



TIPS TO COMPLETE A

Contract of Sale

Here are some helpful tips on how to fill in a Contract of Sale. If you have any further questions, please don't hesitate to contact your Petrusma Property representative.

CONTRACT DATE

Please do not date your offer, this is done once the contract has been agreed by all parties.

NAME

Fill in your FULL name, including middle names.

SOLICITOR/CONVEYANCER

Fill in your Solicitor or Conveyancer details if you have one already.

SALE PRICE

Fill in the sale price in words and figures.

DEPOSIT

A standard deposit in Tasmania is usually 10% of the offer amount, however, this is not legally required and if 10% is not possible we recommend doing your best – keeping in mind that a strong deposit will help to strengthen your offer.

DEPOSIT PAYMENT TIME

The deposit is usually payable 'within 3 business days of the contract date'.

COMPLETION DATE

Fill in your ideal settlement date or the amount of days for settlement after the fulfilment of any special clauses. This would normally be between 30 – 90 days.

FINANCE CLAUSE

If a finance clause is needed, fill in the 'Finance Clause' with the amount or percentage that you are borrowing, the bank or broker you will be using and the amount of days you need to obtain approval. Generally if you have been pre-approved between 10 and 14 days from the contract date is satisfactory. Alternately, if you are yet to speak with your bank it may be best to put down 21 days to be safe, again keeping in mind that the less time required the stronger your offer will be.

SUBJECT TO SALE CLAUSE

If applicable, fill in the 'Subject to Sale Clause' to include your property address, the selling period (normally 60 days) and the maximum asking price that you are/will be marketing it for.

INSPECTION CLAUSE

If applicable, fill in the 'Inspection Clause' to include the amount of days for the building inspection to occur, generally 7 days is plenty of time. The 'defect limit' should reflect the condition of the property and the asking price - the higher the limit, the stronger your offer.

SIGNATURES

Please make sure you and a witness initial the bottom of each page of the contract and sign in full on the last page.

**Standard Form Contract
for Sale of Real Estate in Tasmania (2025)**
The Particulars of Sale (2025)

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 _____ 20_____
Vendor <i>(The seller of the Property)</i>	Name: T&W PROPERTY AUSTRALIA PTY LTD ABN: _____ Address: 76 WELLS PARADE Suburb: BLACKMANS BAY State: TAS Postcode: 7052 Email: _____ Phone: _____ Name: _____ ABN: _____ Address: _____ Suburb: _____ State: _____ Postcode: _____ Email: _____ Phone: _____
Vendor's Solicitor or Conveyancer	Firm: _____ Person: _____ Email: _____
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: _____

 Vendor
Initials _____

 Witness
Initials _____

 Purchaser
Initials _____

 Witness
Initials _____

INITIAL

**Standard Form Contract
 for Sale of Real Estate in Tasmania (2025)**
The Particulars of Sale (2025)

Property <i>(If part only, accurately describe part)</i>	The Vendor's property at: Street: <u>5 MONTRIVALE RISE</u> Suburb: <u>DYNNYRNE</u> State: <u>TAS</u> Postcode: <u>7005</u> Property Identifier Number: <u>3481233</u> As described by Title Reference(s): <u>171608/8</u>
Chattels <i>(List the Chattels included in this sale or attach annexure)</i>	LAND ONLY
Sale Price <i>(See Standard Condition 2)</i>	\$ _____
Deposit <i>(See Standard Condition 2)</i>	\$ _____
Deposit Holder <i>(See Standard Condition 2)</i>	<i>(Insert name of person or organisation that will hold the Deposit)</i> Petrusma Property Trust Account Bank Name: Commonwealth Bank of Australia BSB: 067 000 Account Number: 1045 4177
Deposit Payment Time <i>(See Standard Condition 2)</i>	Either ☐ On the Contract Date or ☒ Other date – (specify): Within 3-days of the Contract Date
GST Treatment <i>(See Standard Condition 11)</i>	Mark a box to indicate the GST Treatment. Either ☒ The sale is not a taxable supply or ☐ The Margin Scheme applies and the Sale Price includes GST or ☐ The GST-free Going Concern concession applies and/or ☐ The GST-free Farm Land concession applies and/or <i>If the treatment above does not apply:</i> ☐ The Sale Price includes GST or ☐ 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: ☒ The sale is not a taxable supply, or ☐ The sale is GST-free, or ☐ The sale is not of new residential premises or potential residential land, or ☐ The Property is potential residential land and the Purchaser is acquiring with a creditable purpose or GST withholding is required and the sale is: ☐ wholly subject to GST withholding, or ☐ only partly subject to GST withholding
Completion Date <i>(See Standard Condition 3)</i>	Either ☐ The _____ day of _____ 20____ or ☐ Another date (specify): _____

 Vendor
 Initials _____

 Witness
 Initials _____

 Purchaser
 Initials _____

 Witness
 Initials _____

INITIAL

**Standard Form Contract
 for Sale of Real Estate in Tasmania (2025)**
The Particulars of Sale (2025)

Availability	On the Completion Date, the Vendor must make available to the Purchaser: Either ☒ Vacant possession of the Property or ☐ The right to receive rents and profits of the Property. A copy of the lease(s) is attached or ☐ Other (<i>specify</i>):
Purchaser's Required Purpose (See Standard Condition 5)	Either ☐ 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: ☒ Vacant residential land, or ☐ Residential dwelling, or ☐ Other (<i>specify</i>):
Vendor Warranty (See Standard Condition 10)	The Standard Condition 10 exclusion of warranties applies: Either ☒ Without qualification – the Property is sold “as is/where is” ☐ 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 ☐ 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 ☐ Yes - a copy of the application and any additional information filed with the relevant tribunal or the order is attached or ☒ No
Strata Titles Act 1998 (Tas)	Is the Property subject to a strata scheme under the <i>Strata Titles Act 1998</i> (Tas)? Either ☐ 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 ☒ 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 (See Standard Condition 21)	The cooling off provision of three (3) Business Days: Either ☐ Applies or ☒ Does not apply If no selection is made, the cooling off provision does not apply.

Vendor
Initials _____Witness
Initials _____Purchaser
Initials _____Witness
Initials _____

INITIAL

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.

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 ☐ 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 ☐ Not applicable or The _____ day of _____ 20 _____ or within _____ days from _____
---------------------------------	---

 Vendor
 Initials _____

 Witness
 Initials _____

 Purchaser
 Initials _____

 Witness
 Initials _____

INITIAL

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
- 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 or	☐ all of the special clauses to this Contract
	☐ the following special clauses
or	☐ 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 _____

INITIAL

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

Vendor Signature

✗

SIGN
HERE

in the presence of: *Witness Signature* ✗

SIGN
HERE

Name, Address, Occupation of Witness

Vendor Signature

✗

SIGN
HERE

in the presence of: *Witness Signature* ✗

SIGN
HERE

Name, Address, Occupation of Witness

Purchaser Signature

✗

SIGN
HERE

in the presence of: *Witness Signature* ✗

SIGN
HERE

Name, Address, Occupation of Witness

Purchaser Signature

✗

SIGN
HERE

in the presence of: *Witness Signature* ✗

SIGN
HERE

Name, Address, Occupation of Witness

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

SEARCH OF TORRENS TITLE

VOLUME 171608	FOLIO 8
EDITION 4	DATE OF ISSUE 27-Oct-2021

SEARCH DATE : 28-Oct-2025

SEARCH TIME : 10.01 AM

DESCRIPTION OF LAND

City of HOBART

Lot 8 on Sealed Plan [171608](#)

Derivation : Part of 633 Acres Gtd. to Robert Lathrop

Prior CT [167721/8](#)

SCHEDULE 1

[M914643](#) TRANSFER to T&W PROPERTY AUSTRALIA PTY LTD
Registered 27-Oct-2021 at 12.01 PM

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

[SP171608](#) EASEMENTS in Schedule of Easements

[SP171608](#) COVENANTS in Schedule of Easements

[SP171608](#) FENCING PROVISION in Schedule of Easements

[SP167721](#) COVENANTS in Schedule of Easements

[SP167721](#) FENCING PROVISION in Schedule of Easements

[D128963](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
02-Jul-2014 at 12.02 PM

[E67478](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
28-Sep-2016 at noon

[E76520](#) AGREEMENT pursuant to Section 71 of the Land Use
Planning and Approvals Act 1993 Registered
11-Jan-2017 at noon

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OWNER IN-SITE MANAGEMENT TASMANIA PTY LTD. FOLIO REFERENCE CT167721/8, 12 & 13 GRANTEE PART OF 633 AC 6TD TO ROBERT LATHROP	PLAN OF SURVEY BY SURVEYOR TERENCE S CROMER 11/15 Gladstone St, Battery Point, 7004 PH 0419 353 414 e-mail: terry@cromersurveyors.com.au www.cromersurveyors.com.au LOCATION CITY OF HOBART SCALE 1: 500 LENGTHS IN METRES	Registered Number SP171608 APPROVED 28 NOV 2016 <i>Nice Kawa</i> Recorder of Titles																																																																		
MAPSHEET MUNICIPAL CODE No. 114 (5224)		LAST UPI No.																																																																		
LOTS 22 & 23 COMPILED FROM CT'S & THIS SURVEY																																																																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>LINE</th> <th>BEARING</th> <th>DISTANCE</th> </tr> </thead> <tbody> <tr><td>L1</td><td>79°01'30"</td><td>9.70</td></tr> <tr><td>L2</td><td>79°01'30"</td><td>22.34</td></tr> <tr><td>L3</td><td>75°56'40"</td><td>6.94</td></tr> <tr><td>L4</td><td>79°30'50"</td><td>4.18</td></tr> <tr><td>L5</td><td>61°01'30"</td><td>4.18</td></tr> <tr><td>L6</td><td>42°32'10"</td><td>4.18</td></tr> <tr><td>L7</td><td>43°54'</td><td>2.94</td></tr> <tr><td>L8</td><td>65°06'50"</td><td>2.94</td></tr> <tr><td>L9</td><td>75°43'20"</td><td>1.16</td></tr> <tr><td>L10</td><td>260°53'50"</td><td>11.89</td></tr> <tr><td>L11</td><td>257°57'</td><td>8.40</td></tr> <tr><td>L12</td><td>256°29'40"</td><td>11.56</td></tr> <tr><td>L13</td><td>257°51'30"</td><td>7.42</td></tr> <tr><td>L14</td><td>262°35'50"</td><td>8.47</td></tr> <tr><td>L15</td><td>269°41'10"</td><td>7.36</td></tr> <tr><td>L16</td><td>282°30'10"</td><td>4.12</td></tr> <tr><td>L17</td><td>300°38'30"</td><td>3.63</td></tr> <tr><td>L18</td><td>327°01'30"</td><td>3.19</td></tr> <tr><td>L19</td><td>352°33'50"</td><td>3.42</td></tr> <tr><td>L20</td><td>16°46'30"</td><td>4.68</td></tr> <tr><td>L21</td><td>30°54'20"</td><td>5.34</td></tr> </tbody> </table>	LINE	BEARING	DISTANCE	L1	79°01'30"	9.70	L2	79°01'30"	22.34	L3	75°56'40"	6.94	L4	79°30'50"	4.18	L5	61°01'30"	4.18	L6	42°32'10"	4.18	L7	43°54'	2.94	L8	65°06'50"	2.94	L9	75°43'20"	1.16	L10	260°53'50"	11.89	L11	257°57'	8.40	L12	256°29'40"	11.56	L13	257°51'30"	7.42	L14	262°35'50"	8.47	L15	269°41'10"	7.36	L16	282°30'10"	4.12	L17	300°38'30"	3.63	L18	327°01'30"	3.19	L19	352°33'50"	3.42	L20	16°46'30"	4.68	L21	30°54'20"	5.34	LOT 22 1.96Ha 1.961 ha LOT 23 1.64Ha 1.640 ha	
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ENLARGEMENT "X" 1: 500	ENLARGEMENT "Y" 1: 500																																																																			
<i>[Signature]</i> COUNCIL DELEGATE	DATE 24-10-2016																																																																			

SCHEDULE OF EASEMENTS	Registered Number 
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.
- (3) A right of Drainage over the Drainage Easements shown on the Plan in favour of the Hobart City Council and Tasmanian Water and Sewerage Corporation Pty Limited.

EASEMENTS

LOT 12 is

TOGETHER WITH a Type One Right of Carriageway over the Right of Way (Private) and Service Easement 'A' Variable Width shown passing through Lot 22 hereon.

TOGETHER WITH a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'A' Variable Width shown passing through Lot 22 hereon.

TOGETHER WITH a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'B' Variable Width Pipeline Easement 2.50 Wide shown passing through Lot 23 hereon.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Right of Way (Private) and Service Easement B Variable Width passing through Lot 23 hereon.

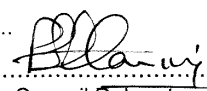
TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement B, Embankment Services Easement C shown on the plan.

TOGETHER WITH a Services Easement over the Embankment Services Easement 'B' ~~Variable Width~~ passing through Lot 23 hereon.

SUBJECT TO an Embankment Services Easement (as herein defined) over the Embankment Services Easement 'A' shown on the Plan hereon as appurtenant to Lots 9+10 and 13 on Sealed Plan 167721 and Lots 18, 22 and 23 hereon.

SUBJECT TO an Embankment Services Easement (as herein defined) over the Embankment Services Easement 'E' shown on the Plan hereon as appurtenant to Lots 18, 22 and 23 hereon, *and Lots 9+10*
Variable width on Sealed Plan 167721.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD (ACN 058 417 682) FOLIO REF: VOLUME 167721 FOLIOS 8, 12 and 13 SOLICITOR & REFERENCE: MURDOCH CLARKE (RJB:1501321:BC)	PLAN SEALED BY: HOBART CITY COUNCIL DATE: <i>24-10-2016</i> <i>907.15</i> REF NO.  Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 10 ⁹ PAGES	Registered Number SP 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

LOT 18 is

TOGETHER WITH a Type One Right of Carriageway over the Right of Way (Private) and Service Easement 'A' Variable Width as shown passing through Lot 22 hereon.

TOGETHER WITH a Type Two Right of Carriageway over the Right of Way (Private) and Service Easement 'B' Variable Width as shown passing through Lot 23 hereon.

That part of Lot 18 (formerly ^{comprised in} Lot 13 on Sealed Plan 167721) is TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement A, Embankment Services Easement C and Embankment Services Easement D shown on the plan.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement A, Embankment Services Easement B, Embankment Services Easement C and Embankment Services Easement D shown on the plan.

TOGETHER WITH a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'A' Variable Width, shown passing through Lot 22 hereon.

TOGETHER WITH a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'B' Variable Width, Pipeline Easement 2.50 Wide shown passing through Lot 23 hereon.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement E shown on the plan.

SUBJECT TO a Type Two Right of Carriageway over the Right of Way (Private) and Services Easement C Variable Width as appurtenant to Lots 9 and 10 on Sealed Plan 167721 and Lot 23 hereon.

SUBJECT TO a Right of Drainage over the Right of Way (Private) and Services Easement 'C' Variable Width shown passing through that Lot in favour of the Hobart City Council.

LOT 22 is

TOGETHER WITH a Type Two Right of Carriageway over the Right of Way (Private) and Service Easement 'B' Variable Width shown passing through Lot 23 hereon.

TOGETHER WITH a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'B' Variable Width, Pipeline Easement 2.50 Wide and Pipeline Easement Variable Width marked MNOPQ shown passing through Lot 23 hereon.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Service Easement A, Embankment Services Easement B, Embankment Services Easement C shown on the plan hereon.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement E shown on the plan.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 10 ⁹ PAGES	Registered Number SP 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

SUBJECT TO a Type One Right of Carriageway over the Right of Way (Private) and Service Easement 'A' Variable Width as shown hereon as appurtenant to Lots 9, 10 and ~~12~~ on Sealed Plan 167721 and Lots 12, 18 and 23 hereon.

SUBJECT TO a Service Easement (as herein defined) over the Right of Way (Private) and Services Easement 'A' Variable Width shown on the plan hereon as appurtenant to Lots 9, 10 and ~~12~~ on Sealed Plan 167721 and Lots 12, 18 and 23 hereon.

SUBJECT TO a Pipeline and Service Easement in gross (as herein defined) over the Right of Way (Private) and Services Easement 'A' Variable Width shown passing through that Lot in favour of Tasmanian Water and Sewerage Corporation Pty Limited.

SUBJECT TO a Right of Drainage over the Right of Way (Private) and Service Easement 'A' Variable Width shown passing through that Lot in favour of the Hobart City Council.

LOT 23 is

TOGETHER WITH a Type One Right of Carriageway over the Right of Way (Private) and Service Easement 'A' Variable Width shown passing through Lot 22 hereon.

TOGETHER WITH a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'A' Variable Width passing through Lot 22 hereon.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement A, Embankment Services Easement C and Embankment Services Easement D shown on the plan.

TOGETHER WITH an Embankment Services Easement (as herein defined) over the Embankment Services Easement E shown on the plan.

SUBJECT TO a Type Two Right of Carriageway over the Right of Way (Private) and Service Easement 'B' Variable Width shown on the Plan hereon as appurtenant to Lots ~~8~~, 9, 10 and ~~12~~ on Sealed Plan 167721 and Lots 18 and 22 hereon.

SUBJECT TO a Services Easement (as herein defined) over the Right of Way (Private) and Service Easement 'B' Variable Width, shown on the Plan hereon as appurtenant to Lots ~~8~~, 9, 10 and ~~12~~ on Sealed Plan 167721 and Lots 12, 18 and 22 hereon.

SUBJECT TO a Services Easement (as herein defined) over the Pipeline Easement 2.50 Wide and Pipeline Easement Variable Width marked MNOPQ shown on the Plan hereon as appurtenant to Lots 12, 18 and 22 hereon.

SUBJECT TO an Embankment Services Easement (as herein defined) over the Embankment Services Easement B shown on the Plan hereon as appurtenant to Lots ~~8~~, 9 and 10 on Sealed Plan 167721 and Lots 12, 18 and 22 hereon.


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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 4 OF 10 ⁹ PAGES	Registered Number SP 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

SUBJECT TO a Pipeline and Services Easement in gross (as herein defined) over the Pipeline Easement 2.50 wide and Pipeline Easement Variable Width marked MNOPQ passing through that Lot in favour of Tasmanian Water and Sewerage Corporation Pty Limited.

SUBJECT TO a Right of Drainage over the Right of Way (Private) and Service Easement 'B' Variable Width shown passing through that Lot in favour of the Hobart City Council.

COVENANTS

EASEMENTS CONTINUED PAGE 9

The Lots shown on the plan are together with the benefit and subject to the burden of the Covenants created by Sealed Plan 167721.

LOTS 8, 12 and 18

The Owner of Lots 8, 12 and 18 on the Plan covenant with the Vendor (In-Site Management Tasmania Pty Ltd) and the Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the Covenantors Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other Lot shown on the Plan to observe the following stipulations:

1. Not to set up or carry on upon the said Lot any trade or manufacture business of any kind;
2. Not to erect or permit to stand erected on such Lot any building or structure, the outer walls of which are constructed of wooden logs;
3. Not to erect or permit to stand erected on the said Lot any transportable home;
4. Not to erect or permit to be erected any free standing carport or garages on Lots 8, 9 and 10 unless the same are in conformity with the design, colour and materials of the dwelling house or Unit constructed on the Lot;
5. Not to occupy or permit the occupation of the dwelling house or Unit constructed on the Lot before completion of the front landscaping to the said Lot;
6. Not to plant or allow existing trees or shrubs to grow that may limit the view or shadow any other dwelling on any other Lot shown on the Plan;
7. Not to permit more than one (1) dwelling to have access to Right of Way (Private) and Services Easement 'A' Variable Width and Right of Way (Private) and Services Easement 'B' Variable Width.
8. Not to erect or permit to stand erected any corrugated iron fences on the said Lot; and
9. The Vendor has the right to modify, vary, waiver or extinguish the covenants (or any of them set forth in relation to any Lots shown on the Plan).

LOT 22

The Owner of Lot 22 on the Plan covenant with the Vendor (In-Site Management Tasmania Pty Ltd) and the Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the Covenantors Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other Lot shown on the Plan to observe the following stipulations:

1. Not to erect or permit to stand erected on such Lot any building or structure, the outer walls of which are constructed of wooden logs;
2. Not to erect or permit to stand erected on the said Lot any transportable home;

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 5 OF ¹⁰ ₉ PAGES	Registered Number SP 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

3. Not to erect or permit to stand erected any corrugated iron fences on the said Lot; and
4. The Vendor has the right to modify, vary, waiver or extinguish the covenants (or any of them set forth in relation to any Lots shown on the Plan).

LOT 23

The Owner of Lot 23 on the Plan covenant with the Vendor (In-Site Management Tasmania Pty Ltd) and the Owners for the time being of every other Lot shown on the Plan to the intent that the burden of these covenants may run with and bind the Covenantors Lot and every part thereof and that the benefit thereof shall be annexed to and devolve with each and every other Lot shown on the Plan to observe the following stipulations:

1. Not to set up or carry on upon the said Lot any trade or manufacture business of any kind;
2. Not to erect or permit to stand erected on such Lot any building or structure, the outer walls of which are constructed of wooden logs;
3. Not to erect or permit to stand erected any corrugated iron fences on the said Lot; and
4. The Vendor has the right to modify, vary, waiver or extinguish the covenants (or any of them set forth in relation to any Lots shown on the Plan).

FENCING COVENANT PROVISION

In respect of each Lot shown on the Plan the Vendor, In-Site Management Tasmania Pty Ltd, shall not be required to fence.

INTERPRETATION

"Services Easement" means the full free right of every person who is entitled to an estate or interest in possession indicated as the dominant tenement or any part thereof with which said rights shall be capable of enjoyment in common with the owner of the servient tenement the Hobart City Council, Tasmanian Water and Sewerage Corporation Pty Ltd Telstra Corporation Limited, Aurora Energy Pty Ltd, NBN Co. Limited and Her Majesty the Queen to lay use and maintain forever water mains, pipes, drains, mains, channels, gutters, sewers, wires, gas pipeline, cables and other conducting media of such size and number as shall from time to time be required in the strips of land shown on the plan and marked hereon and marked Right of Way (Private) and Services Easement 'A' Variable Width and Right of Way (Private) and Services Easement 'B' Variable Width and Right of Way (Private) and Services Easement 'C' Variable Width and the right for their surveyors and workmen from time to time and at all times hereafter to enter into and upon the said strips of land or any part thereof bringing upon the Right of Way (Private) and Services Easement 'A' Variable Width and Right of Way (Private) and Services Easement 'B' Variable Width and Right of Way (Private) and Services Easement 'C' Variable Width such material machinery and other things as it shall think fit and proper to inspect the condition thereof and to repair amend and cleanse PROVIDED HOWEVER that any damage occasioned thereby shall be made good.

"Type One Right of Carriageway" means the full and free right of every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment and every person authorised by him, to go, pass, and repass at all times and for all purposes with or without animals or vehicles or both to and from the said dominant tenement or any such part thereof subject to the obligation to contribute one-fifth (1/5) of the cost of keeping the roadway constructed on that part of Lot 22 marked Right of Way (Private) and Service Easement 'A'

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 6 OF 10 ⁹ PAGES	Registered Number SP 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

Variable Width on the Plan in a good and proper state of repair and condition except where works are required to repair damage caused by the wilful act or negligence of any person other than the owner of the dominant tenement or his invitees or contractors.

"Type Two Right of Carriageway" means the full and free right of every person who is at any time entitled to an estate or interest in possession in the land herein indicated as the dominant tenement or any part thereof with which the right shall be capable of enjoyment and every person authorised by him, to go, pass, and repass at all times and for all purposes with or without animals or vehicles or both to and from the said dominant tenement or any such part thereof subject to the obligation to contribute one-fifth (1/5) of the cost of keeping the roadway constructed on that part of Lot 23 marked Right of Way (Private) and Service Easement 'B' Variable Width on the Plan in a good and proper state of repair and condition except where works are required to repair damage caused by the wilful act or negligence of any person other than the owner of the dominant tenement or his invitees or contractors.

"Embankment Easement" means the full and free right and liberty for the dominant tenements for the time being having the benefit of the easement over the Lots shown on the Plan to enter upon the land to carry out any works from time to time that may be necessary to retain and maintain the earthworks and drainage associated with the local highway (as defined by the *Local Government Highway Act 2002*) but not precluding the servient tenements, subject to approval of the local authority, from constructing or erecting any structure on the land as required to provide access to any part of, or to maintain the stability of the servient Lots.

"Embankment Services Easement" means the full and free right and liberty for the proprietor of the dominant tenement with others and machinery:

- (a) to enter upon the land marked "Embankment Services Easement A B C D E" on the plan to embank the immediately adjoining carriageway pavement;
- (b) to inspect, maintain, repair and amend the rock walling and soil compaction supporting the carriageway pavement;
- (c) to maintain the profile and ensure the structural integrity of the said land; and
- (d) to ensure that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land.

"TasWater" means Tasmanian Water and Sewerage Corporation Pty Ltd and it's successors and assigns.

"Pipeline and Services Easement" is defined as follows:-

THE FULL RIGHT AND LIBERTY for TasWater at all times to:

- (1) enter and remain upon the Land which is subject to the easement ("Easement Land") with or without employees, contractors, agents and all other persons duly authorised by it and with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse and repair the Infrastructure;
- (4) remove and replace the Infrastructure;

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 7 OF 10 PAGES 9	Registered Number SP 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

- (5) run and pass sewage, water and electricity through and along the Infrastructure;
- (6) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition; and
- (7) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and all other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any then existing vehicle entry and cross the Lot to the Easement Land; and
- (8) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

PROVIDED ALWAYS THAT:

- (1) The registered proprietors of the Lot in the folio of the Register ("the Owner") must not without the written consent of TasWater first had and obtained and only in compliance with any conditions which form the consent:
 - (a) alter, excavate, plough, drill or otherwise penetrate the ground level of the Easement Land;
 - (b) install, erect or plant any building, structure, fence, pit, well, footing, pipeline, paving, tree, shrub or other object on or in the Easement Land;
 - (c) remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land;
 - (d) do any thing which will or might damage or contribute to damage to any of the Infrastructure on or in the Easement Land;
 - (e) in any way prevent or interfere with the proper exercise and benefit of the Easement Land by TasWater or its employees, contractors, agents and all other persons duly authorised by it; or
 - (f) permit or allow any action which the Owner must not do or acquiesce in that action.
- (2) TasWater is not required to fence any part of the Easement Land.
- (3) The Owner may erect a fence across the Easement Land at the boundaries of the Lot.
- (4) The Owner may erect a gate across any part of the Easement Land subject to these conditions:
 - (a) the Owner must provide TasWater with a key to any lock which would prevent the opening of the gate; and
 - (b) if the Owner does not provide TasWater with that key or the key provided does not fit the lock, TasWater may cut the lock from the gate.
- (5) If the Owner causes damage to any of the Infrastructure, the Owner is liable for the actual cost to TasWater of the repair of the Infrastructure damaged.

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ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 8 OF 9 PAGES	Registered Number SP 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

- (6) If the Owner fails to comply with any of the preceding conditions, without forfeiting any right of action, damages or otherwise against the Owner, TasWater may:
- (a) reinstate the ground level of the Easement Land; or
 - (b) remove from the Easement Land any building, structure, pit, well, footing, pipeline, paving, tree, shrub or other object; or
 - (c) replace any thing that supported, protected or covered the Infrastructure.

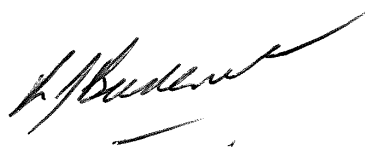
Interpretation:

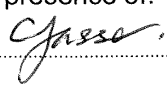
"Infrastructure" means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) power poles and lines, electrical wires, electrical cables and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land, the Infrastructure or any warnings or restrictions with respect to the Easement Land or the Infrastructure;
- (f) any thing reasonably required to support, protect or cover any of the Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

Signed by **IN-SITE MANAGEMENT TASMANIA PTY LTD (ACN 058 417 682)** as registered proprietor of the land described in Certificate of Title Volume 19867 Folio 1 as evidenced by its execution hereunder and executed pursuant to Section 127 of the *Corporations Act 2001*:

SIGNED by **IN-SITE MANAGEMENT TASMANIA PTY LTD** by its Attorney **ROBERT JOHN BADENACH** pursuant to Power of Attorney Registered Number PA101923 and the said **ROBERT JOHN BADENACH** declares that he has received no notice of the revocation thereof in the presence of:



WITNESS: 
 FULL NAME: Catherine Joy Cassar
 ADDRESS: Personal Assistant
 OCCUPATION: 10 Victoria Street, Hobart 7000

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 10 ⁹ OF 10 ⁹ PAGES	Registered Number SP 171608
SUBDIVIDER: IN-SITE MANAGEMENT TASMANIA PTY LTD FOLIO REFERENCE: VOLUME 167721 FOLIOS 8, 12 and 13	

Executed by **MURDOCH CLARKE MORTGAGE MANAGEMENT LIMITED (ACN 115 958 560)** as Mortgagee of the land described in Certificate of Title Volume 19867 Folio 1 as evidenced by its execution hereunder, executed pursuant to Section 127 of the *Corporations Act 2001* in the presence of:


Director**REBECCA SANDRA REID**

Director Name


Director**PAUL KUZIS**

Director Name

EASEMENTS CONTINUED

Lots 8 & 18 on the plan are each subject to a Right of Drainage (appurtenant to Lot 13 on SP167721) over the Drainage Easement 2.50 wide (SP167721) on the plan.

Lots 8 & 18 on the plan are each subject to a Right of Drainage in favour of Hobart City Council over the Drainage Easement 2.50 wide on the plan.

Lots 8 & 18 on the plan are each subject to a Right of Drainage in favour of Hobart City Council over the Drainage Easement variable width on the plan.

Lot 23 on the plan is together with a Type 2 Right of Carriageway over the Right of Way (private) and Service Easement C variable width on the plan.

Lot 23 on the plan is subject to an Embankment Services Easement (as herein defined) (appurtenant to Lot 12) over the Right of Way (private) and Service Easement B variable width on the plan.

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

1. the 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 and will 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.

1 Agreement to sell and buy

- (a) The Vendor agrees to sell, and the Purchaser agrees to buy, free from encumbrances, the Property and the Chattels.

2 Sale Price and Deposit

- (a) The Sale Price is payable as follows:
 - (i) the Deposit, to the Deposit Holder as stakeholder at the Deposit Payment Time; and
 - (ii) the balance, either in cash or by a cheque drawn by a bank, on the Completion Date.
- (b) The Vendor may require the Purchaser to pay the balance of the Sale Price by providing up to three cheques drawn by a bank made out to payees nominated by the Vendor, at no cost to the Vendor.

3 Completion

- (a) The parties must complete this Contract on the Completion Date.
- (b) On the Completion Date the Vendor must deliver to the Purchaser the documents of title to the Property and possession of the Chattels.
- (c) On the Completion Date the Purchaser must:
 - (i) pay all money payable on the Completion Date under this Contract;
 - (ii) authorise release of the Deposit held by the Deposit Holder; and
 - (iii) satisfy all the Purchaser's other obligations under this Contract due to be performed on or before the Completion Date.
- (d) No later than two (2) Business Days prior to completion the Vendor must supply to the Purchaser all the information relating to the Vendor and to the Property required by the Purchaser for assessment and payment of duty on and registration of the transfer of the title to the Property and the Chattels (including without limitation a Transferor (Vendor) Transaction Certificate in the form prescribed by the Tasmanian State Revenue Office).
- (e) Notwithstanding any other term of this Contract the Purchaser will not be obliged to complete the Contract any earlier than two (2) Business Days after the date the information required in clause 3(d) is provided.

4 Conditions precedent to completion

- (a) The party benefited by a condition precedent ("benefited party") must use all reasonable endeavours to satisfy the condition precedent within the period specified for that condition precedent ("specified period").
- (b) The benefited party may:
 - (i) within the specified period give notice to the other party the condition precedent has been satisfied or is waived; or
 - (ii) if the condition has not been satisfied, give notice to that effect to the other party, and the benefited party may at that time also give notice terminating the Contract.
- (c) If the benefited party does not give a notice under clause 4b)i) or does not terminate the Contract under clause 4b)ii), the other party may, after the specified period, terminate the Contract by notice to the benefited party.
- (d) If this Contract is terminated under this clause 4 then each party:
 - (i) is then released from their obligation to further perform the Contract;
 - (ii) must authorise the Deposit Holder to return the Deposit paid to the Purchaser; and
 - (iii) retains the rights they have against the other party because of a prior breach.

5 Purchaser's Required Purpose

The term "legal restrictions burdening the Property" does not include:

- (a) restrictions imposed by law at the Contract Date that no longer exist at the Completion Date,
- (b) restrictions that are disclosed in the Particulars of Sale,
- (c) restrictions applicable to use of all property in Tasmania, or
- (d) the requirement for completion certificates,

but otherwise includes restriction by an easement, a covenant, a requirement or order of a statutory body, or a statutory planning agreement, planning scheme or planning permit or the requirement for an occupancy permit/certificate for any building on the Property which requires such a permit/certificate at the Contract Date.

6 Ownership and risk

- (a) Ownership of the Property and the Chattels passes on completion.
- (b) Risk of accidental damage in the Property and the Chattels passes as at the earlier of:
 - (i) the date of possession; and
 - (ii) the date of completion.

7 Removal of goods

- (a) Before completion the Vendor must remove from the Property all items not included in the sale.
- (b) The Vendor cannot claim from the Purchaser for items left on the Property for more than seven (7) days after written notice from the Purchaser to the Vendor to remove them. That notice will not be effective if served before completion.
- (c) The Vendor must indemnify the Purchaser against all claims made against the Purchaser about items not included in the sale, but left on the Property after completion.

8 Easements and covenants

Except as the Contract otherwise provides, the Purchaser accepts the Property:

- (a) together with all easements and covenants benefiting it, and
- (b) subject to all easements and covenants that are:
 - (i) registered,
 - (ii) apparent from an inspection of the Property, or
 - (iii) disclosed in this Contract, and
- (c) the Purchaser can not object to any of the above easements or covenants.

9 Title warranties

The Vendor warrants to the Purchaser that, at completion:

- (a) the Vendor will provide a good marketable documentary title to the Property;
- (b) the title to the Chattels will not be encumbered in any way;
- (c) the Chattels and the Property will either be the Vendor's absolute property, or the Vendor will have the power to require a transfer of the title to the Purchaser; and
- (d) the Property will be free from charges payable to any authority for anything that has occurred before the Contract Date.

10 Other warranties

- (a) The Vendor warrants to the Purchaser that, at completion the Property and the Chattels will be at least as clean, tidy and in good repair as when last inspected by the Purchaser prior to this Contract.
- (b) Except as otherwise agreed in the Contract or as required by law, the Property is sold "As Is/ Where Is" and, the Vendor makes no legally binding warranty, description, or representation of any kind as to:
 - (i) the physical nature of the Property; or
 - (ii) the Property having any permits or certificates of completion or occupancy.

11 Taxation

11.1 Goods and Services Tax (GST)

- (a) If the sale is not a taxable supply, the Vendor warrants:
 - (i) the supply is not in the course or furtherance of an enterprise carried on by the Vendor; or
 - (ii) the Vendor is neither registered, nor required to be registered, for GST; or
 - (iii) the supply is of residential premises and not new residential premises.
- (b) If the Margin Scheme applies, the Vendor warrants that the Vendor did not acquire the Property through a supply that was ineligible for the margin scheme.
- (c) If GST-free Going Concern concession applies:
 - (i) the Purchaser warrants that the Purchaser will be and remain registered for, GST at completion; and
 - (ii) the Vendor warrants that the Vendor will be and remain registered for, GST at completion and will carry on the going concern enterprise until completion.
- (d) If GST-free Farm Land concession is applies:
 - (i) the Purchaser warrants that the Purchaser will be, and remain registered for, GST at completion; and
 - (ii) the Vendor warrants that the Vendor will be, and remain registered for, GST at completion; and
 - (iii) the Vendor warrants that the Property is land on which a farming business has been carried on for at least the period of 5 years preceding completion; and
 - (iv) the Purchaser warrants that the Purchaser intends that a farming business be carried on, on the land.
- (e) If the above clauses do not apply and the Sale Price is plus GST:
 - (i) the Purchaser must, in addition to the Sale Price, also pay to the Vendor the amount of any GST payable by the Vendor at the same time and in the same manner as the Sale Price; and
 - (ii) the Vendor must give the Purchaser a valid tax invoice; and
 - (iii) the Purchaser is not required to pay to the Vendor any GST until the Vendor gives the Purchaser a valid tax invoice.
- (f) If the above clauses do not apply and the Sale Price includes GST, the Vendor must at completion give the Purchaser a valid tax invoice for the amount of any GST payable by the Vendor.
- (g) If the parties have not specified in the particulars whether the Sale Price is plus GST or includes GST:
 - (i) the Sale Price includes GST if the supply is not a taxable supply or is an input taxed supply of residential property; and
 - (ii) the Sale Price is plus GST in any other circumstance and clause 11.1e) applies.
- (h) Any reimbursement or contribution for a liability or outgoing incurred by the other party is net of any input tax credit to which the other party is entitled and the other party will give the reimbursing or contributing party an invoice or valid tax invoice (as applicable).
- (i) If an adjustment event occurs in relation to a taxable supply under this Contract, the supplier must issue an adjustment note within five (5) Business Days and the recipient must make any payment in consequence of that adjustment event within five (5) Business Days of receipt of that adjustment note.

11.2 Goods and Services Tax (GST) Withholding

- (a) If GST withholding is not required, the Purchaser is not required to make a payment to the Commissioner.
- (b) If GST withholding is required:
 - (i) the Purchaser must withhold from the Sale Price the amount the Purchaser must pay to the Commissioner as required for GST withholding;
 - (ii) the Purchaser must lodge with the Commissioner the approved forms; and
 - (iii) the Purchaser must deliver to the Vendor a cheque drawn by a bank for the amount to be paid to the Commissioner together with the GST withholding payment advice provided by the Commissioner at the same time and in the same manner as the Sale Price or at such earlier time as required by law; and
 - (iv) the Vendor must deliver to the Commissioner that cheque and GST payment advice as soon as practicable.
- (c) If the Property is potential residential land and the Purchaser is acquiring with a creditable purpose, the Purchaser gives notice to the Vendor that the Purchaser will be and remain registered for GST at completion and is acquiring the Property for a wholly creditable purpose.
- (d) If the Sale is only partly subject to GST Withholding, the Vendor may give to the Purchaser at least three (3) Business Days prior to the to Completion Date a notice specifying the reduced amount that the Purchaser must pay to the Commissioner.

- (e) If no GST Withholding Treatment is indicated, the Vendor must give written notice of the GST Withholding Treatment to the Purchaser required by law at least three (3) Business Days prior to the Completion Date or at such earlier time as payment to the Commissioner is required.
- (f) Where the Vendor or the Purchaser provides written notice required by law that is separate from this Contract, the party providing that notice warrants that the contents of that notification is accurate.
- (g) The Vendor is responsible for any penalty and interest arising in respect of the late payment of an amount to be paid to the Commissioner under this clause.
- (h) This Contract is written notice pursuant to, and subject to, section 14-250 or section 14-255, Schedule 1 of the *Taxation Administration Act 1953* (Cth).

11.3 Capital Gains Tax (CGT) Withholding

- (a) The Purchaser is not required to withhold and make a payment to the Commissioner on account of possible income tax payable by the Vendor:
 - (i) if the transfer is exempt under a legislative instrument in force at completion;
 - (ii) if the transaction is excluded under the provisions in force at completion; or
 - (iii) in respect of a Vendor, if that Vendor gives the Purchaser a clearance certificate which is in force at completion.
- (b) If the Purchaser is required to withhold and make payment to the Commissioner:
 - (i) the Purchaser must withhold from the Sale Price the amount the Purchaser must pay to the Commissioner;
 - (ii) the Purchaser must lodge with the Commissioner the approved forms;
 - (iii) the Purchaser must deliver to the Vendor a cheque drawn by a bank for the amount to be paid to the Commissioner together with the CGT withholding payment advice provided by the Commissioner at the same time and in the same manner as the Sale Price or at such earlier time as required by law; and
 - (iv) the Vendor must deliver to the Commissioner that cheque and CGT withholding payment advice as soon as practicable.
- (c) If the Vendor gives the Purchaser at least three (3) Business Days prior to the Completion Date:
 - (i) a clearance certificate, the Purchaser must not withhold or
 - (ii) a certificate of varied amount to withhold, the Purchaser must withhold and pay to the Commissioner that varied amount.
- (d) If a certificate of varied amount to withhold is conditional, the Vendor warrants to the Purchaser that at completion those conditions are satisfied.
- (e) Where there are multiple vendors or multiple purchasers, each Vendor and each Purchaser will use best endeavours to determine the amount the Purchaser is to pay to the Commissioner.
- (f) The Vendor is responsible for any penalty and interest arising in respect of the late payment of an amount to be paid to the Commissioner under this clause.
- (g) This Contract is subject to section 14-200 to section 14-235 (inclusive) of Schedule 1 of the *Taxation Administration Act 1953* (Cth).

11.4 General

- (a) Where the Purchaser is required to make a payment to the Commissioner under the law, the balance of the Sale Price payable by the Purchaser to the Vendor is reduced by the amount of those payments to the Commissioner.
- (b) Where there are multiple Purchasers, each purchaser will in accordance with that Purchaser's interest on title draw a separate cheque drawn by a bank for the amount to be paid to the Commissioner.
- (c) Where one party makes a warranty to the other party under this clause, that party also indemnifies the other party for all liability, costs and expenses that result from the breach of that warranty.
- (d) If the Purchaser makes a nomination pursuant to clause 13 of this Contract the nominee must comply with the Purchaser's obligations under this clause.
- (e) A word defined or used in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) or the *Taxation Administration Act 1953* (Cth) has that meaning when used in this clause.

12 Payment and apportionment of charges

- (a) The Vendor must pay all land tax, rates, contributions to any body corporate related to the Property, charges and assessments charged, or to be charged, against the Property ("the Charges") for the period ending on the 30th of June after completion ("the Adjustment Period").
- (b) The Charges for the Adjustment Period must be apportioned as at the earlier of:
 - (i) the date of possession; and
 - (ii) the date of completion.
- (c) Any rebate, indemnity or concession available to the Vendor must be ignored when calculating the Charges, unless the rebate, indemnity or concession reduces a Charge to zero, in which case there must be no apportionment of that Charge.
- (d) Land tax must be apportioned as if the Property were the Vendor's only Tasmanian land.
- (e) Unless the Purchaser is a foreign person as defined in the *Land Tax Act 2000* (Tas), land tax must be apportioned as if the Vendor is not such a foreign person.
- (f) If the Property is not separately assessed for land tax, then for the purposes of apportioning land tax as between the Vendor and the Purchaser the amount of land tax to be apportioned is to be determined on an area basis using the single rate of land tax payable on the land the subject of the Property Identifier Number of which the Property forms part.

13 Nominee

- (a) The Purchaser may nominate, in writing, other persons or corporations to complete this Contract. The Purchaser must provide the Vendor with a copy of any nomination made under this Contract.
- (b) The Purchaser remains personally liable to the Vendor to perform all the Purchaser's obligations under this Contract regardless of any nomination.

14 Requisitions

The Vendor must answer the Purchaser's valid questions about the Vendor's ownership rights and contract obligations, including the "Law Society of Tasmania Standard Property Questions (2023)".

15 Joint and several liability

Each person or corporation named as comprising a party to this Contract is liable both jointly and severally.

16 Rights after completion

After completion:

- (a) clause 9 continues to apply;
- (b) the Purchaser retains the benefit of title warranties to the Chattels, the Vendor's Warranty in the Particulars of Sale and the Vendor's obligations in clause 7(a); and
- (c) each party retains the benefit of all provisions requiring or contemplating that the other party must do something after completion.

17 Boundary fences

- (a) The Purchaser cannot require the Vendor to contribute to the cost of erecting or repairing a dividing fence or wall between the Property and any adjoining land and owned by the vendor.
- (b) The Purchaser indemnifies the Vendor against all claims of that kind.

18 Notices

- (a) Unless this contract otherwise requires, a party may serve notices in other ways but a notice given by one party to the other is properly given if:
 - (i) signed by any one or more persons or companies constituting the party giving the notice, or their solicitor or conveyancer, and
 - (ii) given to the receiving party or their solicitor or conveyancer, either
 - (1) personally; or
 - (2) by post to, or left at, the receiving party's address shown on this Contract; or
 - (3) by post to, or left at, the office of the receiving party's solicitor or conveyancer; or
 - (4) by email sent to an email address the recipient has, in the course of this transaction, nominated, acknowledged or used.

- (b) A notice is properly given if given to any one or more of the persons or companies constituting the receiving party for all of them.
- (c) A notice is taken to be received:
 - (i) if hand delivered, on delivery;
 - (ii) if sent by prepaid post, five days after the date of posting;
 - (iii) if sent by email, when the email becomes capable of being retrieved by the recipient at an electronic address nominated, acknowledged or used by the recipient.

19 Time

In this Contract:

- (a) when a period dated or calculated from a given day, act, or event, is prescribed or allowed for any purpose, that period excludes that day, or the day of that act or event, as the case may be;
- (b) time extends until the next Business Day if the time for doing something falls on a day other than a Business Day;
- (c) a "Business Day" is a day other than a Saturday, Sunday, or a statutory holiday (as defined in the *Statutory Holidays Act 2000* (Tas)) applicable to an area in which any part of the Property is located; and
- (d) only Business Days are counted for periods shorter than seven (7) days specified in this Contract.

20 Default

- (a) After the Completion Date, a party may, by fourteen (14) days notice to the other, make the time for completion essential so that failure to complete will constitute a fundamental breach of this Contract justifying termination.
- (b) If the Purchaser fails to complete the Contract in accordance with its terms then, unless the failure is due to the Vendor's wilful default, on termination of the Contract:
 - (i) the deposit is forfeited to the Vendor; and
 - (ii) in addition to any other remedies available:
 - (1) the Vendor may resell the Property and the Chattels in any manner and on any terms the Vendor chooses;
 - (2) the Vendor may claim any loss on resale from the Purchaser as liquidated damages; and
 - (3) any profit on resale will belong to the Vendor.

21 Cooling Off

If the Particulars of Sale provides that the cooling off period applies, the Purchaser may terminate this Contract, by serving on the Vendor notice of termination within three (3) Business Days of when this Contract is made, and then:

- (a) the obligations of the parties to complete ends; and
- (b) the Purchaser will be entitled to the return of any deposit paid but neither party will be otherwise entitled to any compensation.

22 Execution

- (a) The parties consent to the execution of the Contract by the use of digital signature or a visual representation of a person's handwritten signature or mark by electronic or mechanical means ("Electronic Signature").
- (b) Where the Contract is electronically signed by or on behalf of a party the party warrants and agrees that the Electronic Signature is conclusive as to the identity of the person signing and their intention to be bound by the Electronic Signature.
- (c) Each party consents to the exchange of counterparts of this Contract by delivery by email or such other electronic means as may be agreed in writing.