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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:	August 1943
Parties:	Vendor: Archibold Saunders Purchaser: Arabella & Ernest Brooke Goodall
Price:	£85
Property:	Lot __ on Plan of Subdivision No. 2216 Part of Crown Allotment 17B Parish of Ringwood County of Mornington Volume ____ Folio _____
Terms:	£50 deposit Balance within 30 days
Agent:	C.E. Carter

DATED August 19 43

C.E. Carter.

Agent(s) for the Vendor(s)

Archibold Saunders.

to

Arabella Goodall.
Ernest Brooke Goodall.

Purchaser(s)

1936

Copyright Particulars Conditions and Contract of Sale.

Published by

THE REAL ESTATE AND STOCK INSTITUTE OF VICTORIA

2nd Floor, 60 Market Street, Melbourne.

F. J. Hilton & Co. Pty. Ltd., Gurners Lane, Melbourne.

PLAN OF LAND

The Real Estate and Stock Institute of Victoria has approved for general use by its members of this form of Contract of Sale.

The Real Estate and Stock Institute of Victoria

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PARTICULARS, CONDITIONS AND CONTRACT OF SALE OF FREEHOLD PROPERTY

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 on Plan of Subdivision No. 2216, Lodged in Office of Titles, being part of Crown Allotment 17B, Parish of Ringwood, County of Mornington and being the land described in Certificate of Title Volume Folio.

(b) and (c) complete to comply with the requirements of Real Estate Agents Acts. If land sold for residential or retail commercial purposes or suitable and or intended to be sold for such purposes and no building suitable for human occupation is erected thereon. 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)

(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) Eightyfive Pounds £ 85.-.-

and the Purchaser shall pay to the Auctioneer or Vendor's agent on account thereof a deposit in cash of £50-.- of which the sum of £50.-.- shall be paid on the signing hereof and the sum of £ ---- within ---- days from the signing hereof and shall pay the residue of the purchase money (g) within 30 days.

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

2. The "1936 COPYRIGHT CONDITIONS OF SALE" and the Special Conditions endorsed hereon or attached hereto shall form part of this Contract.

CONTRACT

We the undersigned C. E. Carter, Main Street, Ringwood.

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

(h) Complete to comply with requirements of Real Estate Agents Act 1980.

(h) Name(s) in full Archibold Saunders.

Address(es) Boronia Road, Wantirna.

Description(s) Poultry Farmer.

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

Name(s) in full Arabella Goodall.
Ernest Brooke Goodall.

Address(es) Bedford Road, Ringwood.

Description(s) Painter.

(i) Price in words.

for the sum of (i) Eightyfive Pounds.

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 or sum above 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

(j) Completion of this clause only necessary if land is offered for sale as suitable or intended wholly or mainly for residential or retail commercial trade purposes but on which no building suitable for human occupation is erected.

(j) Name in full

Address

Description

DATED this day of 19

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

Ernest B Goodall. Arabella Goodall ..... Purchaser(s)

(k) A witness is necessary only if the land is offered for sale as suitable or intended wholly or mainly for residential or retail commercial trade purposes but on which no building suitable for human occupation is erected.

Robert David ..... Witness to Purchasers execution of this Contract (k)

CONFIRMED .... VENDOR(S)

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

DUTY STAMP
£2 or over, 2d.
£25 or over, 3d.

(a) *Date of possession* (if sold on terms. *Add* on payment of the deposit) *if for cash.* On payment in full of the purchase price. Other special conditions (if any), e.g.:
(1) If Crown Leasehold sold on Freehold basis.
(2) If Purchaser takes over amount owing in respect of road or footpath constructions and/or house connections.
(3) Necessary consents of Mortgagee, Lessee, etc., if required.
(4) If sold subject to finance or other Special Conditions.

SPECIAL CONDITIONS.

1. 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 Vendors title and payment of (a)

2. 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 negativing 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.

SPECIAL CONDITIONS—continued.

3. THE Purchaser warrants that she 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 1939-40 or whose purchase of land is, by the said Regulations, subject to the consent in writing of the Attorney-General and further warrants that she 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.

4. The Purchaser and Vendor shall both forthwith apply to the Commonwealth Sub-Treasury Melbourne for its consent to this sale and if such consent shall not be given then this Contract shall be null and void and all money paid by the Purchaser herein shall be repaid to her without any deductions.

5. ALL rates taxes and other outgoings shall be apportioned between the Vendor and Purchaser up to the date of sale.

6. The Purchaser has the option of paying off any amounts above the instalments on any quarter day.

7. The Vendor sells as executor of the Estate of John Richard Saunders, Deceased.

THE 1936 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 stake-holder; 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 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 of making one bid either personally or by an Agent or of withdrawing the property from sale.

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

Form 5.

NATIONAL SECURITY (ECONOMIC ORGANISATION) 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 Archibold Saunders 2. Purchaser's Name Arabella Goodall. Ernest Brooke Goodall.

Address Boronia Road, Wantirna. Address Bedford Road, Ringwood.

---

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

Street and Number Pitt St. Sec. Lot No.

Deposited Plan or Lodged Plan No 2216

Reference to Title. Vol. Fol. Number Book

Frontage Depth Area

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

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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.

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

To close deceased estate.

---

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? £85.-.- Cash

---

7. When was the property last sold?

Vendor's name Date of Sale Price

---

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

	Valuer-General	*Municipality or Shire*	*Federal Land Tax*	*State Land Tax*
Date of Valuation				
Improved Value				
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. State amounts on which War Damage Contributions and Fire Insurance Premiums are paid.

Description of Building.	*Fire Insurance Valuation.*	*War Damage Valuation.*

11. 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, etc. *(Include any vacancies)*	Actual Rental at 10/2/1942.		£
		Municipal Rates	
		Water and Sewerage Rates	
		Federal Land Tax	
		State Land Tax	
		Insurances	
		War Damage Contribution	
		Repairs	
		Lift Maintenance	
		Wages—Cleaners, etc.	
		Electricity and Gas	
		Agent's Commission	
		Other Outgoings	
		Total Outgoings	£
		SUMMARY	£
		Annual Income—	
		Occupied Space	
		Vacant Space	
		Total Income	
		Annual Outgoings	
Total Income	£	Net Annual Rent	£

CERTIFICATE OF VENDOR

I, ... of .....

in the State of ..... declare that the foregoing statements are true and correct in every particular, and that the full selling price of the Land is ..... pounds (£).

Dated this day of 194 .

Signature .....

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.

W.L.—25. Wilke and Co. Pty. Ltd., Printers, 435 Little Collins St., and Jeffcott St., Melbourne. F 9011.