

ELECTRONIC FORM 1 CO. PTY LTD
Email: info@ccproperty.com.au Phone: 08 8223 2988
130 Carrington Street Adelaide SA 5000

VENDOR QUESTIONNAIRE

Vendor Name(s):	<input style="width: 95%;" type="text"/>		
Vendor Email	<input style="width: 40%;" type="text"/>	Vendor Phone	<input style="width: 40%;" type="text"/>
Vendor current address for Notices:	<input style="width: 95%;" type="text"/>		
Property Address:	<input style="width: 95%;" type="text"/>		
Agent Business Name:	<input style="width: 40%;" type="text"/>	Agent Salesperson Name:	<input style="width: 40%;" type="text"/>
Agent Contact Number:	<input style="width: 25%;" type="text"/>	Agent Email:	<input style="width: 40%;" type="text"/>

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 (either written or verbal) over the property? Yes / No

If yes, will the leases, tenancy agreements or licences be discharged at settlement?
(Please provide a copy of leases, tenancy agreements or licences and any extension even if it is to be discharged) Not Known / Yes / No
If not known Form 1 will state NOT being discharged

Current Rent:	<input style="width: 95%;" type="text"/>	Bond:	<input style="width: 95%;" type="text"/>	Bond lodged with Consumer & Business Services?	Yes / No
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Are there any unregistered mortgage or loans? Yes / No

If yes, please advise name of lender

Are there any unregistered rights of way or easements? (eg. electricity or telecommunications)
If yes, please provide details: Yes / No

Are you aware of any fences not on the true boundary, any encroachment over any boundary or any encroachment over any easement or right of way? If yes, please provide details: Yes / No

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

Are there any notices from adjoining owners or council for future building works 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 all details and documents:

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

Is there any lawfully established cemetery or natural burial ground located on the property? 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:

Have any other notices or legal action been issued or received? Yes / No
Are there any current court or tribunal processes underway in relation to the property? Yes / No
If yes, please provide all details and documents:

Are there any current building works? Yes / No
If yes is there building indemnity insurance for the building works? Yes / No
If yes please provide details:

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

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:

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
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 below:

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? If no please provide details below:

Yes / No

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
- Keeping of Dangerous substances
- Distribution of chemicals or fuels
- Disposal or management of waste materials
- Disposal or management of any contaminated land fill
- Any environmental assessment since you purchased the land
- Any other activity that may be relevant to either Act

Yes / No

Yes / No

Yes / No

Yes / No

Yes / No

Yes / No

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 property a strata unit or community lot? If yes, please provide insurance details:

Yes / No

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

Strata / Community Manager name & address

Is there a breach by anyone of the Strata / Community Rules?

Yes / No

If yes, please provide insurance details:

PARTICULARS RELATING TO ALUMINIUM COMPOSITE PANELS

Have you been notified that the property has been identified as part of a South Australian Building Cladding Audit as having Aluminium Composite Panels installed on the exterior of the building?

Yes / No

If yes, we will need to seek further information from you and the Community Corporation.

OTHER INFORMATION

Is GST applicable on the sale of the property? If yes, please provide details:

Yes / No

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Is the property used for, or has the property been used for commercial purposes?

Yes / No

If yes, provide details of all the commercial uses that you are aware of and if those uses occurred before, after or before and after you purchased the property:

Use	<table border="1" style="width: 445px; height: 35px;"></table>	Before	After	Before and After
Use	<table border="1" style="width: 445px; height: 35px;"></table>	Before	After	Before and After
Use	<table border="1" style="width: 445px; height: 35px;"></table>	Before	After	Before and After

Is there a 'workplace' on the land as defined in the *Work Health and Safety Act 2012*?

Yes / No

If there is a 'workplace', is there an asbestos register? If yes, please provide a copy.

Yes / No

Is there an asbestos management register? If yes, please provide a copy.

Yes / No

Is asbestos to be removed prior to settlement?

Yes / No

ANY OTHER MATTERS

Are there any other matters which are relevant to the property which the agent or purchaser should be made aware of?

If yes, please provide details:

Yes / No

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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 in writing of any change.

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)