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It also does not apply to trust and agency relationships, certain property transactions (i.e. easements and covenants), and the assignment of a benefit to a third party. Statutory exceptions also exist (e.g. section 13 of the Property Law Act 1974 (Qld), section 36C of the Conveyancing Act 1919 (NSW), section 11 of the Property Law Act 1969 (WA)).

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