

1836 Form 1 Company Pty Ltd
123 Wright Street
ADELAIDE SA 5000
Phone: 7129 3777
Fax: 7129 3799

PRIVATE CONTRACT QUESTIONNAIRE – DETAILS

VENDOR: _____

PROPERTY ADDRESS: _____

Contract details-

1) Purchaser Name _____

Address _____

Phone Number _____

2) Consideration _____

3) Deposit _____

4) Settlement date _____

5) GST Clause _____

6) Expand Lease clause _____

7) Any special inclusions _____

8) Any special exclusions _____

9) Subject to Finance - details _____

Sale _____

Sale & Settlement _____

Deposit bond _____

Anything else – Plan of Division, Probate, Power of Attorney _____

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

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

Are you aware of any easements or rights of way or restrictive covenants? Are you aware of any encroachment over the easement eg eaves, garden shed or large tree? yes no

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

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

Development Act

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

A Notice for rates and taxes requiring payment? yes no

- A Notice to vest land as open space? yes no
- An Agreement to vest land in Council? yes no
- An Order to do works? yes no
- A Notice to complete development? yes no
- Land Management Agreement? yes no
- Notice from adjoining owner to undertake building works? yes no
- Emergency order to either require certain works or prohibit certain works? yes no
- A Fire Safety Notice? yes no
- An Enforcement Notice/Order? yes no
- Any legal action under the Development Act?
If so, give all details and documents. yes no
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Is there a charge of any kind affecting the land?
(such as a court order, rates order etc) yes no

Matters affecting Land (Division II – Form 1)

yes no

Have there been any transactions affecting the title in the last 12 months:
Please detail and include any options or assignments granted which may allow you to
sell or transfer the land. yes no

Is there any building indemnity insurance covering the property?
(if dwelling or any approved additions were built since 1 May 1987) yes no

Is there any building on the land with material that consists of or contains asbestos is
installed?
(other than private residence, or its own outbuildings) 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? yes no

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 land fill that
could be contaminated? yes no

Are you aware that any of the above activities occurred on the land before you
acquired an interest in the property? yes no

Are you aware of any environmental assessment (including any not yet completed) on
the land or any part of the land or any industrial facility on the land having been
carried out after you acquired an interest in the property? yes no

Have you been advised by anyone that any environmental assessment was carried
 yes no

out before you acquired the property?

Other Matters Affecting the Land

Are there any appliances or other fixtures or fitting which are to be sold with the property subject to any hire or rental agreement? yes no

Are the appliances all in working condition?
If not detail which are not in working order. yes no

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

Have all improvements on the property, (including swimming pools, pergolas, verandahs, extensions, fences, shed etc) been erected in accordance with the plans and specifications as required to be submitted to , and approved by your local Council and any security fencing installed for a pool? yes no

Has all work (such as electrical or plumbing) which is required to be completed by a licensed tradesperson, been so completed, and any required Certificate of Compliance provided to you? yes no

If the property is comprised in a Strata or Community Title, please provide the name and address of the corporation secretary. yes no

If the property is comprised in a Strata or Community Title, are you aware of any breach (by yourself or any other person) of the Strata Corporation Articles of Incorporation/the Community Corp By-Laws? If so please detail. yes no

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

Are there any other matters which are relevant to the property which the agent or the purchaser should be aware of? yes no

Details of any additional matters affecting the Land

Notice to the Vendor, or the person signing this questionnaire

Sections 7 and 9 of the Land and Business (Sale and Conveyancing) Act 1994, require 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 _____ the
Vendor/s/person representing the Vendor

DO HEREBY STATE that to the best of my knowledge and after enquiry 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 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: _____