



CLE ONLINE: FINDING PRECEDENTS

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THE PRECEDENT COLLECTION TAB

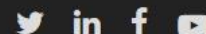
Start your research with the Precedent Collection tab if you have an idea about the type of precedent that you need but are unsure about which practice manual will have it.

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 which practice manual has this precedent.**

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Commentary: The Precedent Collection tab in CLE Online will allow you to browse by practice area.

Click on Real Estate

- + Aboriginal Law
- + Access to Justice
- + Access to justice for children
- + Administrative Law
- + ADR
- + Affidavits
- + Air Law
- + Assessments and reports
- + Assisted reproductive technologies
- + Bankruptcy and Insolvency
- + Builders lien trusts
- + Builders liens
- + Builders Liens
- + Business Law
- + Buying and selling intellectual property
- + Certificate of pending litigation
- + Child abduction
- + Child development
- + Children
- + Childrens Law
- + Choice of forum
- + Committeeship
- + Insurance
- + Intellectual Property
- + Labour Law
- + Legal Support Staff
- + Licensees
- + Litigation
- + Local Government
- + Mining law
- + Municipal -- see Real estate assessment
- + Municipal Law
- + Natural Resources
- + Parental alienation
- + Parenting responsibilities and contact
- + Passing of accounts
- + Personal Injury
- + Power of attorney
- + Practice Management
- + Pre-judgment remedies
- + Priority of liens
- + Professional Responsibility and Ethics
- + Property Transfer Tax -- see Real estate tax issues
- + Real Estate

Commentary: The next step is to click on the link for Real Estate. Upon doing that, you will see an expanded list of items where you will be able to find a link for Statements of Adjustments.

Click on Statements of Adjustments

- + [Foreclosure](#)
- + [Government approvals](#)
- + [Indian Act conveyancing](#)
- + [Land Title Office](#)
- + [Legal proceedings](#)
- + [Manufactured homes](#)
- + [Mortgages](#)
- + [Owner developers and strata corporations](#)
- + [Professional Responsibility](#)
- + [Purchase contract](#)
- + [Residential tenancies](#)
- + [Searches and investigations](#)
- + [Site development control](#)
- + [Statements of adjustments](#)

Commentary: After clicking on the link for Statements of Adjustments you will see a variety of materials including certificates, checklists, contracts, et cetera. While the list of materials is very long, the next slide will show you a tip for quickly finding specific types of documents.

Use Ctrl + F to find the Correct Precedent

- Sample **Purchaser's Statement of Adjustments**
(Apartment Complex*)
- 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)
- Sample **Purchaser's Statement of Adjustments** and
Sample Vendor's Statement of Adjustments
(Residential: New Strata Lot—GST Not Included in Sale
Price—Vendor Not Credited for New Housing Rebate)
- Sample **Purchaser's Statement of Adjustments** and
Sample Vendor's Statement of Adjustments
(Residential: New Strata Lot—Vendor Credited for New
Housing Rebate)
- Sample **Purchaser's Statement of Adjustments** and
Sample Vendor's Statement of Adjustments
(Residential)
- Sample **Purchaser's Statement of Adjustments** and
Sample Vendor's Statement of Adjustments—Alternative
Style



Commentary: Using Ctrl + F and typing Purchaser's Statement of Adjustments into the search bar is the fastest way of finding the precedent that we need. The correct version of the precedent has been highlighted in orange above.

Mission Accomplished!

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)

Currency Date: April 1, 2021

Authors: N/A

Related Practice Manual: British Columbia Real Estate Practice Manual

Short Description:

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.

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- [.doc or .docx](#)

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