

*St. Paul's Woodford Sale Ordinance 1938.*

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No. 2, 1938.

AN ORDINANCE to authorise the sale of certain land situate at Woodford Shire of Blue Mountains County of Cook State of New South Wales and to provide for the application of the proceeds thereof.

WHEREAS by Certificate of Title dated the thirtieth day of May One thousand nine hundred and twenty-nine Registered Volume 4284 Folio 109 the Church of England Property Trust Diocese of Sydney (hereinafter referred to as "Corporate Trustees") is the registered proprietor in fee simple of ALL THAT piece or parcel of land situate at Woodford Shire of Blue Mountains Parish of Woodford County of Cook State of New South Wales containing one rood thirty-eight perches or thereabouts and having a frontage to Bathurst Road of seventy-two feet being Lot Six on Deposited Plan in the Registrar-General's Office Sydney Number 7261.

AND WHEREAS by Declaration of Trust dated the ninth day of August One thousand nine hundred and twenty-nine (attested copy whereof is filed in the office of the Registrar-General Sydney Number 15993) it was declared that the said land was held upon trust to permit the same to be used for a Church Parsonage or Parish Hall or partly for one and partly for another or others of such purposes in connection with the Church of England in the Parish of Lawson at Woodford AND WHEREAS by reason of circumstances subsequent to the creation of the trusts of the said land it has become expedient to sell the same and to apply the proceeds in manner hereinafter appearing Now the Standing Committee of the Synod of the Diocese of Sydney in the name and place of the said Synod Ordains and Declares as follows:—

1. By reason of circumstances subsequent to the creation of the hereinbefore recited trusts it is expedient to sell the said land.
2. The said land may be sold by the Corporate Trustees under and in pursuance of the provisional Contract of Sale set out in the Schedule hereto freed from such trusts as aforesaid or failing the said provisional Contract of Sale the Corporate

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Trustees are hereby empowered to sell the said land or any portion or portions thereof at any time hereafter and from time to time by public auction or private contract either in one lot or several lots at such price or prices and upon such terms and conditions as the Corporate Trustees may deem expedient free from such trusts as aforesaid.

3. The Corporate Trustees shall execute the transfer or transfers necessary for the purpose of carrying any such sale or sales as aforesaid into effect.

4. The proceeds of any such sale or sales shall stand charged with the payment of all outgoings properly chargeable against the said land and all costs charges or expenses of and incidental to this Ordinance and the said sale or sales and subject thereto the balance shall be paid to the Rector and Churchwardens for the time being of the Church of St. Paul's Woodford (whose receipt shall be a sufficient discharge therefor) to be used by them as parochial church funds within the meaning of the Sydney Church Ordinance 1912.

5. This Ordinance may be styled or cited as St. Paul's Woodford Sale Ordinance 1938.

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THE SCHEDULE.

Conditions and Terms of Sale for the undermentioned property sold by Private Contract on the seventh day of September 1937 by St. Paul's Church Committee Woodford on account of Church of England Property Trust Diocese of Sydney. Particulars: Vacant land being Lot 6 Deposited Plan 7261 having a frontage of about 72 feet to Bathurst Road Woodford by a depth on one side of about 303 feet and on the other side of about 293 feet be the said dimensions a little more or less and

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being the whole of the land comprised in Certificate of Title Volume 4284 Folio 109. The title of the land is under the Real Property Act.

(Then follow conditions approved by the Real Estate Institute of New South Wales with provision for adjustments of rents profits rates taxes and outgoings to be adjusted on completion.)

SPECIAL CONDITIONS.

This is a provisional contract only and shall not come into operation until such time as an Ordinance has been passed under the Church of England Trust Property Act 1917 by the Synod of the Diocese of Sydney or during the recess of the said Synod by the Standing Committee of the Synod and if such Ordinance is not passed and assented to within a period of six months from the date hereof this contract shall be null and void and of no effect and the deposit herein shall be refunded to the Purchaser.

TERMS OF SALE.

Upon signing the Contract the Purchaser shall pay into the hands of the Agent a cheque for a deposit of Five Pounds of the whole amount of the purchase money and the balance of purchase money shall be paid to the Vendor as follows: The sum of fifty-five pounds shall be paid in cash on completion.

CONTRACT FOR SALE.

Subject to and upon the preceding Conditions and Terms of Sale I Sydney Nugent Baker purchase the property as hereinbefore described for the sum of Sixty Pounds and St. Paul's Church Committee Woodford for the Vendor sells the same,

Dated this Eighth day of September One thousand nine hundred and thirty-seven.

Purchase Money .. .. .	£60/0/0
Deposit .. .. .	5/0/0
Balance .. .. .	55/0/0

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Signature of Purchaser: Sydney Nugent Baker.  
Occupation: Nurseryman.  
Address: 92 Tenterden Road' Botany.

Signature of Vendor: St. Paul's Church Committee, Woodford.  
A. N. S. Barwick, Rector.

Vendor's Solicitors: Hunt & Hunt, 15 Bligh Street, Sydney.

Purchaser's Solicitors: Hunt & Hunt, 15 Bligh Street, Sydney.

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I certify that the Ordinance as printed is in accordance  
with the Ordinance as reported.

R. C. ATKINSON,  
Chairman of Committees.

I certify that this Ordinance was passed by the Standing  
Committee of the Synod of the Diocese of Sydney this Twenty-  
eighth day of March, 1938.

H. V. ARCHINAL,  
Diocesan Secretary.

I assent to this Ordinance.

HOWARD SYDNEY.

29th March, 1938.