

**Common Form 30 -- ORDER FOR SPECIFIC PERFORMANCE
(Sale of Land)**

Judicial Officer(s): The Honourable Justice
His/Her Honour Judge
[Master of the Supreme Court]
Master

Date of application:[DD/MM/YYYY]

Application made by:[Party] [Name]

Date(s) of hearing [if any]:[DD/MM/YYYY]

Date of order:[DD/MM/YYYY]

Appearances:Solicitor/Counsel for the Plaintiff(s)
.....Solicitor/Counsel for the Defendant(s)
.....Solicitor/Counsel for [Other Parties]

Recitals [if any]:

[By Consent] **THE COURT ORDERS that:**

1. As between the Plaintiff (s) and the Defendant (s) the agreement between them dated [DD/MM/YYYY] referred to in the statement of claim for the sale and purchase of land comprised in Certificate of Title Register Book Volume..... Folio..... ("the land") is to be specifically performed and carried into execution at the purchase price of \$.....
2. Upon the Plaintiff (s) paying to the Defendant (s) [*OR the Defendant's (s') agent*] on or before noon on [DD/MM/YYYY] the purchase price [*OR the balance payable after deduction of a deposit of \$..... paid by the Plaintiff (s) to the Defendant (s)*] together with any allowance for the adjustment of rates and taxes or other outgoings in respect of the land as at that date the defendant deliver to the plaintiff a memorandum of transfer of the land in registrable form together with the duplicate certificate of title relating to it.
3. Should the Defendant refuse or neglect or be unable to produce the duplicate certificate of title pursuant to this order upon payment into court by the Plaintiff of the purchase price [*OR the balance of the purchase price*] and any allowance in respect of rates taxes or other outgoings then any person (including the Defendant (s)) in possession of the duplicate certificate of title shall deliver up the same to the Registrar of the Court within seven days of the date of service of this order upon that person.
4. The Plaintiff (s) may apply for an inquiry as to damages sustained by such *party/parties* by reason of the Defendant (s) not having specifically performed the agreement.
5. The defendant (s) pay to the Plaintiff (s) the costs of action and that such costs to be taxed or agreed be paid from the purchase price [*OR from the balance of the purchase price*].

6. Each party forthwith execute all such instruments and do all such things as may be necessary to carry into effect the terms of this judgment and order.
7. Further consideration of these proceedings be adjourned.
8. The parties may apply for further directions and orders.

[Other text, if applicable]

[Reproduction of Court Seal] This order is authenticated by.....
for Registrar

Computer File Reference.....