

Quinn E.B.E.



GEELONG GRAMMAR SCHOOL  
An Anglican School for girls and boys.

15 March 1995

Bishop Challen  
Executive Director  
Brotherhood of St. Laurence  
P O Box 110  
LARA 3212



Dear Bishop Challen,

You will be aware that informal discussions have been held between the School and the Brotherhood of St. Laurence with regard to the possible purchase by the School of the Brotherhood's "Avalon" property.

I have now been authorised by our School Council to make a formal offer to the Brotherhood for the purchase of the property.

The terms of the offer are as follows:

- 1. **Purchase Price:** \$750,000
- 2. **Payment Terms:**
  - 1. Deposit on Signing Contract \$ 25,000
  - 2. Balance of First Instalment on 31/12/95 \$225,000
- 3. **Further instalments on 31 December:**
  - 1996 \$100,000
  - 1997 \$100,000
  - 1998 \$100,000
  - 1999 \$100,000
  - 2000 \$100,000
  - \$750,000

**4. Title:**

Title to be transferred on payment of final instalment.

**5. Chattels:**

? Property to be purchased on a "walk in/walk out" basis.

**6. Operations:**

- (a) Avalon Conference Centre to continue to be run until 31 December 1995 by BSL. Winding up of Business to be the responsibility of BSL.
- (b) Residential tenancies to continue to 31 December 1995 or end of tenancy agreements whichever is the later.
- (c) GGS to be permitted access to Avalon land for educational activities (but at no interruption to on-going tenancies and conference centre activities for the remainder of 1995) after contract signed.
- (d) GGS to be permitted to use conference centre at cost prior to settlement on 31 December 1995.
- (e) GGS to take full responsibility for repairs and maintenance, insurance, rates and all other operating costs as from 31 December 1995.

**7. Conditions:**

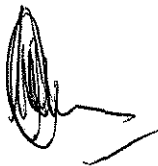
- (a) Subject to School's solicitors' advice on title.
- (b) Subject to a report satisfactory to GGS on state of maintenance and repair of buildings.
- (c) Both 1 and 2 to be obtained by the School within 30 days of this letter.

**8. Expiration of Offer:**

*i.e. 14/4* This offer will lapse at the expiry of 30 days from today's date.

If the above terms are acceptable I should be grateful if you would contact myself or in my absence the Business Manager, Mr. Andrew Patterson, to discuss the drawing up of a formal contract.

Yours sincerely,



**Lister W Hannah**  
Principal