





The Particulars of Sale (2018)

The Standard Form Contract for Sale of Real Estate in Tasmania (2018) as approved for use by the Law Society of Tasmania and the Real Estate Institute of Tasmania is made up of two parts:

- 1. these agreed variables and non-standard clauses, known as "the Particulars of Sale (2018)"; and
- 2. the standard clauses known as "the Standard Conditions of Sale (2018)".

The Standard Conditions of Sale are adopted as part of the Contract by signature of the Particulars of Sale.

The parties may add special clauses in the Particulars of Sale, for instance to make their agreement subject to finance, sale, inspection, or other issues.

The Particulars of Sale may vary the Standard Form Contract. The Particulars of Sale have priority if there is any inconsistency with the Standard Conditions of Sale.

The drafting of the Particulars of Sale should make evident changes to the provisions of the Standard Form Contract. Words defined in the Particulars of Sale have that meaning when used in the Standard Conditions of Sale.

WORDS	DEFINI	TION		
Contract Date	The	24 day of lease	and the state of t	
Vendor (The seller of the Property)	Name:	CLLEUK PTY LTD	a mariful de die Fullman stad of dere van de de verbene de	
	ABN: Address	: 20 Boomerang Crs		
	Suburb:	Bundali	State: QLD	Postcode: 4217
	Email:	zhaonan7929@163.com	1	Phone: 04 03-120-089-
endor's	Firm:	Ogilvie Jennings	The second of th	0/0522301
iolicitor or Conveyancer	Person:	Louise Moliross	- the state of the	The second secon
onveyancer	Address	LEVEL 4, 37-41 MURRAY STREET HOE	JART TAS 7000	
Purchaser (The buyer of the Property)	Name:	Michelle Anne Lynch - 0473 653 133 Stuart Colin Bester - 0447 823 142		
	ABN:			* ************************************
	Address:	UNIT 6 / 27 MONTROSE ROAD		
	Suburb:	MONTROSE	State: TAS	Control of the contro
	Email:	besterstuart@gmail.com		Postcode: 7010 Phone:
Purchaser's Solicitor or Conveyancer	Firm: Person:	Ogilvie Jennings Glenorchy		
	Address:	282 MAIN ROAD GLENORCHY TAS 701	0	THE RESIDENCE OF THE PARTY OF T
roperty part only, county	The Venc	dor's property at: <i>(insert address)</i> UNIT 4 / 67 MENIN DRIVE		
lescribe part)	Suburb:	BRIGHTON	Cisto, TAC	
		dentifier Number:	State: TAS	Postcode: 7030
		bed by Title Reference(s): 177647/4		

Vendor Initials

Witness Initials





Standard Form Contract

40NE4. THE LAW SOCIETY OF TASMANIA

	e of Real Es ticulars of S	ale (2018)
Chattels	All fixed	Chattels included in this sale or attach annexure) floor coverings, Light Fittings, blinds, Heat Pump, Under bench Oven and Hot Plates, ood, Dishwasher and Clothesline.
Sale Price (See Standard Condition 2)		Four Hundred and Forty Thousand dollars \$ 440,000.00
Chattels Value	The part (in words) (in figures	Mollare
Deposit (See Standard Goridition 2)	(in words) (in figures,	Five Thousand dollars \$ 5,000
Deposit Holder (See Standard Condition 2)	40ne4 Re	ame of person or organisation that will hold the Deposit) al Estate Sales Trust Account IZ Bank Hobart BSB: 017-010 ACC:475876305
Deposit Payment Time (See Standard Condition 2)	Either or	☐ On the Contract Date ☐ Other date – (specify); Within 3 working Days
GST Treatment (See Standard Condition 10)	Mark a bo	ox to Indicate the GST Treatment. ✓ The sale is not a taxable supply ✓ Margin Scheme - The sale is a taxable supply, the Sale Price includes GST and the Margin Scheme applies ✓ The sale is a GST-free supply according to the special clause added
	or	The sale is a taxable supply and GST is included in the Sale Price according to the special clause added The sale is a taxable supply and GST is added to the Sale Price according to the special clause added
GST Withholding Treatment (See Standard Condition 11)	Mark a bo Either	x to indicate the GST Withholding Treatment. GST Withholding not required because: ✓ Sale is not a taxable supply ☐ Sale is GST-free ☐ Sale not new residential premises or potential residential land ☐ Property is potential residential land and Purchaser is registered with creditable purpose
	or	GST Withholding required and: Property entirely new residential premises and/or potential residential land Property not entirely new residential premises and/or potential residential land
Completion Date (See Standard Condition 3)	Either or	The day of 20

Vendor Initials

Witness Initials

Purchaser Initials ML 33 Witness Initials







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Availability (See Standard Condition 3(b))	On the Completion Date, the Vendor must make available to the Purchaser: Either
Purchaser's Required Use (See Standard Condition 4(a))	Either Residential or Other (specify):
	or The Purchaser does not require any specified required use
Vendor Warranty (See Standard	The Standard Condition 9 exclusion of warranties applies: Either without qualification
Condition 9)	or except to the extent modified by any selection below:
	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
	The Vendor warrants that to the best of the Vendor's knowledge the attached statement is accurate
Cooling Off (See Standard Condition 19)	The Purchaser: Either
SPECIAL CLAUS	ES Use Special Clauses to vary or add to the Standard Conditions of Sale.
Finance Clause	If this Contract is subject to finance, complete all relevant details below. All relevant details must be completed for the following clause to apply.
ransactions of a sim	party benefited by this condition precedent.
Finance Amount	(Insert amount) \$ 400,000
Financier	(Insert name) NAB
Finance Period	(Complete) Until the day of 20

Vendor Initials 1

Witness Initials MILM

Purchaser Initials ML. SB Witness Initials,





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Deadline for Settle	7/200	Hire Not ap	plicable		9	
	l a	or By the	day of	20)	or within
	C	By the days	day of	21)	or within
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Witness Initials

Purchaser Initials MLSB Witness Initials



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and the state of t	**************************************	
Shorter Period Clause	If selected below the Vendor may shorten the period to satisfy Special Clauses.	
The Vendor may, by notice in that notice is given the period	n writing to the Purchaser, shorten to two (2) business days after the day on which I for satisfying:	_1
Either all of the so	special clauses to this Contract ing special clauses	
Additional Special Clauses	are annexed 🗸	
(Complete if there are attachn	nents) The attached 1 annexure page(s) are part of this Contract.	•
Cautionary Notes:		
Oubject to these Particul	lars of Sale, the Standard Conditions of Sale:	
 provide for sale as is/wi 	terminate without penalty within a cooling off period; and here is, without promises about physical condition, permits or certificates.	
Take legal and other rele	evant advice as soon as possible.	
This Contract creates cri	itical timeframes.	
	ser should insure the Property from the Contract Date.	
Contracts relating to the legal obligations on vend Treatment clauses may a are selected. In the case consideration or contrac	sale of residential premises or potential residential land trigger spectors and purchasers. The GST Treatment and GST Withholding avail a vendor of their legal obligations but only if the correct option of a contract between associates, a contract involving non-monetal involving a GST mixed supply, the standard provisions are not hall advice and special clauses are required.	
By signature the parties o	onfirm:	
 they have read these Pa 	articulars of Sale and the Standard Conditions of Sale 2018,	
 their intention to be bould 	nd by this Contract for the sale of real estate, and	
They had the opportunity	to take necessary advice before signing the Particulars of Sale.	
/endor Signature A		
n the presence of: Witness Sig	gnature Nancy Zhao	÷
Name, Address, Occupation of		7
Purchaser Signature	Milling - January	
n the presence of: Witness Sig	phature PAUL BERRY	
lame, Address, Occupation of	and a supplied to the supplied of the supplied to the supplied	
, , , ,	Real Estate Agent	
gent Commission Ott	ner Charges Deposit held: Certified true copy by	

Annexure A

CONTRACT OF SALE

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.

EM	DESCRIPTION					
ease	The purchaser acknowledge that the property is subject to a residential tenancy agreement until May 2022 and managed by 4one4. Property Co.					
dy 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.					
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