



# CLE ONLINE: FINDING PRECEDENTS

THE PRACTICE MANUALS TAB

  
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# THE PRACTICE MANUALS TAB

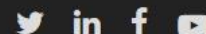
Start your research with the Practice Manuals tab if you have an idea of which practice manual to use but are unsure if it has the exact precedent that you need.

# SCENARIO

My client is preparing to take possession of a brand new apartment that they bought. I need to find a precedent for a Purchaser's Statement of Adjustments with GST included in the sale price. **I'm not sure if the British Columbia Real Estate Practice Manual will have what I am looking for.**

# Click on Practice Manuals

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Commentary: To find the British Columbia Real Estate Practice Manual we must first click on the Practice Manuals tab.

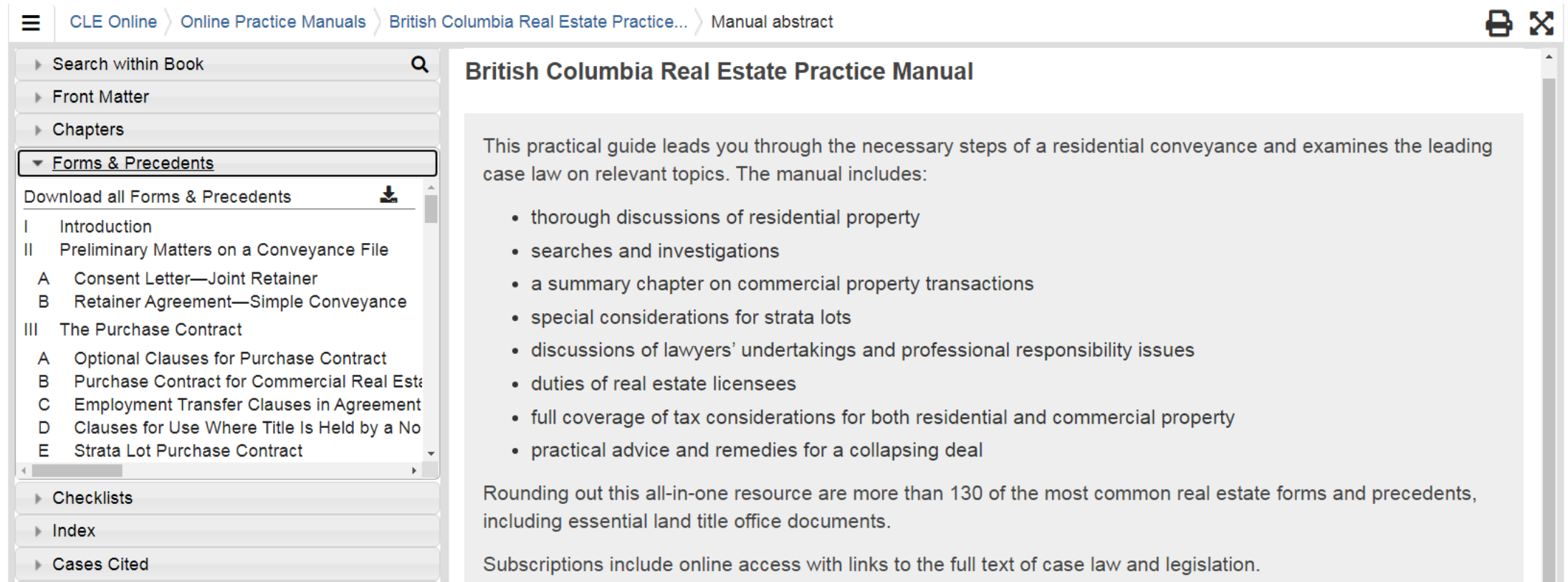
# Click on the Real Estate Practice Manual

## Purchased Publications

- [Advising British Columbia Businesses](#)
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- [Annotated Family Practice](#)
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- [BC Real Property Assessment Manual](#)
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- [Plus TC&D: The Assessment of Costs and Disbursements in Motor Vehicle Injury Litigation](#)
- [Practice Before the Registrar](#)
- [Provincial Court Small Claims Handbook](#)
- [Public Guardian and Trustee Handbook](#)

Commentary: After clicking on the link for the British Columbia Real Estate Practice Manual you will be able to access all of its forms and precedents.

# Click on the Forms & Precedents Tab



CLE Online > Online Practice Manuals > British Columbia Real Estate Practice... > Manual abstract

Search within Book

Front Matter

Chapters

**Forms & Precedents**

Download all Forms & Precedents

- I Introduction
- II Preliminary Matters on a Conveyance File
  - A Consent Letter—Joint Retainer
  - B Retainer Agreement—Simple Conveyance
- III The Purchase Contract
  - A Optional Clauses for Purchase Contract
  - B Purchase Contract for Commercial Real Estate
  - C Employment Transfer Clauses in Agreement
  - D Clauses for Use Where Title Is Held by a Non-Resident
  - E Strata Lot Purchase Contract

Checklists

Index

Cases Cited

## British Columbia Real Estate Practice Manual

This practical guide leads you through the necessary steps of a residential conveyance and examines the leading case law on relevant topics. The manual includes:

- thorough discussions of residential property
- searches and investigations
- a summary chapter on commercial property transactions
- special considerations for strata lots
- discussions of lawyers' undertakings and professional responsibility issues
- duties of real estate licensees
- full coverage of tax considerations for both residential and commercial property
- practical advice and remedies for a collapsing deal

Rounding out this all-in-one resource are more than 130 of the most common real estate forms and precedents, including essential land title office documents.

Subscriptions include online access with links to the full text of case law and legislation.

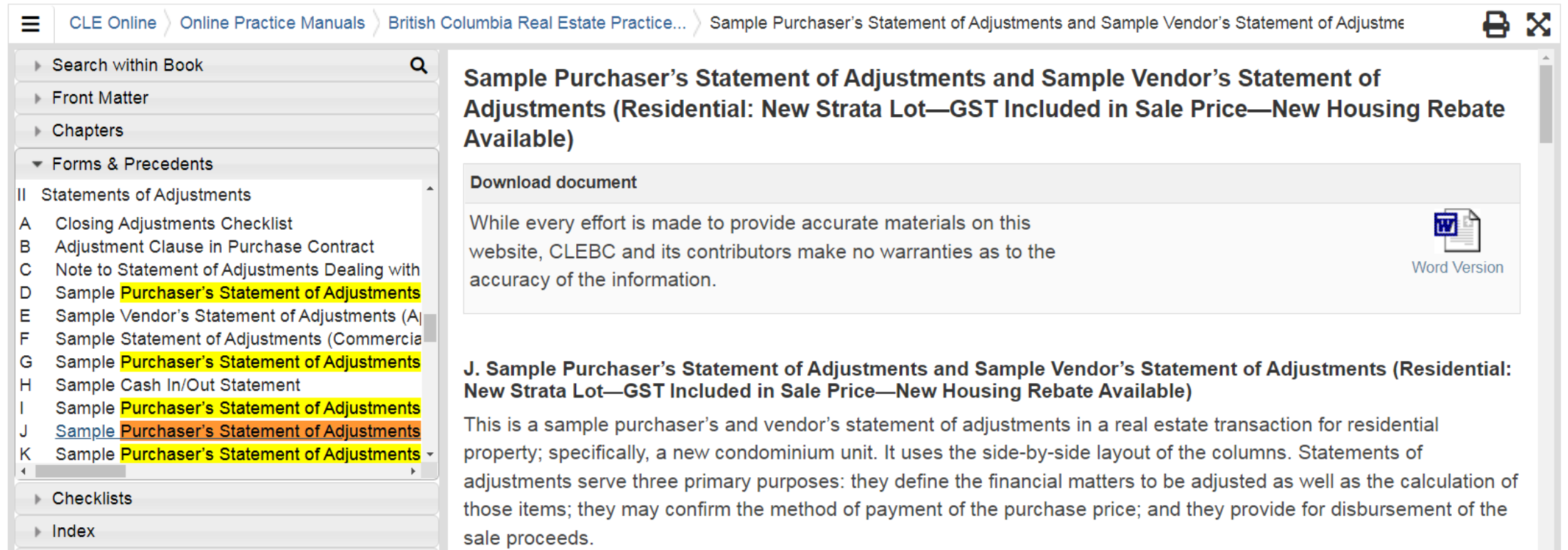
Commentary: While we will not be using the Download All tool in this example, it is worth noting that it is a recent addition to CLE Online. To learn about other new features please visit: <https://www.cle.bc.ca/announcing-new-features-to-clebc-online-books/>.

# Use Ctrl + F to find the Correct Precedent

The screenshot shows a web browser window with the following breadcrumb trail: CLE Online > Online Practice Manuals > British Columbia Real Estate Practice... > Manual abstract. On the left, a navigation menu is expanded to 'Forms & Precedents', showing a list of items under 'II Statements of Adjustments'. Item 'D Sample Purchaser's Statement of Adjustments' is highlighted in orange. A search bar at the top left of the content area contains the text 'Purchaser's Statement of Adjustments'. The main content area is titled 'British Columbia Real Estate Practice Manual' and contains a paragraph: 'This practical guide leads you through the necessary steps of a residential conveyance and examines the leading case law on relevant topics. The manual includes:' followed by a bulleted list of features. At the bottom of the list, the text 'practical advice and remedies for a collapsing deal' is visible. A tooltip is visible over item 'D', displaying the text: 'Sample Purchaser's Statement of Adjustments and Sample Vendor's Statement of Adjustments (Residential: New Strata Lot—GST Included in Sale Price—New Housing Rebate Available)'. The bottom of the page shows the text 'than 130 of the most common real estate forms and precedents,'.

Commentary: Using Ctrl + F and typing Purchaser's Statement of Adjustments into the search bar is the quickest way of navigating the Forms & Precedents section. The correct version of the Purchaser's Statement of Adjustments has been highlighted in orange above.

# Mission Accomplished!



The screenshot shows the CLE Online interface. The breadcrumb trail is: CLE Online > Online Practice Manuals > British Columbia Real Estate Practice... > Sample Purchaser's Statement of Adjustments and Sample Vendor's Statement of Adjustments. The left sidebar contains a table of contents with the following items:

- Search within Book
- Front Matter
- Chapters
- Forms & Precedents
  - II Statements of Adjustments
    - A Closing Adjustments Checklist
    - B Adjustment Clause in Purchase Contract
    - C Note to Statement of Adjustments Dealing with
    - D Sample Purchaser's Statement of Adjustments
    - E Sample Vendor's Statement of Adjustments (A)
    - F Sample Statement of Adjustments (Commercial)
    - G Sample Purchaser's Statement of Adjustments
    - H Sample Cash In/Out Statement
    - I Sample Purchaser's Statement of Adjustments
    - J Sample Purchaser's Statement of Adjustments
    - K Sample Purchaser's Statement of Adjustments
- Checklists
- Index

The main content area displays the title: **Sample Purchaser's Statement of Adjustments and Sample Vendor's Statement of Adjustments (Residential: New Strata Lot—GST Included in Sale Price—New Housing Rebate Available)**. Below the title is a "Download document" section with a disclaimer: "While every effort is made to provide accurate materials on this website, CLEBC and its contributors make no warranties as to the accuracy of the information." A "Word Version" link with a Word icon is provided. Below this is a section titled **J. Sample Purchaser's Statement of Adjustments and Sample Vendor's Statement of Adjustments (Residential: New Strata Lot—GST Included in Sale Price—New Housing Rebate Available)** with the following text: "This is a sample purchaser's and vendor's statement of adjustments in a real estate transaction for residential property; specifically, a new condominium unit. It uses the side-by-side layout of the columns. Statements of adjustments serve three primary purposes: they define the financial matters to be adjusted as well as the calculation of those items; they may confirm the method of payment of the purchase price; and they provide for disbursement of the sale proceeds."

Commentary: Precedents in CLE Online can be downloaded as MS Word files. If you need more help with your research please email us at [librarian@courthouselibrary.ca](mailto:librarian@courthouselibrary.ca). We are happy to help!