
PART 1 REFERENCE PARTICULARS

Item 1 Formation of Agreement

Date:

Item 2 Seller

Identity:

Name: Logan City Council

Address for Notices:

Delivery: 150 Wembley Road, LOGAN CENTRAL QLD 4114

Post: PO Box 3226, LOGAN CITY DC QLD 4114

Facsimile: (07) 3412 3444

Item 3 Seller's Solicitors

Identity:

N/A

Item 4 Purchaser

Identity:

Name:

Address for Notices:

Delivery:

Post:

Facsimile:

Item 5 Purchaser's Solicitors

Identity:

Address for Notices:

Delivery:

Post:

Facsimile:

Item 6 Stakeholder

Identity: Logan City Council.
Address for Notices:
Delivery: Refer to Item 2.
Post: Refer to Item 2.
Facsimile: Refer to Item 2.

Item 7 Land

Address: 21 XXXX street, LOGAN QLD 4114
Real Property Description:

Title ref	County	Parish	Description
12345678	Stanley	Mackenzie	Lot XX RP 123456

Nature of Title: Freehold
Encumbrances: Nil
Local Government: Logan City Council

Item 8 Purchase Price

Full Price: \$
Deposit (10%): \$
Balance Purchase Price: \$

Item 9 Default Interest

Rate: The rate charged by the Commonwealth Bank of Australia, at the relevant time, upon business overdrafts exceeding \$100,000.00.

Item 10 Completion

Date:
Venue:

PART 2: INTERPRETATION

2.1 General

Unless:

- (1) the context otherwise requires; or
- (2) a contrary intention appears,

this Agreement is to be interpreted by reference to the definitions and subsequent provisions of **Part 2**.

2.2 Definitions

Each of the following expressions bears the meaning shown opposite:

<hr/> act	Includes: <ol style="list-style-type: none">(1) an omission; and(2) a refusal to act.
<hr/> Act	<ol style="list-style-type: none">(1) An Act of the Commonwealth Parliament or the Queensland Parliament.(2) Subordinate legislation under any such Act.(3) The direction or requirement of a competent authority or person under any such Act or subordinate legislation.(4) A licence, authorization, consent, approval or exemption granted under any such Act or subordinate legislation.(5) A planning instrument and a local law.
<hr/> Act of Insolvency	<ol style="list-style-type: none">(1) Suffering the appointment of a receiver or a receiver and manager, which appointment is not terminated, postponed or enjoined within 14 days after it is made.(2) Entering voluntary administration.(3) Failing to satisfy a bankruptcy notice or a statutory demand under section 459E of the <i>Corporations Act</i>.(4) Suffering the presentation of a bankruptcy petition.(5) Suffering the presentation of a winding-up application or the appointment of a provisional liquidator.(6) Signing an authority under section 188 of the <i>Bankruptcy Act</i>.(7) Entering a composition or scheme of arrangement for the benefit of creditors.(8) Where all available appeal rights have been exhausted or waived, failing:<ol style="list-style-type: none">(a) to pay the relevant debt (if the debt exceeds \$5,000.00); or(b) to satisfy the relevant order,within 14 days after suffering execution against one's assets.

	(9) Failing to secure the return of one's assets within 14 days after their lawful seizure by a creditor or an encumbrancee.
Address for Notices	With respect to each Participant: (1) its address or facsimile number shown at whichever is relevant of Item 2 to Item 6 ; (2) such other address or facsimile number as it has notified in writing to the Participant giving it a notice as its address or facsimile number for notices under this Agreement; or (3) if it is not at the address or facsimile number the subject of <i>paragraph (1)</i> or <i>paragraph (2)</i> of this definition, its last principal place of business or facsimile number known to the Participant giving it a notice.
Administering Authority	The authority responsible for enforcing relevant provisions of an Act.
Agreement	This document and the agreement it evidences.
Attestation	An attestation upon this Agreement by a Party and the Stakeholder.
Balance Purchase Price	The sum specified as such at Item 8 (being the difference between the Purchase Price and the Deposit).
Bankruptcy Act	<i>Bankruptcy Act 1966</i> (Cwlth).
Business Day	A day, other than a Saturday, Sunday or public holiday, upon which banks are open for business in the locality: (1) to which a notice under this Agreement is to be sent; or (2) at which an event for which this Agreement provides is to occur. <i>[Example of an event the subject of paragraph (2): Completion].</i>
Clause	A clause, sub-clause or paragraph of this Agreement.
Completion	Completion of the Sale pursuant to Part 5 .
Completion Date	The date specified at Item 10 .
Completion Venue	The place specified at Item 10 .
Corporations Act	<i>Corporations Act 2001</i> (Cwlth).
Default Rate	(1) The interest rate specified at Item 9 ; or (2) if no rate is specified at Item 9 , the interest rate the Seller's banker charges at the relevant time on customer overdraft accommodation exceeding \$100,000.00.
Deposit	The sum specified as such at Item 8 .
Encumbrance	Has the meaning ascribed to it in the Local Government Act 2009. As defined by that Act, the term "includes any of the following that affects land— (1) a mortgage, lien or charge;

	<p>(2) a caveat;</p> <p>(3) an agreement;</p> <p>(4) a judgment, writ or process;</p> <p>(5) an interest adverse to the interest of the land's owner;</p> <p>but does not include an easement."</p> <p>For avoidance of doubt, the term does not include body corporate levies and charges levied pursuant to the Body Corporate Community Management Act 1997.</p>
Formation Date	<p>(1) The date upon which this Agreement is formed.</p> <p>(2) That date is, in the absence of evidence establishing a different date, the date at Item 1.</p>
include	<p>Comprise or encompass, without being limited to what is stated to be included.</p> <p><i>[Example: "act" is defined as including an omission and a refusal to act. However, the expression is not confined to an omission and a refusal to do something; it also encompasses (obviously) a positive action].</i></p>
Item	A numbered item of information in Part 1 .
Land	The land described at Item 7 .
Land Title Act	<i>Land Title Act 1994 (Qld).</i>
Local Government	The local government of the territorial unit in which the Land is situated, specified at Item 7 .
Officer	<p>(1) A director, alternate director, secretary, assistant secretary, executive officer, attorney, managing agent, or solicitor of or for a Party.</p> <p>(2) The expression includes, with reference to the Seller, the manager of the Complex together with the manager's employees, contractors and agents.</p>
Part	<p>A numbered part or division of this Agreement, other than an Appendix or an Attestations page, containing:</p> <p>(1) reference particulars; or</p> <p>(2) 1 or more Clauses.</p>
Participants	<p>(1) The Seller and the Seller's Solicitors.</p> <p>(2) The Purchaser and the Purchaser's Solicitors.</p> <p>(3) The Stakeholder.</p>
Parties	The Seller and the Purchaser.
Property Law Act	<i>Property Law Act 1974 (Qld).</i>
Purchase Price	The sum specified at Item 8 as the " <i>Full Price</i> ".

Purchaser	The person specified at Item 4 .
Purchaser's Solicitors	The solicitors specified at Item 5 , or solicitors appointed to replace them.
Sale	Sale and purchase of the Land under this Agreement.
Seller	The person specified at Item 2
Seller's Solicitors	The solicitors specified at Item 3 , or solicitors appointed to replace them.
Stakeholder	The person specified at Item 6 .
Title Encumbrances	The easements, restrictive covenants and other encumbrances over the Land, detailed at Item 7 .
Transfer	An instrument: (1) in the form prescribed under the <i>Land Title Act</i> ; and (2) properly executed on behalf of the Seller, transferring from the Seller to the Purchaser title to the Land subject only to the Title Encumbrances.

2.3 Grammatical Similarities

Where a word or phrase is specifically defined, other parts of speech and grammatical forms of that word or phrase bear meanings corresponding to and consistent with that definition.

2.4 Parties

Reference to a Participant includes:

- (1) in the case of a natural person, that person, his personal representatives and assigns; and
- (2) in the case of a corporation, the corporation, its successors and assigns.

2.5 Concurrent Responsibility

Where a Participant is composed of two or more persons, the Agreement binds jointly and severally:

- (1) those persons and each of them; and
- (2) their and each of their executors, administrators and assigns (transferees).

2.6 Warranty of Authority

Each person signing the Agreement as an Officer, attorney or trustee, or in any other representative capacity, assures each other Party or signatory that he/she possesses unrestricted authority to execute the document in that capacity at the time of signing.

2.7 Imputed Acts

Reference (whether direct or indirect) to a person's act includes the act of another person, if the other person's act is deemed by law also to be the first-mentioned person's act because of the legal relationship between the two.¹

2.8 Miscellaneous References

Reference to:

- (1) the singular includes the plural, and vice versa;
- (2) a gender includes each other gender;
- (3) a person includes a corporation, a firm and a voluntary association;
- (4) an Act includes an Act that amends, consolidates or replaces an Act;
- (5) money is a reference to Australian dollars and cents;
- (6) a time of day is a reference to Australian eastern standard time; and
- (7) writing is a reference to reproduction of words, figures, symbols and shapes in visible form, including print, type, lithograph, facsimile and photocopy.

2.9 Headings and Notes

Subject headings, footnotes, endnotes, and the table of contents:

- (1) exist for convenience only; and
- (2) are to be disregarded when interpreting the Agreement.

2.10 Nature of Agreement

This document is a Deed.

2.11 Merger

Any provision of this Agreement:

- (1) to which effect is not given by Completion or by Registration of the Transfer; and
- (2) capable of taking effect after Completion or Registration of the Transfer,

will continue to be fully enforceable despite Completion or Registration.

2.12 Severance

If:

- (1) any provision of the Agreement is void, voidable, illegal or unenforceable; or
- (2) the Agreement would be void, voidable, illegal or unenforceable unless a particular provision were deleted from it,

¹ Example: The act of an employee, in the performance of that person's duties as employee, is imputed to his/her employer; that is, it is deemed by law also to be the act of the employer.

the provision will be deemed deleted from the Agreement.

2.13 Governing Law

The laws of Queensland govern the Agreement.

2.14 Entirety of Agreement

- (1) The Agreement details the entire bargain concluded between the Parties in relation to the Sale, irrespective of:
 - (a) any negotiations or discussions preceding execution of the Agreement; and
 - (b) the content of any brochure, report or other document produced by or on behalf of the Seller for potential purchasers of the Land.
- (2) The Purchaser acknowledges that it has not been induced to acquire the Land by any representation, verbal or other, made by or on behalf of the Seller but not detailed in the Agreement.

PART 3: SALE OF LAND

3.1 Agreement to Sell and Purchase pursuant to the Local Government Regulation 2012

The Seller undertakes to sell the Land to the Purchaser, and the Purchaser to buy the Land from the Seller, pursuant to Chapter 4, Part 12, Division 3 of the Local Government Regulation 2012.

3.2 Land sold free of encumbrances

Pursuant to section 145(4) of the Local Government Regulation 2012, the Land is sold to the Purchaser free of all encumbrances, other than an encumbrance that confers rights on a State or government entity.

3.3 Land sold free of local government rates and charges

The Land is sold free of all local government rates and charges accrued prior to the Completion date.

3.4 Purchaser Acknowledgement

The Purchaser acknowledges that, in entering this Agreement, it has **not** been guaranteed, warranted or otherwise assured by or on behalf of the Seller:

- (a) That vacant possession of the Land will be provided at Completion;
- (b) As to the condition, state of repair or suitability for any use of the Land;
- (c) That the Land presently is being used in accordance with approvals (if any) granted by the Commonwealth, State or Local Governments, or by any semi-Government authority;
- (d) That the improvements (if any) on Land have been constructed in accordance with all applicable legislative requirements of the State or Local Governments.

3.5 Risk

The Land is at the risk of the Purchaser from noon on the Business Day following the Formation Date.

3.6 Payment of overdue rates (discovered subsequent to Formation Date)

- (1) If, at any time between the Formation Date and the Completion Date the Seller becomes aware that payment of the overdue rates burdening the Land was tendered prior to the Formation Date, then

the Seller may terminate this Agreement by written notice to the Purchaser in which event all monies paid by way of deposit are refundable to the Purchaser without deduction.

- (2) For avoidance of doubt, if the Seller terminates this Agreement pursuant to this clause, such termination is not an event of default.

PART 4: PURCHASE PRICE

4.1 Method of Payment

The Purchaser must pay the Balance Purchase Price, and any other sum due to the Seller under this Agreement:

- (1) in legal tender; or
- (2) by cheque dated on or before the date of delivery, issued by a Licensed Bank conducting business within Queensland; or
- (3) electronic funds transfer.

4.2 Payment of Deposit

- (1) The Purchaser must pay the Deposit immediately upon execution of this Agreement.
- (2) The Deposit is to be:
 - (a) paid to the Stakeholder's trust account; and
 - (b) held by the Stakeholder as a stakeholder, not as an agent of either Party.
- (3) If it fails to pay the Deposit as required by this clause, the Purchaser commits a fundamental breach of this Agreement and the Seller may affirm or terminate the Agreement

4.3 Balance Purchase Price

The Purchaser must pay to the Seller on the Completion Date the Balance Purchase Price.

4.4 Stakeholder Obligation (General)

Without limiting the effect of any specific obligation imposed upon the Stakeholder in this Agreement, the Stakeholder must:

- (1) retain the Deposit until:
 - (a) Completion; or
 - (b) termination of the Agreement;
- (2) upon Completion or termination, pay the Deposit to the Party entitled to it.

4.5 Interest on Late Payments

- (1) If the Deposit or any other money payable under this Agreement is not paid when due, the Purchaser must pay interest on the overdue money from the due date for payment to the date of payment (both inclusive).
- (2) A judgment for money payable under this Agreement also will bear interest from the date of judgment to the date of payment (both inclusive).

- (3) Interest:
 - (a) is to be calculated on daily balances at the Default Rate: and
 - (b) paid upon Completion.

PART 5: COMPLETION

5.1 Time and Place for Completion

- (1) Completion is to be effected:
 - (a) on the Completion Date;
 - (b) at the Completion Venue;
 - (c) at the time agreed by the parties (agreement to be reached not later than 5.00pm on the day before the Completion Date);
 - (d) between the hours of 11.00am and 5.00pm.
- (2) Irrespective of any other provision in this Agreement, if the Completion Date falls on a Saturday, Sunday or public holiday in Brisbane, Completion is to be effected on the Business Day next following the Completion Date.

5.2 Facilitating Completion (Seller's Obligation)

Subject to the Purchaser discharging its obligations under the Agreement, the Seller must do whatever the Purchaser reasonably requires of it to ensure that:

- (1) the Sale is completed; and
- (2) the Purchaser obtains valid title to the Land.

5.3 Preparation and Delivery of Transfer Documents

The Seller must:

- (1) prepare the Transfer and related documents at its own expense; and
- (2) deliver them to the Purchaser at Completion.

5.4 Registration of Transfer

After Completion, the Purchaser must:

- (1) ensure that the Transfer is lodged promptly for Registration;
- (2) pursue Registration of the Transfer diligently, to ensure in turn that the change in ownership of the Land can be:
 - (a) notified by the Registration Authority to the Local Government; and
 - (b) recorded upon the Local Government's land record, at the earliest possible time (allowing for normal administrative uncertainties and protraction).

5.5 Further Assurances

Each Party must do everything lawfully or reasonably required of it by the other Party to:

- (1) give effect to the provisions, and achieve the intent, of this Agreement; and
 - (2) preserve and promote the entitlements of the other Party under the Agreement,
- before and after Completion.

PART 6: ERRORS AND MISDESCRIPTIONS

6.1 Errors and Misdescriptions

- (1) The Seller believes the Land to be, and the Purchaser accepts the Land as, correctly described in this Agreement.
- (2) No error, omission or misdescription in:
 - (a) **Item 7**;
 - (b) the boundaries or area of the Land,will invalidate this Agreement or entitle the Purchaser to claim compensation.

6.2 Survey and Inspection

- (1) The Seller gives no assurance that the surveyed area of the Land is correct.
- (2) The Seller also gives no assurance that there is no encroachment:
 - (a) by the Land onto adjoining land; or
 - (b) by any structure on adjoining land onto the Land,and the Purchaser may not:
 - (c) make any objection or claim; or
 - (d) delay completion,because of any inaccuracy or misdescription (whether material or not) in the details the Land contained in this Agreement.
- (3) The Sale is subject to any encroachment from or upon the Land.

PART 7: DEFAULT

7.1 Events of Default

A Party will be in default under the Agreement if:

- (1) it fails to discharge an obligation the Agreement imposes upon it; or
- (2) it commits or suffers the occurrence of an Act of Insolvency.

7.2 Termination for Insolvency

- (1) If the Purchaser commits an Act of Insolvency before Completion, the Seller may terminate this Agreement by written notice to the Purchaser.
- (2) The Seller's entitlement to terminate under this clause extends to an Act of Insolvency committed by the Purchaser before the formation of this Agreement.

7.3 Seller's Remedies

- (1) If the Purchaser defaults under the Agreement, in addition to any other entitlement it may possess at law or in equity with respect to the default the Seller may affirm or terminate the Agreement.
- (2) If it affirms the Agreement, the Seller may:
 - (a) sue the Purchaser for specific performance;
 - (b) sue the Purchaser for damages for breach; or
 - (c) sue the Purchaser for specific performance and damages for breach,and may recover from the Purchaser as a liquidated debt so much of the Deposit as the Purchaser has failed to pay.
- (3) If it terminates the Agreement under this Part, the Seller may:
 - (a) declare forfeited any Deposit paid;
 - (b) sue the Purchaser for damages for breach; and
 - (c) declare forfeited any Deposit paid and sue the Purchaser for damages for breach.

PART 8: MISCELLANEOUS

8.1 Time

Unless expressly provided otherwise in this Agreement, time is of the essence of the Agreement in every respect.

8.2 Waiver

Neither:

- (1) a failure, delay or indulgence, committed, caused or granted in exercising a power or entitlement in relation to this Agreement; nor
 - (2) a single or partial exercise, or a single or partial failure to exercise, such a power or entitlement,
- will operate to waive the power or entitlement, or to preclude its exercise or further exercise.

8.3 Service of Notices

A notice under this Agreement:

- (1) must be given in writing; and
- (2) may be delivered personally, posted, or transmitted by facsimile, to the intended recipient's Address for Notices.

8.4 Receipt of Notices

- (1) A notice delivered personally will be deemed received at the moment of personal delivery.
- (2) A notice sent by registered post will be deemed received 2 Business Days after it is posted.
- (3) A notice sent by facsimile transmission will be deemed received at the time specified in a Confirmation Report, if the report discloses that the transmission was received before 5.00pm.

- (4) If the Confirmation Report discloses that the transmission was received after 5.00pm, the notice will be deemed received at 8.30am on the day following the date of receipt disclosed in the report.

8.5 Legal Costs

- (1) Each party must bear its own legal expenses in relation to the negotiation, preparation, stamping and execution of this Agreement.
- (2) The Purchaser, however, must bear, and indemnify Seller against, all stamp duty assessed upon the Agreement and the Transfer, including any penalty duty the assessment of which is precipitated by an act of the Purchaser.
- (3) The Purchaser also must pay the cost of Registering the Transfer.

[Attestations follow]

ATTESTATIONS

Seller

EXECUTED and DELIVERED on behalf of LOGAN CITY COUNCIL ABN 21 627 796 435 pursuant to *Local Government Act 2009 (Qld)* section 236, by the head/a delegate/ an authorized officer, who certifies he/she is the proper officer to execute the Agreement:

.....
Head / Delegate / Authorized Officer

.....
Full name [*Print*]

Purchaser

EXECUTED and DELIVERED by

in the presence of a witness:

.....
Signatory

.....
Witness

.....
Full name [*Print*]

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LOGAN CITY COUNCIL



CONTRACT OF SALE

***[REAL insert real property description PROPERTY
DESCRIPTION]***