

SNT Form 1 Pty Ltd
Level 1/18 Greenhill Road
WAYVILLE SA 5034
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VENDOR FORM 1 QUESTIONNAIRE – DETAILS

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, please confirm property managers details: _____

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:

Building Indemnity

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

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

If yes, is there an asbestos register? ☐ yes ☐ no

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

Particulars Relating to Environmental Protection

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 license 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 landfill? ☐ yes ☐ no

Agricultural activities? ☐ yes ☐ no

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

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

Particulars Relating to Aluminium Composite Materials

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

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

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

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

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

Other Matters Affecting the Land – Information for Contract Preparation

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

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

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:

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:

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

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

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

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:

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:

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

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

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

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.

I/we also agree to make payment of the account for such searched and preparation of the Form 1 direct to 1836 Conveyancing/SNT Form 1 Pty Ltd within fourteen (14) days following the rendering of an account for said search costs and Form 1 incurred by 1836 Conveyancing on my/our behalf.

I/we further acknowledge that the Real Estate Institute Form 1 will be used for this sale.

Signed:

Dated: