

Contract of Sale Special Condition

1. All people have a right to secure and safe accommodation, yet Australia has a chronic shortage of social and affordable housing (currently 600,000 and projected to grow to over 1 million by 2030). The flow-on effects make this one of Australia's biggest social issues. The only way to close this gap is to raise funding to increase housing supply.
2. The vendor supports the Homes for Homes initiative www.homesforhomes.org.au (Homes for Homes). Established for public charitable purposes of providing low-cost housing options for homeless and disadvantaged people, Homes for Homes Limited ACN 143 151 544 is a 'not for profit' company limited by guarantee (Homes for Homes). In summary, Homes for Homes:
 - a) Raises funds by property vendors making a voluntary tax-deductible donation to Homes for Homes of 0.1% of the sale price of a participating property at time of sale; and
 - b) Allocates/invests funds to increase supply of social and affordable dwellings, providing new funding to the community housing sector (Homes for Homes is not a builder).
3. The property and/or land contained in this Contract of Sale (Property) has been registered to participate in Homes for Homes as set out in the Homes for Homes Donation Deed (Homes for Homes Deed) that:
 - a) Has been completed to refer to the particulars of the Property (or parent title of the Property prior to subdivision) and signed by the vendor or a prior registered proprietor; and
 - b) Is binding on the purchaser and future registered proprietors of the Property until a current registered proprietor elects to exercise its right to withdraw the Property from Homes for Homes at any time.
4. By entering this Contract of Sale, the purchaser (being the Incoming Owner) acknowledges and agrees, subject to its right to withdraw the property from Homes for Homes at any time:
 - a) That the purchaser will participate in Homes for Homes by becoming a party to the Homes for Homes Deed in respect of the Property (as Owner) when the purchaser is the registered Owner;
 - b) To make a voluntary tax-deductible donation to Homes for Homes of 0.1% of the sale price when the purchaser sells the Property in the future; and
 - c) The Vendor and an Electronic Lodgement Network Operator may provide details about the Incoming Owner and the Property (which may include personal information as defined in the Privacy Act 1988) to Homes for Homes for its use in operating Homes for Homes and the Incoming Owner consents to the disclosure of personal information for this purpose.
5. Pursuant to the Homes for Homes Deed, Homes for Homes:
 - a) Is entitled to and has lodged an administrative advice over the title or parent title to the Property that does not prevent to the registration of any other dealings on title;
 - b) At request of the registered Owner of the Property or party to the Deed at any time in writing, that the Owner or party to the Deed no longer wishes to participate, Homes for Homes agrees to promptly action to remove the record of this Deed from the title of the Property.

Version 1.6