



# Residential Contract: Schedule

## Notice to purchaser:

This is a contract for the sale of residential land. You may be bound by the terms of this contract if it is signed by both you and the vendor. You should seek independent legal advice if you are unsure about the terms contained in this contract. It is advisable to check section 5 of the *Land and Business (Sale and Conveyancing) Act 1994* regarding any cooling-off rights that you may have and how to exercise them.

### 1. VENDOR 1:

Primary contact:

Legal Entity/ Full Name(s): CITY OF PROSPECT, PURSUANT TO s.184 OF THE LOCAL GOVERNMENT ACT 1999

ABN (if applicable): 58 758 236 361

### VENDOR 2:

Primary contact:

Legal Entity/ Full Name(s):

ABN (if applicable):

### VENDOR 3:

Primary contact:

Legal Entity/ Full Name(s):

ABN (if applicable):

### VENDOR 4:

Primary contact:

Legal Entity/ Full Name(s):

ABN (if applicable):

Are there additional vendors?  Yes If yes, refer to Annexure - Additional Vendors

### VENDOR PRIMARY CONTACT ADDRESS

Street 1: 128 Prospect Road

Street 2:

Suburb: PROSPECT

State: SA

Postcode: 5082

### 2. PURCHASER 1:

Primary contact:

Legal Entity/ Full Name(s):

ABN (if applicable):

Email:

### PURCHASER 2:

Primary contact:

Legal Entity/ Full Name(s):

ABN (if applicable):

Email:

### PURCHASER 3:

Primary contact:

Legal Entity/ Full Name(s):

ABN (if applicable):

Email:

### PURCHASER 4:

Primary contact:

Legal Entity/ Full Name(s):

ABN (if applicable):

Email:

Are there additional purchasers?  Yes If yes, refer to Annexure - Additional Purchasers

### PURCHASER PRIMARY CONTACT ADDRESS

Street 1:

Street 2:

Suburb:

State:

Postcode:

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# Residential Contract: Schedule

**3. AGENT:** Company Name/Legal Entity:

Company Representative:

Street 1:

Street 2:

Suburb:

State:

Postcode:

ABN (if applicable):

RLA No:

Telephone: W:

M:

Email:

**4. PROPERTY:** Street 1:

Street 2:

Suburb:

State:

Postcode:

Council area:

and being the \*whole/~~part~~ of the land in Certificate of Title, Volume:

Folio:

being \*Allotment/~~Section/Unit/Lot~~

on \*~~Strata/Primary/Community~~/Deposited/~~Filed~~ Plan No.

in the area named

in the Hundred of

Strata/Community Manager:

T:

N/A

Other description of Property:

## 5. GST

Is the Vendor liable for GST on the Property?  Yes  No

If yes, refer to Annexure: Goods and Services Tax (GST)

Is the Agreement concerning the sale of new residential premises or potential residential land as defined in the GST Law?  Yes  No

If yes, refer to Special Condition - Sale of New Residential Premises or Potential Residential Land.

**Note:** The response to the previous question, together with the details in the Special Condition - Sale of New Residential Premises or Potential Residential Land, constitutes a Notice under Section 14-255 of the *Tax Administration Act 1953* (Cth)

*The Agent is not qualified to provide advice on GST and other taxation issues relating to the sale or purchase of the Property. The Vendor or Purchaser must obtain their own independent professional taxation advice.*

## 6. PURCHASE PRICE

The sum of: Amount Payable for Property

\$

GST (if applicable):

\$

Total Purchase Price:

\$

## 7. DEPOSIT PAYABLE:

\$

- immediately upon signing of this Agreement; or
- on the next business day following the expiration of the cooling off period being 2 clear business days following the later date of the execution of the contract and service of the Form 1; or
- on or before  /  / 20  ; or
- secured by Guarantee (refer to Annexure: Further Term of Sale - Provision of Deposit by way of Guarantee); or
- Other (specify)

(\* Delete as applicable)

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**8. SETTLEMENT DATE**  
 On the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 OR  
 Within \_\_\_\_\_ days of the satisfaction of the Special Condition(s) (if any), whichever is the later  
 Or such other date as may be agreed between the parties in writing

**9. INCLUDED CHATTELS:**  Not applicable  
 Built-in furniture  Dishwasher  Window treatments  
 Fixed floor coverings  Light fittings  Rubbish bins  
 Other (specify) REFER ANNEXURE A  
 Consumer Credit Chattels (specify)

**10. EXCLUDED CHATTELS:**  Not Applicable  Vendor's; and/or  Tenant's:  
 Personal effects  Dishwasher  Loose floor coverings  
 Garden pots and ornaments  Rubbish Bins  Freestanding furniture  
 Other (specify) REFER ANNEXURE A

**11. EXCEPTIONS:**  None Known  Easements  Encumbrances  Rights Of Way  Party Wall Rights  
 Details Or Any Other Exceptions:  
 REFER ANNEXURE A

**12. TENANCIES:** Is sale subject to an existing tenancy?  Yes  No  
 Managing Agent \_\_\_\_\_ T. \_\_\_\_\_  
 Tenant (Name/s) \_\_\_\_\_  
 Term:  Fixed: Commencement Date \_\_\_\_/\_\_\_\_/20 End Date \_\_\_\_/\_\_\_\_/20  
 Periodic: Commencement Date \_\_\_\_/\_\_\_\_/20  
 Rent: \$ \_\_\_\_\_ per \_\_\_\_\_  
 Payable in advance  Weekly  Fortnightly  Calendar monthly   
 Bond lodged with Consumer and Business Services:  Yes  No  
 Amount: \$ \_\_\_\_\_

**13. NOTICES AND ORDERS:**  None known  Specify  
 REFER ANNEXURE A

**14. KNOWN BREACHES OF STRATA TITLES ACT 1988/COMMUNITY TITLES ACT 1996:**  None known  Not applicable  
 Body Corporate Manager: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Details of breach:  
 \_\_\_\_\_

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**15. ALTERATIONS, REPAIRS AND IMPROVEMENTS ERECTED WITHOUT CONSENT:**  None known  Specify

REFER ANNEXURE A

**16. KNOWN ENCROACHMENTS AND FENCES NOT ON BOUNDARIES:**  None known  Specify

REFER ANNEXURE A

**17. COMPLIANCE WITH POOL SAFETY REQUIREMENTS**  Not Applicable  Not known

Compliant with *Planning, Development and Infrastructure Act 2016* (as amended) requirements relating to pre 1 July 1993 constructed swimming pools.

Compliant with *Planning, Development and Infrastructure Act 2016* (as amended) requirements relating to 1 July 1993 and post 1 July 1993 constructed swimming pools.

Not compliant

Specify details of non-compliance

**18. WORKS TO BE CARRIED OUT BY VENDOR:**  Not applicable  Specify

**19. SPECIAL CONDITIONS:**  Not Applicable

Is the sale price of the property \$750,000 or more?  Yes  No  
If yes, refer to Special Condition - Foreign Resident Withholding Regime

Is the sale Subject to Finance?  Yes  No  
If yes, refer to Annexure: Special Condition - Sale Subject to Finance

Is the sale Subject to Sale and Settlement of Purchaser's Property?  Yes  No  
If yes, refer to Annexure: Special Condition - Sale Subject to Sale and Settlement of Purchaser's property

Is the sale Subject to Settlement of Purchaser's Property?  Yes  No  
If yes, refer to Annexure: Special Condition - Sale Subject to Settlement of Purchaser's property

Is the sale subject to any other Special Condition?  Yes  No  
If yes, refer to Annexure

**20. FURTHER TERMS OF SALE:**  Not Applicable

Will the Purchaser provide a guarantee in lieu of paying a deposit?  Yes  No  
If yes, refer to Annexure: Further Term of Sale - Provision of Deposit by way of Guarantee

Is the sale subject to any other Further Term of Sale  Yes  No  
If yes, refer to Annexure  OR

As described below

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# SPECIAL CONDITION

## Foreign Resident Withholding Regime

### 1. Foreign Resident Withholding

- (a) This special condition applies (despite any other provision of the Agreement) if:
- (1) the Purchase Price of the Property is \$750,000 or more and the Vendor does not provide a Clearance Certificate to the Purchaser at least 5 Business Days before Settlement; or
  - (2) for any other reason the Purchaser is obliged to pay a Withholding Amount to the Commissioner.
- (b) If this special condition applies:
- (1) the Purchaser must deduct the Withholding Amount from the Purchase Price and pay the Withholding Amount to the Commissioner by no later than Settlement;
  - (2) if the Purchaser provides to the Vendor at Settlement:
    - (A) evidence from the Commissioner or the Australian Taxation Office that the Withholding Amount has been paid to the Commissioner; or
    - (B) a written undertaking from the Purchaser (or Purchaser's Representative) to pay the Withholding Amount to the Commissioner immediately following Settlement; or
    - (C) any other evidence relating to the payment of the Withholding Amount that is acceptable to the Vendor, the Purchaser is not required to pay that part of the Purchase Price to the Vendor;
- (c) if special condition 1(b)(2)(B) applies, the Purchaser will be treated as having given an irrevocable authority and direction to the Purchaser's Representative to pay the Withholding Amount to the Commissioner immediately following Settlement.
- (d) Any Variation Notice not provided to the Purchaser at least 5 Business Days before Settlement is to be disregarded for the purposes of determining that amount.
- (e) In this special condition 1:

**Clearance Certificate** means a current certificate issued by the Commissioner of Taxation under section 14-220 of Schedule 1 to the Tax Administration Act that applies to the Vendor (and if the Vendor consists of more than one person, to each person who comprises the Vendor) in respect of the sale of the Property.

**Commissioner** has the meaning given in the Tax Administration Act 1953.

**Tax Administration Act** means the Tax Administration Act 1953 (Cth).

**Variation Notice** means a written notice issued by the Commissioner under section 14-235 of the Tax Administration Act to vary the amount otherwise payable by the Purchaser under section 14-200 of the Tax Administration Act.

**Withholding Amount** means the amount which the Purchaser is required by section 14-200 of Schedule 1 to the Tax Administration Act to pay to the Commissioner in respect of the purchase of the Property.

**For Information Only - This Annexure MUST BE USED for any contract of sale executed on or after 1 July 2017 that is sold at or above \$750,000**

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# Contract: Terms and Conditions

## 1. Agreement for Sale and Purchase

The Vendor agrees to sell the Property and the Purchaser agrees to buy the Property for the Purchase Price on the terms and conditions of this Agreement.

## 2. Definitions and Interpretation

### 2.1 Definitions

In this Agreement, unless a contrary intention appears:

- 2.1.1 "Act" means the *Land and Business (Sale and Conveyancing) Act 1994* as amended;
- 2.1.2 "Agent" means the person or entity specified in Item 3 of the Schedule;
- 2.1.3 "Agreement" means this Agreement, the Schedule and any Annexure;
- 2.1.4 "Annexure" means an annexure to this Agreement;
- 2.1.5 "Certificate of Title" means the Certificate of Title or other best evidence of the Vendor's interest in the Property;
- 2.1.6 "Default Rate" means the rate of interest on the date default occurs, five (5) percentage points above the cash rate notified by the Reserve Bank of Australia;
- 2.1.7 "Deposit" means the sum of money specified in Item 7 of the Schedule;
- 2.1.8 "Exceptions" means any easements, rights, privileges and appurtenances referred to on the Certificate of Title and any encumbrances, charges, exceptions, reservations and other interests specified in Item 11 of the Schedule or the Form 1, to which the Property is sold subject to;
- 2.1.9 "Excluded Chattels" means the items specified in Item 10 of the Schedule;
- 2.1.10 "Form 1" means the Vendor's statement required under section 7 of the Act;
- 2.1.11 "Further Terms" means the terms specified in Item 20 of the Schedule;
- 2.1.12 "GST" means any goods and services tax or similar or comparable tax imposed by and defined in the GST Law;
- 2.1.13 "GST Law" means the A New Tax System (Goods and Services Tax) Act 1999 and any other Act or Regulation pursuant to, associated with, amending or replacing that Act. Any expression used in this Agreement that is also defined in the GST Law shall have the meaning used or attributed to that expression by the GST Law;
- 2.1.14 "Included Chattels" means the items specified in Item 9 of the Schedule;
- 2.1.15 "Income" means all rent, fees, benefits and other monies received or receivable by the Vendor that are directly attributable to the use by any third party of the Property;
- 2.1.16 "Outgoings" means all rates, levies, taxes (including, but not limited to land tax), assessments, charges and all other amounts payable by or chargeable to the Vendor in respect of the Property;
- 2.1.17 "Property" means the land specified in Item 4 of the Schedule together with:
  - (a) the easements, rights, privileges and appurtenances referred to on the Certificate of Title or Form 1; and
  - (b) any improvements and fixtures and fittings; and
  - (c) the Included Chattels;
- 2.1.18 "Purchase Price" means the sum of money specified in Item 6 of the Schedule;
- 2.1.19 "Purchaser" means the person or entity specified in Item 2 of the Schedule;
- 2.1.20 "Revenue SA Workspace" means the online portal and workspace made available by the Commissioner for conveyancing practitioners to provide details of Reportable Transactions as described in clause 25.
- 2.1.21 "Settlement" means completion of the sale and purchase of the Property from the Vendor to the Purchaser;
- 2.1.22 "Settlement Date" means the date specified in Item 8 of the Schedule;
- 2.1.23 "Special Condition" means a special condition set out in or annexed to this Agreement;
- 2.1.24 "Tenancies" means any tenancy specified in Item 12 of the Schedule;
- 2.1.25 "Transfer" means a Memorandum of Transfer (or other appropriate conveyance) of the Property and where applicable, any other documents supplied by the Vendor to the Purchaser necessary to transfer title to the Property to the Purchaser;
- 2.1.26 "Vendor" means the person or entity specified in Item 1 of the Schedule;
- 2.1.27 "Works" means the items specified in Item 18 of the Schedule.

### 2.2 Interpretation

In this Agreement, unless a contrary intention appears:

- 2.2.1 words which denote the singular include the plural and vice versa;
- 2.2.2 words which denote natural persons include corporations and vice versa; and
  - (a) reference to a natural person includes that person and that person's personal representatives, assigns and permitted nominees; and
  - (b) reference to a corporation includes such corporation and its successors, assigns and permitted nominees;
- 2.2.3 where a party to this Agreement consists of more than one person then:
  - (a) any covenant or obligation to be performed by that party shall bind each of those persons jointly and severally; and
  - (b) any reference to that party shall include any one or more of those persons;
- 2.2.4 headings are included in this Agreement for convenience and do not form any part of this Agreement or affect its interpretation.
- 2.2.5 may be signed in any number of counterparts and by different persons on separate counterparts. The combination of all counterparts will together constitute the one Agreement.

## 3. Payment

- 3.1 All monies payable by the Purchaser prior to Settlement will be paid to the Agent to be held in trust until Settlement and will be applied to any amounts due to the Agent and then to the Purchase Price.
- 3.2 The balance of the Purchase Price will be paid at Settlement as directed by the Vendor.

## 4. Prior to Settlement

- 4.1 The Purchaser must execute and deliver to the Vendor at least seven (7) days before the Settlement Date:
  - 4.1.1 a Transfer; and
  - 4.1.2 any assignment or other instrument required to transfer title to the Property to the Purchaser.
- 4.2 In the event the Purchaser does not provide the Vendor with the Transfer in accordance with clause 4.1, the Purchaser authorises the Vendor to prepare the Transfer at the Purchaser's expense.
- 4.3 The Vendor must notify the Purchaser at least two (2) business days before the Settlement Date of the details of any bank cheques required at Settlement Date.

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# Contract: Terms and Conditions

4.4 In the event the Vendor fails to notify the Purchaser in accordance with clause 4.3, the Purchaser must tender the total amount due to the Vendor at Settlement.

## 5. Settlement

- 5.1 Unless otherwise agreed, Settlement must occur in accordance with Clause 24 on the Settlement Date.
- 5.2 At or before Settlement (provided the Purchaser has complied with its obligations under this Agreement), the Vendor must hand to the Purchaser the duly executed Transfer and any other documents required to transfer title to the Property to the Purchaser.
- 5.3 All Outgoings and Income will be adjusted to midnight of the day prior to the Settlement Date.
- 5.4 For the purposes of clause 5.3, the following method of adjustment will apply (as applicable):
- 5.4.1 the current annual water allowance and the water consumed by the Vendor during the current water consumption year will be calculated on a daily basis. Any water consumed in excess of the allowance prior to the Settlement Date is to be adjusted, either before or as soon as possible after the Settlement Date, at the price of water for the current year;
- 5.4.2 land tax will be adjusted on a single holding basis;
- 5.4.3 if the Property comprises a unit in a deposited strata plan or a lot in a deposited community plan, then clause 8 applies.
- 5.4.4 Any adjustment between Vendor and Purchaser is to be calculated on a single holding basis, unaffected by any increase in the rate of tax resulting from the Vendor's other land holdings or the Vendor's form of ownership in accordance with the *Land Tax Act 1936* (as amended), including without limitation any increase related to aggregated land holdings or trust surcharges.
- 5.4.5 The Vendor acknowledges and agrees that it will not cancel any beneficiary nominations made for a trust that owns the Land between the Settlement Date and 30 June of that same financial year if such cancellation would have the effect of increasing the land tax payable by the Purchaser.
- 5.4.6 If the registered owner of the Land has died prior to 30 June and the Vendor has the benefit of a principal place of residence land tax exemption for the Land which continues into the next financial year following such death, then:
- (a) the Purchaser may request the Vendor provide proof that it has complied with Regulation 4 of the Land Tax Regulations 2010 (as amended); and
- (b) the Purchaser may request from the Vendor proof of any relief granted by the Commissioner to the Vendor on account of land tax assessment relating to any financial year after the date of death, failing which the Purchaser may apply to the Commissioner to review the Vendor's principal place of residence exemption on land tax for the period prior to settlement and the parties shall adjust land tax based on the Commissioner's response.
- 5.4.7 In the event that the Vendor disputes any rates, taxes or levies relating to the Land and has lodged an objection with the Valuer-General of South Australia prior to the Settlement Date, then the parties acknowledge and agree that:
- (a) the Vendor must continue to pay all rates, taxes and levies as they fall due until settlement as if no objection was lodged; and
- (b) the Vendor may retain the right and control of continuing such objection after settlement (only as it relates to the period prior to settlement) and if after the Settlement Date the objection results in an amendment to the amount of rates, taxes or levies payable for the Land, then the parties shall re-adjust such rates, taxes or levies in accordance with this clause 5.4 within 10 Business Days.
- 5.5 If the Vendor incurs any cost in complying with a statutory requirement (which it did not have notice of prior to entering into this Agreement) between the date of this Agreement and the Settlement Date, the Purchaser must pay the Vendor that amount on Settlement.
- 5.6 The parties may settle under protest if there is a dispute in respect of amounts payable under this Agreement and Settlement will not in any way constitute a waiver of the rights of either party.

## 6. Vacant Possession

- 6.1 Subject to any Tenancies, the Vendor will provide the Purchaser with vacant possession at Settlement.
- 6.2 For the purposes of clause 6.1, providing vacant possession includes, but is not limited to:
- 6.2.1 the removal of the Excluded Chattels and making good any damage arising from that removal;
- 6.2.2 giving possession of the Included Chattels free of any debt or encumbrance;
- 6.2.3 delivering all keys and security devices to the Property to the Purchaser.

## 7. Title and Risk

- 7.1 Subject to clause 7.2, from the date of this Agreement the Property shall be at the risk of the Purchaser;
- 7.2 the Vendor must use the Property with all reasonable care so as to maintain its current state of repair and condition, fair wear and tear excluded.
- 7.3 The Certificate of Title will be conclusive evidence of the Vendor's title.

## 8. Strata and Community Title

If the Property comprises a unit in a deposited strata plan or a lot in a deposited community plan, the following provisions apply:

- 8.1 The following further adjustments between the parties shall be made:
- 8.1.1 if, at the Settlement Date, the Vendor has paid any monies to a fund or funds established under section 27 of the Strata Titles Act 1988 or Section 6 of the Community Titles Act 1996, before the due date for payment, the total amount of the pre-payment will be adjusted and paid by the Purchaser to the Vendor at Settlement; and
- 8.1.2 if there is no such fund or funds or there is a deficiency to meet the reasonably ascertainable outstanding current liabilities, or if the Vendor is in default in the payment to the Strata or Community Title Corporation, the proportion of the deficiency applicable to the Property or the amount by which the Vendor is in default (as the case may be) shall be adjusted and paid by the Vendor to the Purchaser at Settlement.
- 8.2 The Vendor declares that, to its best knowledge, and except as shown in Item 14 of the Schedule, there is presently no breach of the Strata Titles Act 1988, or the Articles of the Strata Corporation, or the Community Titles Act 1996, or the by-laws of the corporations.
- 8.3 The Vendor will use its best endeavours to obtain from the Strata or Community Title Corporation and give to the Purchaser, at least fourteen (14) days before the Settlement Date, copies of the documents which must be supplied to the Vendor by a Strata Corporation pursuant to section 41 of the Strata Titles Act 1988 or by a Community Title Corporation pursuant to section 139 of the Community Titles Act 1996 and any associated costs shall be paid by the Purchaser to the Vendor at Settlement.

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# Contract: Terms and Conditions

- 8.4 If requested by the Purchaser in writing, the Vendor will apply to the Secretary of the Strata or Community Title Corporation to authorise the Purchaser to inspect the records of the Corporation in accordance with the provisions of section 41 of the Strata Titles Act 1988 or section 139 of the Community Titles Act 1996 as the case may be, and any associated costs shall be paid by the Purchaser to the Vendor at Settlement.

## 9. Misdescription

Subject to any applicable laws, this Agreement may not be terminated for any error, omission or misdescription of the Property but either party will be entitled to compensation from the other for any loss or damage arising from the error or misdescription if notified and demanded within fourteen (14) days of Settlement.

## 10. Vendor Warranties

Except as outlined in the Schedule or the Form 1, the Vendor warrants that, to the best of its knowledge, at the date of this Agreement that:

- 10.1 there are no outstanding matters regarding the repair or erection of a fence between the Property and any adjoining properties under the *Fences Act 1975*;
- 10.2 there are no outstanding demands, orders or requisitions relating to the Property;
- 10.3 there are no proposals for the redirection or alteration of any road adjoining the Property that would materially affect the value or use of the Property;
- 10.4 there are no amounts owing to any authority for any works performed by that authority in respect of the Property;
- 10.5 where there is a pool on the Property, that unless specified in Item 17 of the Schedule, the pool complies with all relevant safety requirements as specified in relevant legislation, regulations and standards governing pool safety;
- 10.6 since becoming the registered proprietor of the Property, no unapproved building work has been carried out on the Property.

## 11. Boundaries

The Vendor does not warrant that:

- 11.1 there are no fences, buildings or improvements which are not on or within the boundaries of the Property;
- 11.2 there are no improvements or fixtures upon adjoining land encroaching on the Property;
- 11.3 there are no improvements or fixtures on the Property encroaching on adjoining land.

## 12. Works

Before Settlement, the Vendor will carry out the Works (if any).

## 13. Further Terms

- 13.1 The parties agree to comply with the Further Terms (if any).
- 13.2 In the case of inconsistency between these terms and conditions and the Further Terms, the Further Terms shall apply to the extent of any inconsistency.

## 14. Special Conditions

- 14.1 This Agreement is subject to the satisfaction of the Special Conditions (if any).
- 14.2 The party required to satisfy a Special Condition must use its best endeavours to do so on or before the date specified in that Special Condition (or if not specified, within twenty one (21) days of the date of this Agreement).
- 14.3 If a party fails to satisfy a Special Condition then:
- 14.3.1 if the party required to satisfy the Special Condition complies with clause 14.2 and such other terms and conditions as specified in the Special Condition, then either party may terminate this Agreement upon written notice to the other party; or
- 14.3.2 if the party required to satisfy the Special Condition fails to comply with clause 14.2, or is otherwise in breach of such other terms and conditions specified in the Special Condition, then such an event will be deemed a default under this Agreement and:
- (a) if the Purchaser is in default, clauses 15.3 and 15.4 will apply; or
- (b) if the Vendor is in default, clauses 16.1 and 16.2 will apply.
- 14.4 If this Agreement is terminated pursuant to clause 14.3.1, then any monies paid by or on behalf of the relevant party under this Agreement shall be refunded to that party.
- 14.5 If this Agreement is terminated pursuant to, or as a result of clause 14.3.2 then:
- 14.5.1 if the Purchaser is in default, clauses 15.10 and 15.11 will apply; or
- 14.5.2 if the Vendor is in default, clause 16.2 will apply

## 15. Purchaser's Default

- 15.1 If for any reason whatsoever, except for the neglect or default of the Vendor, Settlement does not occur on the Settlement Date (or some other date as agreed in writing between the parties), the Purchaser must pay interest on the total Purchase Price (less any deposit paid) from the Settlement Date until the earlier of the date full payment is made or the date of termination, at the Default Rate.
- 15.2 The payment of interest under clause 15.1 shall be in addition to, and without prejudice to any other rights or remedies the Vendor has by reason of the Purchaser's default.
- 15.3 Without prejudice to any other rights, if the Purchaser fails to pay the Deposit or any part of the Deposit, or otherwise fails to observe or perform any obligations imposed on the Purchaser under this Agreement prior to the Settlement Date (or such other date as specified), the Vendor may give the Purchaser written notice requiring the Purchaser to remedy the default ("Notice of Default") within three (3) business days of the date of the Notice of Default. If the Purchaser fails to remedy the default within the time specified in the Notice of Default, the Agreement will automatically terminate at the expiration of that period unless the Vendor withdraws the notice in writing.
- 15.4 A Notice of Default under clause 15.3:
- 15.4.1 may be given at any time after the occurrence of the default;
- 15.4.2 must state that unless the default identified in the Notice of Default is remedied within the time specified, this Agreement will automatically terminate.
- 15.5 If the Purchaser fails to complete Settlement on the Settlement Date and does not settle within three (3) business days from the Settlement Date, the Vendor may provide the Purchaser with a notice to complete settlement ("Notice of Completion").
- 15.6 The Notice of Completion must appoint a time for Settlement (with a minimum ten (10) business days notice) and require the Purchaser to settle at the time provided in the Notice of Completion.

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# Contract: Terms and Conditions

- 15.7 If the Purchaser does not comply with the Notice of Completion, the Vendor may terminate this Agreement by further written notice to the Purchaser without prejudice to any of its other rights.
- 15.8 A Notice of Completion can be given more than once.
- 15.9 The Vendor may, but is not obliged to, waive its right to a re-adjustment of Outgoings if Settlement is postponed due to the Purchaser's default.
- 15.10 If this Agreement is terminated in accordance with this clause 15, the Vendor may retain the Deposit and (at the Vendor's option):
- 15.10.1 retain the Property; or
- 15.10.2 resell the Property; and
- in either event sue the Purchaser for damages for breach of contract.
- 15.11 If the Vendor elects to resell the Property pursuant to clause 15.10.2, then:
- 15.11.1 the Purchaser will forthwith be required to pay to the Vendor:
- (a) any deficiency between the Purchase Price and the price obtained upon reselling the Property; and
- (b) all costs, expenses and fees associated with or arising from the resale, by way of liquidated damages (the Purchaser receiving credit for any Deposit); and
- 15.11.2 the Vendor will be entitled to any surplus of the sale price over the Purchase Price.
- 15.12 The Vendor is not required to tender a Transfer before exercising any of its rights under this clause 15.
- 15.13 If the Settlement Date is postponed, all Income from the Property shall be readjusted as at midnight on the day preceding Settlement, but Outgoings shall remain adjusted to the Settlement Date.

## 16. Vendor's Default

- 16.1 Without prejudice to any other rights, if the Vendor is in breach of this Agreement, the Purchaser must give the Vendor written notice to remedy the default within three (3) business days of service of the notice.
- 16.2 Where the Vendor fails to comply with that notice, the Purchaser may:
- 16.2.1 terminate this Agreement by further written notice in which case all monies paid by the Purchaser must be refunded by the Vendor forthwith; or
- 16.2.2 postpone the Settlement Date until such time as the breach is remedied in which case the Vendor will pay to the Purchaser (at the Purchaser's absolute discretion):
- (a) interest at the Default Rate on the full Purchase Price from the Settlement Date to the date when the breach ceases and is notified to the Purchaser; or
- (b) the amount of the actual damage suffered by the Purchaser.
- 16.3 If the Settlement Date is postponed, all Outgoings from the Property shall be readjusted to midnight on the day preceding Settlement, but Income remains adjusted to the Settlement Date.

## 17. Time

Time is of the essence in respect of any obligation under clauses 15, 16, 24 and 25.

## 18. Goods and Services Tax (GST)

If the Vendor and Purchaser acknowledge that GST applies to any supply made under or in connection with this Agreement by the Vendor, then it applies in accordance with the GST Annexure to this Agreement.

## 19. Miscellaneous

- 19.1 Notices under this Agreement:
- 19.1.1 must be in writing and signed by the party giving notice, or its authorised agent;
- 19.1.2 may be served:
- (a) by being left at the last known residence or place of business of the intended recipient; or
- (b) by being sent by ordinary post in a pre-paid envelope to the address of the party set out in this Agreement;
- (c) by email to the email address of a party or a party's representative as provided in this Agreement.
- 19.1.3 will be deemed served if posted in accordance with clause 19.1.2(b), two (2) business days after posting or if by email then at the time of sending the email; and
- 19.1.4 will be deemed sufficiently served if served in accordance with this clause on one of several persons comprising the Vendor or the Purchaser.
- 19.1.5 either party may charge the other party for its reasonable costs for preparing and serving any Default Notice or Notice to Complete under this Agreement up to a maximum amount of \$700 (exclusive of GST) per notice together with any incidental out of pocket costs reasonably incurred (including the costs of service), and any amount so charged must be paid at Settlement or on termination of this Agreement.
- 19.2 No Merger  
The provisions of this Agreement shall not merge upon Settlement.
- 19.3 Cheques
- 19.3.1 The Deposit may be paid by cheque but if it is not honoured on presentation, the Purchaser shall immediately and without notice be in default.
- 19.3.2 Any other payment due under this Agreement shall be made either in cash, by bank cheque or electronic transfer of funds to the Parties nominated bank account
- 19.4 Costs  
The costs of and incidental to the preparation of the Transfer (but not of any document needed to clear the title of the Vendor to the Property) and all stamp duty, registration fees and Government fees, duties and all disbursements in respect of those documents and this Agreement must be paid by the Purchaser.
- 19.5 Date of this Agreement  
The date of this Agreement is the date on which the last of the parties executes it.
- 19.6 Legal Capacity of Purchaser
- 19.6.1 The Purchaser warrants that each natural person included in the description of the Purchaser has full legal capacity.
- 19.6.2 The Purchaser further warrants that it is not (except as set out in any Special Condition) required to seek approval for purchase under the Foreign Acquisitions and Takeovers Act 1975 as amended and any breach of this clause entitles the Vendor to terminate.

INITIALS

*Initials not required if using electronic signature*



# Contract: Terms and Conditions

## 20. Privacy Act 1988

- 20.1 The parties agree and acknowledge that the Agent uses personal information collected from the Purchaser and Vendor to act as the Vendor's agent and to perform their obligations under this Agreement.
- 20.2 The Agent may disclose this information to other parties including conveyancers, connection services, legal advisers, financial institutions and government bodies.
- 20.3 The Agent will only disclose information in the way described in clause 20.2 as required to perform its duties under this Agreement, to achieve the purposes specified above or as otherwise allowed under the Privacy Act 1988.
- 20.4 If the Vendor or Purchaser would like to access this information or correct or update this information, they can do so by contacting the Agent at the address and telephone number provided in this Agreement.

## 21. Other Conditions

This Agreement includes other terms and conditions as specified in or attached to this Agreement (including Annexures).

## 22. Governing Law

This Agreement is governed by and construed in accordance with the laws from time to time in force in South Australia and the parties submit to the non-exclusive jurisdiction of the Courts of South Australia.

## 23. General

If any provision of this Agreement shall be found by a Court of competent jurisdiction to be invalid or unenforceable in law, then in such case the parties hereby request and direct such court to sever such provision from this Agreement.

## 24. eConveyancing Conditions

- 24.1 If each party is or has engaged an Australian Legal Practitioner and/or Licensed Conveyancer (Legal Representative), the parties agree that Settlement will take place using an Electronic Lodgement Network (Electronic Conveyancing), in accordance with the *Electronic Conveyancing National Law (South Australia) Act 2013 (ECNL)*, and Participation Rules for Electronic Conveyancing determined by the Registrar-General in accordance with Section 23 of the ECNL (**Participation Rules**) unless:
- 24.1.1 Lodgement of instruments under this Agreement (in whole or in part) are not eligible to be lodged electronically in accordance with the ECNL and the Participation Rules, or any other directions or requirements issued from time to time by the Registrar General or the Land Registry;
- 24.1.2 Either party gives a valid notice that Settlement will not be completed by Electronic Conveyancing.
- 24.2 The parties acknowledge and agree that it is the Purchaser's right to nominate an approved ELNO for the purpose of carrying out an Electronic Conveyance pursuant to this Agreement, and the Vendor agrees to accept and use the same ELNO in circumstances where:
- 24.2.1 the settlement under this Agreement must be an Electronic Conveyance; and
- 24.2.2 the Participation Rules do not permit interoperability between two or more approved ELNOs.
- 24.3 To the extent the Participation Rules and the Operating Requirements determined by the Registrar-General in accordance with Section 22 of the ECNL (**Operating Requirements**) permit interoperability between two or more ELNOs, then either party may select and use their own approved ELNO for the Electronic Conveyance.
- 24.4 To the extent the Participation Rules and Operating Requirements do not permit interoperability between two or more ELNOs:
- 24.4.1 the Purchaser shall nominate an approved ELNO within 10 Business Days of the date of this Agreement or within 2 Business Days of receiving a request from the Vendor as to the ELNO nomination; and
- 24.4.2 failing the Purchaser making a nomination within such 2 Business Day period of receiving the Vendor's request then the Vendor may nominate an approved ELNO for the purpose of carrying out an Electronic Conveyance pursuant to this Contract.
- 24.5 The Vendor must within 14 Business Days of the date of this Agreement:
- 24.5.1 create an Electronic Workspace;
- 24.5.2 populate the Electronic Workspace with the details of the Property and other required particulars relating to the sale of the Property; and
- 24.5.3 invite the Purchaser and the Vendor's mortgagee (if any) to join the Electronic Workspace.
- 24.6 The Purchaser must:
- 24.6.1 accept the Vendor's invitation to join the Electronic Workspace within 2 Business Days of receipt of the invitation;
- 24.6.2 populate the Electronic Workspace with the required particulars relating to the sale of the Property; and
- 24.6.3 invite the Purchaser's mortgagee (if any) to join the Electronic Workspace.
- 24.7 If the Vendor does not comply with clause 24.5 the Purchaser may:
- 24.7.1 create an Electronic Workspace;
- 24.7.2 populate the Electronic Workspace with the details of the Property and other required particulars relating to the sale of the Property; and
- 24.7.3 invite the Vendor and the Purchaser's mortgagee (if any) to join the Electronic Workspace; and
- 24.7.3 the Vendor must:
- (a) accept the Purchaser's invitation to join the Electronic Workspace within 2 Business Days of receipt of the invitation;
- (b) populate the Electronic Workspace with the required particulars relating to the sale of the Property; and
- (c) invite the Vendor's mortgagee (if any) to join the Electronic Workspace.
- 24.8 The Electronic Workspace is an electronic address for the service of notices and for written communications for the purposes of the ECNL and any electronic transaction legislation.
- 24.9 Settlement occurs under this clause 24 when the Electronic Workspace records that:
- 24.9.1 The exchange of funds between financial institutions in accordance with the instructions of the parties has occurred; or
- 24.9.2 If there is no exchange of funds or other value, the documents necessary to enable the Purchaser to become the registered proprietor of the Land have been accepted by the Registrar General for electronic lodgement.
- 24.10 The parties must agree in writing on a method, time and place for delivery or exchange of any documents relating to the sale that cannot be delivered or exchanged using the Electronic Workspace. If the parties cannot agree, the party who holds the documents holds them in escrow for the benefit of the party who is entitled to them and the party holding the documents must deliver the documents as reasonably directed by the person entitled to them immediately after Settlement.

INITIALS

*Initials not required if using electronic signature*



# Contract: Terms and Conditions

24.11 If by reason of an electronic or computer system failure of any of the Land Registry, the Reserve Bank of Australia or the ELNO Settlement does not occur on the Settlement Date, the failure to settle does not constitute a breach or default by either party under this Agreement, and the parties will do all things reasonably necessary to complete settlement as an Electronic Conveyance on the next Business Day or such other date as the parties may agree or if Settlement is not able to be completed as an Electronic Settlement by reason of the failure of the electronic or computer systems of the Land Registry and only if the Electronic Workspace allows, the parties by agreement may elect to proceed with a financial settlement notwithstanding that settlement cannot be completed as an Electronic Conveyance, and do all other things necessary to complete Settlement.

## 25. Commonwealth Reporting

### 25.1 Reportable Transactions

The parties acknowledge and agree that:

- 25.1.1 the transactions contemplated by this Contract, including without limitation the Transfer, may constitute a reportable transaction pursuant to Section 396 of the Tax Act (Reportable Transaction); and
- 25.1.2 to the extent this Contract contains Reportable Transactions, the parties agree to promptly comply with any State or Commonwealth requirements relating to the Reportable Transactions and to direct and authorise their respective conveyancing practitioners to do the same.

### 25.2 Creation of RevenueSA Workspace

25.2.1 The Purchaser must at least 7 Business Days prior to the Settlement Date:

- (a) create a RevenueSA Workspace;
- (b) populate the RevenueSA Workspace with sufficient details of the Land, this Contract, the Purchaser and other particulars that may be required for the relevant Reportable Transaction; and
- (c) invite the Vendor to join the RevenueSA Workspace.

25.2.2 The Vendor must at least 1 Business Days prior to the Settlement Date:

- (a) create a RevenueSA Workspace;
- (b) accept the Purchaser's invitation to join the RevenueSA Workspace; and
- (c) populate the RevenueSA Workspace with sufficient details of the Land, this Contract, the Vendor and other particulars that may be required for the relevant Reportable Transaction.

25.2.3 Provided the Purchaser has complied with its obligations under clause 25.2.1, if the Vendor does not comply with clause 25.2.2 the Purchaser may at any time before settlement:

- (a) populate the RevenueSA Workspace with sufficient details of the Vendor and other particulars that may be required for the relevant Reportable Transaction and proceed with settlement on the Settlement Date; or
- (b) if the Purchaser is unable to settle by the Settlement Date for any reason relating to the Vendor's non-compliance with clause 25.2.2, the Purchaser may extend the Settlement Date without penalty for up to 5 Business Days.

## 26. Electronic Communications

The parties to this contract each consent to either of them or their representatives signing the contract and any notices or documents under the Act by electronic signature pursuant to the *Electronic Communications Act 2000* and delivering this contract and any notices or documents under the Act by email pursuant to the Act and the *Electronic Communications Act 2000*.

INITIALS

*Initials not required if using electronic signature*



# Contract: Execution

## EXECUTED AS AN AGREEMENT

Signed by or on behalf of Purchaser 1

Date:

Purchaser Name

in the presence of:

Date:

Witness Name

Signed by or on behalf of Purchaser 2

Date:

Purchaser Name

in the presence of:

Date:

Witness Name

Signed by or on behalf of Purchaser 3

Date:

Purchaser Name

in the presence of:

Date:

Witness Name

Signed by or on behalf of Purchaser 4

Date:

Purchaser Name

in the presence of:

Date:

Witness Name

INITIALS

*Initials not required if using electronic signature*



# Contract: Execution Page

## EXECUTED AS AN AGREEMENT

Signed by or on behalf of Vendor 1

Date:

Vendor Name

in the presence of:

Date:

Witness Name

Signed by or on behalf of Vendor 2

Date:

Vendor Name

in the presence of:

Date:

Witness Name

Signed by or on behalf of Vendor 3

Date:

Vendor Name

in the presence of:

Date:

Witness Name

Signed by or on behalf of Vendor 4

Date:

Vendor Name

in the presence of:

Date:

Witness Name

### Vendor / Purchaser Please Note:

1. REISA recommends that you should not sign any document unless you are satisfied that you understand its terms.
2. Use of this Agreement by a non-member of REISA is a breach of Copyright.

### AUCTION CONDITIONS

Applicable     Not Applicable

The Conditions of Sale of Real Property by Public Auction of the Real Estate Institute of South Australia exhibited prior to the Auction shall apply to the Agreement. If sold by auction then the deposit of 10% of the Purchase Price (or such other amount determined by the auctioneer or Agent prior to the auction and advised by the Purchaser prior to the auction) is payable immediately upon the highest successful acceptance of the bid above the reserve.

**Note:** There is no "cooling-off" period under the Act for sale under auction conditions or if the Purchaser waives the right to "cool-off" by obtaining independent legal advice and delivering a Certificate (section 5 of the Act) to the Agent.

INITIALS

*Initials not required if using electronic signature*

## **Annexure A – Further Terms**

This Agreement is subject in all respects to the following Further Terms:

### **1. Warranties**

The Vendor does not provide any warranties in respect of the Property, and the Purchaser acknowledges that:

- 1.1. The Vendor is not the registered owner of the Property;
- 1.2. The Vendor is not in possession of the Property;
- 1.3. The Vendor is a local government body exercising its power of sale pursuant to section 184 of the *Local Government Act 1999* (SA) for the non-payment of council rates;
- 1.4. The Purchaser is responsible, and at its own risk and cost, for removing any and all impediments (registered or otherwise) that will prevent a transfer of the Property from the Vendor to the Purchaser under this Agreement;
- 1.5. There are outstanding Outgoings in respect of the Property which the Vendor will not be responsible for discharging on or before Settlement;
- 1.6. The Purchaser is responsible for the payment of council rates on the Property accrued on and from the date of Settlement, including any pro rata amount for council rates accrued prior to the date of Settlement but relating to the period on and from Settlement; and
- 1.7. The Purchaser has made an allowance in the Purchase Price for the discharge of any Outgoings in respect of the Property and the removal of any and all impediments to a transfer of the Property to the Purchaser.

### **2. Power of Sale**

- 2.1. This Agreement shall automatically terminate if the Vendor:
  - 2.1.1. Ceases to have the power to sell the Property by virtue of section 184 of the *Local Government Act 1999* (SA) or any other legislation to effect a sale of the Property; or
  - 2.1.2. Is unable, for any reason, to pass any resolution or do any act required by the *Local Government Act 1999* (SA) or any other legislation to effect a sale of the Property; or
  - 2.1.3. Is otherwise prevented from effecting a transfer of the Property to the Purchaser.
- 2.2. The Vendor shall incur no liability in the event that the Agreement is terminated in accordance with clause 2.1 above and the Purchaser releases and forever holds harmless the Vendor from any and all claims for or damage caused by or in any way connected with the Property or this Agreement.

### 3. Deletion of clauses

The following clauses of this Agreement shall be deleted and are not applicable:

- 3.1. Clause 2.1.9
- 3.2. Clause 2.1.16
- 3.3. Clause 5.3
- 3.4. Clause 5.4
- 3.5. Clause 6
- 3.6. Clause 7
- 3.7. Clause 8
- 3.8. Clause 10
- 3.9. Clause 16.2.2
- 3.10. Clause 16.3
- 3.11. Clause 24

### 4. Vacant possession

The Purchaser acknowledges and agrees that:

- 4.1. The Vendor, in undertaking the sale of the Property, is exercising its power to sell the Property for the non-payment of rates pursuant to section 184 of the *Local Government Act 1999* (SA);
- 4.2. The Vendor is not, and will not be, in possession of the Property on the date of this Agreement, or on the Settlement Date;
- 4.3. The Vendor will not, and has no ability to, enter the Property and/or to ensure that the Purchaser is provided with vacant possession on and from the Settlement Date;
- 4.4. The Purchaser enters into this Agreement on the basis that no vacant possession will be provided by the Vendor, and the Purchaser waives any rights the Purchaser may have as against the Vendor with respect to such vacant possession;
- 4.5. Subsequent to settlement under this Agreement, the Purchaser may be required to commence legal action, including under section 193 of the *Real Property Act 1886* (SA) or otherwise, in order to obtain vacant possession of the Property and any such action will be at the Purchaser's own cost in all things;
- 4.6. Lawful entry onto and possession of the Property by the Purchaser may not be possible until a warrant for possession of the Property is obtained from the Supreme Court or other Court of competent jurisdiction, and any such action will be at the Purchaser's own cost in all things;
- 4.7. Any unclaimed goods or chattels remaining on the Property when the Purchaser takes possession of the Property will be forfeited to the Purchaser, subject to any claimable interest at law or in equity, and the Purchaser shall be wholly responsible for the disposal, and cost of same, of any such goods and chattels as necessary, in accordance with the law; and
- 4.8. The cost of securing the Property will be borne solely by the Purchaser.

## 5. Outgoings

5.1. “**Outgoings**” means all rates, levies, community corporation contributions, taxes (including but not limited to land tax), assessments, charges and all other amounts payable or chargeable to the Property, excluding council rates.

5.2. The Purchaser acknowledges and agrees that:

5.2.1. The Purchaser is aware of the Outgoings currently outstanding in relation to the Property as disclosed in the Form 1;

5.2.2. The Vendor is not responsible for the payment or discharge of Outgoings on or before Settlement;

5.2.3. The Purchaser is responsible for the payment or discharge of any Outgoings on or before Settlement;

5.2.4. Any Outgoings not satisfied by the Purchaser on or before Settlement will be the liability of the Purchaser from the Settlement Date and a relevant authority may be entitled to charge the Property in respect of any outstanding Outgoings;

5.2.5. The Purchaser must make its own enquiries with the relevant authorities with respect to the Outgoings.

## 6. Discharge of mortgages and charges

The Purchaser acknowledges and agrees that:

6.1. The Property is sold by the Vendor under section 184 of the *Local Government Act 1999 (SA)* and (by virtue of section 184(14) of that Act) the title vested in the Purchaser on the Settlement Date will (subject to section 184(14a) of that Act) be free of all mortgages, charges and caveats;

6.2. The Purchaser shall be responsible, at its own cost in all things, for any administrative actions required (if any) to effect formal discharge or withdrawal of any mortgages, charges or caveats affecting the Property (to the extent that such discharge or withdrawal does not automatically occur pursuant to the *Local Government Act 1999 (SA)*); and

6.3. For the avoidance of doubt, the term ‘charge’ as referred to in this clause 6 include any charge on the Property relating to payment of water rates or water service charges, emergency service levies or any other statutory or other charges affecting the Property.



## 7. Caveats

The Purchaser acknowledges and agrees that:

- 7.1. The Property is sold by the Vendor under section 184 of the *Local Government Act 1999* (SA) and (by virtue of section 184(14) of that Act) the title vested in the Purchaser on the Settlement Date will be free of caveats, subject to section 184(14a) of the *Local Government Act 1999* (SA).
- 7.2. By virtue of section 184(14a) of the *Local Government Act 1999* (SA), the title vested in the Purchaser under subsection 184(13) of the *Local Government Act 1999* (SA) will not be free of a caveat held by an agency or instrumentality of the Crown, unless that agency or instrumentality consents to its discharge, and the presence of such caveats registered on the Property will prevent title vesting in the Purchaser until otherwise removed;
- 7.3. The Purchaser will be responsible, at its own cost in all things, for any action required to effect a warning or withdrawal of any and all caveats affecting the Property including the issuing or conduct of legal proceedings (where applicable) with respect to any such caveat;
- 7.4. The Vendor will not be required to take any action to assist the Purchaser, and the Purchaser shall not so demand, in warning or otherwise withdrawing any caveats on the Property unless required to do so by law or an order of the Court.

## 8. Indemnities and Warranties

- 8.1. The Purchaser hereby fully releases and indemnifies the Vendor against any claim, action, demand, loss, cost or expenses howsoever incurred or suffered by or brought or made or recovered against or imposed upon the Vendor and howsoever arising in relation to:
  - 8.1.1. Any mortgage, charge, Court order, warrant for sale, caveat or other dealing registered, or capable of being registered, on the Property;
  - 8.1.2. Any site contamination on or originating from the Property (including, but not limited to any groundwater on or originating from the Property);
  - 8.1.3. Whether any hazardous substance or hazardous contaminant is located on the Property or whether there has been a contravention of an environment protection policy within the meaning of the *Environment Protection Act 1993* (SA) or if any environmentally relevant activity has been carried out on the Property;
  - 8.1.4. Whether there has been any contravention of an environmental law;
  - 8.1.5. The condition or state of repair of any fixtures or fittings on the Property; and
  - 8.1.6. The suitability of the Property for any intended use or purpose by the Purchaser.

- 8.2. The Purchaser acknowledges and agrees that it has inspected and reviewed the Property (including any services to or from the Property) and conducted its own searches and enquiries (or has had the reasonable opportunity to do so) and in any event, even if the Purchaser has been unable inspect the Property in any way whatsoever, the Purchaser accepts the Property "as is, where is" in its present condition and subject to any legal and physical defects and any matter disclosed in this Agreement, the Form 1 or subject to the Purchaser's own searches and enquiries.
- 8.3. The Purchaser acknowledges covenants and agrees with the Vendor that it has examined or has had the opportunity to of examining the Property (to the extent such examination was materially possible) prior to signing the Agreement and that the Purchaser is deemed to purchase with full knowledge of the state and condition of the Property.
- 8.4. No warranty condition description or representation as to the state or quality of the Property or the fitness or suitability of the Property for any purpose whatsoever on the part of the Vendor is given or implied from the Agreement nor are the same to be implied from anything said or done or implied prior to this Agreement.
- 8.5. The terms and conditions of the Further Terms survive termination of this Agreement.