

The Particulars of Sale (2018)

Chattels	<p>(List the Chattels included in this sale or attach annexure)</p> <p>All fixed floor coverings, Light Fittings, blinds, Heat Pump, Under bench Oven and Hot Plates, Range Hood, Dishwasher and Clothesline.</p>
Sale Price (See Standard Condition 2)	<p>(in words) <u>Four Hundred and Forty Thousand</u> dollars</p> <p>(in figures) \$ <u>440,000.00</u></p>
Chattels Value	<p>The part of the Sale Price attributable to the Chattels is:</p> <p>(in words) <u>Nil</u> dollars</p> <p>(in figures) \$ <u>0.00</u></p>
Deposit (See Standard Condition 2)	<p>(in words) <u>Five Thousand</u> dollars</p> <p>(in figures) \$ <u>5,000</u></p>
Deposit Holder (See Standard Condition 2)	<p>(Insert name of person or organisation that will hold the Deposit)</p> <p>4one4 Real Estate Sales Trust Account BANK: ANZ Bank Hobart BSB: 017-010 ACC:475876305</p>
Deposit Payment Time (See Standard Condition 2)	<p>Either <input type="checkbox"/> On the Contract Date</p> <p>or <input checked="" type="checkbox"/> Other date – (specify):</p> <p><u>Within 3 working Days</u></p>
GST Treatment (See Standard Condition 10)	<p>Mark a box to Indicate the GST Treatment.</p> <p>Either <input checked="" type="checkbox"/> The sale is not a taxable supply</p> <p>or <input type="checkbox"/> Margin Scheme - The sale is a taxable supply, the Sale Price includes GST and the Margin Scheme applies</p> <p>or <input type="checkbox"/> The sale is a GST-free supply according to the special clause added</p> <p>or <input type="checkbox"/> The sale is a taxable supply and GST is included in the Sale Price according to the special clause added</p> <p>or <input type="checkbox"/> The sale is a taxable supply and GST is added to the Sale Price according to the special clause added</p>
GST Withholding Treatment (See Standard Condition 11)	<p>Mark a box to indicate the GST Withholding Treatment.</p> <p>Either GST Withholding not required because:</p> <p><input checked="" type="checkbox"/> Sale is not a taxable supply</p> <p><input type="checkbox"/> Sale is GST-free</p> <p><input type="checkbox"/> Sale not new residential premises or potential residential land</p> <p><input type="checkbox"/> Property is potential residential land and Purchaser is registered with creditable purpose</p> <p>or GST Withholding required and:</p> <p><input type="checkbox"/> Property entirely new residential premises and/or potential residential land</p> <p><input type="checkbox"/> Property not entirely new residential premises and/or potential residential land</p>
Completion Date (See Standard Condition 3)	<p>Either <input type="checkbox"/> The _____ day of _____ 20____</p> <p>or <input checked="" type="checkbox"/> Another date (specify):</p> <p><u>Within 30 Days of the confirmation of all clauses.</u></p>

Vendor Initials JK

Witness Initials Nan

Purchaser Initials ML JB Witness Initials JK

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<p>Availability (See Standard Condition 3(b))</p>	<p>On the Completion Date, the Vendor must make available to the Purchaser: Either <input type="checkbox"/> Vacant possession of the Property or <input checked="" type="checkbox"/> The right to receive rents and profits of the Property or <input type="checkbox"/> Otherwise (specify): <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </p>
<p>Purchaser's Required Use (See Standard Condition 4(a))</p>	<p>Either <input checked="" type="checkbox"/> Residential or <input type="checkbox"/> Other (specify): <div style="border: 1px solid black; height: 20px; width: 100%;"></div> or <input type="checkbox"/> The Purchaser does not require any specified required use</p>
<p>Vendor Warranty (See Standard Condition 9)</p>	<p>The Standard Condition 9 exclusion of warranties applies: Either <input type="checkbox"/> without qualification or <input checked="" type="checkbox"/> except to the extent modified by any selection below: <input checked="" type="checkbox"/> The Vendor warrants to best of the Vendor's knowledge, there are no outstanding completion or occupancy certificates, statutory orders or permit conditions on the Property <input type="checkbox"/> The Vendor warrants that to the best of the Vendor's knowledge the attached statement is accurate</p>
<p>Cooling Off (See Standard Condition 19)</p>	<p>The Purchaser: Either <input checked="" type="checkbox"/> Waives or <input type="checkbox"/> Confirms reliance on the Cooling Off provision in Standard Condition 19 of the Standard Conditions of Sale</p>

SPECIAL CLAUSES Use Special Clauses to vary or add to the Standard Conditions of Sale.

<p>Finance Clause</p>	<p>If this Contract is subject to finance, complete all relevant details below. All relevant details must be completed for the following clause to apply.</p>
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It is a condition precedent to the Purchaser's obligation to complete this Contract, that within the Finance Period, the Financier makes available to the Purchaser a loan of the Finance Amount, on terms currently available in transactions of a similar nature.

The Purchaser is the party benefited by this condition precedent.

<p>Finance Amount</p>	<p>(Insert amount) \$ 400,000</p>
<p>Financier</p>	<p>(Insert name) NAB</p>
<p>Finance Period</p>	<p>(Complete) Until the _____ day of _____ 20____ or (insert number) 21 days from the Contract Date or _____</p>

Vendor Initials *[Signature]* Witness Initials *NAN* Purchaser Initials *ML SB* Witness Initials *[Signature]*

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Subject to Sale Clause	If this Contract is subject to the signing and/or settlement of a contract for the sale of the Purchaser's Property, complete all relevant details below. All relevant details must be completed for the relevant provision/s to apply.
Purchaser's Property	(Insert address)
	Suburb _____ State _____ Postcode _____

~~Subject to Contract: It is a condition precedent to the Purchaser's obligation to complete this Contract that within the nominated Contract Selling Period, the Purchaser obtains a contract for the sale of the Purchaser's Property that is free of any unsatisfied condition precedent. The Purchaser must offer the Purchaser's Property for sale for no more than the Maximum Asking Price.~~

Contract Selling Period	Either <input type="checkbox"/> Not applicable or By the _____ day of _____ 20 _____ or within _____ days from _____
Maximum Asking Price	(insert amount) \$ _____

~~Subject to Completion: It is a condition precedent to the Purchaser's obligation to complete this Contract, that a sale of the Purchaser's Property is completed on or before the nominated Deadline for Settlement of Sale.~~

Deadline for Settlement of Sale	Either <input type="checkbox"/> Not applicable or By the _____ day of _____ 20 _____ or within _____ days from _____
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Inspection Clause	<i>If this Contract is subject to a building inspection, complete all relevant details below.</i>
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The Purchaser may have reasonable access to the Property during the Building Inspection Period to inspect buildings and other improvements on the property personally or by agents, at the Purchaser's cost.

If, strictly within the Building Inspection Period, the Purchaser serves on the Vendor:

- a copy of a report, by a building inspector holding professional indemnity cover for that work or a licenced Building Services Provider under the *Occupational Licensing Act 2005 (Tas)*, both:
 - specifying one or more defects in buildings and other improvements on the Property; and
 - certifying such defects are likely to cost more to remedy than the Defect Limit;
- notice that the Purchaser terminates this Contract in response to that report,

then the parties' obligations under this Contract end and the Purchaser is entitled to a refund of the Deposit, but neither party is otherwise entitled to compensation.

Building Inspection Period	<i>(Complete)</i> until the _____ day of _____ 20 _____ or <i>(Insert number of days)</i> 7 _____ days from date of contract
Defect Limit	Either 2 _____ per cent of the Sale Price or \$ _____

Vendor Initials *[Signature]* Witness Initials *Nan* Purchaser Initials *ML SB* Witness Initials *[Signature]*

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Shorter Period Clause If selected below the Vendor may shorten the period to satisfy Special Clauses.

The Vendor may, by notice in writing to the Purchaser, shorten to two (2) business days after the day on which that notice is given the period for satisfying:

Either all of the special clauses to this Contract
or the following special clauses

Additional Special Clauses are annexed

(Complete if there are attachments) The attached 1 annexure page(s) are part of this Contract.

Cautionary Notes:

Subject to these Particulars of Sale, the Standard Conditions of Sale:

- allow the Purchaser to terminate without penalty within a cooling off period; and
- provide for sale as is/where is, without promises about physical condition, permits or certificates.

Take legal and other relevant advice as soon as possible.

This Contract creates critical timeframes.

Both Vendor and Purchaser should insure the Property from the Contract Date.

Contracts relating to the sale of residential premises or potential residential land trigger specific legal obligations on vendors and purchasers. The GST Treatment and GST Withholding Treatment clauses may avail a vendor of their legal obligations but only if the correct options are selected. In the case of a contract between associates, a contract involving non-monetary consideration or contract involving a GST mixed supply, the standard provisions are not sufficient and professional advice and special clauses are required.

By signature the parties confirm:

- they have read these Particulars of Sale and the Standard Conditions of Sale 2018,
- their intention to be bound by this Contract for the sale of real estate, and
- they had the opportunity to take necessary advice before signing the Particulars of Sale.

Vendor Signature 

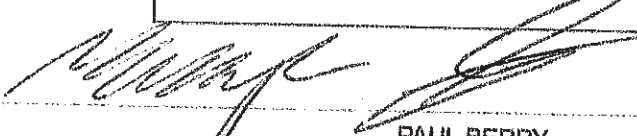
in the presence of: Witness Signature

Nancy Zhao

Name, Address, Occupation of Witness

Nancy Zhao 15 Binda PL Bandall QLD 4217

Purchaser Signature



in the presence of: Witness Signature

PAUL BERRY


Name, Address, Occupation of Witness

414 Main Road Glenorchy TAS 7040

Real Estate Agent

Agent Commission _____ Other Charges _____ Deposit held: _____ Certified true copy by _____

*This Annexure page is to be used only if there is insufficient space in the Schedule.
Please insert the relevant corresponding item number and heading.*

ITEM	DESCRIPTION
Lease	The purchaser acknowledge that the property is subject to a residential tenancy agreement until May 2022 and managed by 4one4, Property Co.
Body Corporate	The purchaser is aware that the Body Corporate is managed by 4one4 Strata, and the fees are currently \$700 per year and the AGM is held in August of each year.
	 Nam ML SB 