# Contents

Week 3 - Compensatory damages for breach of contract	4
General principles	4
Difference in value	4
Particular measures – Rectification damages	5
Particular measures - Reliance Damages	7
Particular measures - Loss of a Chance and Loss of Opportunity	10
Particular measures – damages for disappointment and distress	10
Week 4 - Compensatory Damages for Breach of Contract (2/2)	11
Limitations on Compensatory Damages in Contract	11
Causation	11
Alexander v Cambridge Credit (1987) 9 NSWLR 310 per McHugh JA	11
Remoteness in contract	12
Hadley v Baxendale	12
Victoria Laundry (Windsor) Ltd v Newman Industries [1949] 2 KB 529	12
Transfield Shipping v Mercator Shipping Inc (The Achilleas) [2008] UKHL 48; [2009] 1 AC 61	13
Mitigation and the Overlap with Causation and Remoteness	14
Mitigation: avoidable loss	14
Mitigation - Avoided Loss	15
Things that look like compensation but aren't - Debt	16
Liquidated damages clauses and the penalties doctrine	16
Week 5 - Compensatory Damages in Tort	16
Particular Measures - Damages for Interference with Proprietary Interests	17
Land	17
Goods	18
Particular Measures - Damages for Misrepresentation	20
Limitations on damages in tort	21
Causation	21
Remoteness	22
Contributory Negligence	24
Mitigation	24
Week 6 - Statutory damages under the Australian Consumer Law (and equivalent legislation	25
Rule	25
Marks v GIO Australia Holdings Ltd (1998)	25
Murphy v Overton Investments Pty Ltd (2004) 216 CLR 388 – Contrasting Approach	25
Damages for Distress under s 236 ACL	
Causation	26
Henville v Walker (2001) 206 CLR 459	
Remoteness, New Intervening Acts (NIAs)	28
Hay Property Consultants Pty Ltd v Victorian Securities Ltd [2010] VSCA 247; (2010) 29 VR 503	
Contributory Negligence	
Mitigation	
Week 7 - Equitable Compensation	
Unauthorised Distribution of Trust Funds	
Re Dawson [1966] 2 NSWR 211	31

Target Holdings Ltd v Redferns [1996] 1 AC 421 (UK Case)	31
Youyang Pty Ltd v Minter Ellison (2003) 212 CLR 484	32
AIB Group (UK) plc v Mark Redler & Co Solicitors (2014)	32
Conflict of Duty and Interest: Breach of Fiduciary Duty	33
Hodgkinson v Simms [1994] 3 SCR 377	33
Canson Enterprises Ltd v Boughton & Co [1991] 3 SCR 534 – shows limits	33
Breach of equitable duties of care and skill	33
Permanent Building Society (in liq) v Wheeler (1994) WAR 187	34
A Case for Fusion? Equitable and Common Law Compensation Compared	35
Week 8 - Specific Relief (1/2): Specific Performance	
Rule Statement	36
Land	
Goods	37
Shares	38
Services	38
Discretionary factors and bars to relief	39
General Bars to Relief (Apply to All Equitable Remedies)	39
2. Specific Bars to Relief (Apply Only to SP and Similar Injunctions)	40
Week 9 Specific Relief (2/2) - Permanent injunctions and Interlocutory injunctions	43
Rule	43
Land	43
Bendal Pty Ltd v Mirvac Project Pty Ltd (1991) 23 NSWLR 464	43
LJP Investments Pty Ltd v Howard Chia Investments Pty Ltd (1989) 24 NSWLR 499:	43
Janney v Steller Works Pty Ltd [2017] VSC 363:	44
Goods and Chattels	44
Aristoc Industries v RA Wenham (Builders) [1965] NSWR 581	44
Breach of Negative Covenants and services	44
Doherty v Allman (1878) 3 App Cas 709:	45
Lumley v Wagner (1852) 1 De GM & G 604; 42 ER 687:	45
Curro v Beyond Productions Pty Ltd (1993) 30 NSWLR 337:	45
Equitable Bars to Relief	45
Hardship and the Public Interest	45
Lack of clean hands	47
Laches and Equivalency with Specific Performance	47
Interlocutory Injunctions	48
Test for Granting Interlocutory Injunctions	48
Week 10 - Statutory damages under Lord Cairns' Act, User Damages and Negotiating Damages	49
Lord Cairns' Act Damages	49
Shelfer v City of London Electric (1895)	49
Lawrence v Fen Tigers [2014] UKSC 13	49
Proprietary Torts LCA Damages and User Damages	49
User damages – where no loss can be shown	49
Damages in Lieu of Injunction ("LCA Damages")	50
User/Negotiating Damages and LCA Damages in Contract	50
1. User/Negotiating Damages (Wrotham Park Damages)	50

Damages in Lieu of Injunction (Lord Cairns' Act Damages)	
User/Negotiating Damages & LCA Damages in Equity	
Rule Statement: User/Negotiating Damages in Equity	51
Strand Electric & Engineering Co Ltd v Brisford Entertainment Ltd [1952] 2 QB 246	51
Bunnings Group Ltd v CHEP Australia Ltd (2011) 82 NSWLR 420	51
Giller v Procopets – only applies to breach of confidence	52
LJP Investments v Howard Chia Investments (1989) 24 NSWLR 499	52
Morris-Garner v One Step (Support) Ltd [2018] UKSC 20	53
Wrotham Park Estate Co Ltd v Parkside Homes Ltd [1974] 1 WLR 798	53
Week 11 – Gain-based remedies	54
Rule	54
Warman v Dwyer (1995) 182 CLR 544	54
Ancient Order of Foresters in Victoria Friendly Society Ltd v Lifeplan Australia Friendly Society Ltd [2018] HCA 43	55
Intellectual Property and the Account of Profits	56
Tort: Account of Profits as a Remedy	57
Breach of Contract	57
Attorney-General v Blake [2001] AC 268	57
Morris-Garner v One Step (Support) Ltd [2018] UKSC 20	57
Week 12 – Rescission	58
Common law rescission	58
Strict Restitutio in Integrum	58
Equitable Rescission	58
Threshold – Election	58
Substantial Restitutio in Integrum	59
Bars to recission	59
Rescission under the ACL	60
Clarke v Dickson (1858) EB & E 148; 120 ER 463	61
Alati v Kruger (1955) 94 CLR 216	61
Brown v Smitt (1924) 34 CLR 160	61
Maguire v Makaronis (1997) 188 CLR 449	62
Daly v Sydney Stock Exchange (1986) 160 CLR 371	62
Car & Universal Finance Ltd v Caldwell [1965] 1 QB 525	62
Vadasz v Pioneer Concrete (SA) Pty Ltd (1995) 184 CLR 102	63
Hartigan v International Society of Krishna Consciousness [2002]	64
Proprietary Consequences of Rescission	65
Aggravated and Exemplary Damages	65

Justice Edelman in Moore v Scenic Tours explained that damages for "mental harm" arising from breach of contract fall into three broad categories:

- 1. Pain and suffering resulting from physical injury caused by breach;
- 2. Vexation and discomfort resulting from physical inconvenience due to breach;
- 3. **Distress or disappointment** where the contract is specifically for pleasure or relaxation.

The underlying principle is that in these categories, unlike most commercial contracts, the promisor is taken to have assumed the risk of liability for such distress as part of the contractual bargain.

## **Practical Examples**

- Holiday and Leisure Contracts: Where a cruise or holiday is not as promised, damages for disappointment may be awarded. For
  example, in Moore v Scenic Tours, the plaintiff was awarded damages for distress when a luxury river cruise was substantially replaced by
  uncomfortable bus journeys.
- Contracts for Freedom from Molestation: If a contract is for a restraining order and it is negligently obtained, damages for resulting anxiety or distress may be available.

#### **Limits and Policy Considerations**

- These damages remain exceptional and are only awarded where loss of enjoyment or peace of mind is a central object of the contract.
- Attempts by service providers to exclude such liability (e.g., via exclusion clauses) are often ineffective, particularly in the context of
  consumer contracts due to statutory protections such as the Australian Consumer Law.
- Damages are not awarded for mere disappointment with commercial outcomes or for loss of reputation except in rare circumstances where
  it was part of the contractual purpose.

# Week 4 - Compensatory Damages for Breach of Contract (2/2)

# **Limitations on Compensatory Damages in Contract**

- · Contractual damages are available as of right (i.e. will always get at least nominal damages) subject to three relevant limitations:
- Causation: D must have caused P's loss.
- 2. Remoteness: P's loss must not be too remote.
- 3. Mitigation: P must mitigate her loss.

#### Causation

The plaintiff must prove that the defendant's breach was a cause of the loss suffered. The test for causation in contract is the "but for" test which asks the question - would the loss have occurred but for the defendant's breach? (Alexander v Cambridge Credit)

Common Sense and New Intervening Acts (NIA): Where there are multiple possible causes, or a new intervening act (by a third party or the plaintiff themselves), the test is but for plus common sense. The court will determine as a matter of common sense, if the defendant's breach is still a sufficiently proximate cause, or if the chain of causation been broken (Alexander v Cambridge)

- O In Alexander v Cambridge Credit, the majority found that, as a matter of common sense, an intervening economic downturn was the true cause of the losses—not merely the auditor's breach.
- O This approach is generally stricter in contract than in tort.

#### Policy and Remoteness

Some judges (see McHugh J in *March v E & M H Stramare* (1991) 171 CLR 506, in tort) have suggested that the 'common sense' aspect is really a policy judgment—sometimes overlapping with remoteness. In this view, courts may treat the question of causation as entangled with the question of whether losses are too remote.

## Alexander v Cambridge Credit (1987) 9 NSWLR 310 per McHugh JA

#### Facts:

- The defendant auditors failed to properly audit the plaintiff company in June 1971. Had they done so, the company would have gone
  into receivership at that point.
- Instead, the company continued trading and suffered additional losses during a major economic downturn (1973–74).
- By 1974, when the company was finally placed in receivership, it had suffered an extra \$145 million in losses.

## Issue:

Whether the additional losses suffered during the economic downturn were caused by the auditor's breach, or whether the downturn was a new intervening act breaking the chain of causation.

#### Reasoning:

"But for" Test

The starting point is counterfactual. If the auditors had performed their job, the company would have gone into receivership in 1971 and would not have incurred the later losses. On a simple "but for" analysis, the breach caused the loss.

Common Sense Test:

McHugh JA (with Mahoney JA agreeing) added a further layer: for new intervening acts, the test is "but for **plus common sense**." As a matter of common sense, the true cause of the additional loss was not the audit failure but the subsequent economic downturn, which was a supervening event.

Therefore, the auditors were not liable for the post-1971 losses. (Glass JA dissented.)

Policy:

The "common sense" qualification operates as a limitation—particularly in contract law—on the extent of liability for breaches, especially where supervening events play a significant role.

# Development:

Later, in March v E & MH Stramare (a negligence case), McHugh J took a different approach, suggesting that questions about NIAs are
policy questions about remoteness rather than causation in fact. Here, he argued such issues should be seen as "cause in law"—i.e.,
does the NIA render the loss too remote?

#### Remoteness in contract

The orthodox test for remoteness in contract in Australia is the two-limb test from *Hadley v Baxendale*. Damages are recoverable for (1) losses arising naturally (first limb) and (2) losses within the contemplation of both parties with actual knowledge (second limb).

#### 1. First Limb (Ordinary Losses):

- O Damages are recoverable for losses that arise *naturally*, according to the usual course of things, from the breach.
- This is an objective test: would a reasonable person in the defendant's position have foreseen this kind of loss as a probable result of breach?
- O Authority: Hadley v Baxendale, Victoria Laundry.

#### 2. Second Limb (Special Losses):

- O Damages are also recoverable for any *special* losses that, while not arising naturally, were in the contemplation of both parties at the time of contracting.
- O This requires actual knowledge: the defendant must have been aware of the special circumstances giving rise to the risk of that loss when the contract was made.
- O Authority: Hadley v Baxendale, Victoria Laundry.

#### Key nuances:

- The "kind" or "type" of loss must be foreseeable, not the specific manner or extent (Victoria Laundry, The Heron II (UK)).
- The test is applied at the time of contract formation, not at breach.
- In Australian law, the courts have emphasised that contract remoteness is stricter than in tort (e.g., Alcatel Australia, Alexander v Cambridge Credit).

## Market Gloss or assumption of responsibility.

In the UK, *Transfield v Mercator* introduced an "assumption of responsibility" gloss in certain circumstances (e.g., established market practice). However, this approach has not been adopted in Australia, and its status remains uncertain. Unless the facts suggest a similar market understanding, Australian courts continue to apply the *Hadley v Baxendale* test.

## Hadley v Baxendale

#### Facts

- The plaintiffs operated a mill, the main crankshaft of which broke, bringing operations to a halt.
- The only way to repair the shaft was to send it to engineers who could fabricate a replacement. The plaintiffs contracted Baxendale, a carrier, to deliver the broken shaft for duplication.
- There was a significant delay in the delivery caused by Baxendale.
- As a result, the mill was unable to operate for an extended period, and the plaintiffs claimed damages for lost profits due to this downtime.

#### Procedural History

Plaintiffs sued Baxendale, claiming the lost profits arising from the extended shutdown of the mill due to the delay.

## Issue

• Was the carrier (Baxendale) liable for the lost profits suffered by the mill during the delay, or were those losses too remote?

#### Legal Principles / Rule

- Remoteness in contract: Hadley v Baxendale is the foundational authority for the rule that damages for breach of contract are subject to limits of remoteness, i.e., not all consequences of a breach are compensable.
- Alderson B articulated the classic two-limb test:
  - 1. **First Limb:** Damages may be recovered for losses that "arise naturally, i.e. according to the usual course of things, from such breach of contract itself." These are losses imputed to any reasonable person in the defendant's position.
  - Second Limb: Damages may also be recovered for losses "as may reasonably be supposed to have been in the contemplation of both parties at
    the time they made the contract, as the probable result of the breach," if special circumstances were known to both parties. These losses require
    actual knowledge by the defendant at the time of contracting.

## Application

- In this case, the loss of profits did not arise "naturally" in the ordinary course of events for a carrier. The ordinary carrier would not expect, without being told, that the delay in delivery would stop all operations at the mill.
- The plaintiffs did not communicate the special circumstance—that the mill would be shut until the shaft was returned—to the carrier at the time of contracting.
- Thus, the loss was not within the reasonable contemplation of both parties at the time the contract was made.

#### Reasoning

- The case's normative basis is to incentivize parties to disclose unusual risks so that the parties can contract for them. If a risk is out of the ordinary, the party exposed should have the chance to adjust the terms (e.g., increase price, insert a liquidated damages clause, or refuse the contract).
- Baron Alderson noted that if the carrier had known about the special circumstance, he might have taken more care, charged more, or declined the job.
- The rule therefore reflects both fairness to defendants (who can plan for ordinary risks but not unusual, undisclosed ones) and economic efficiency by
  encouraging communication and risk allocation.
- The transcript also highlights how the rule particularly protects certain classes of defendants, such as carriers, who "do not know the businesses of all their customers." Had the contract been with another miller (with shared commercial knowledge), expectations might differ.

# Victoria Laundry (Windsor) Ltd v Newman Industries [1949] 2 KB 529

#### Facts

Victoria Laundry operated a commercial laundry and dyeing business. They purchased a large boiler from Newman Industries to expand their business. Newman delayed delivery by about five months. Because of the delay, Victoria Laundry lost:

- Ordinary profits from its regular business (laundry and dyeing work)
- Additional profits from especially lucrative dyeing contracts that were available during the period of delay

Victoria Laundry sued for both categories of lost profits.

#### Issue

Are both categories of lost profit recoverable, or are the especially lucrative contracts too remote under the principles of contract damages?

#### Decision

The Court of Appeal held that Victoria Laundry could recover the ordinary lost profits (first limb), but not the additional profits from the especially lucrative dyeing contracts (second limb).

#### Reasoning

- The Court (Asquith LJ) applied and refined the two-limb rule from Hadley v Baxendale:
  - O First limb: Losses that arise "naturally" in the usual course of things (imputed to any reasonable defendant)—these are recoverable. Here, it was foreseeable to any boiler supplier that late delivery would cause loss of ordinary business.
  - Second limb: Losses that arise from special circumstances only if those circumstances were communicated to the defendant at the time of contracting (actual knowledge)—not recoverable unless specifically made known. The especially lucrative dyeing contracts were unusual and had not been disclosed to Newman Industries.
- The distinction is between "ordinary" profits (which are presumed within the contemplation of the parties) and "special" profits (which require actual knowledge by the defendant).
- The purpose of this distinction is to allow parties to allocate risk at the time of contracting. If special risk is communicated, the defendant can decide whether to contract or adjust the terms.

# Transfield Shipping v Mercator Shipping Inc (The Achilleas) [2008] UKHL 48; [2009] 1 AC 61

#### Facts

- The owners of the ship, The Achilleas, chartered it to Transfield Shipping, with a fixed date for return (2 May).
- The owners had arranged a highly lucrative follow-on charter at \$39,500 per day, due to start 8 May.
- Transfield returned the ship late (11 May). By that time, the market had dropped, and the follow-on charter had to be renegotiated to \$31,500 per day.
- The owners lost over \$1.3 million in profits on the follow-on charter as a result.
- Owners sought to recover the full loss of profit for the 191-day charter.
- Transfield argued they were only liable for the lower value during the late delivery period (\$158,301), citing an industry understanding that charterers are only liable for losses during the period of late delivery, unless specifically told otherwise.

#### Issue

- Is Transfield liable for the full loss of profit from the entire follow-on charter (over \$1.3 million), or only for the limited loss during the actual late period (\$158,301)?
- More broadly: what is the correct test for remoteness in contract? Is it a matter of what losses are foreseeable, or what risks the parties actually assumed?

# Decision

- The House of Lords found in favour of Transfield (the charterer).
- Transfield was only liable for the loss during the late delivery period, not the entire loss from the follow-on charter.

## Reasoning

- Two approaches emerged in the Lords:
  - O Lord Hoffmann (with Lord Hope and Lord Walker):
    - Reframed the test for remoteness: damages should be limited by what risks the parties are objectively taken to have assumed at the time of contracting ("assumption of responsibility"), not merely what is foreseeable.
    - All contractual obligations, including secondary ones like damages, are voluntarily undertaken by reference to the objective intentions
      of the parties.
    - It would be wrong to hold a party liable for risks which, in the relevant market context, parties would not reasonably be considered to have assumed.
    - Here, the market understanding was that a late charterer is liable only for losses during the late delivery period, unless told of special risks.
    - Insight: This approach narrows the traditional "reasonable foreseeability" test, adding a gloss of market context and party intention.
  - O Lord Rodger and Baroness Hale (with whom Lord Walker also agreed):
    - Preferred to resolve the case within the traditional Hadlev v Baxendale framework.
    - Normally, loss of follow-on charter profits would be within the first limb, but because of the extremely volatile market, the extent of loss was not foreseeable.
    - The judges were criticised for focusing on the extent, rather than the kind, of loss as being unforeseeable—a departure from the traditional test (which requires only that the *type* of loss be foreseeable).
- The arbitrators, trial judge, and Court of Appeal had applied the orthodox approach and found for the owner. The House of Lords reversed this, focusing on party intention and market practice.

#### Insights/Notes

- Not Australian law: The case is persuasive but not binding in Australia. The High Court has not yet adopted the "assumption of responsibility" test.
- Uncertainty in the law: The case highlights uncertainty about whether the orthodox Hadley v Baxendale test still governs, or whether remoteness now also requires proof of assumed responsibility for the risk in question.