

SPECIAL CONDITIONS

Additional clauses forming part of this contract

Dated:

between: (*vendor*)

and: (*purchaser*)

30. GENERAL..... 15

31. VARIATIONS TO THE PRINTED CLAUSES OF THIS CONTRACT ..**Error! Bookmark not defined.**

32. UNREGISTERED VENDOR **Error! Bookmark not defined.**

33. REGISTRATION OF PLANS **Error! Bookmark not defined.**

34. DEPOSIT **Error! Bookmark not defined.**

35. DEPOSIT BOND **Error! Bookmark not defined.**

36. LATE COMPLETION **Error! Bookmark not defined.**

37. VENDOR'S DISCLOSURES **Error! Bookmark not defined.**

38. CONSTRUCTION **Error! Bookmark not defined.**

39. DEFECTS WARRANTY **Error! Bookmark not defined.**

40. CHANGES TO PLANS **Error! Bookmark not defined.**

41. CHANGES TO EASEMENTS COVENANTS RESTRICTIONS & BYLAWS
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42. STRATA TITLE **Error! Bookmark not defined.**

43. MANAGEMENT AGREEMENT..... **Error! Bookmark not defined.**

44. PURCHASER'S AGREEMENT **Error! Bookmark not defined.**

45. WATER RATES AND INSURANCE..... **Error! Bookmark not defined.**

46. COUNCIL RATES **Error! Bookmark not defined.**

47. PEPRESENTATIONS, WARRANTIES AND ACKNOWLEDGMENTS**Error! Bookmark not defined.**

48. CAPACITY **Error! Bookmark not defined.**

49. AGENT AND RESALE PRIOR TO COMPLETION**Error! Bookmark not defined.**

50. FIRB REQUIREMENTS **Error! Bookmark not defined.**

51. LODGEMENT BY PURCHASER OF CAVEAT**Error! Bookmark not defined.**

- 52. EXISTING ENCUMBRANCES **Error! Bookmark not defined.**
- 53. REQUISITIONS **Error! Bookmark not defined.**
- 54. COMPLETION **Error! Bookmark not defined.**
- 55. EXTENSIONS **Error! Bookmark not defined.**
- 56. REPLACEMENT OF DOCUMENTS **Error! Bookmark not defined.**
- 57. DEVELOPMENT/CONSTRUCTION ACTIVITIES **Error! Bookmark not defined.**
- 58. FINISHES AND FITTINGS **Error! Bookmark not defined.**
- 59. DIRECTORS GUARANTEE IF CORPORATE PURCHASER **Error! Bookmark not defined.**
- 60. SECTION 149 CERTIFICATE **Error! Bookmark not defined.**
- 61. DEPRECIATION SCHEDULE **Error! Bookmark not defined.**
- 62. SECTION 109 CERTIFICATE **Error! Bookmark not defined.**
- 63. ADDITIONAL VENDOR DISCLOSURES.... **Error! Bookmark not defined.**
- 64. HOME OWNERS WARRANTY [DELETE AS APPLICABLE] **Error! Bookmark not defined.**
- 65. HOME OWNERS WARRANTY [DELETE AS APPLICABLE] **Error! Bookmark not defined.**

30. GENERAL

- 30.1. In this contract unless the contrary intention appears a reference to:
 - 30.1.1. the singular includes the plural and vice versa;
 - 30.1.2. any gender includes all other genders;
 - 30.1.3. a person includes a corporation, partnership, joint venture, association, authority, trust, state or government; and
 - 30.1.4. a person includes the person's executors, administrators, successors and substitutes (including persons taking by novation and assigns).
- 30.2. A reference to an Act includes any by law, ordinance, regulation or rule made under that Act.
- 30.3. If the whole or any part of a provision of this contract is invalid or unenforceable, the validity or enforceability of the remaining provisions is not affected.
- 30.4. If there is a conflict between these additional provisions and the printed provisions of this contract, these additional provisions prevail.
- 30.5. Headings are inserted for convenience of reference only and must be ignored in the interpretation of this contract.
- 30.6. The word "includes" in any form is not a word of limitation.
- 30.7. The words "strata plan" means the proposed strata plan a copy of which is attached as Annexure 'A' but, if the proposed plan is altered, means that plan as altered. The word "building" or "Building" means those improvements, constructed or to be constructed, which are or are to be the subject of the strata plan.
- 30.8. 'Vendor' includes the vendor's lender, administrators or assigns.
- 30.9. Rights under this contract which can apply after completion continue to apply after completion.