

1836 Form 1 Providers Pty Ltd  
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## VENDOR FORM 1 QUESTIONNAIRE – DETAILS

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VENDOR: \_\_\_\_\_

VENDOR ADDRESS: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

### Mortgages, Charges & Prescribed Encumbrances (Division I – Form 1)

Is the property subject to any loan or mortgage that is not registered on the title?  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 prior to settlement? (*please provide a copy of the Tenancy Agreement and any Extension Notices*)  yes  no

Are you aware of any unregistered rights e.g. rights of way in relation to the land?  yes  no

Has there been any notice issued under Section 5 of the Fences Act 1975?  yes  no

### Are you aware of any of the following matters under the Planning, Development and Infrastructure Act 2016:

Are you aware that there is a tree declared to be a 'significant' tree of a stand of trees declared to be 'significant' on the land?  yes  no

If you answered yes, state the date of the declaration and who made this declaration and explain the tree or trees on the land in respect of which this declaration was made:

An order to remove or perform work?  yes  no

A notice from an adjoining owner or council detailing future building works?  yes  no

Any legal action or notice?  yes  no

If yes, please include details below and attached copies of relevant documents:

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

Have there been any changes of ownership (including options or assignments affecting the title in the last 12 months?  yes  no

If yes, please provide details:

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**Building Indemnity**

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Have you or any previous owner/s completed building works (over \$12,000) in the last 5 years?  yes  no

If yes, did you require Builders Indemnity Insurance? *(if yes, please provide a copy of this document)*  yes  no

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Is there any commercial building on the land (not residential) that contains asbestos?  yes  no

If yes, is there an asbestos register?  yes  no

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Are there any court or tribunal processes current or underway relating to this property?  yes  no

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**Particulars Relating to Environmental Protection**

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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:

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A manufacturing activity?  yes  no

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The keeping of a dangerous substance pursuant to a license under the Dangerous Substances Act 1979?  yes  no

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The distribution of chemicals or fuels?  yes  no

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The management or disposal of any waste materials; including any contaminated landfill?  yes  no

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Agricultural activities?  yes  no

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If yes to any of the above questions in this section, did the activities occur

Before  After  Both

the vendor acquired interest in this land

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Are you aware of any environmental assessment on the land, any part of the land or land in the surrounding area, that has been carried out after you acquired the property?  yes  no

If yes, when did the assessment occur?

Before  After  Both

The vendor acquired an interest in the land

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**Particulars Relating to Aluminium Composite Materials**

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Have you been notified that a building on the land has been identified, as part of a South Australian Building Clad Audit initiated in 2017 and conducted by the former Department of Planning, Transport and Infrastructure in conjunction with the Metropolitan Fire Service, Country Fire Service and Councils?  yes  no

If yes, have you been notified that a building on the land has aluminium composite panels installed on the exterior of the building?  yes  no

If yes, have you been notified that the panels pose a moderate, high or extreme risk?

Moderate  High  Extreme

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If yes, have you been notified that the panels require remediation to reduce the risk to an acceptable level?  yes  no

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If yes, have you been advised that the necessary remedial work has not been performed or that a determination has been made by the relevant council that no further action is required?  yes  no

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If you answered yes to any of the above questions in this section, are you aware of the actions required to remediate the risk in relation to the panels?  yes  no

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If you answered yes to any of the above questions in this section, are you aware of the estimated costs of remediation work? If yes, please provide details:  yes  no

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### Other Matters Affecting the Land – Information for Contract Preparation

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Are there any 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

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Are all appliances in working order and are all services to the property connected and in working order?  yes  no

If no, please provide details

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Do you intend to remove any fixtures prior to settlement?  yes  no

If yes, what work will you undertake to remedy damage caused after removal:

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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?  yes  no

If yes, and/or if consent has been given to encroachment, please provide details below:

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Have all improvements on the property (including pergolas, verandas, extensions, fences, sheds, and etc.) been erected in accordance with the plans and specifications approved by the local council?  yes  no

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If applicable, does any swimming pool or spa fence comply with swimming pool safety regulations?  yes  no

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If applicable, do you have a pool compliance certificate? Please provide a copy or arrange for a certificate to be provided  yes  no

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If the property is a Strata or Community Title, please provide the name and address of the corporation secretary/manager and advise if there is any work already committed to in the future:

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If applicable, are you aware of any breach (by you or any other person) of the Strata or Community Corporation rules?  yes  no

If yes, please provide details:

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Are there any 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

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Is there an assignable contract with an electricity provider in relation to solar panels on the property? If yes, please provide the name of the supplier:  yes  no

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If there are any additional matters affecting the land, please detail here:

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**Notice to the Vendor, or person signing this Questionnaire on their behalf**

Sections 7 & 9 of the Land and Business (Sale and Conveyancing) Act 1994 requires the Vendor and 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

**Acknowledgement by Vendor**

I/we ..... DO hereby state that to the best of my knowledge and after enquiry by me the above information supplied is true and correct and if 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 if arising from incorrect property information. If I sign as being authorised, I warrant my authority to do so is in writing as appointee or Attorney of the Vendor.

Signed: .....

Dated: .....