

## VENDOR QUESTIONNAIRE DETAILS

**This Questionnaire must be filled out completely and signed by the Vendor to enable preparation of the Form 1 which must be served on any prospective Purchaser in order to finalise a binding Contract with a Purchaser.**

Agent:

Vendor:

Property Address:

### Mortgages, Charges and Prescribed Encumbrances (Division I - Form I)

Is the property subject to any loan or mortgage that is not registered on the title?  Yes  No

Are you aware of any unregistered rights e.g. a right of way in relation to the property?  Yes  No

Is there any tenancy or unregistered lease, agreement for lease, or licence to occupy, (either written or verbal) relating to the property?  Yes  No

If yes, will the tenancy be discharged at settlement?  Yes  No

Has there been any notice issued under Section 5 of the Fences Act 1975?  Yes  No

Are there any of the following matters under the Development Act:

a. An order to do works?  Yes  No

b. A notice from an adjoining owner or council detailing future building works?  Yes  No

c. Any legal action or Notice?  Yes  No

If so, give all details and documents

### Matters Affecting Land (Division II - Form 1)

Have there been any transactions including options or assignments affecting the title in the last 12 months?  Yes  No

Is there any building indemnity insurance for building works on the property?  Yes  No

Is there a commercial building on the land (not residential) that contains asbestos?  Yes  No

Are there any court or tribunal processes current or underway relating to the property?  Yes  No

#### Particulars relating to Environment Protection

Are you aware of any of the following activities, other than domestic activities, occurring on the land since you acquired an interest in the land?

a. a manufacturing activity;  Yes  No

b. the keeping of a dangerous substance pursuant to a license under the Dangerous Substances Act 1979;  Yes  No

c. the distribution of chemicals or fuels;  Yes  No

d. the management or disposal of any waste materials, including any contaminated land fill?  Yes  No

Are you aware that any of the above activities occurred on the land before you acquired an interest in the property or since you acquired the property?  Yes  No

Are you aware of any environmental assessment on the land or any part of the land carried out after you acquired the property?  Yes  No

Have you been advised by anyone that any environmental assessment was carried out before you acquired the property?  Yes  No

# †The Form 1 Company™

## Other Matters Affecting the Land

Are any of the appliances or other fixtures or fittings which are to be sold with the property subject to any hire or rental agreement? e.g. satellite dish, alarms, gas bottles  Yes  No

Are all appliances and services into the property in working condition?  Yes  No  
If not provide details below:

Do you intend to remove any fixtures prior to settlement?  Yes  No  
If "yes" to the above question, what work will you undertake to remedy any damage caused after removal?

Are you aware of any fences not on the true boundaries or any encroachment of any structure over the boundaries or over any easement or right of way? Please detail below:  Yes  No

Have all improvements on the property (including pergolas, verandahs, extensions, fences, sheds, etc) been erected in accordance with the plans and specifications approved by the local Council?  Yes  No

Does any swimming pool or spa comply with safety regulations?  Yes  No

If the property is a Strata or Community Title, please provide the name and address of the corporation secretary  N/A

Are you aware of any breach (by yourself or any other person) of the Strata Corporation or Community rules?  Yes  No  
If so, please detail

Are there any other matters which are relevant to the property which the agent or purchaser should be made aware of or which will be apparent at settlement e.g. stained carpets or defects which are covered?  Yes  No

Is GST applicable on the sale of the property?  Yes  No

### If there are any additional matters affecting the land detail below or attach an annexure

### Important notice to the Vendor, or the person signing this Questionnaire for the Vendor

Sections 7 and 9 of the Land and Business (Sale and Conveyancing) Act 1994, require the Vendor and the agent to provide certain information to the purchaser of the land. This document will be used to prepare the Form 1 and then provide that information to the purchaser and must be completed accurately and if incorrect may invalidate a Contract.

### Acknowledgement by Vendor

I, ..... \*the Vendor/person representing Vendor

DO HEREBY STATE that to the best of my knowledge and after inquiry by me the above information supplied is true and correct and is a full disclosure of all required information and I will advise the Agent of any changes to this information and all further information arising in relation to the property. I am aware that incorrect or incomplete information may place the proposed sale of the property at risk and I may be liable for incorrect or incomplete information in relation to claims which I might incur to the Purchaser and or to third parties relying on the information given by me. If I sign as an authorised person I warrant my authority to do so is valid and not withdrawn and is in writing as appointee or attorney of the Vendor.

Signed:  Dated: