

Vendor Questionnaire Details

Address of property being sold:

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Mortgages, Charges and Prescribed Encumbrances (Division 1 - Form 1)

Is the property subject to any loan or mortgage? Yes No
If yes please provide the lenders details below:

Are you aware of any unregistered rights eg 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? If yes we need full details and copy of Tenancy Agreement and any extensions Yes No

Name of Tenant:

Term of lease:

Rent payable?

Security bond paid?

Will the tenancy be discharged at settlement?

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
d) Do you have a swimming pool or spa which requires a compliance certificate Yes No
If so, give all details and documents

Matters Affecting Land (Division 11 - 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 working on the property? (does not include house insurance) 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 licence 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 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 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

Other Matters Affecting the Land

Are any appliances or other fixtures of fitting which are to be sold with the property subject to any hire or rental agreement? Eg Satellite dish, alarms, gas bottle Yes No

If yes please advise:

Do you have solar panels Yes No

If so are they under contract for the payment to any company Yes No

(Give details)

Are all appliances and services into the property in working condition? Yes No

If not provide details below

Do you intend to remove any fixture prior to settlement? Yes No

If yes to the above question, what work will you undertake to remedy any damaged caused after removal?

Are you aware of any fences on the true boundaries or any encroachment of any structure over the boundaries or over any easement or right of way? Yes No

Please details below

Are there any easements on the property Yes No

If so are there any encroachments over the easements and do they have consent? 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 the property have a swimming Pool Yes No

Do you have a pool compliance certificate 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 you or any other person) of the Strata Corporation or Community rules?
If so, please detail Yes No

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-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 (Sales 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 Form1 and then provide that information to the purchaser and must be complete accurately and if incorrect may invalidate a Contract.

Acknowledgement by the Vendor

I, *the Vendor/person represent 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 authorized person, I warranty my authority to do so is valid and not withdrawn and is in writing as appointee or attorney to the Vendor.

Signed

Date

Please email this questionnaire to office@hhconveyancing.com.au

Or Post it to:

**Houtermans Horner Conveyancing
PO Box 95
Greenacres 5086**