

CONTRACT SPECIAL CONDITION (version 0.2) dated 18.9.2017

SPECIAL CONDITION

Clause [X] :

In the event that this property is SOLD via websites known as “violater.com” or “ozrealestates.com” using its platform as the case may be, the following condition applies and is incorporated into the main sale and purchase contract;

1. KHAI KWAN or its delegate shall exchange contracts on behalf of the vendor and purchaser and both parties give their consent for KHAI KWAN to act on their behalf;
2. For auction sales, the deposit (10% of the purchase price) shall be paid by the purchaser to the deposit holder within 24 hours of the date of the contract or end of auction whichever is earlier;
3. For non-auction sales, the deposit (10% of the purchase price) shall be paid within 5 business day from date of contract subject to any cooling off period where applicable; and
4. For OFF-THE-PLAN sales, the deposit (10% of the purchase price or an amount negotiated) shall be paid as agreed by the parties.