

Letting Agreement

Trustees International Limited ATF T555 trading as Tradewinds Resort

**Piper Alderman
Lawyers**

Level 23 Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000
Australia
Telephone +61 2 9253 9999
Facsimile +61 2 9253 9900
www.piper-alderman.com.au

Sydney • Melbourne • Brisbane • Adelaide

© Piper Alderman

Contents	page
1. Definitions	2
2. Interpretation	3
3. Appointment	4
4. Fit Out	5
5. Structure and distribution of Property Revenue	5
6. Payment and other Deduction	6
7. Accounts	7
8. Bookings	8
9. Repairs and damage	8
10. Tenants	9
11. Obligations of the Agent	9
12. Authorisation of Owner	10
13. Obligations of Owner	10
14. Insurance	11
15. The Owner's use of the Property	12
16. Ending the Letting Appointment	13
17. Transferring the Property	13
18. General	14
19. Value Added Tax ("VAT")	14
20. Update Cost of Cleaning under this Agreement	15
21. Notices	15
22. Law	15
Execution	16
Schedule 1 – Approved Furniture Package	17

Letting Agreement

Parties

1. **Trustees International Limited ATF – T555 trading as Tradewinds Resort** of PO Box 240, Port Vila, Vanuatu (**Agent**)
2. _____ (**Owner**)

Introduction

- A. The Owner seeks to enter into arrangements with the Agent for the letting and management of the Property.
-

1. Definitions

In this agreement the expressions set out below have the following meanings assigned to them:

Accounting Period means each **twelve (12)** month period during the term of this Agreement commencing on the Letting Commencement Date;

Agreement means this Agreement;

Agent means Trustees International Limited ATF – T555 trading as Tradewinds Resort and any successors and permitted assigns;

Approved Furniture Package means those chattels listed in Schedule 1 purchased by the Owner to furnish and fit out the Property including any additions or substitutions;

Body Corporate means The Proprietors – Strata Plan No 0009;

Business Day means any day except a Saturday or a Sunday or other public holiday in Port Vila, Vanuatu;

Common Property means the common property of the Strata Plan;

Guaranteed Return shall mean 8% of the purchase price.

Letting Commencement Date means the date from which the Property is to be made available for Letting and of which the Agent notifies the Owner pursuant to clause 4.2;

Letting Lots means lots in the Strata Plan, including the Property, which are subject to letting agreements which appoint the Agent and are on terms similar to this Agreement;

Owner's Entitlement means the amount of Property Revenue to which the Owner is entitled under clause 5.3;

Owner's Guest means private guests of the Owner which the Owner notifies the Agent in writing will be staying in the Property;

Owner's Use Fee means for the relevant period 50% of the total rent which the Agent could have charged for the Property (had it been available for letting) for any period during which the Owner or the Owner's Guest used the Property pursuant to clause 15.5;

Property means Lot ___ in the Strata Plan including the dwelling thereon and the Approved Furniture Package;

Property Revenue means all monies actually received by the Agent by way of revenue directly from letting the Property including all rentals, cancellation fees, tariffs and other monies charged or debited by the Agent in respect of the letting of the Property less any booking commissions payable to licensed travel agents, airlines, and other similar entities and less any credit card commissions. For the avoidance of doubt Property Revenue does not include any monies indirectly received by the Agent from the letting of the Property including but not limited to any fees or charges for: DVD hire; telephone use; laundry service and facility charges;

Standard Resort Practice means daily maid cleaning service and twice weekly linen change service.

Strata Plan means Strata Plan No 0009;

Resort Facilities means the guest laundry, BBQ area, pool area including seating/sun bathing area and table tennis;

Resort Furniture means furniture for the Resort Facilities.

2. Interpretation

In this deed, unless the context otherwise requires:

- (a) the Introduction is correct;
- (b) headings do not affect interpretation;

- (c) singular includes plural and plural includes singular;
- (d) words of one gender include any gender;
- (e) reference to legislation includes any amendment to it, any legislation substituted for it, and any subordinate legislation made under it;
- (f) reference to a person includes a corporation, joint venture, association, government body, firm and any other entity;
- (g) reference to a party includes that party's personal representatives, successors and permitted assigns;
- (h) reference to a thing (including a right) includes a part of that thing;
- (i) reference to two or more persons means each of them individually and any two or more of them jointly;
- (j) if a party comprises two or more persons:
 - (1) reference to a party means each of the persons individually and any two or more of them jointly;
 - (2) a promise by that party binds each of them individually and all of them jointly;
 - (3) a right given to that party is given to each of them individually;
 - (4) a representation, warranty or undertaking by that party is made by each of them individually;
- (k) a provision must not be construed against a party only because that party prepared it;
- (l) a provision must be read down to the extent necessary to be valid. If it cannot be read down to that extent, it must be severed;
- (m) if a thing is to be done on a day which is not a Business Day, it must be done on the Business Day before that day;
- (n) another grammatical form of a defined expression has a corresponding meaning.

3. Appointment

- 3.1 The Owner appoints the Agent to be the Owner's sole agent for the management and letting of the Property.

- 3.2 The Agent accepts the appointment on the terms and conditions set out in this Agreement and will let and manage the Property for the Owner.

4. Fit Out

- 4.1 The following conditions must be satisfied before the Agent makes the Property available for letting:
- (a) the Property must be fully furnished with the Approved Furniture Package; and
 - (b) the Property's finishes and fittings must be of the standard required by the Agent.
- 4.2 It is the Owners responsibility to ensure that clauses 4.1(a) and 4.1(b) are complied with.
- 4.3 Once the Agent is satisfied that the requirements of clause 4.1 have been satisfied it must issue the Owner with notice in writing specifying the Letting Commencement Date.
- 4.4 The Agent is not responsible for any delay in the Property being made available for letting for any reason associated with the Owner not complying with clause 4.1, and the Owner acknowledges that the Property remains available for letting only whilst the Owner complies with clause 4.5.
- 4.5 The Owner must repair and replace the Approved Furniture Package during the term of this Agreement when reasonably required by the Agent in order to maintain the standard of accommodation of the Agent's business.

5. Structure and distribution of Property Revenue

- 5.1 The Agent must distribute the Property Revenue in accordance with this clause 5.
- 5.2 The Agent guarantees that the Owner will receive the Guaranteed Amount during each period of twelve (12) months commencing on the Date of Appointment for a period of four years. The Guaranteed Amount will be paid in Vatu (the purchase price converted to Vatu on the mid rate on the date of purchase) and the Owner is liable for all bank charges if funds are to be paid to an offshore bank. The payment of the Guaranteed Amount is payable to the Owner in accordance with clauses 6 and 7. The Guaranteed amount includes body corporate charges for the period of four years from the Date of Appointment.
- 5.3 The Agent is responsible for the following costs and expenses for the Property which relate to any period during which the Property is available for letting by the Agent:
- (a) electricity charges;
 - (b) water charges;

- (c) sewerage disposal charges;
- (d) rubbish disposal costs;
- (e) gas bottle supply and refill costs for the Property;
- (f) PBAX telephone charges; and
- (g) fire fighting and safety equipment for the Property required by law.

5.4 The Agent is responsible for the following expenses which relate to the Agent's business and letting of the Property:

- (a) marketing and advertising costs;
- (b) administration fees and office operating expenses of the Agent; and
- (c) cost of maintenance to Resort Facilities and Resort Furniture including acquiring any necessary equipment or appointing resort staff.

6. Payment and other Deduction

- 6.1 The Agent can deduct its unpaid entitlements pursuant to this clause 6 from the Owner's Entitlement.
- 6.2 The Owner must pay the Agent within 14 days any amounts that the Agent correctly bills the Owner.
- 6.3 The Owner must pay the Agent for the items set out in this clause 6 and clauses 15.1(d) and 15.3.
- 6.4 The Agent discloses that the amount of remuneration paid pursuant to clause 6.3 may be in excess of actual costs incurred by the Agent. The Owner acknowledges that the Agent may make a profit and consents to the Agent retaining that profit.
- 6.5 The Owner is responsible for and must pay all costs and expenses associated with:
 - (a) repairs and maintenance of the Property including all structural repairs;
 - (b) repairs and maintenance of the Approved Furniture Package; and
 - (c) supply and replacement of appliances, cutlery, crockery, utensils, linen and all household items present at the Property.

If the Owner does not pay such costs then the Agent may, at its election and subject to clauses 9 and 13, pay these costs on the Owner's behalf from the Owner's Entitlement.

- 6.6 The Agent is entitled to refuse to make the Property available for letting and to refuse to take letting booking requests for the Property if and while ever the state of repair of the Property or Approved Furniture Package is below the standard of accommodation offered by the Agent's business.
- 6.7 The Owner must pay the following costs and expenses for the Property which relate to any period that the Property is used by the Owner or the Owner's Guest:
- (a) electricity charges;
 - (b) water charges;
 - (c) sewerage disposal charges;
 - (d) rubbish disposal costs;
 - (e) gas bottle supply and refill costs for the Property; and
 - (f) PBAX telephone charges.
- 6.8 The Owner must pay all local government rates, taxes, charges, assessments, Body Corporate levies, repairs, insurance levies and such other charges for the Property, promptly as and when they become due and payable. If the Owner does not pay such charges then the Agent may pay these charges on the Owners behalf from the Owner's Entitlement.
- 6.9 The Owner acknowledges that the charges set out in clause 15.1(d) and 15.3 may be varied by the Agent acting reasonably at any time and that the Agent shall give the Owner one (1) months written notice of any such charges.

7. Accounts

- 7.1 The Agent must send the Owner a statement for each Accounting Period within one month of the end of each Accounting Period. The statement must include the following information:
- (a) a list of what the Owner paid the Agent during the relevant Accounting Period;
 - (b) the Owner's Entitlement for the Accounting Period;
 - (c) details of any amounts deducted in accordance with clause 6 for the Accounting Period.

- 7.2 Rent paid by credit card, charge card or cheque is not collected until actually received by the Agent.
- 7.3 The Agent will pay any amount owing to the Owner (less any deductions authorised by this Agreement) into the Owner's nominated bank account.

8. Bookings

- 8.1 The Agent may take bookings up to twelve (12) months in advance. No rent increases will apply to advance bookings.
- 8.2 If the Agent advises the Owner of a booking, and the Owner accepts it, then the Owner must honour the booking at the rental accepted and the Property will not be available for the Owner's use during that period.
- 8.3 Nothing in clause 8.2 obliges the Agent to notify the Owner of a booking.

9. Repairs and damage

- 9.1 The Agent can:
- (a) in ordinary circumstances, do repairs on the Property up to a value of Vatu 50,000;
 - (b) in an emergency, do whatever repairs the Agent believes are necessary; and
 - (c) in other situations, do more expensive repairs provided the Agent first obtains the Owner's written consent.
- 9.2 The Agent must take reasonable steps to recover any overdue rental or arrears of rental. The Agent may grant an extension of time for payment or other indulgence to any tenant in relation to time to pay rental. The Agent does not have to take legal proceedings to recover any overdue rent or any damage to the Property.
- 9.3 The Owner must accept the risk and loss of non-payment of rent and charges by tenants.
- 9.4 The Agent does not accept responsibility for loss caused by theft, repairs or replacement caused by damage by the tenants and their guests or fair wear and tear.
- 9.5 The Agent must notify the Owner where the Owner's Property is damaged exceeding Vatu \$25,000.

10. Tenants

- 10.1 The Agent will endeavour to remove tenants from the Properties where the tenants' conduct is unlawful or hazardous.
- 10.2 The Agent will endeavour to ensure that tenants observe the by laws of the strata scheme developed by the registration of the Strata Plan.

11. Obligations of the Agent

- 11.1 Each time the Property is let the Agent must:
- (a) clean and prepare the Property for check in; and
 - (b) during the letting period, provide daily housemaid and linen changing services to the Property in accordance with its Standard Resort Practice. For the avoidance of doubt the Agent shall not be obliged to provide daily housemaid and linen change services while ever the Property is being used by the Owner or the Owner's Guest, unless the Owner requests that Agent to do so, in which case the Owner will be obliged to pay for those services in accordance with clause 15.1(d).
- 11.2 The Agent must (in consultation with the Owner) establish the rental rate for the Property, which in the Agent's judgement is appropriate having regard to the Agent's intention to maximise the return for the Property. The Agent in its discretion has the right to let the Property at rates less than the regular advertised rates.
- 11.3 The Owner acknowledges that the Agent intends to enter into or has entered into agreements similar to this Agreement for the letting and management of other lots in the Strata Plan. Subject to clause 11.4, the Agent must use its best endeavours to evenly distribute all letting bookings across all Letting Lots.
- 11.4 The Owner acknowledges that the Letting Lots are each unique and may satisfy different accommodation requirements. The Agent is not obliged to evenly distribute letting bookings to the extent that either:
- (a) prospective tenants request a particular Letting Lot; or
 - (b) the accommodation requirement of a prospective tenant cannot be satisfied by all Letting Lots. To the extent that this clause 11.4(b) applies the Agent must use its best endeavours to ensure that it evenly distributes such letting bookings across all Letting Lots which are capable of satisfying the prospective tenant's requirements.

- 11.5 The Agent must supply and fit any fire fighting or safety equipment required by law for the Property. The Agent must ensure that this equipment is operational and must maintain the equipment while ever the Property is available for letting.

12. Authorisation of Owner

12.1 Without derogating from the powers which the Agent might have at law or pursuant to this appointment the Agent may exercise any one or more of the following powers without reference to the Owner who hereby ratifies and undertakes to formally ratify the acts of the Agent and agrees to indemnify the Agent (and its servants and/or agents) for any claim made against the Agent (or its servant and/or agents) arising out of or in connection with or in any way relating to the exercise of any one or more of the powers conferred on the Agent pursuant to this clause or at law:

- (a) select guests and tenants;
- (b) collect rental and issue receipts for rental monies collected;
- (c) terminate leases and tenancies or other rights or occupancy;
- (d) serve notices upon tenants and guests;
- (e) issue notices to quit to any tenant and do all things necessary to commence and complete ejection proceedings against the tenants;
- (f) accept booking up to twelve (12) months in advance; and
- (g) establish rental rates for each Property.

13. Obligations of Owner

13.1 The Owner shall be responsible for fair wear and tear of the Property including the Approved Furniture Package, finishes and fittings and upon notice from the Agent shall attend to any refurbishment that is required by the Agent, in accordance with this clause. In that event the following procedure applies:

- (a) a notice must be sent to the Owner by the Agent providing details of required works relating to the Property. The notice shall specify the nature of the works, the approximate cost to the Owner, and a time in which the Owner may object to the Agent carrying out the works detailed in the notice;

- (b) if the Owner does not object within the specified time the Agent will arrange for the works to be carried out and shall forward the approximate account to the Owner with a time specified for payment;
 - (c) if the account is not paid by the time specified in the account the Agent shall be entitled to:
 - (1) retain payment of the Owner's Entitlement until the account is paid; and/or
 - (2) pay the account from the Owner's Entitlement; and/or
 - (3) cease to make the Property available for Letting until such time as the account is paid.
 - (d) if the Owner objects within the time specified pursuant to clause 13.1(a), then the Owner must within a reasonable time, arrange for the works to be carried out provided that the completed works are of the standard reasonably required by the Agent in order to maintain the standard of accommodation of the Agent's business. During the period that the works are being carried out the Property will not be made available for letting.
- 13.2 If the works carried out pursuant to clause 13.1(d) are of an inferior standard the Agent may at its discretion cease to make the Property available for letting until such time as the works are completed to the standard in clause 13.1(d).
- 13.3 If the Owner fails to carry out the works within a reasonable time as provided in clause 13.1(d) the Agent may at its discretion cease to make the Property available for letting until such time as the Property complies with the standard in clause 13.1(d).

14. Insurance

- 14.1 The Owner must always have in relation to the Property:
- (a) a public risk insurance policy of not less than 1,000,000 Vatu;
 - (b) an insurance policy on all contents, fixtures, fittings and chattels in the Property for the full new for old replacement value;
 - (c) any other form of insurance as the Agent may reasonably require from time to time in the amount required by the Agent of such other insurable risks which a prudent owner would protect itself against in similar circumstances.

- 14.2 If the Agent asks, the Owner must send the Agent a certificate from the Owner's insurer saying that the policy is current.

15. The Owner's use of the Property

- 15.1 The Owner and the Owner's Guests can use the Property at anytime provided:
- (a) the Owner gives the Agent at least one (1) months prior notice;
 - (b) the Owner or Owner's Guest does not use the Property for any more than twenty eight (28) days in any Accounting Period, unless it complies with clause 15.5;
 - (c) the Agent is able to make suitable alternative arrangements for the Property's booking by other persons, for example through transferring the booking to another Letting Lot;
 - (d) the Owner or the Owner's Guests must pay for any services provided by the Agent but subject to clause 15.5 will not be required to pay any rent for the Property. Housemaid and linen changing services are available during the Owner's or Owner's Guest's stay at the election of the Owner at the rate of 1000 Vatu per day;
 - (e) the Owner must pay for utilities during the period in accordance with clause 6.7;
 - (f) the Owner or the Owner's Guests must occupy the Property on the same terms and conditions, other than payment for accommodation as other guests of the resort; and
 - (g) the Owner or the Owner's guests must register with the Agent before entering the premises and in the event of arrival outside of normal office hours make prior arrangements with the Agent to register.
- 15.2 The Owner must not give keys to the premises of the complex to any person other than the Agent.
- 15.3 The Owner agrees that the Agent will provide a full service clean of the Property when the Owner or the Owner's Guests vacate the Property to ensure the Property is thereafter lettable in accordance with this Agreement. The Owner will be charged 2000 Vatu for each full service clean.
- 15.4 The Owner will not receive any Owner Entitlement for any period during which the Property is used by the Owner or the Owner's Guests.
- 15.5 If the Owner or Owner's Guest use the Property for more than twenty eight (28) days in an Accounting Period then the Owner must pay the Agent the Owner's Use Fee for the period that the Owner or Owner's Guest uses the Property that exceeds twenty eight (28) days.

16. Ending the Letting Appointment

- 16.1 The term of this Agreement is a period of four (4) years from the Letting Commencement Date. At the end of the term and subject to clauses 16.2, 16.3, 16.4, 16.5 and 16.6 the term will automatically renew for a further period of one (1) year on the same terms as this Agreement with the exception of this clause which the Agent may update.
- 16.2 The Agent may terminate this Agreement at any time by giving the Owner three (3) months prior written notice.
- 16.3 The Owner may terminate this Agreement at any time by giving the Agent three (3) months prior written notice.
- 16.4 The Agent may prior to two (2) months before the first anniversary of the Letting Commencement Date notify the Owner in writing that either:
- (a) the term of this Agreement is not to be renewed; or
 - (b) the term of this Agreement is to be renewed pursuant to clause 16.1.
- 16.5 If the Agent issues a notice to the Owner pursuant to clause 16.4(b) the Owner must notify the Agent in writing within fourteen (14) days of receipt of a notice pursuant to clause 16.4(b) as to whether or not the Owner accepts renewal of the term on the condition specified in that notice issued pursuant to clause 16.4(b).
- 16.6 If the Owner fails to notify the Agent pursuant to clause 16.5 then it will be deemed to have accepted renewal of the term on the condition specified in that notice issued pursuant to clause 16.4(b).

17. Transferring the Property

- 17.1 The Owner must:
- (a) give the Agent notice in writing as soon as possible upon listing the Property for sale identifying the real estate agent/s with whom the premises are listed for sale; and
 - (b) get the new owner to confirm in writing that all bookings that the Agent holds will be honoured. If the Owner does not do this then the Owner must pay the Agent for any loss that the Agent suffers as a result.
- 17.2 The Owner must not transfer title to the Property, unless the following conditions are satisfied:

- (a) the Owner has prepared at its own cost a deed of covenant and novation to be executed by the Agent, Owner and transferee (on terms and conditions that are satisfactory to the Agent) assigning the interest of the Owner to the transferee and by which the transferee agrees to be bound by the terms and conditions of the agreement; and
 - (b) the Owner executes and has the transferee execute the deed of covenant and novation.
- 17.3 The Agent shall not be liable to the transferee under this agreement until a duly stamped copy of the deed of covenant and novation executed by all the parties has been delivered to it.
- 17.4 The Agent shall not be responsible for any apportionment of payments of the Owner's Entitlement between the transferee and the Owner.
- 17.5 The Agent shall not apportion any outstanding debts between the transferee and Owner. Debts will be recoverable against the registered proprietor of the Property at the time when the debts were incurred and any subsequent transferee of the Property from time to time.

18. General

- 18.1 The Agent can assign its interest under this agreement to another person at its discretion.
- 18.2 The Agent is the Owner's agent. The Owner must indemnify the Agent, its servants, agents and employees for acting on the Owner's behalf.
- 18.3 Subject to clause 18.4 the Agent and the Owner shall each bear its own costs of and incidental to this agreement.
- 18.4 Any stamp duty payable on this agreement shall be paid by the Owner.

19. Value Added Tax ("VAT")

- 19.1 In addition to the fees and charges payable by the Owner under this agreement the Owner must pay any VAT applicable to the Agent's services under this appointment.
- 19.2 The monthly statements and any other account or bill for work done or for reimbursement required will be in the form of a proper tax invoice provided in a timely fashion to allow the owner to claim the necessary input tax credits if applicable.

20. Update Cost of Cleaning under this Agreement

- 20.1 The Agent must give thirty (30) days written notice of an intention to amend the cost of cleaning services specified in either clause 15.1(d) or 15.3. The notice must set out clearly the amendments to be made.

21. Notices

- 21.1 Any notices in writing or other written communication required to be given by the parties may be posted to the other party by pre-paid mail in envelope addressed to that part of that party's address for notices or given by any other manner provided by law.
- 21.2 Any notice or other communication sent by post shall be deemed to have been given at the time and by the ordinary course of post as it would have been delivered.

22. Law

- 22.1 This agreement shall be governed by Law of the Republic of Vanuatu and the parties agree to submit to the non-exclusive jurisdiction of the Courts having registries in the Republic of Vanuatu.

Execution

Executed as an agreement by _____
the Owner in the presence of:

Owner

Owner

Name (Please Print)

Name (Please Print)

Executed as an agreement by
Trustees International Limited ATF – T555
trading as Tradewinds Resort in the presence of:

Director

Director/Secretary

Name (Please Print)

Name (Please Print)

Schedule 1 – Approved Furniture Package

Studio Apartment

ITEM	QTY
Queen size bed	1
Bedside tables	2
Bedside lights	2
240LT Fridge/freezer	1
Microwave Oven	1
21" colour television	1
Dining table	1
Dining chairs	2
Television stand	1
Telephone	1
Alarm clock/radio	1
Coffee cup	2
Dinner Plate	3
Cereal Bowl	3
Side Plate	3
Wine glass - glass	2
Bottle opener	1
Can opener	1
Bread knife	1
Carving knife	1
Hairdryer	1
Laundry basket	1
Rubbish bin	2
Iron	1
Ironing board	1
4 piece cutlery set	3
Cordless kettle	1
2 Slice Toaster	1

ITEM	QTY
Futon couch	1
Outdoor table	1
Outdoor chairs	2
Blanket	1
Cutting Board	1
Tongs	1
2 piece saucepan set	1
26cm Frypan	1
Water jug	1
Drinking glasses	3
Potato peeler	1
Salad bowl	1
Microwave dish	1
Ashtray	1
Torch	1
Mat – outside	1
Mat – inside	1
Wine glass – plastic	2
Tumblers – plastic	3
Grater	1
Potato masher	1
Egg slice	1
Serving spoons	1
Steak knives	3
Air-conditioner & remote	1
1 dish rack	1
Cutlery rack	1
Clothes hangers	10

Two Bedroom Apartment

ITEM	QTY
Queen size bed	1
Bedside tables	3
Single Seater sofa lounge	1
240LT Fridge/freezer	1
Microwave Oven	1
21" colour television	1
Clothes hangers	20
Bar stools	4
Television stand	1
Telephone	1
Alarm clock/radio	1
Coffee cup	4
Dinner Plate	4
Cereal Bowl	4
Side Plate	4
Wine glass - glass	4
Bottle opener	1
Can opener	1
Bread knife	1
Carving knife	1
Hairdryer	1
Laundry basket	1
Rubbish bin	1
Iron	1
Ironing board	1
4 piece cutlery set	5
Cordless kettle	1
4 Slice Toaster	1
1 Dish rack	1

ITEM	QTY
Futon couch	1
Outdoor table	1
Outdoor chairs	4
Coffee table	1
Cutting Board	1
Tongs	1
3 piece saucepan set	1
26cm frypan	2
Water jug	1
Drinking glasses	4
Potato peeler	1
Salad bowl	1
Microwave dish	1
Ashtray	1
Torch	1
Mat – outside	1
Mat – inside	1
Wine glass – plastic	2
Tumblers – plastic	4
Grater	1
Potato masher	1
Egg slice	1
Serving spoons	1
Steak knives & forks	4
Air-conditioner & remote	2
Single bed & base	2
Storage containers	3
Cutlery rack	1