



MAPLEWOOD ON 10TH

AGREEMENT OF PURCHASE AND SALE

INDEX PAGE UNIT: _____

Schedule of Particulars:

1. Seller
2. First Purchaser
3. Spouse of 1st Purchaser
4. Section
5. Sole Utilization Area
6. Purchase Price
7. Deposit
8. Balance of Purchase Price
9. Loan Amount

Standard Terms and Conditions:

1. Purchase and Sale
2. Interpretation
 - 2.1 Act
 - 2.2 Agent
 - 2.3 Agreement
 - 2.4 Bond Originating Company
 - 2.5 Builder
 - 2.6 Building/s
 - 2.7 Common Property
 - 2.8 Deposit
 - 2.9 Effective Interest Rate
 - 2.10 Fixtures and Fittings

- 2.11 Floor Plan
- 2.12 Guarantee Due Date
- 2.13 Estimated Monthly Levy and Local Authority Deposits
- 2.14 Land
- 2.15 Loan Amount
- 2.16 Occupation Date
- 2.17 Occupational Rental
- 2.18 Participation Quota
- 2.19 Plan/s
- 2.20 Purchase Price
- 2.21 Purchaser
- 2.22 Rules
- 2.23 Scheme
- 2.24 Scheme Layout Plan
- 2.25 Section
- 2.26 Sectional Plan/s
- 2.27 Seller
- 2.28 Seller's Conveyancers
- 2.29 Signing Date
- 2.30 Sole Utilization Area
- 2.31 Structure
- 2.32 Unit

- 3. Purchase Price and Payment
- 4. Occupation and Occupational Rental
- 5. Conditions of Occupation
- 6. Conditions of Sale
- 7. Sectional Plans and Right of Extension of Scheme
- 8. Opening of Sectional Title Register and Extension of Scheme
- 9. Transfer of the unit and Transfer, Bond and other Fees
- 10. Risk, Rates & Taxes and Damage and Destruction
- 11. Breach of Purchaser
- 12. Loan
- 13. Domicilium (Address for service and notices)
- 14. General
- 15. Capacity of Purchaser
- 16. Cooling off period and Acceptance
- 17. Jurisdiction
- 18. Managing Agent
- 19. Referee
- 20. Seller's Right
- 21. Cession of Rights
- 22. Suspensive Condition
- 23. NHBRC/Electricity & Gas Certificates
- 24. Consumer Protection Act

ANNEXURES:

- Annexure **A**-Site Plan
- Annexure **B**-Floor plan
- Annexure **C**-Schedule of Finishes
- Annexure **D**-Draft Body Corporate Conduct Rules