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REIV Member

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CARTER

▪ Estate Agents ▪ Auctioneers ▪ Valuers ▪ Property Managers

EXPERIENCE ABILITY INTEGRITY

Directors:

Richard Carter BEc FREI FAPI
Licensed Estate Agent

William Lyall B.Bus (Prop)
Licensed Estate Agent

Neil Rhodes Adv Dip Bus (Acct)
Licensed Estate Agent

Kathleen Carter

Dated	(23) July 1946	
Parties	Frances Margreta McDONALD Alexander BROWN	Vendor Purchaser
Price	£99	
Property	Lots 66, 67 & 68 Plan of Subdivision 2427 Part of Crown Allotment 22 Parish of Ringwood Certificate of Title Volume 6357 Folio 1271305	
Deposit	£5 Residue within 14 days of government consent for sale	
Agent	C E Carter	
Comment	Sundry correspondence re sending contracts, receipt of government consent Receipt for deposit "Requisitions on title" (information sheet re documents etc. necessary to obtain government consent)	



**THE REAL ESTATE AND STOCK
INSTITUTE OF VICTORIA**

CONTRACT OF SALE

(COPYRIGHT)

Vendor: **MRS. F. M. MCDONALD**

Purchaser: **MR. A. BROWN**

Property: **Oban Road, Ringwood.**

Date **July, 1946**

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) lots 66,67 and 68 on Plan of Subdivision No. 2427 lodged in the Office of Titles and being part of Crown Allotment 22 Parish of Ringwood County of Mornington and being the land described in Certificate of Title Volume 6257 Folio 1271305. Having a frontage of 92 feet to Open Road by a depth of 130 feet.

(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.....2427..... 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)

(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) NINETY NINE POUNDS.

£9. 0. 0.

and the Purchaser shall pay to the Auctioneer or Vendor's agent on account thereof a deposit in cash of £ 5. 0. 0. of which the sum of £ 5. 0. 0. shall be paid on the signing hereof and the sum of £ ~~XXXXXXXXXX~~ within ~~XXXXXXXXXX~~ days from the signing hereof and shall pay the residue of the purchase money (g) within 14 days of receiving the Government consent to the sale.

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

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

Charles Ernest Carter
Main Street, RINGWOOD.

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

(h) See notes
and (c) above.

(b)

(h) Name(s) in full **Frances Margreta Mc Donald**

Address(es)

Odan Road., RINGWOOD.

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

Alexander Brown

Address(es)

6 Loch Street., K E W.

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 fulfil 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
and (c) above.

(b)

(i) Name in full

Address

Description

DATED this

23rd

day of

July,

19 46.

C. E. Carter Agent(s) for Vendor(s)

A. Brown Purchaser(s)

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

CONFIRMED

F. M. McDonald

VENDOR(S)

(j) See notes
and (c) above.

(b)

(k) RECEIVED from the abovementioned Purchaser(s) the sum of £ 5. 0. 0.
being the deposit aforementioned.

as per receipt given
C.E.C.

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

DUTY
STAMP.

£2 or over, 2d.
£25 or over, 3d.

**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.

Mr. McBrown
C. E. Carter

Estate and Insurance Agent

Auctioneer & Sworn Valuator

Sent Contract to Madden & Candy

Phone 24

MAIN STREET,

RINGWOOD

July 13 194*6*

Received

(subject to the Owner's approval to the Sale) from

Mr. *Alexander Brown*

of *6 Lock St. New*

£ *5 0 0*

as a Preliminary Deposit on the Sale of *66-67-68 on Plainfield*

No 2427 Part of Town Allotment 22 Parish of Pyrm

Vol 6357 Fol 1271305

Purchase money

99

and I agree to make a further payment of £ _____ within _____ days

from this date. And I the said *A Brown* hereby

acknowledge that (subject as aforesaid) I have this day purchased the said property under the conditions of Table A of the Transfer of Land Act 1928 for the said sum of £ *99 0 0*

and I agree to make the said further payment as aforesaid and also to sign when required so to do a formal Contract of Sale and purchase containing the same or the like conditions as are now produced to and inspected by me.

Terms *3 days Balan with 14 days after*
sound cons with sale

Stamp

Agent for the Owner

Purchaser

19th July,

6.

Messrs. Madden & Candy,
Solicitors,
443 Little Collins Street.,
MELBOURNE. C 1.

Dear Sirs,

Re Sale Mc Donald to Brown.

As requested by Mr. Brown, I am enclosing h
-with Contract of Sale together with form 7 for your perus

I would be glad if you will have Mr. Brown
sign where marked and return to me, so that I can get
the Vendor's signature for contracts.

Yours faithfully,

Encl.

.....;

MADDEN & CANDY
SOLICITORS, &C.

CYRIL R. CANDY
NORMA C. CANDY
CEDRIC R. CANDY

—MU7515

TELEPHONE NO. M 2515 (2 LINES)

—CC:LE

AND AT
113 LOWER HIGH STREET, NORTHCOTE

3RD FLOOR, STALBRIDGE CHAMBERS,

443 LITTLE COLLINS STREET,

MELBOURNE, C.I. 24th. July, 1946

Mr. C. E. Carter Esq.,
Estate Agent,
Main Street,
RINGWOOD.

Dear Sir,

re Brown from McDonald.

Further to your letter of 19th. instant we now return Contract of Sale (in duplicate) together with Form 7 completed by Mr. Brown. Please return to us a copy signed by the Vendor. We presume you will make the application - to the Delegate of the Treasurer.

You might ask the Delegate of the Treasurer to expedite it as Mr. Brown has been asked to leave his present residence and wants to commence building as soon as possible.

Yours faithfully,

Enc. 2.

Madden & Candy

25th July,

G.

Mrs. F. M. Mc Donald
Oban Road,
RINGWOOD.

Dear Madam,

Re sale to Brown.

Enclosed please find Contract of Sale
(in triplicate) together with form 5 for your signature.

Please sign the Contracts where marked,
fill in questions on form and sign on the back thereof.

I shall be glad to receive these papers
at your earliest.

Yours faithfully,

Encl.

1.....

16th August,

6.

Messrs. Madden, & Candy,
Solicitors,
443 Little Collins Street.,
MELBOURNE. C.1.

Dear Sirs,

Re sale Mc Donald to Brown.

I have pleasure in informing you that the
Delegate of the Treasurer has given his consent to the
sale.

Enclosed herewith is the purchaser's part
of the Contract of Sale as requested.

I have notified Mr. Brown of the consent.

Yours faithfully,

Encls.

.....

16th August,

6.

Mr. A. Brown
6 Loch Street.,
K E W.

Dear Sir,

Re Sale from Mrs. Mc Donald.

I have pleasure in informing you that the
Delegate of the Treasurer has given his consent to the
sale of lots 66, 67 & 68 to you.

~~Enclosed herewith is your copy of the
Contract of Sale.~~

Contract sent to Badden & Candy, Sol.
Yours faithfully,

Encls.

.....

MADDEN & CANDY
SOLICITORS, &C.

CYRIL R. CANDY
NORMA C. CANDY
CEDRIC R. CANDY

MU7515

TELEPHONE NO. M-2515 (2 LINES)

CC:LE

AND AT

113 LOWER HIGH STREET, NORTHCOLE

3RD FLOOR, STALBRIDGE CHAMBERS,

443 LITTLE COLLINS STREET,

MELBOURNE, C.I. 19th. August, 1946

Mrs. F.M. McDonald,
Oban Road,
RINGWOOD.

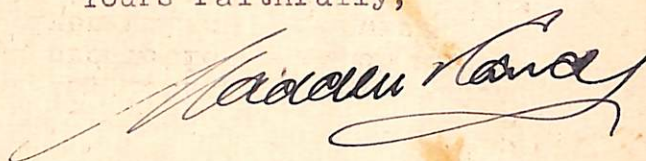
Dear Mrs. McDonald,

re A. Brown from You.

As the consent of the Delegate of the
Treasurer has been received we now enclose herewith requisitions
on Title. We will communicate with you when we are ready
to settle.

Yours faithfully,

Enc.1.



REQUISITIONS ON TITLE

re A. Brown from Mrs. F.M. McDonald.

1. At settlement the Purchaser will require for the property sold an unencumbered Certificate of Title in the Vendors' name agreeing with occupation and production of a registerable transfer to the Purchaser. Production of the duplicate Certificate of Title is required.
2. Is there in existence a survey of the property? If so it must be produced for inspection. Has the Vendor any knowledge of any discrepancies between the actual measurements and the position of the property and title measurements. If any survey discrepancy exists the Purchaser will require payment of compensation and/or the necessary amendments made to the Certificate of Title.
3. Are there any judgements, liens, encumbrances, easements, rights acquired by adverse possession or user agreements or other charges affecting the whole or any part of the land which are not disclosed by a search of the original Certificate of Title? If so, they must be discharged by the Vendor prior to settlement.
4. Have any orders or notices, except the usual rate notices, been made served or given in respect of the property sold by the local municipal authority, the Housing Commission, the Health Department or any Municipal, Statutory or Government authority or under the Fences Act or any other Act of Parliament by law or regulation, or have any orders or applications been made under the Fair Rents Acts or Regulations, the Farmers Debts Adjustment Act or any other Act or Regulation in respect of the property? If so, full particulars are required and the notices or orders complied with before settlement.
5. All requirements of the Land Tax Acts (State and Federal) in respect of the property must be complied with and all other rates, taxes, interest and assessments and other outgoings whatsoever affecting the same must be paid up to the date of settlement and receipts therefor produced for our inspection.
6. Is the property the subject of a charge under the provisions of the Federal Gifts Duty Assessment Act 1941 or the Federal Estate Duty Assessment Act 1914-28 or any amendments thereto. If so, such charge must be released prior to settlement. N/C.
7. Who is in possession of the whole or any part of the property sold and on what terms? Full particulars of any leases or agreements affecting the property are required and production of such as are in writing. Vacant possession must be given unless otherwise agreed in writing between the parties to this sale.
8. If the property is insured full particulars are required. N/C
9. The purchaser requires to be placed in possession of the property in the terms of the contract of sale. —
10. Has the property been previously sold under a Contract of Sale under which there purports to have been a subsequent cancellation, rescission or resale? If so, proof is required that there are not any existing rights in any persons or person under such Contract of Sale.