

The Standard Form Contract for Sale of Real Estate in Tasmania (2025) as approved for use by the Law Society of Tasmania and the Real Estate Institute of Tasmania is made up of two parts:

1. these agreed variables and non-standard clauses, known as "the Particulars of Sale (2025)"; and
2. the standard clauses known as "the Standard Conditions of Sale (2025)".

The Standard Conditions of Sale are adopted as part of the Contract by signature of the Particulars of Sale.

The parties may add special clauses in the Particulars of Sale, for instance to make their agreement subject to finance, sale, inspection, or other issues.

The Particulars of Sale may vary the Standard Form Contract. The Particulars of Sale have priority if there is any inconsistency with the Standard Conditions of Sale.

The drafting of the Particulars of Sale should make evident changes to the provisions of the Standard Form Contract.

Words defined in the Particulars of Sale have that meaning when used in the Standard Conditions of Sale.

WORDS	DEFINITION
Contract Date	The _____ day of _____ 2025
Vendor <i>(The seller of the Property)</i>	Name: Loreto Community Housing Ltd ABN: 23 154 824 969 Address: 35 Tower Road Suburb: New Town State: TAS Postcode: 7030
Vendor's Solicitor or Conveyancer	Firm: Page Seager Person: Jess Rowbottom Email: jrowbottom@pageseager.com.au
Purchaser <i>(The buyer of the Property)</i>	Name: _____ ABN: _____ Address: _____ Suburb _____ State: _____ Postcode: _____ Email _____ Phone: _____ Name: _____ ABN: _____ Address: _____ Suburb _____ State: _____ Postcode: _____ Email _____ Phone: _____
Purchaser's Solicitor or Conveyancer	Firm: _____ Person: _____ Email: _____
Property <i>(If part only, accurately describe part)</i>	The Vendor's property at: Street: Part of 105 Fisher Drive (205 Lamprill Circle) Suburb Herdsmans Cove State: TAS Postcode: 7030 Property Identifier Number: Part of PID 5042736 As described by Title Reference(s): Volume 187266 Folio 29
Chattels <i>(List the Chattels included in this sale or attach annexure)</i>	Oven, hot plates, rangehood, blinds, fixed floor coverings and electric light fittings.

Vendor Initials _____
Witness Initials _____
Purchaser Initials _____
Witness Initials _____

Sale Price <i>(See Standard Condition 2)</i>	\$ _____
Deposit <i>(See Standard Condition 2)</i>	\$ _____
Deposit Holder <i>(See Standard Condition 2)</i>	4one4 Real Estate Sales Trust Account Bank: ANZ Bank Hobart BSB: 017-010 ACC: 4758 760305
Deposit Payment Time <i>(See Standard Condition 2)</i>	Either <input type="checkbox"/> On the Contract Date or <input checked="" type="checkbox"/> Other date – <i>(specify)</i> : within 3 business days of the Contract Date
GST Treatment <i>(See Standard Condition 11)</i>	Mark a box to indicate the GST Treatment. Either <input type="checkbox"/> The sale is not a taxable supply or <input checked="" type="checkbox"/> The Margin Scheme applies and the Sale Price includes GST or <input type="checkbox"/> The GST-free Going Concern concession applies and/or <input type="checkbox"/> The GST-free Farm Land concession applies and/or <i>If the treatment above does not apply:</i> <input type="checkbox"/> The Sale Price includes GST or <input type="checkbox"/> The Sale Price is plus GST
GST Withholding Treatment <i>(See Standard Condition 11)</i>	Mark a box to indicate the GST Withholding Treatment. Either GST Withholding not required because: <input type="checkbox"/> The sale is not a taxable supply, or <input type="checkbox"/> The sale is GST-free, or <input type="checkbox"/> The sale is not of new residential premises or potential residential land, or <input type="checkbox"/> The Property is potential residential land and the Purchaser is acquiring with a creditable purpose or GST withholding is required and the sale is: <input checked="" type="checkbox"/> wholly subject to GST withholding, or <input type="checkbox"/> only partly subject to GST withholding
Completion Date <i>(See Standard Condition 3)</i>	Either <input type="checkbox"/> The _____ day of _____ 20_____ or <input checked="" type="checkbox"/> Another date <i>(specify)</i> : within 21 days of confirmation of all special clauses
Availability	On the Completion Date, the Vendor must make available to the Purchaser: Either <input checked="" type="checkbox"/> Vacant possession of the Property or <input type="checkbox"/> The right to receive rents and profits of the Property. A copy of the lease(s) is attached or <input type="checkbox"/> Other <i>(specify)</i> :
Purchaser's Required Purpose <i>(See Standard Condition 5)</i>	Either <input type="checkbox"/> The Purchaser's Required Purpose termination right does not apply or The Purchaser may terminate this Contract and be refunded the Deposit (if paid) if there are any legal restrictions burdening the Property that may hinder or prevent the Purchaser from using the Property for the purpose of:

Vendor	Witness	Purchaser	Witness
Initials _____	Initials _____	Initials _____	Initials _____

The Particulars of Sale (2025)

	<input type="checkbox"/> Vacant residential land, or <input checked="" type="checkbox"/> Residential dwelling, or <input type="checkbox"/> Other (<i>specify</i>):
Vendor Warranty <i>(See Standard Condition 10)</i>	The Standard Condition 10 exclusion of warranties applies: Either <input checked="" type="checkbox"/> Without qualification – the Property is sold “as is/where is” <input type="checkbox"/> Subject to any Additional Special Clause, the Vendor warrants that, as far as the Vendor is aware* or ought to have been aware, there are no outstanding completion certificates or occupancy permits required for existing buildings, statutory orders or permit conditions on the Property. *The Vendor is deemed to be aware if they performed, were responsible for or caused to be performed the relevant work. or <input type="checkbox"/> The Vendor warrants that to the best of the Vendor’s knowledge the attached statement is accurate
Neighbourhood Disputes About Plants Act 2017 (Tas)	Is the Vendor aware of an application or order under the <i>Neighbourhood Disputes About Plants Act 2017</i> (Tas) been made in relation to the Property: Either <input type="checkbox"/> Yes - a copy of the application and any additional information filed with the relevant tribunal or the order is attached or <input checked="" type="checkbox"/> No
Strata Titles Act 1998 (Tas)	Is the Property subject to a strata scheme under the <i>Strata Titles Act 1998</i> (Tas)? Either <input type="checkbox"/> Yes <i>Note: If the Property is subject to a strata scheme, Purchasers should familiarise themselves with the scheme, including its levies, insurance coverage and financial position and the requirements of the Act. A guide to strata schemes is available at: https://nre.tas.gov.au/Documents/strata.pdf</i> or <input checked="" type="checkbox"/> No If the above selection is incorrect, then the Purchaser may terminate this Contract by notice to the Vendor given within seven (7) days after the Contract Date, and the Purchaser will be entitled to any deposit paid but neither party will be otherwise entitled to any compensation.
Cooling Off <i>(See Standard Condition 21)</i>	The cooling off provision of three (3) Business Days: Either <input type="checkbox"/> Applies or <input checked="" type="checkbox"/> Does not apply If no selection is made, the cooling off provision does not apply.

SPECIAL CLAUSES

Use Special Clauses to alter the Standard Conditions of Sale.

Finance Clause	<i>If this Contract is subject to finance, complete all relevant details below. All relevant details must be completed for the following clause to apply. The Purchaser is the party benefited by this condition precedent.</i>
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It is a condition precedent to the Purchaser’s obligation to complete this Contract, that within the Finance Period, the Financier approves a loan of the Finance Amount, on terms acceptable to the Purchaser acting reasonably.

Vendor Initials _____	Witness Initials _____	Purchaser Initials _____	Witness Initials _____
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Finance Amount	(Insert amount) \$ _____
Financier	(Insert name) _____
Finance Period	(Complete) Until the _____ day of _____ 20 _____ or (Insert number) _____ days from the Contract Date or _____

Subject to Sale Clause	<i>If this Contract is subject to the signing and/or settlement of the sale of the Purchaser's Property, complete all relevant details below. All relevant details must be completed for the following clause to apply. The Purchaser is the party benefited by these conditions precedent.</i>
Purchaser's Property	(Insert address) _____ _____ Suburb _____ State _____ Postcode _____

- **Subject to Contract:** It is a condition precedent to the Purchaser's obligation to complete this Contract, that within the nominated Contract Selling Period, the Purchaser obtains a contract for the sale of the Purchaser's Property that is free of any unsatisfied condition precedent. The Purchaser must offer the Purchaser's Property for sale for no more than the Maximum Asking Price.

Contract Selling Period	Either <input type="checkbox"/> Not applicable Or By the _____ day of _____ 20 _____ or within _____ days from _____
Maximum Asking Price	(Insert amount) \$ _____

- **Subject to Completion:** It is a condition precedent to the Purchaser's obligation to complete this Contract, that a sale of the Purchaser's Property is completed on or before the nominated for Sale Settlement Deadline.

Sale Settlement Deadline	Either <input type="checkbox"/> Not applicable Or The _____ day of _____ 20 _____ or within _____ days from _____
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Inspection Clause	<i>If this Contract is subject to a building inspection. All relevant details must be completed for the following clause to apply.</i>
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The Purchaser may have reasonable access to the Property during the Building Inspection Period to inspect buildings and other improvements on the property personally or by agents, at the Purchaser's cost.

If, strictly within the Building Inspection Period, the Purchaser serves on the Vendor:

- a copy of a report, by a building inspector holding professional indemnity cover for that work or a licenced Building Services Provider under the *Occupational Licensing Act 2005* (Tas), both:
 - specifying one or more defects in buildings and other improvements on the Property; and
 - certifying that the defects are likely to cost more to remedy than the Defect Limit; and

Vendor Initials _____ Witness Initials _____ Purchaser Initials _____ Witness Initials _____

• notice that the Purchaser terminates this Contract in response to that report, then the parties' obligations under this Contract end and the Purchaser is entitled to a refund of the Deposit, but neither party is otherwise entitled to compensation.

Building Inspection Period	(Complete) Until the _____ day of _____ 20 _____ or (Insert number of days) _____ days from _____
Defect Limit	Either _____ per cent of the Sale Price or \$ _____

Shorter Period Clause	<i>If selected below the Vendor may shorten the period to satisfy Special Clauses.</i>
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The Vendor may, by notice in writing to the Purchaser, shorten to two (2) Business Days after the day on which that notice is given the period for satisfying:

Either	<input type="checkbox"/>	all of the special clauses to this Contract
or	<input type="checkbox"/>	the following special clauses:
or	<input checked="" type="checkbox"/>	the Shorter Period Clause does not apply

Additional Special Clauses are annexed ☒

(Complete if there are attachments) The attached annexure page(s) are part of this Contract.

Subject to these Particulars of Sale, the Standard Conditions of Sale:

- allow the Purchaser to terminate without penalty within a cooling off period; and
- provide for sale as is/where is, without promises about physical condition, permits or certificates.

Vendor Initials _____	Witness Initials _____	Purchaser Initials _____	Witness Initials _____
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By signature the parties confirm:

- they have read these Particulars of Sale and the Standard Conditions of Sale 2025,
- their intention to be bound by this Contract for the sale of real estate, and
- they had the opportunity to take necessary advice before signing the Particulars of Sale.
- the Standard Conditions of Sale 2025 form part of this contract

Executed by the Vendor

Executed by Loreto Community Housing Ltd (ACN 154 824)
969) pursuant to section 127 of the Corporations Act 2001 by: ()

.....
Director Signature

.....
Director Full Name (print)

.....
*Director/*Secretary Signature

.....
*Director/*Secretary Full Name (print)

(* please strike out inapplicable *if Sole Director/Secretary write 'Sole')

Purchaser Signature _____

in the presence of: *Witness Signature* _____
Name, Address, Occupation of Witness

Purchaser Signature _____

in the presence of: *Witness Signature* _____
Name, Address, Occupation of Witness

Agent Commission Other Charges _____ Deposit held: _____ Certified true copy by _____

Additional Special Clauses

1 Transfer from Homes Tasmania

1.1 The Vendor's obligation to complete this Contract is subject to:

- (a) the Vendor entering into an Agreement with Homes Tasmania transferring the Title forming the Property to the Vendor within 60 days of the Contract Date; and
- (b) the Transfer from Homes Tasmania to the Vendor being registered at the Land Titles Office so that the Vendor is the registered proprietor of the Property within 60 days of confirmation of clause (a) above.

1.2 If the Transfer has not registered and the Vendor has not become the registered proprietor of the Property within the time specified in Additional Special Clause 1.1(b), the Vendor may extend the time for the Transfer to be registered for a further thirty (30) days by giving notice in writing.

Vendor Initials _____ Witness Initials _____ Purchaser Initials _____ Witness Initials _____