

VENDOR FORM 1 QUESTIONNAIRE

Agent: _____

Vendor: _____

Phone _____ Email _____

Sale Property: _____

Is the property subject to any registered or unregistered loan or mortgage? YES / NO

If yes, please advise name of lender _____

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, please provide the following details;

Name of tenant: _____

Term of lease: _____

Rent payable: _____

Security bond lodged: _____

Property Manager: _____

Will the tenancy be discharged at settlement? UNKNOWN / YES / NO
(Please provide copy of Tenancy Agreement and any extension even if it is to be discharged)

If not known Form 1 to state **TENANCY NOT BEING DISCHARGED**

Are there any court or tribunal processes current or underway relating to the property? YES / NO

If the property is Strata or Community Title, please provide the name, phone number and either email or address of the Corporation Secretary

Have there been any changes of ownership (including options or assignments) affecting the title in the last 12 Months? If yes, please provide details below YES / NO

Is the property used for commercial purposes? YES / NO
If yes, please provide details of the uses

If Commercial, is there an asbestos register? If yes, please provide a copy. 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:

An order to do works YES / NO

A notice from an adjoining owner or council detailing future building works YES / NO

Any legal action or Notice? YES / NO

Any legal action or Notice YES / NO

If yes, please provide details

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

A manufacturing activity	YES / NO
The keeping of a dangerous substance pursuant to a licence under the Dangerous Substances Act 1979	YES / NO
The distribution of chemicals or fuels	YES / NO
The management or disposal of any waste materials, including any contaminated land fill	YES / NO
Agricultural activities	YES / NO

Did the relevant activity occur BEFORE / AFTER / BEFORE & AFTER you acquired the property?

Are you aware of any environment 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

Does the property have a swimming pool	YES / NO
Does any swimming pool or spa comply with safety regulations	YES / NO
Do you have a pool compliance certificate	YES / NO
(A certificate will be required prior to settlement. Please provide a copy to our office once available)	

Is there any building indemnity insurance for building works on the property (does not include house insurance) YES / NO

Are any appliances or other fixtures or fittings which are to be sold with the property subject to any hire, rental or purchase agreement? e.g. Satellite dish, alarms, gas bottles, solar panels. YES / NO
If yes, please provide details

If yes to solar panels, are they under contract for payment YES / NO
Please provide details:

Is

Are all appliances and services into the property in working condition? YES / NO
If no, please provide details

Are you aware of any fence not on the true boundary, any encroachments over any boundary or any encroachment over any easement or right of way? YES / NO
If yes, please provide details below

Have all improvements on the property (including pergolas, verandahs, extensions, fences, shed etc) been erected in accordance with the plans and specifications approved by the local Council? 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:

An order to do works	YES / NO
A notice from an adjoining owner or council detailing future building works	YES / NO
Any legal action or Notice?	YES / NO
Any legal action or Notice	YES / NO

If yes, please provide details

IMPORTANT NOTICE OT THE VENDOR, OR THE PERSON SIGNING THIS QUESTIONNAIRE FOR THE VENDOR

Section 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 the Vendor

I / We _____
*being the Vendor / person representing the 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 tor 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 authorized 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 _____

Signed _____

Print Full Name _____

Print Full Name _____

Date _____