

VENDOR QUESTIONNAIRE

Vendor Name(s): _____

Property Address: _____

Vendor current address for Notices: _____

I / we acknowledge that Section 7 of the Land & Business (Sale and Conveyancing) Act 1994 stipulates that as a Vendor of land being sold, I / we must provide to the Purchaser a statement setting out the particulars concerning the land (the "Form 1"). Together with the required statutory searches this information will enable completion of the Form 1.

This Vendor questionnaire must be completed in full and signed by the Vendors in order for the Form 1 to be prepared and served on the prospective Purchaser. Please note that any incorrect or undisclosed information may allow for the Purchaser to withdraw from the Contract and potentially allow for a claim for damages against you.

MATTERS AFFECTING THE LAND – If you answer yes to any of the questions please provide details. If there is not sufficient room please add extra pages as required.

Are there any leases, tenancy agreements or licences over the property? Yes / No
 If yes please provide details: _____

Are there any unregistered mortgage or loans? Yes / No
 If yes please provide details: _____

Are there any unregistered rights of way? Yes / No
 If yes please provide details: _____

Are you aware of any fences not on the true boundaries? Yes / No
 If yes please provide details: _____

Are there any encroachments on any easement or right of way? Yes / No
 If yes please provide details: _____

Are there any encroachments of any structure over the boundaries? Yes / No
 If yes please provide details: _____

Have you received or are aware of any notices being issued in relation to perform fencing works (Section 5 of the Fences Act 1975)? Yes / No
 If yes please provide details: _____

Have any other notices or legal action been issued or received? Yes / No
 If yes please provide details: _____

Are there any notices from adjoining owners or council for future building works Yes / No
 If yes please provide details: _____

Have you received any legal action or notices Yes / No
 If yes please provide details: _____

Are there any unregistered charges of any kind (eg court orders, unpaid rates notices)? Yes / No
 If yes please provide details: _____

Are there any current court or tribunal processes underway in relation to the property? Yes / No
 If yes please provide details: _____

Are there any current building works? Yes / No
 If yes please provide details: _____

If yes is there building indemnity insurance for the building works Yes / No
 If yes please provide details: _____

Is there a commercial building on the land that contains asbestos? Yes / No
 If yes please provide details: _____

Have there been any transactions including options or assignments affecting the title in the last 12 months Yes / No
 If yes please provide details: _____

MATTERS AFFECTING THE LAND – If you answer no to any of the questions please provide details. If there is not sufficient room please add extra pages as required.

Have all improvements on the property had the relevant consents and council approval?
For example verandas, pergolas, sheds, extensions, fences, outbuildings etc Yes / No
If no please provide details: _____

Does the property have a swimming pool or spa? Yes / No
If the property has a swimming pool or spa and if so does it / do they comply with safety regulations? Yes / No
If no please provide details: _____

PARTICULARS RELATING TO ENVIRONMENT PROTECTION
(please refer Environment Protection Act 1993 (SA) & Dangerous Substances Act 1979 for clarification)

Are you aware of any of the following activities (other than domestic) occurring on the land ? Yes / No

- Manufacturing activity Yes / No
- Keeping of Dangerous substances Yes / No
- Distribution of chemicals or fuels Yes / No
- Disposal or management of waste materials Yes / No
- Disposal or management of any contaminated land fill Yes / No
- Any environmental assessment since you purchased the land Yes / No
- Any other activity that may be relevant to either Act Yes / No

Are you aware of any environmental assessment being completed in the area surrounding the land? Yes / No

For farmland only

Applicable / Not Applicable

• Have agricultural activities been undertaken on the land? Yes / No
If Yes please advise the nature of the products used eg. Fungicides, herbicides, pesticides etc

• Has stock burial taken place on the land Yes / No

STRATA AND COMMUNITY TITLE INFORMATION

Is the land a strata unit? Yes / No
If yes please provide insurance details: _____

Is the land a community lot? Yes / No
If yes please provide insurance details: _____

If the property is a strata unit or community lot please provide the following details:

Strata / Community Manager name and Address: _____

Is there a breach by anyone of the Strata / Community Rules? Yes / No
If yes please provide insurance details: _____

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

Is there a tree declared to be a significant tree, or a stand of trees declared to be significant trees on the land? Yes / No / Unknown
(refer to attachment A for further details)

If yes please provide details: _____

Have you received any notice of proposed works that may require access to your property? Yes / No

If yes please provide details: _____

Have you received any notice where someone has requested access to your property? Yes / No

If yes please provide details: _____

Have you made an appeal against any development decision? Yes / No

If yes please provide details: _____

Have you been notified that the land has had aluminium composite panels installed? Yes / No

(refer to attachment A for further details)

If yes please provide details: _____

OTHER INFORMATION

Is GST applicable on the sale of the property? Yes / No

If yes please provide details: _____

Are there any other matters which are relevant to the property which the agent or the purchaser should be made aware? Yes / No

If yes please provide details: _____

ACKNOWLEDGEMENT BY VENDOR(S)

I hereby state that the information provided in the above questionnaire is true and correct and I have made all necessary enquiries to complete this questionnaire and provided all additional information and details required. I am aware that I may be liable for any incorrect or false information provided and I understand that any incorrect or false information could also lead to the cancellation of the contract. If I sign as an authorised person I warrant my authority to do so is valid and not withdrawn and is in writing as appointee or attorney of the Vendor. If I become aware of any change in the information contained in this questionnaire I will immediately advise Electronic Form 1 Co Pty Ltd.

Date: ___/___/___ **Vendor's Signature** _____ **Vendor's Signature** _____

Please circle any activities that have taken place on the land

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater storage, treatment or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising works	works depots (operated by councils or utilities)

ATTACHMENT A OTHER PARTICULARS

The headings and items in this Part are to be taken to be included in the particulars in Division 2 of the Schedule to the Form 1 – Vendor's statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* to which this instrument is attached.

Particulars relating to aluminium composite panels



Has the vendor been notified that a building on the land has been identified, as part of a South Australian Building Cladding 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—

- (a) as having aluminium composite panels installed on the exterior of the building; and
- (b) as constituting a moderate, high or extreme risk as a result of that installation; and
- (c) as requiring remediation to reduce the risk to an acceptable level; and
- (d) as not having had the necessary remedial work performed or a determination made by the appropriate authority of the relevant council (within the meaning of section 157 of the Planning, Development and Infrastructure Act 2016) that no further action is required?

Yes / No

If YES, give details of the following:

1. the actions required to remediate the risk (if known):

2. the estimated costs of remediation (if known):

Significant trees meaning

The [Planning and Design Code](#) may—

- (a) declare a tree to be a [significant tree](#) if—
 - (i) it makes a significant contribution to the character or visual [amenity](#) of the local area; or
 - (ii) it is indigenous to the local area, it is a rare or endangered species taking into account any criteria prescribed by the regulations, or it forms part of a remnant area of native vegetation; or
 - (iii) it is an important habitat for native fauna taking into account any criteria prescribed by the regulations; or
 - (iv) it satisfies any criteria prescribed by the regulations; or
- (b) declare a stand of trees to be [significant trees](#) if—
 - (i) as a group they make a significant contribution to the character or visual [amenity](#) of the local area; or
 - (ii) they are indigenous to the local area, they are members of a rare or endangered species taking into account any criteria prescribed by the regulations, or they form, or form part of, a remnant area of native vegetation; or
 - (iii) as a group they form an important habitat for native fauna taking into account any criteria prescribed by the regulations; or
 - (iv) as a group they satisfy any criteria prescribed by the regulations, (and the declaration may be made on the basis that certain trees located at the same place are excluded from the relevant stand).

However, a declaration under subsection (1) must not be inconsistent with any criteria prescribed by the regulations for the purposes of this subsection.

For the purposes of subsection (1), the [Planning and Design Code](#) must identify the location of a tree or stand of trees in accordance with any requirements imposed by the regulations.