

Contract for the sale and purchase of land 2019 edition

TERM
vendor's agent

MEANING OF TERM
Raine & Horne Goulburn
149 Auburn Street, Goulburn, NSW 2580
Australia

NSW DAN:
Phone: (02) 4821 9088

co-agent

vendor

The Australian National University
Rural Clinical School, Florey Building, 54 Mills Road, Acton, ACT 2601

s22 - Access to edited copies with exempt or irrelevant matter deleted

date for completion
land (address,
plan details and
title reference)

On or before 10 December 2022
42 Murray Street, Goulburn, New South Wales 2580
Registered Plan: Lot 21 Plan DP 618382
Folio Identifier 21/618382

(clause 15)

improvements

☒ VACANT POSSESSION ☐ subject to existing tenancies
☒ HOUSE ☒ garage ☐ carport ☐ home unit ☐ carspace ☐ storage space
☐ none ☐ other:

attached copies

☒ documents in the List of Documents as marked or as numbered:
☐ other documents:

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

inclusions

☒ blinds ☒ dishwasher ☒ light fittings ☒ stove
☒ built-in wardrobes ☒ fixed floor coverings ☒ range hood ☐ pool equipment
☒ clothes line ☒ insect screens ☐ solar panels ☒ TV antenna
☐ curtains ☐ other:

exclusions

purchaser

purchaser's solicitor

s22 - Access to edited copies with exempt or irrelevant matter deleted

price

\$580,000.00

deposit

\$58,000.00

(10% of the price, unless otherwise stated)

balance

\$522,000.00

contract date

11 NOVEMBER 2022

(if not stated, the date this contract was made)

buyer's agent

vendor

GST AMOUNT (optional)

The price includes

GST of: \$

witness

s22 - Access to edited copies with exempt or irrelevant matter deleted

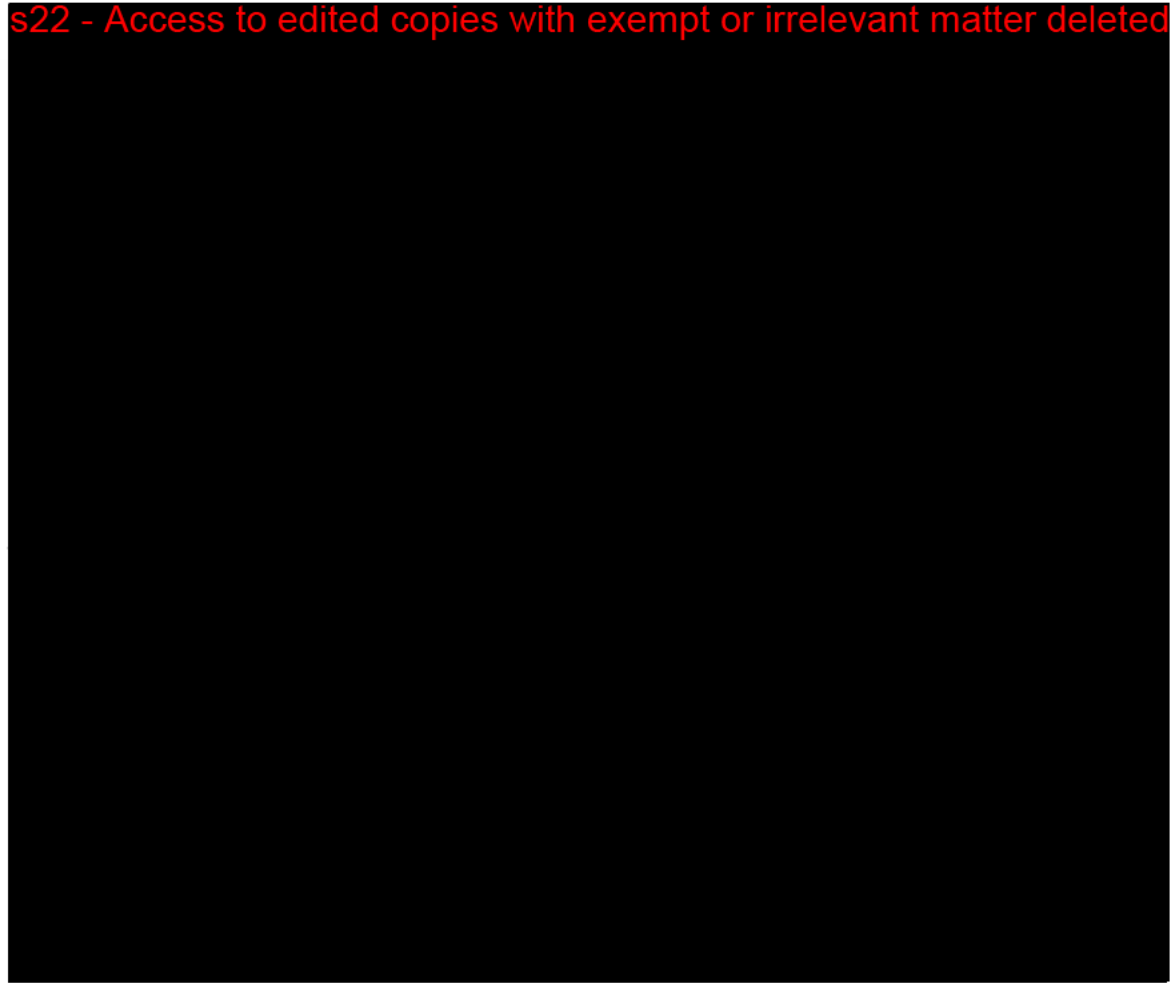
s22 - Access to edited copies with exempt or irrelevant matter deleted

purchaser

☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares

witness

s22 - Access to edited copies with exempt or irrelevant matter deleted



SCHEDULE

PROPERTY:

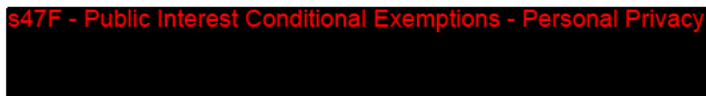
42 MURRAY ST SOULSBY

VENDOR:

A. N. U

PURCHASER:

s47F - Public Interest Conditional Exemptions - Personal Privacy

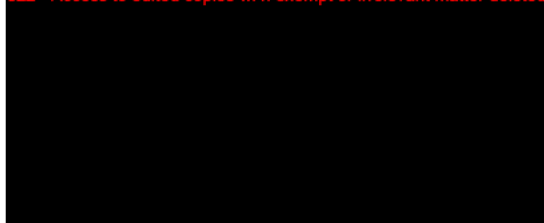


PRICE:

\$ 580.00.

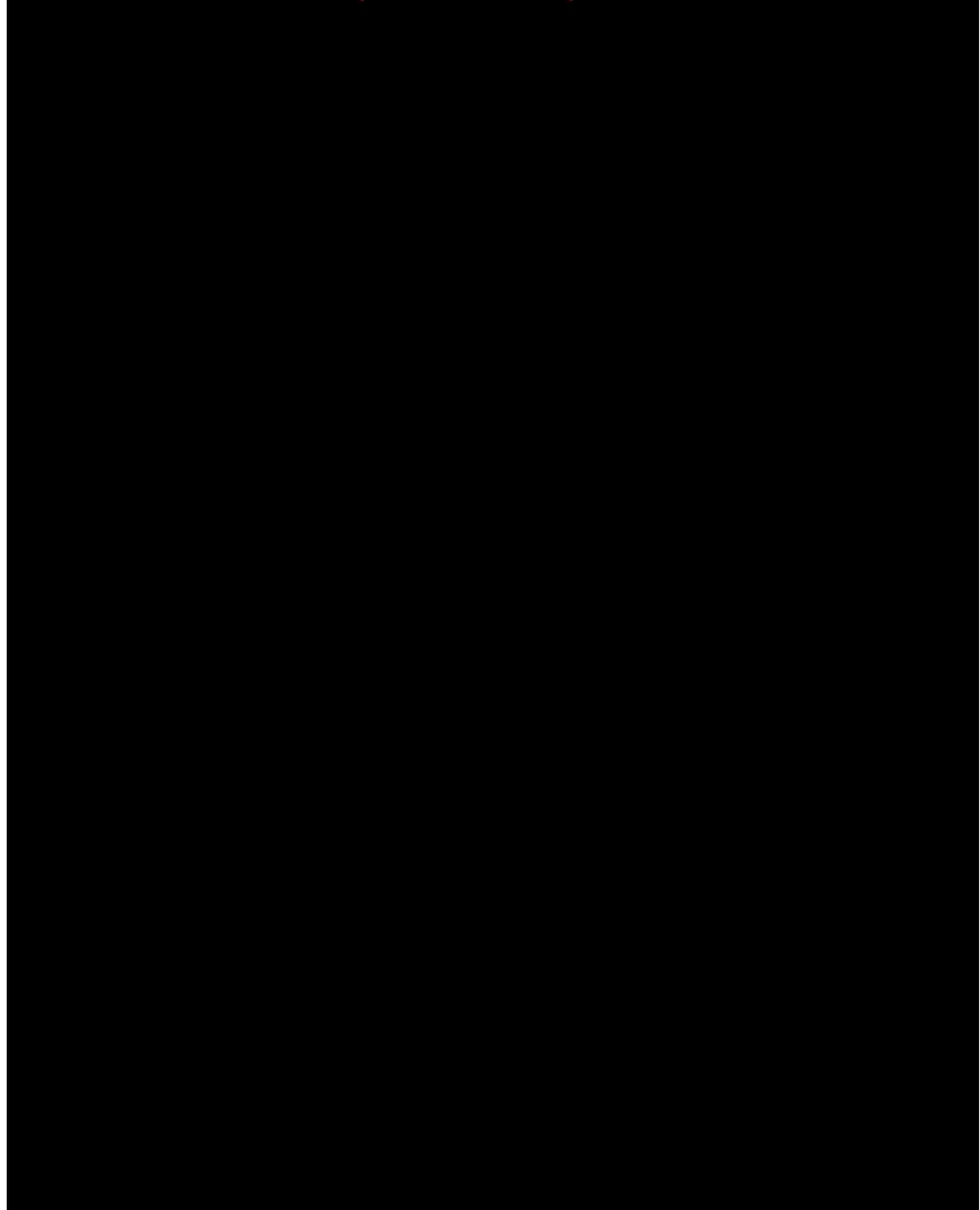
DATED:

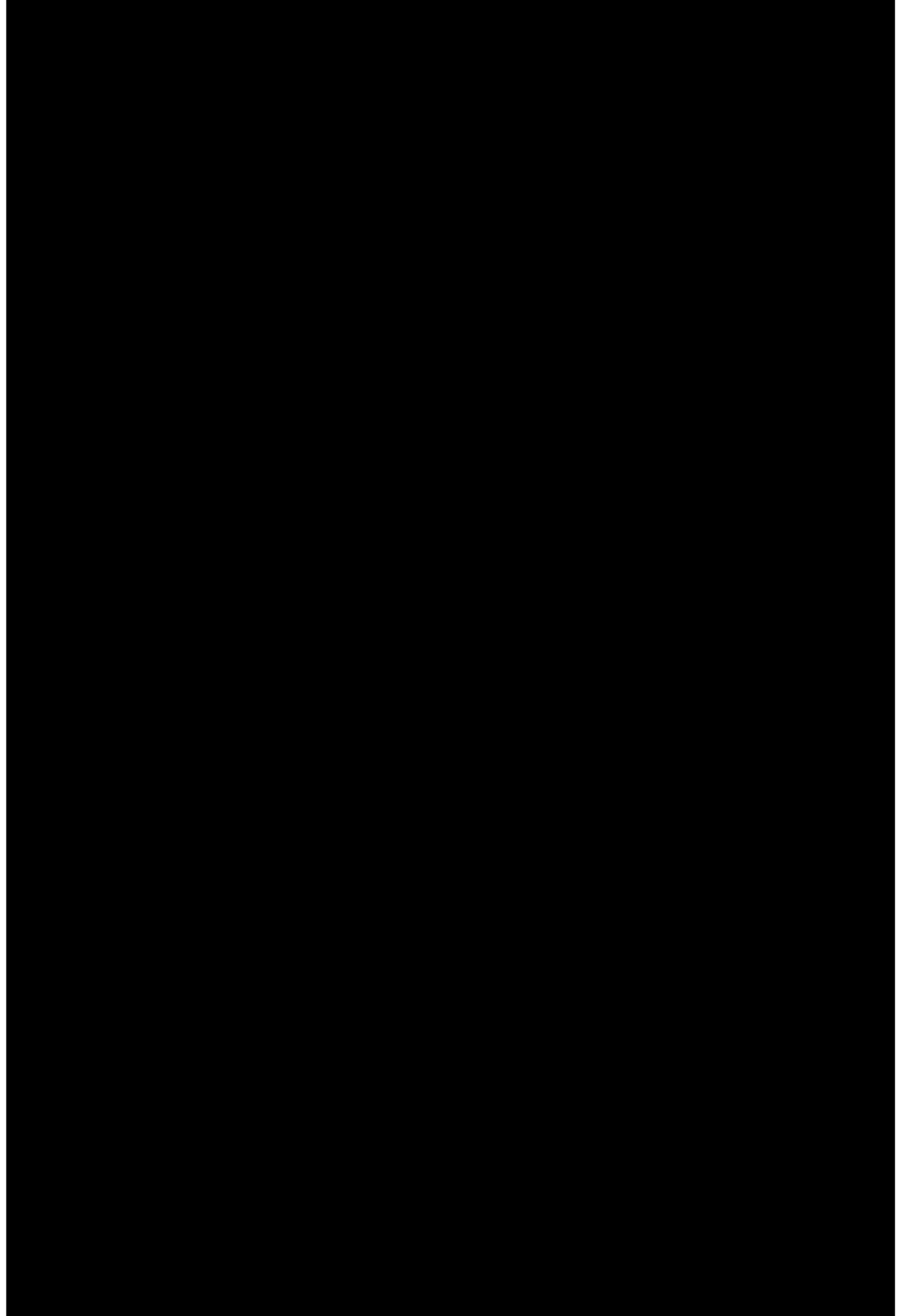
s22 - Access to edited copies with exempt or irrelevant matter deleted

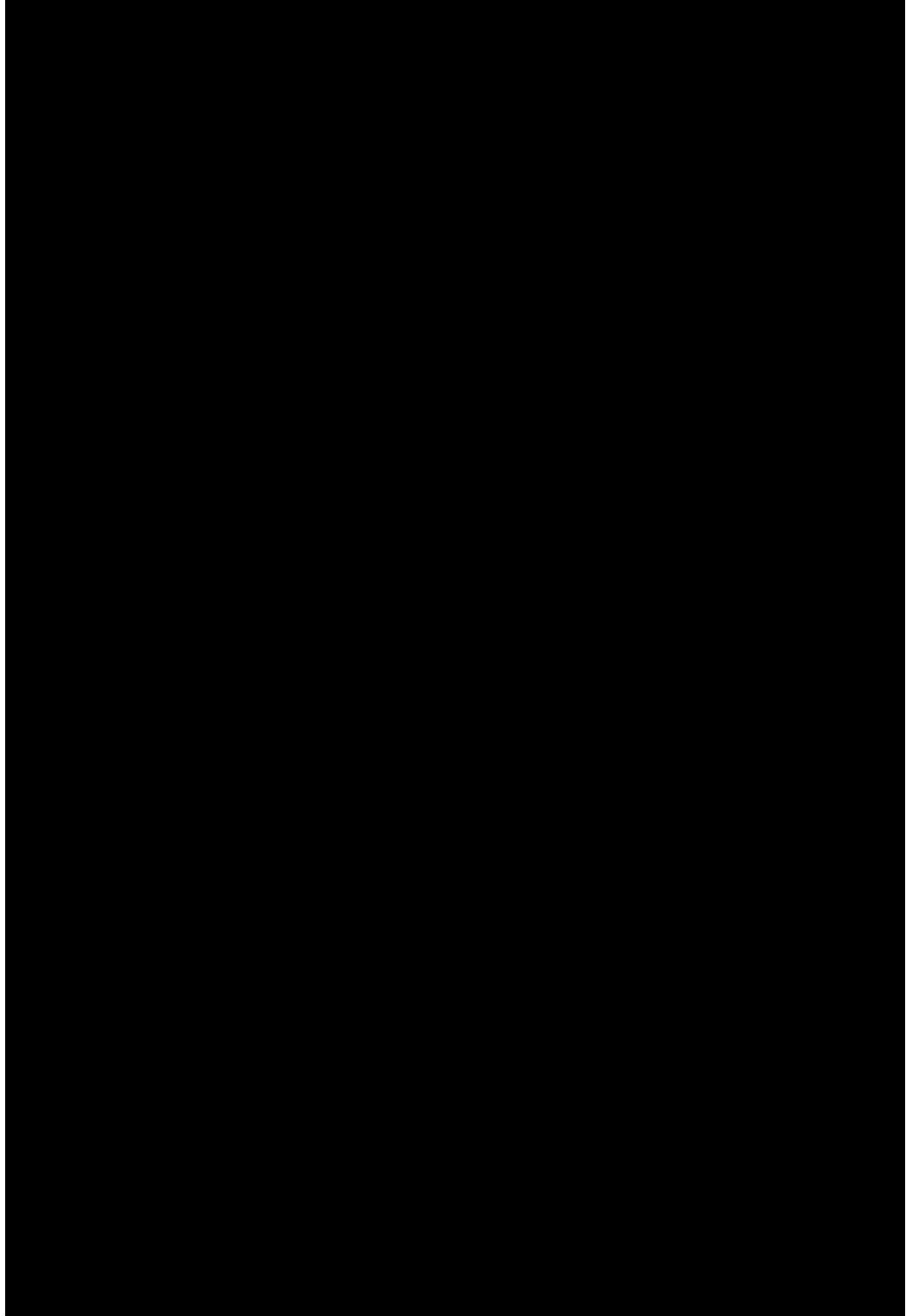


s22 - Access to edited copies with exempt or irrelevant matter deleted



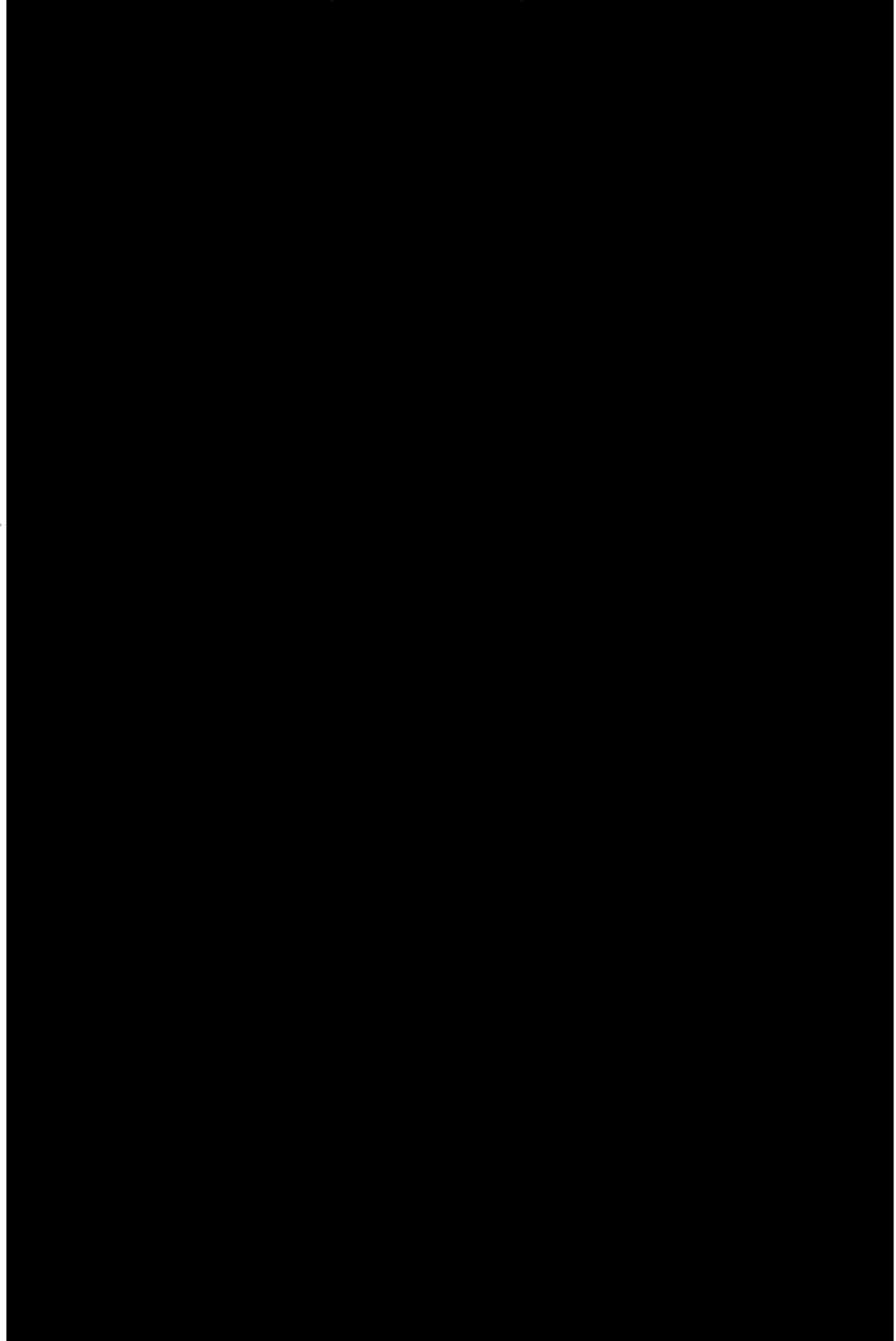






s22 - Access to edited copies with exempt or irrelevant matter deleted





s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted



RESIDENTIAL PROPERTY REQUISITIONS ON TITLE

Vendor: The Australian National University

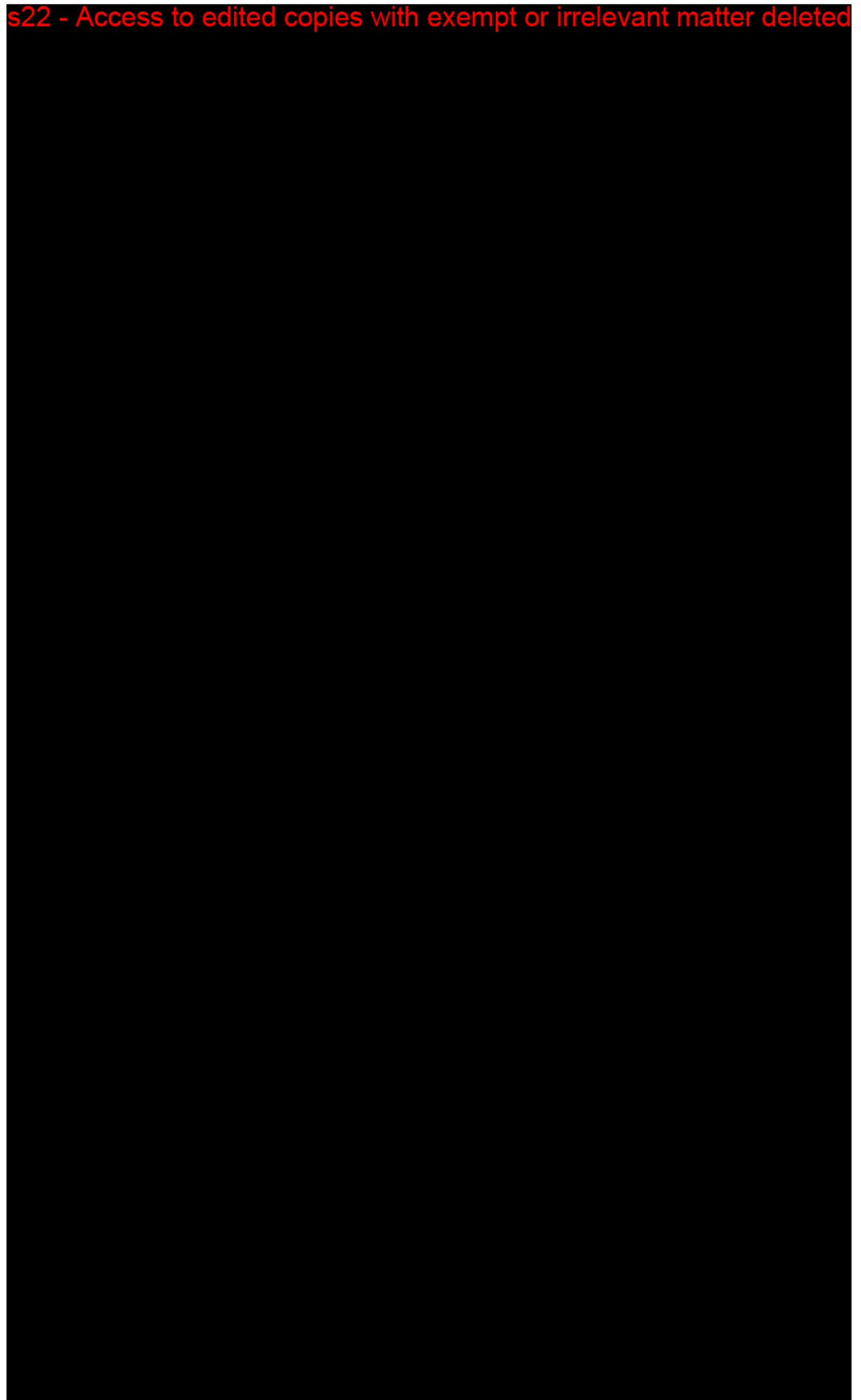
Purchaser:

Property: 42 Murray Street, Goulburn 2580

Dated: 8 November 2022

s22 - Access to edited copies with exempt or irrelevant matter deleted





s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted



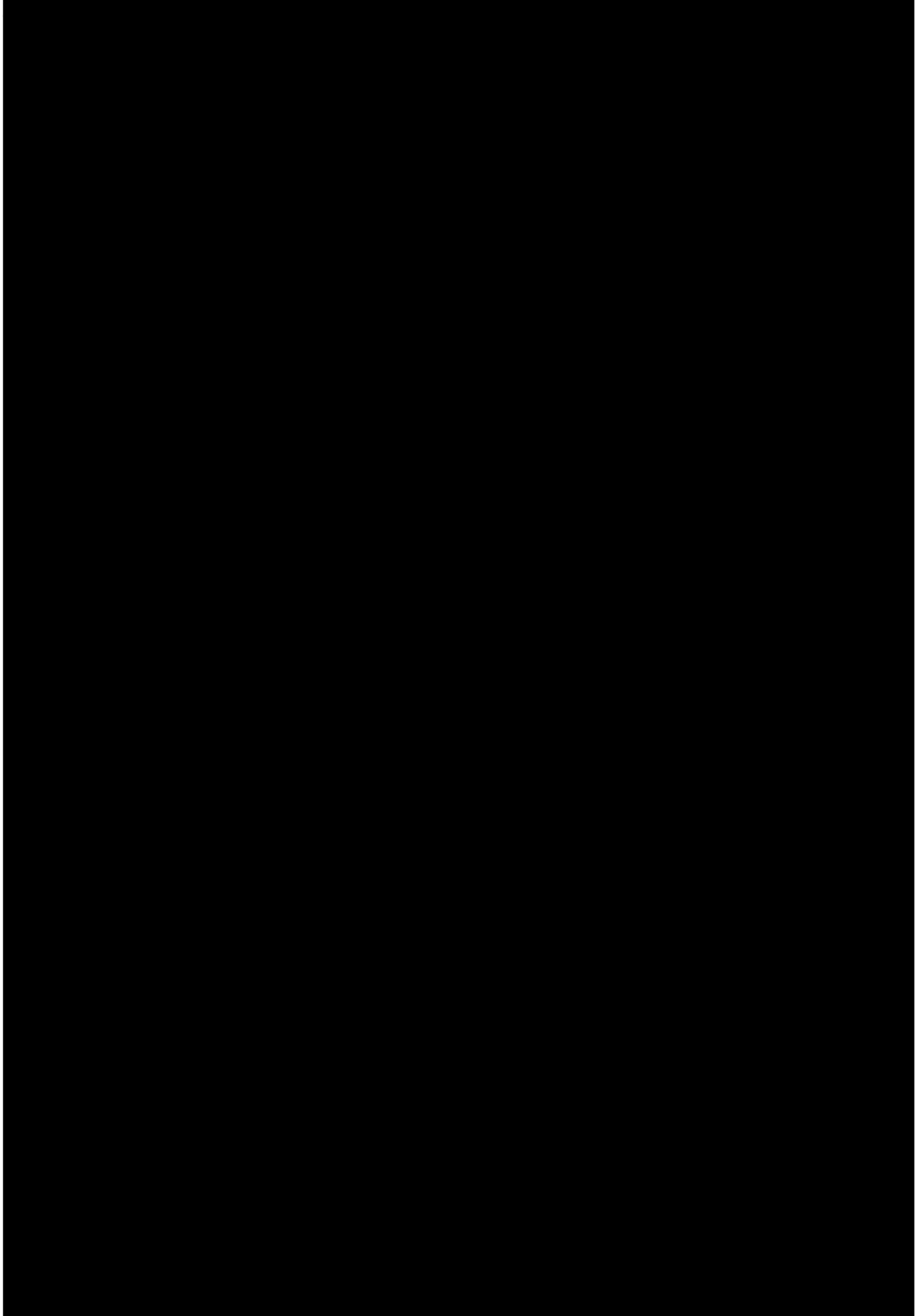
s22 - Access to edited copies with exempt or irrelevant matter deleted

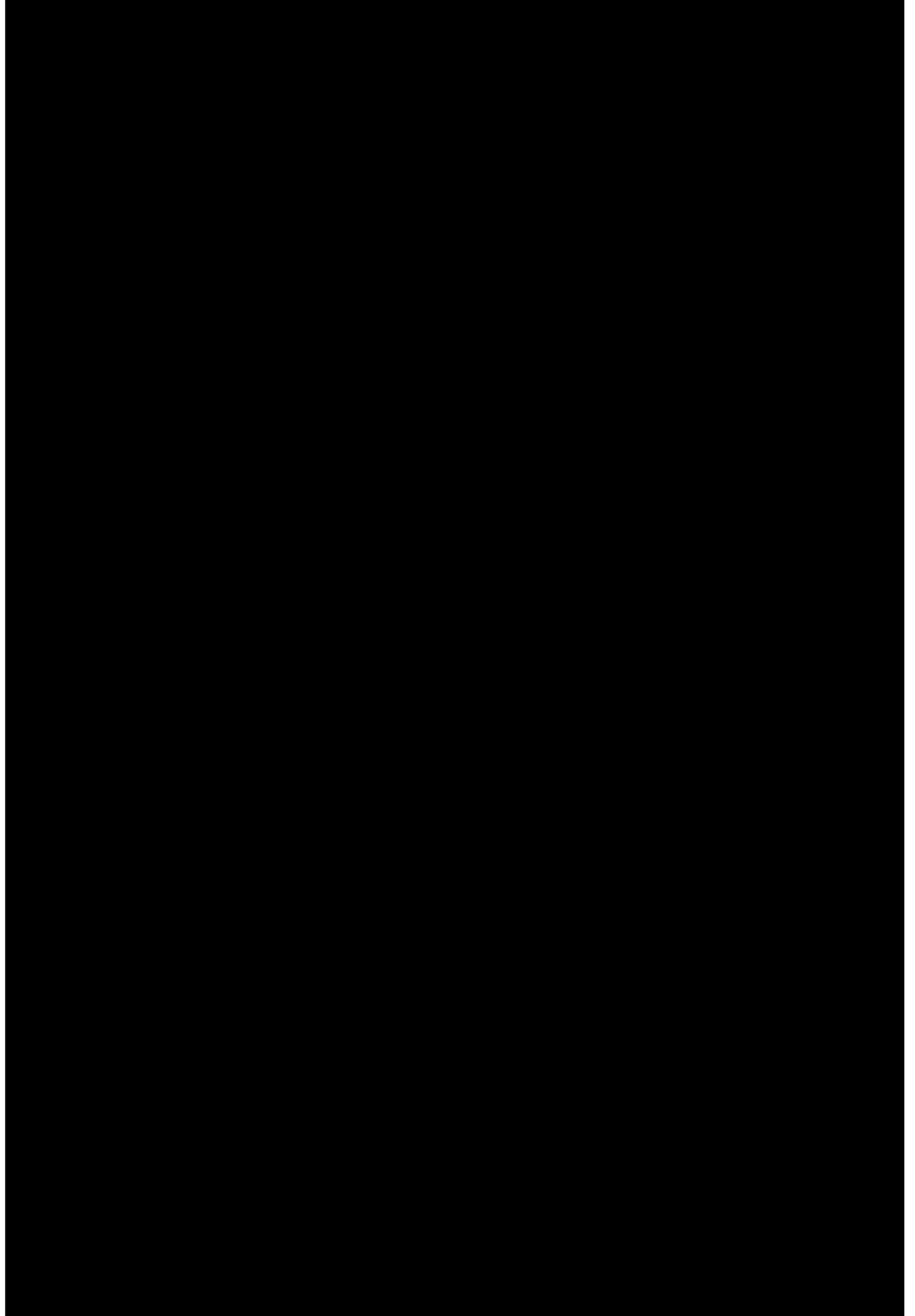


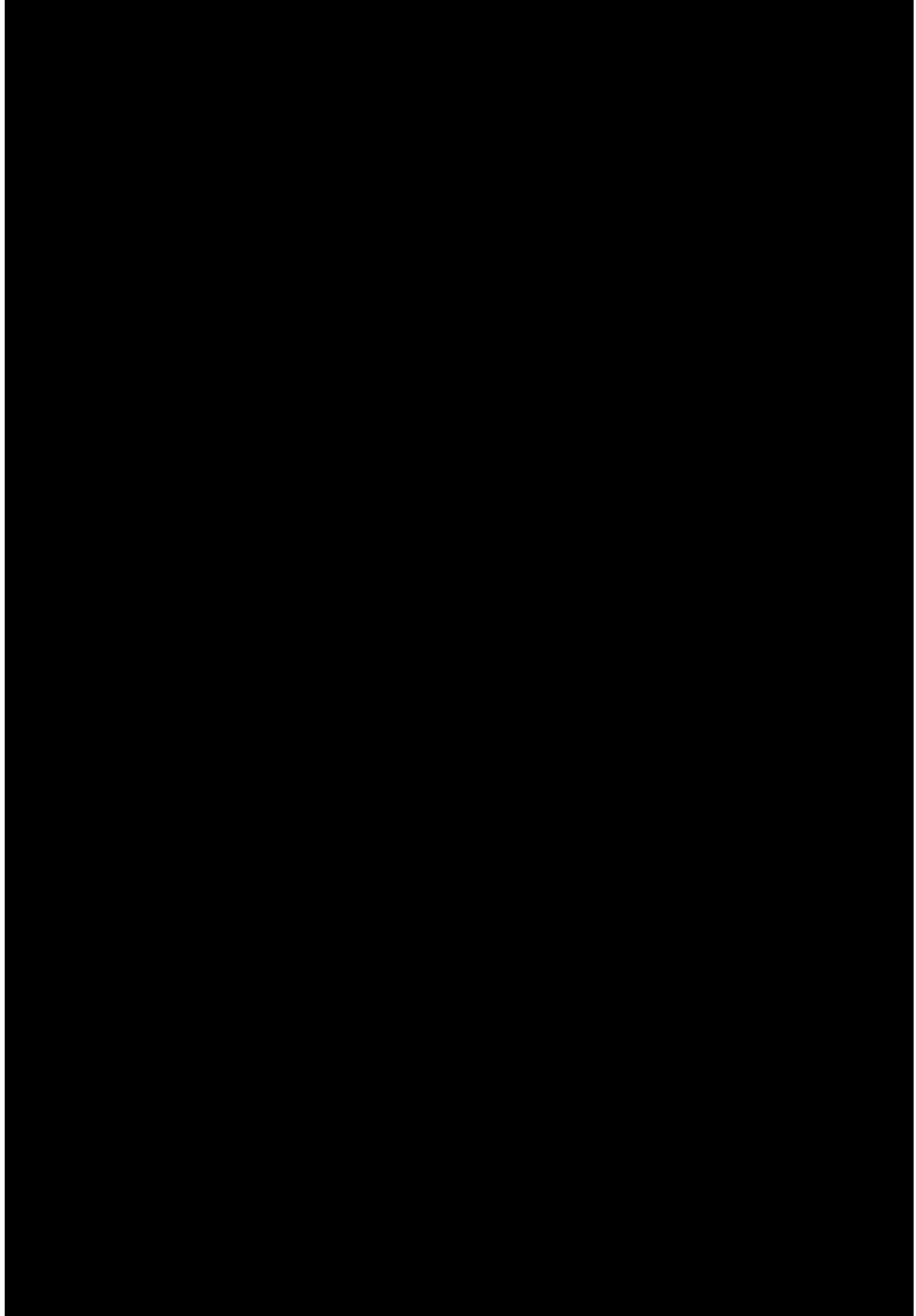
s22 - Access to edited copies with exempt or irrelevant matter deleted

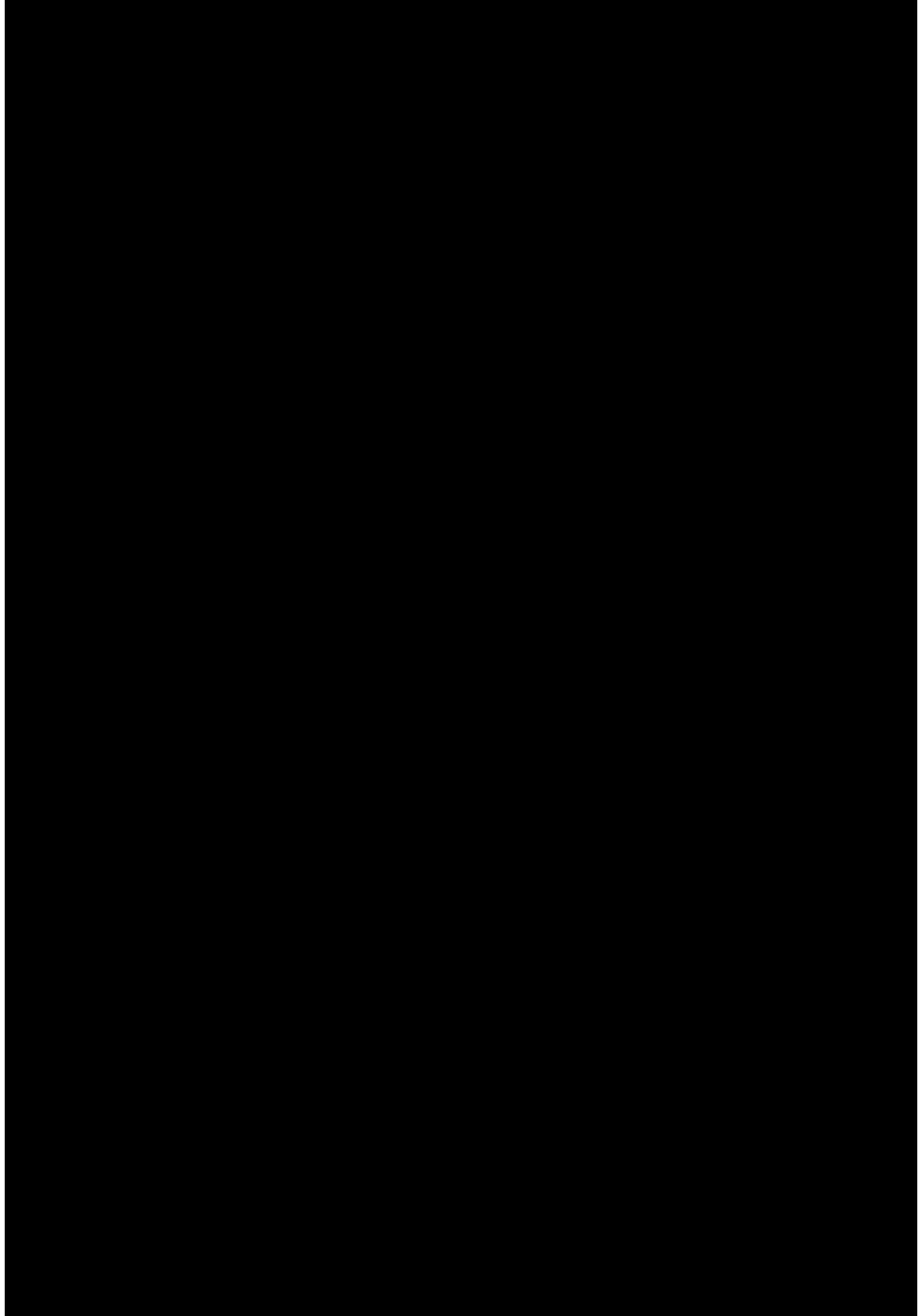


[REDACTED]







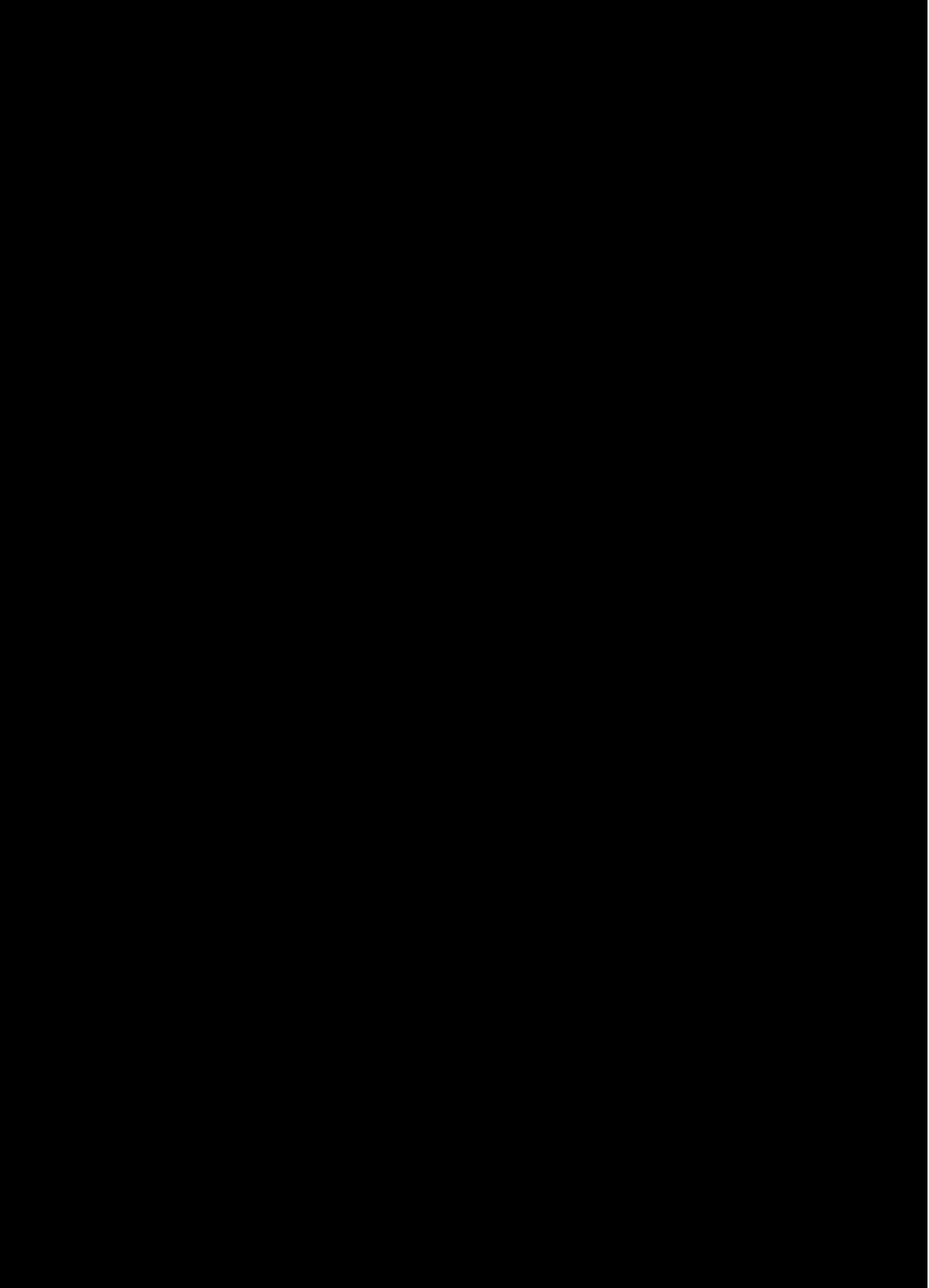


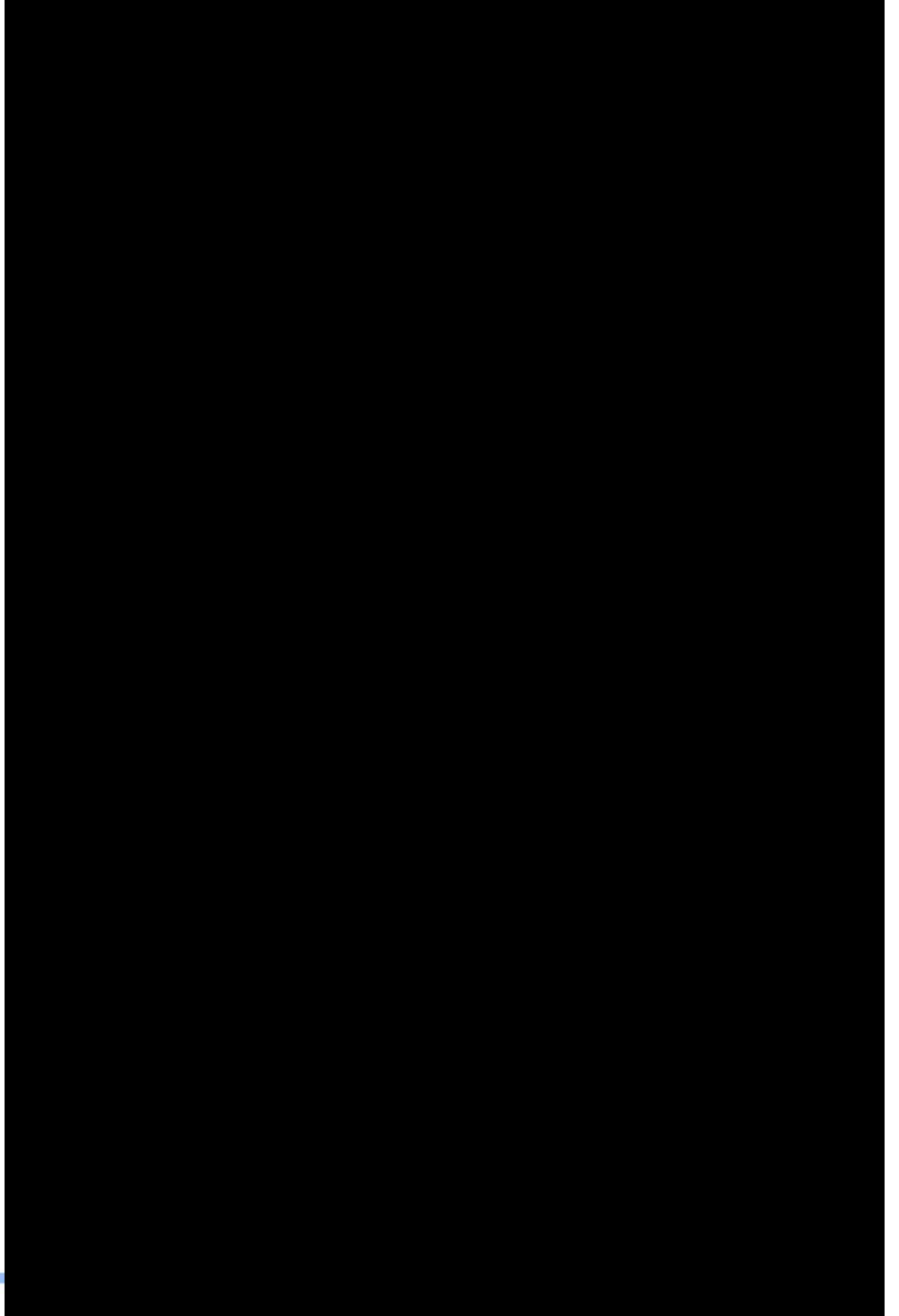
s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted







[REDACTED]

s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted



2018 The Law Society of New South Wales ACN 000 000 699 and The Real Estate Institute of New South Wales ACN 000 012 457
You can prepare your own version of pages 1 - 3 of this contract. Except as permitted under the Copyright Act 1968 (Cth) or consented to by the copyright
owners (including by way of guidelines issued from time to time), no other part of this contract may be reproduced without the specific written permission of
The Law Society of New South Wales and The Real Estate Institute of New South Wales.

Contract for the sale and purchase of land 2019 edition

TERM
vendor's agent

MEANING OF TERM
Raine & Horne Goulburn
149 Auburn Street, Goulburn, NSW 2580
Australia

NSW DAN:
Phone: (02) 4821 9088

co-agent

vendor

The Australian National University
Rural Clinical School, Florey Building, 54 Mills Road, Acton, ACT 2601

vendor's solicitor

Elringtons Lawyers
6A Thesiger Court, Deakin ACT 2600
PO Box 230, Deakin West ACT 2600

Phone: 02 6206 1200
Email: ranthes@elringtons.com.au
Fax:
Ref: KEC:TWS:226578

date for completion
land (address,
plan details and
title reference)

On or before 10 December 2022
42 Murray Street, Goulburn, New South Wales 2580
Registered Plan: Lot 21 Plan DP 618382
Folio Identifier 21/618382

(clause 15)

Improvements

☒ VACANT POSSESSION ☐ subject to existing tenancies
☒ HOUSE ☒ garage ☐ carport ☐ home unit ☐ carspace ☐ storage space
☐ none ☐ other:

attached copies

☒ documents in the List of Documents as marked or as numbered:
☐ other documents:

A real estate agent is permitted by legislation to fill up the items in this box in a sale of residential property.

inclusions

☒ blinds ☒ dishwasher ☒ light fittings ☒ stove
☒ built-in wardrobes ☒ fixed floor coverings ☒ range hood ☐ pool equipment
☒ clothes line ☒ insect screens ☐ solar panels ☒ TV antenna
☐ curtains ☐ other:

exclusions

s47F - Public Interest Conditional Exemptions - Personal Privacy

s22 - Access to edited copies with exempt or irrelevant matter deleted

price \$580,000.00
deposit \$58,000.00
balance \$522,000.00

(10% of the price, unless otherwise stated)

contract date

11 NOVEMBER 2022

(if not stated, the date this contract was made)

buyer's agent

As per Execution Page
vendor

GST AMOUNT (optional)
The price includes
GST of: \$

witness

purchaser

☐ JOINT TENANTS ☐ tenants in common ☐ in unequal shares

witness

REACH OF COPYRIGHT MAY RESULT IN LEGAL ACTION

in party is aware)
☐ yes to an exam

provide further
able waiver in
ays of the contract

Signed

for and on behalf of the Australian
National University ABN 52 234 063
906 by an authorised officer in the
presence of:

622 - Access to edited copies with exempt or irrelevant matter deleted

(Signature of witness)

MAH SHING LEE

(Printed name of witness)

622 - Access to edited copies with exempt or irrelevant matter deleted

(Signature of authorised officer)

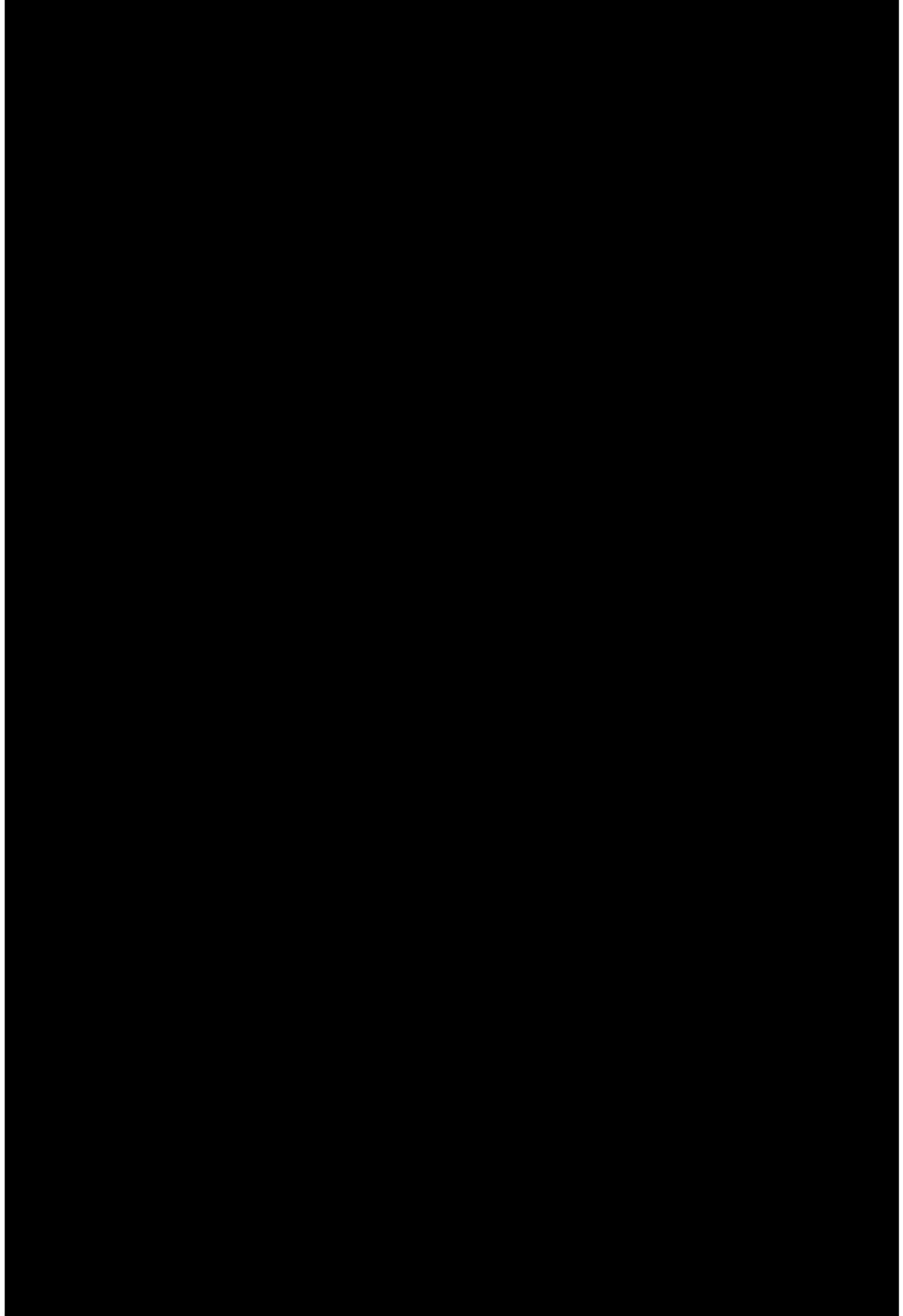
PROF BRIAN SCHMIDT

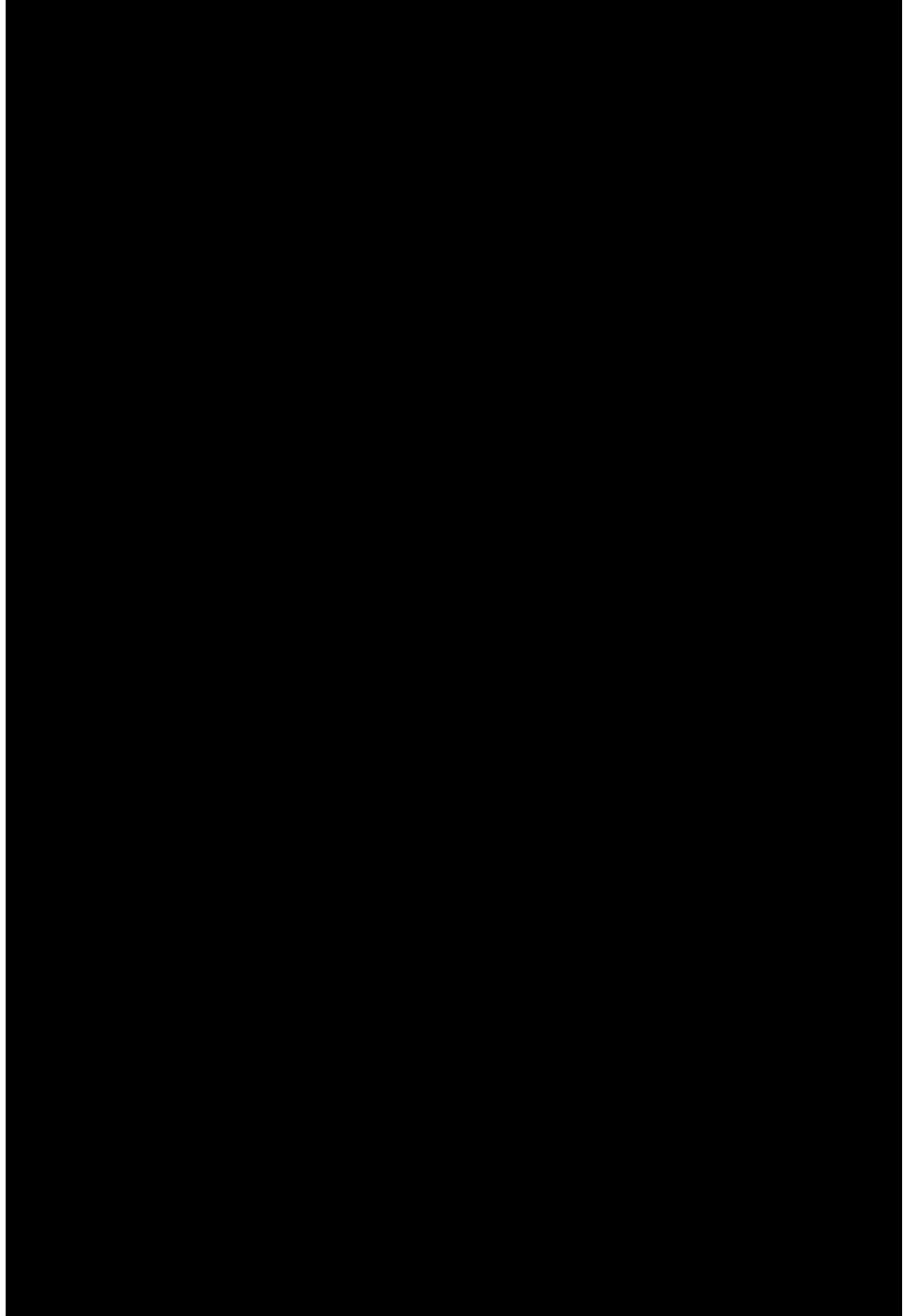
(Printed name of authorised officer)

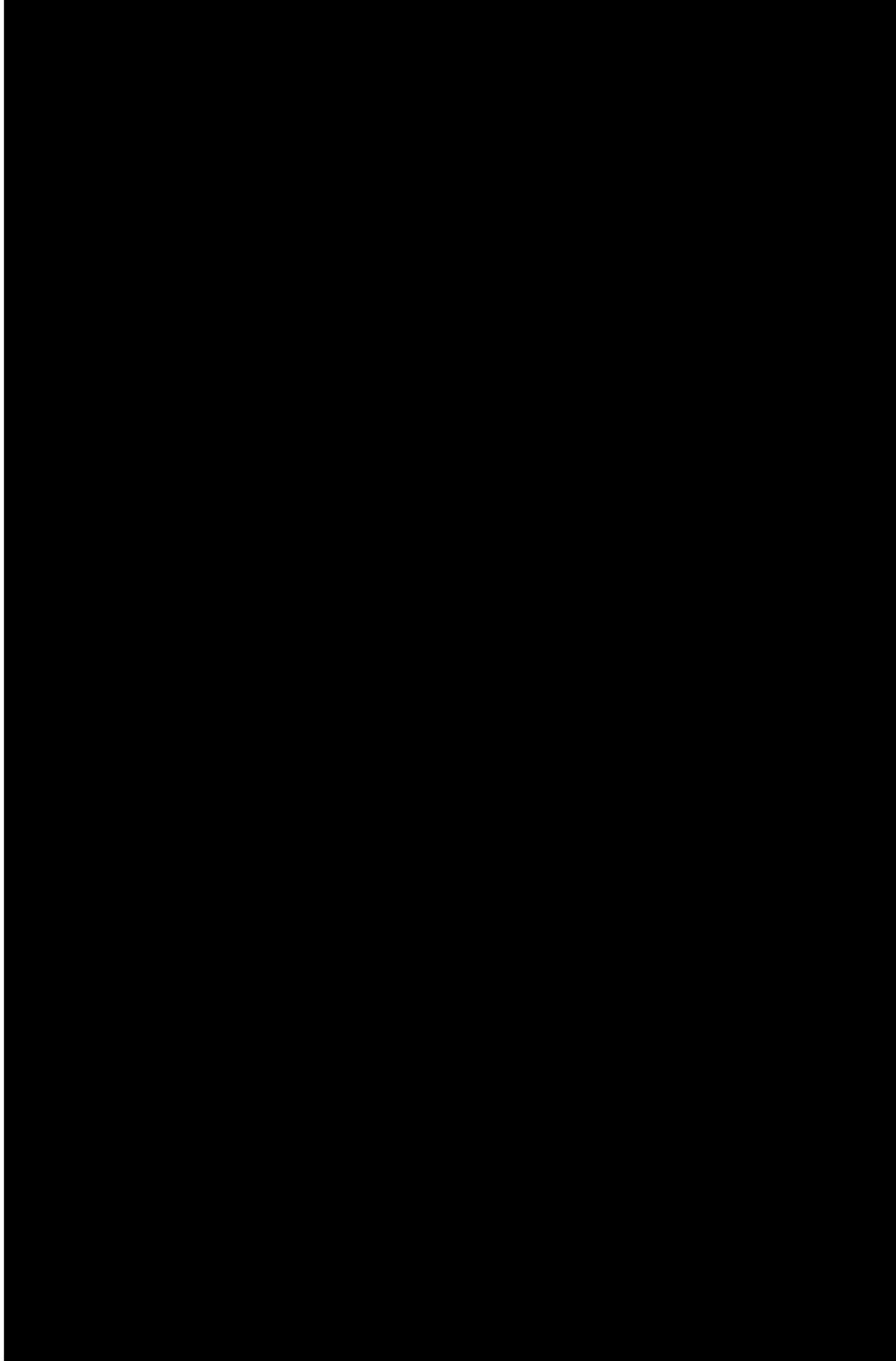
11 Nov 2022

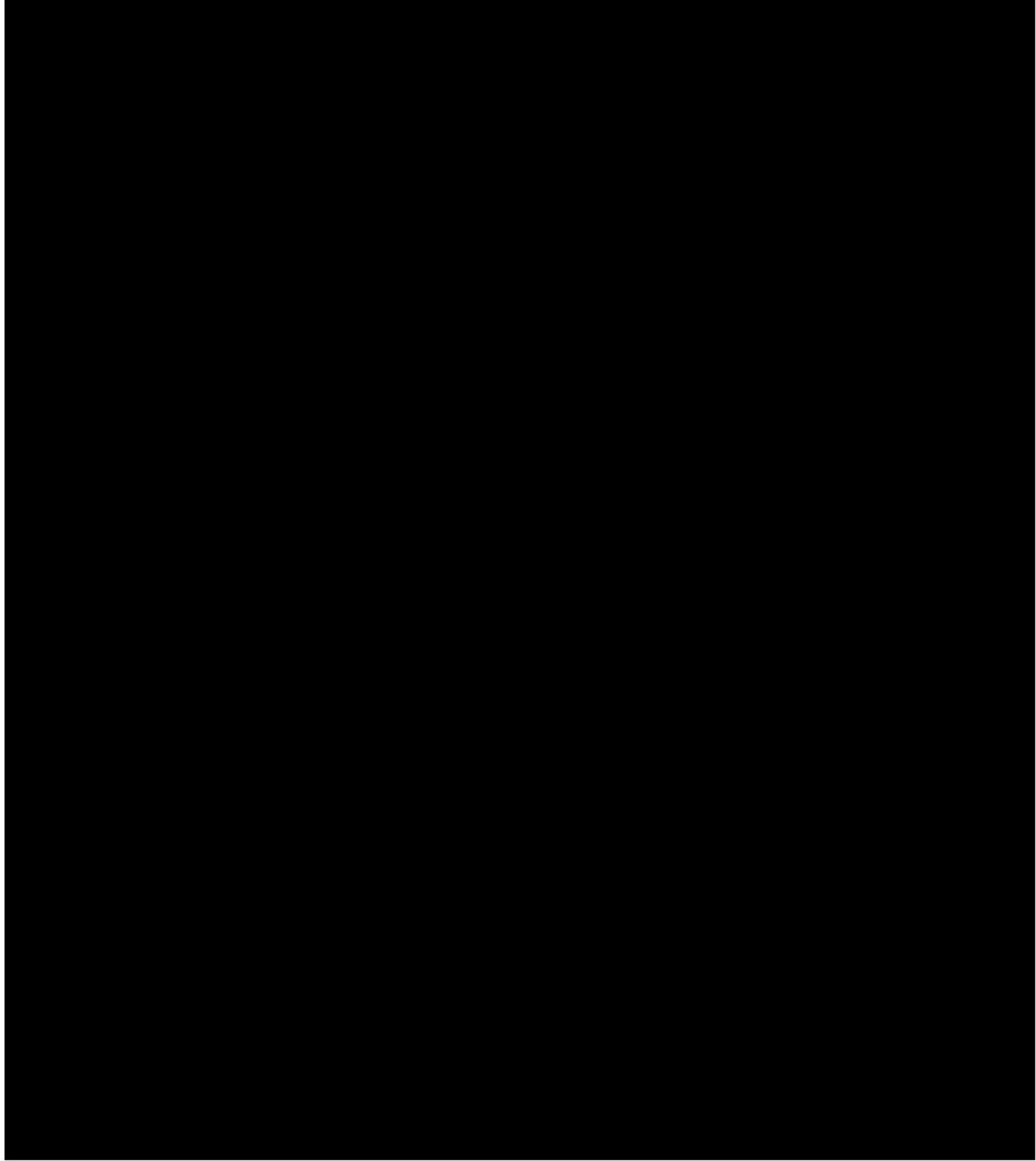
Date

[REDACTED]



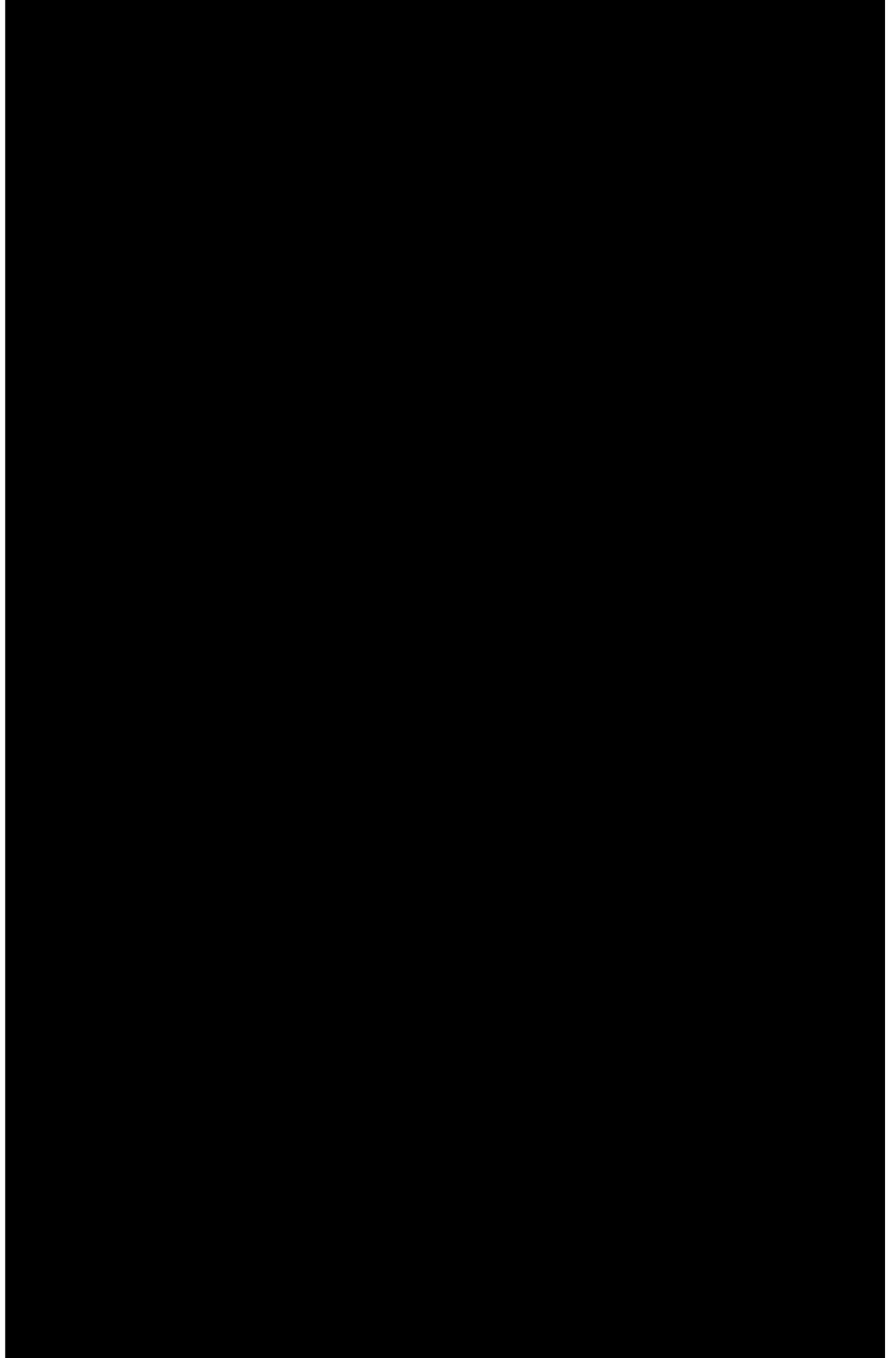






s22 - Access to edited copies with exempt or irrelevant matter deleted





s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted



RESIDENTIAL PROPERTY REQUISITIONS ON TITLE

Vendor: The Australian National University
Purchaser:
Property: 42 Murray Street, Goulburn 2580
Dated: 8 November 2022

s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted

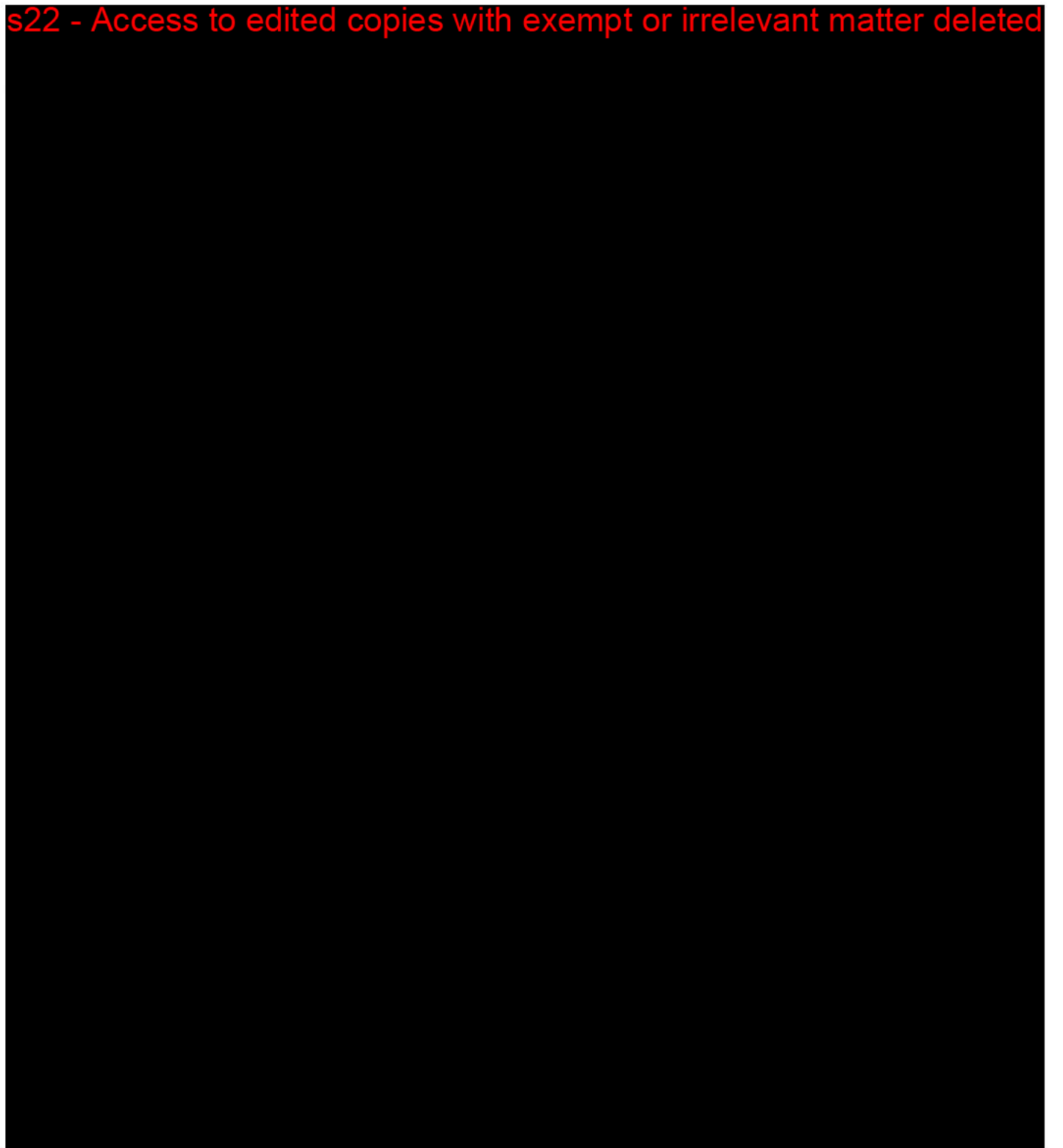


[REDACTED]

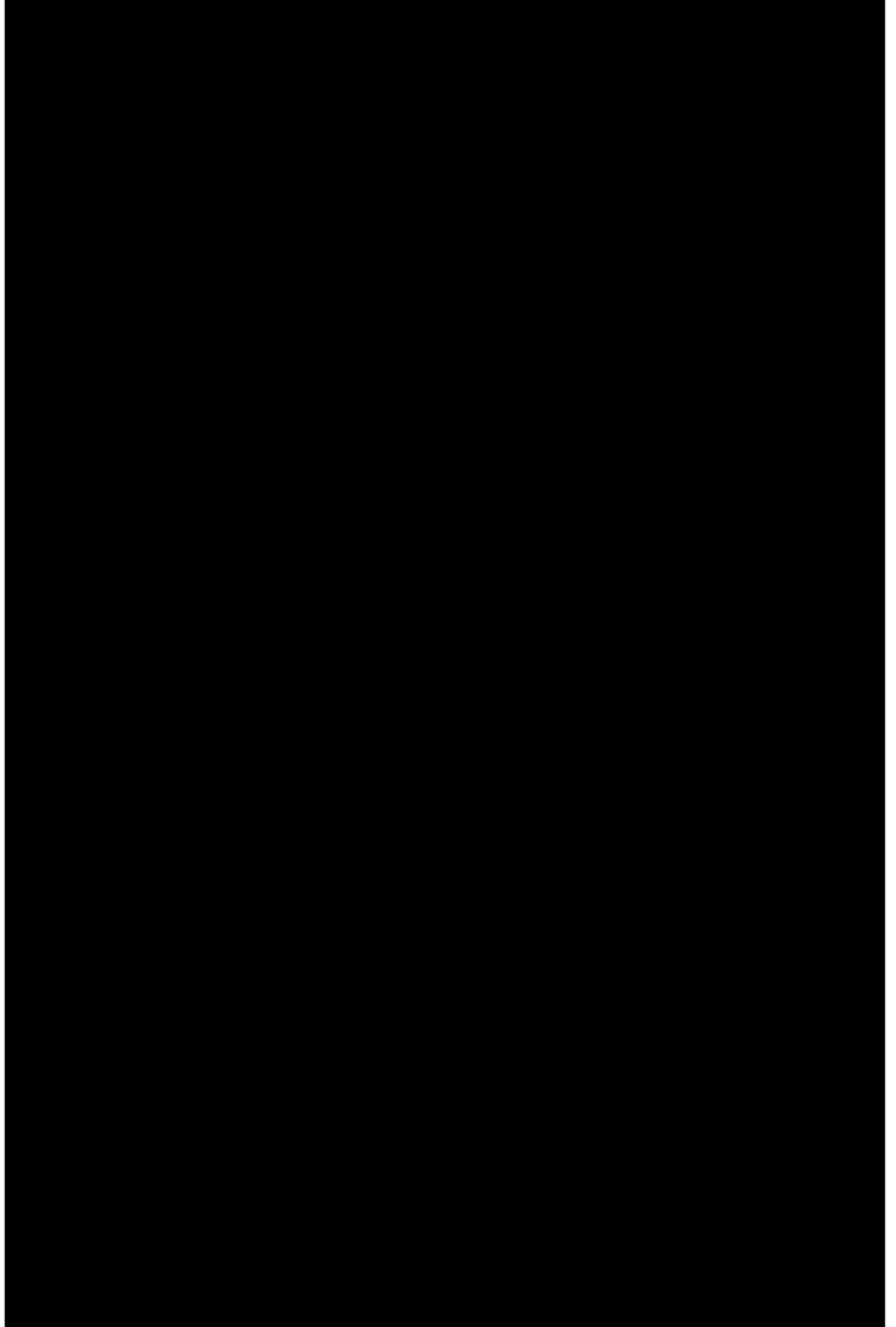
s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted



[REDACTED]



s22 - Access to edited copies with exempt or irrelevant matter deleted



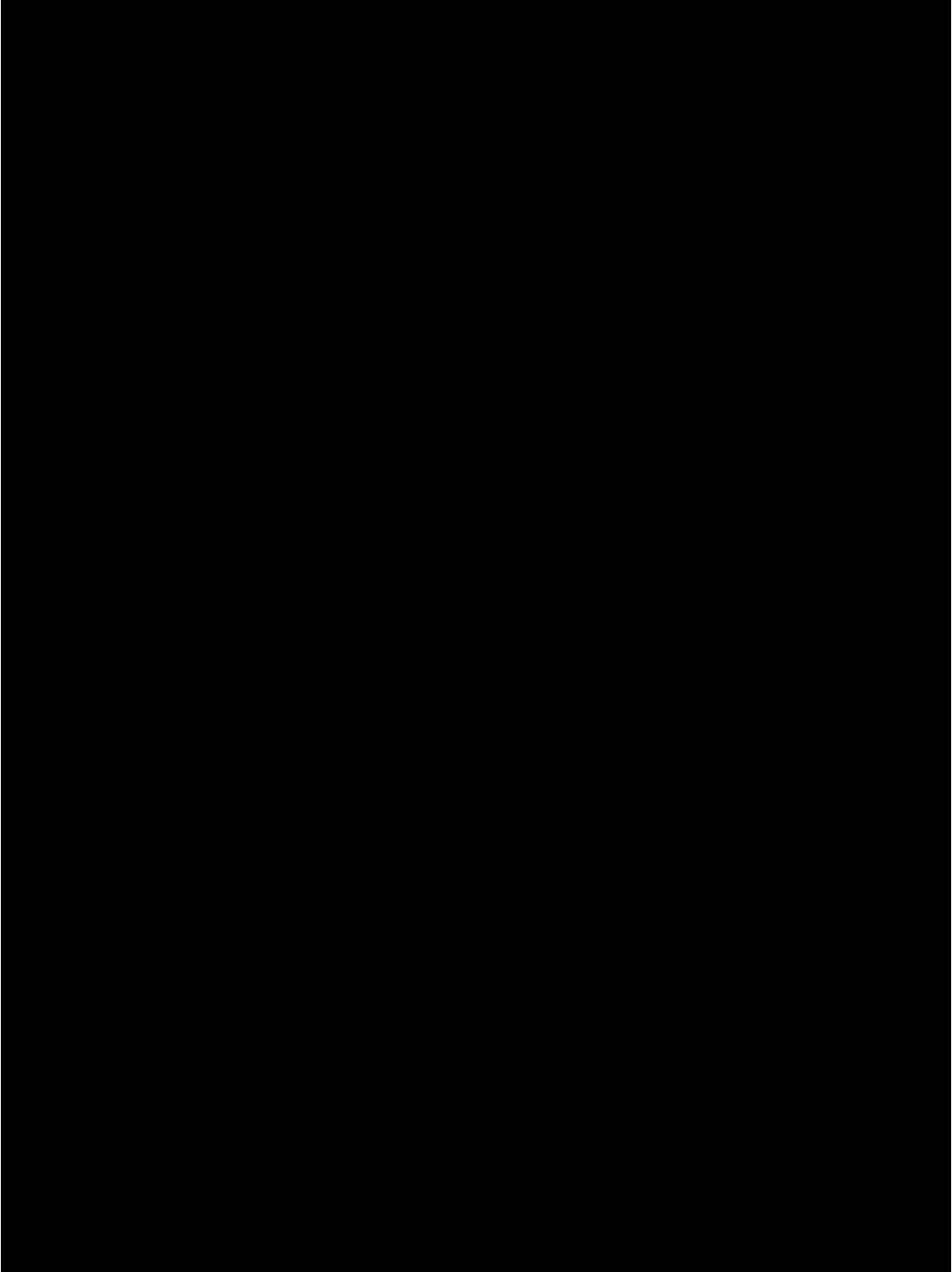
s22 - Access to edited copies with exempt or irrelevant matter deleted



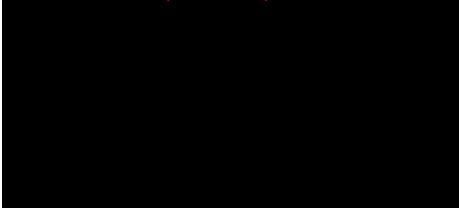
Category	Asset Description	Location	FV 2022
Land	Acton - Section 14 Block 1	Acton	3,050,000
Land	Acton - Section 34 Block 4	Acton	5,574,000
Land	Acton - Section 35 Block 1	Acton	2,103,000
Land	Acton - Section 39 Block 1	Acton	0,083,000
Land	Acton - Section 63 Block 1	Acton	3,233,000
Land	Acton - Section 64 Block 1	Acton	4,599,000
Land	Acton - Section 65 Block 1	Acton	545,000
Land	Acton - Section 63 Block 5	Acton	1,352,000
Land	Acton - Section 63 Block 3	Acton	1,661,000
Land	Acton - Section 66 Block 1	Acton	707,000
Land	City - Section 28 Block 2	Acton	1,781,000
Land	City - Section 28 Block 13	Acton	8,886,000
Land	City - Section 77 Block 1	Acton	1,500
Land	City - Section 28 Block 16	Acton	6,242,000
Land	City - Section 30 Block 4	Acton	7,511,000
Land	City - Section 21 Block 4	Acton	0,242,000
Land	City - Section 21 Block 6	Acton	4,496,000
Land	City - Section 68 Block 8	Acton	970,000
Land	Mt Stromlo - Block 38	Mount Stromlo	1,097,000
Land	Mt Stromlo - Block 60	Mount Stromlo	86,000
Land	Stromlo - Spring Valley Fm 402	Spring Valley	90,000
Land	Stromlo - Spring Valley Fm 404	Spring Valley	70,000
Land	Black Mt - Block 458	Black Mountain	519,000
Land	Turner - Section 25 Block 1	Acton	2,069,000
Land	Weston - Section 96 Block 7	Weston	1,707,000
Land	Yarralumla -Section 19 Block 6	Yarralumla	154,000

s22 - Access to edited copies with exempt or irrelevant matter deleted

s22 - Access to edited copies with exempt or irrelevant matter deleted



s22 - Access to edited copies with exempt or irrelevant matter deleted



Portfolio Summary - Land

A summary of the Land portfolio is shown below.

Campus	No. Parcels	Fair Value 2022
Acton	24	175,732,500
Black Mountain	1	519,000
Braddon	1	8,820,000
Mount Stromlo	2	1,183,000
Weston	1	1,707,000
Yarralumla	1	154,000