether orally or in writing, for the purpose of, or which has the effect of, in any way, whether directly or indirectly, defeating, evading or avoiding, or preventing the operation of Part III. or Part IV. of these Regulations in any respect.

8. (a) Do you and your wife (or husband) own any other property? *Yes* (You must answer yes or no.)

(b) If so, state date of purchase, location, use to which property is put, value, and purchase price of each property owned by you and your wife (or husband).

15/6/46. Lot 12, Stephens St, Buewood

value and purchase price — £50.

The land is owned by my husband.

not put to any use.

NOTE: If necessary, attach a list thereof to this application.

9. Will the whole of the purchase price be paid in cash immediately without recourse to borrowing? *no.*
If not, how much of the purchase price will be provided by:— *but no borrowing necessary*

- (a) ~~a new mortgage?~~
- (b) ~~taking over an existing mortgage?~~
- (c) ~~bank overdraft?~~
- (d) balance remaining under contract of sale?

10. If it is desired to arrange a mortgage in connexion with the purchase or to continue an existing mortgage, the following particulars should be supplied:—

- (a) Amount of mortgage—
- (b) Name of mortgagee—
- (c) Rate of interest—
- (d) Period of mortgage and date of maturity—
- (e) Terms of repayment—

NOTE: If the application in its present form is approved, consent will be endorsed on the mortgage on presentation to the Delegate of the Treasurer.

DECLARATION BY APPLICANT.

I, Selina Jocelyn Nichols of Dublin Road., RINGWOOD EAST.

in the State of Victoria being desirous of purchasing the land referred to in this form declare that the foregoing statements are true and correct in every particular.

Dated at Ringwood this 12th day of September, 1947.

Signature S. J. Nichols

NOTE.—This application must be accompanied by the Vendor's Form, Valuer's Certificate, and the ORIGINAL Contract of Sale signed by the VENDOR.

NATIONAL SECURITY (ECONOMIC ORGANIZATION) REGULATIONS.

SALE OF LAND OTHER THAN LAND USED FOR AGRICULTURAL, PASTORAL
OR LIKE PURPOSES.**CERTIFICATE OF VALUATION**

The Delegate of the Treasurer, Melbourne. C.I.
I, Charles E. Carter of Main Street., RINGWOOD
beg to inform you that on 9th Sept. 1947 I inspected the property described below, and after careful investigation and verification of all relevant facts, I estimate that the property would have realised (words and figures) Sixty pounds. - - - - - (£ 60. 0. 0.)
if offered for sale on 10th February, 1942, and that this is a fair and reasonable value as at that date.

The following details are, to the best of my knowledge and belief, true and correct, and I certify that I was in no way connected with the sale of the property, nor will I benefit by reason of the sale. I further certify that the property is situated in an area for which I have been approved. My Certificate number is 340

Dated this 10th day of September, 1947.

Signature

1. Vendor's Name Selvius Thomas Raiher Purchaser's Name Selina Jocelyn Nichols
2. (a) Suburb, Municipality or Shire Ringwood
(b) Name of Estate or Subdivision Grand Central Estate
(c) Street and No. Great Ryrie St & Heathmont Rd Lot No. 33
(d) Deposited Plan or Lodged Plan No. 10917
(e) Reference to Title Vol. 5821 Folio 1164085 Book Number
(f) Frontage Depth Area as per plan
(If land is irregular in shape, or a number of allotments are sold, please attach a plan.)
3. State if Freehold or Leasehold. freehold.
4. Description of improvements— freehold.
- (A full description and outline ground plan giving dimensions (and showing verandahs) of the main buildings is to be attached.)
- (a) Nature of building Vacant land
(b) Number of rooms Number of floors
(c) Materials used in construction of—
Walls Roof Ceilings
(d) State of repair of building
(e) Amount allowed for depreciation and obsolescence.....
(f) Number of squares
(g) Estimated depreciated value of buildings existing at 10th February, 1942 £.....
(h) Value of additions or repairs effected since 10/2/42 £.....
5. Approximate age of buildings If erected within the past five years give (a) date of completion
(b) Cost £..... (c) Replacement cost, (new) at 10/2/42 £.....
6. Valuer General's or Local Authority's value. Date Unimproved value £ 60 Improved value £.....
Other valuations of subject property made within the past 5 years: (Give details of area if different from area in paragraph 2 (f).)
Valuer Date Valuation £.....
Purpose of valuation none
Inquiries should be made to ascertain what valuations have been made.
7. Has property been sold within the past five years no
If so, give date Price Valuer *
* If sold since 10th February, 1942.
8. Has property been altered since date of sale indicated in Item 7
If so, give date Cost Nature of alteration
- N.B.—The valuer may be required to substantiate details of costs given—he should therefore make full inquiries.
9. To what use is the property put Vacant land

NOTE.—In the case of investment properties, full details of the valuer's estimate of annual income and of his estimate of average annual allowances for outgoings must be supplied on a separate sheet. Show the amount allowed for each outgoing and the amount allowed for vacancies. Also show actual rentals received and outgoings.

10. Lessee and Tenancies: Give details of all leases affecting the property, including term and commencing date, rental and particulars of lessee's and tenants' obligations.

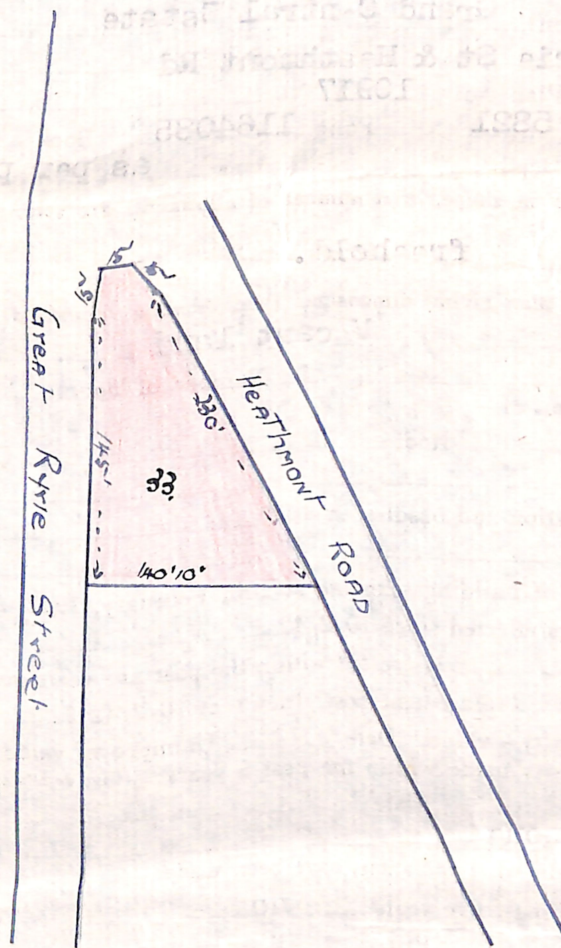
11. General Remarks, including any descriptive particulars not given above or any features affecting the market value of the property as at 10th February, 1942 (e.g., condition of roads, services available or connected, etc.).

Situated $\frac{1}{2}$ mile from the Ringwood Railway Station and State School.

Roads not made, water and electric light available.

(If land is vacant, state purpose for which suitable as at 10/2/42.)

12. Details of valuation--



NOTE.—Full details of the basis of valuation must be given under this heading. Comparable sales, which should be about or prior to 10th February, 1942, should be quoted and reconciled with the valuation.

13. Summary of valuation as at 10th February, 1942:—

Land	feet at £	60,000	per foot	..	..	..	..	..	£	60.	0.	0.
Value of improvements to the land	..	..	..	..	..	..	..	..	£	..	..	..
Estimated market value of property at 10/2/42	..	..	..	..	..	..	..	..	£	60.	0.	0.
Furniture and Plant (details to be attached)	..	..	..	..	..	..	..	..	£	..	..	..
Estimated total value of property sold as at 10/2/42	..	..	..	..	..	..	..	..	£	60.	0.	0.

Signature

IF SPACE IS INSUFFICIENT TO GIVE FULL FACTS IN RELATION TO ANY ITEM, ATTACH SEPARATE SHEETS, INDICATING ON EACH SHEET THE NUMBER OF THE RELEVANT PARAGRAPH.