

FOUR POINTS FORM 1 CO PTY LTD

A.C.N 160 157 344
306 UNLEY ROAD HYDE PARK SA 5061

VENDOR QUESTIONNAIRE AND AUTHORITY TO ACT

Vendor(s) Full Name(s)

Sale Property Address:CT Ref: V:..... F:.....

Vendor(s) Postal Address:

Vendor(s) Contact Details: (email)..... (phone).....

Agency: Salesperson: (phone).....

Salesperson Contact Details: (email)..... (phone).....

The Vendor Questionnaire is required to be completed in full and signed by the Vendor for the Form 1 to be prepared and served on the prospective Purchaser. This is a legal requirement and any incorrect or undisclosed information may result in the Purchaser being able to terminate the contract and make you liable for a possible claim for damages.

Please ensure that the BUILDING INSURANCE on the property is maintained up to and including the settlement date for this property as applicable

GST - If not principal place of residence, what was the intended use of this property?

residential investment commercial

Are you currently registered for Goods and Services Tax for this property? Yes No

If yes, please quote your ABN No. _____

(Please refer any GST queries to your Accountant)

MORTGAGES, CHARGES and PRESCRIBED ENCUMBRANCES

- Is the property subject to any unregistered mortgages or loans? Yes No
If yes, please give details: _____
- Is there any unregistered leases, agreements for lease, tenancy agreements
- or licences to occupy (written or verbal) relating to the property? Yes No
If yes, please give details: _____
- Are you aware of any unregistered rights of way? Yes No
If yes, please give details: _____
- Are there any encroachments on any easements or rights of way? Yes No
If yes, please give details: _____
- Are you aware of any encroachment of any structure over the boundaries? Yes No
If yes, please give details: _____
- Are you aware of any fences not on the true boundaries? Yes No
If yes, please give details: _____
- Have any notices in relation to Section 5 of the Fences Act 1975 been received? Yes No
If yes, please give details: _____
- Have any other notices been issued or received? Yes No
If yes, please provide details: _____

DEVELOPMENT ACT

- Are there any orders for works? Yes No
If yes, please give details: _____
- Any notices for adjoining owners or councils detailing future building works? Yes No
If yes, please give details: _____
- Have you received any legal action or notice? Yes No
If yes, please give details: _____

- Are there any unregistered charges of any kind (eg. court orders) Yes No
If yes, please give details: _____
- Any current court or tribunal processes underway in relation to the property? Yes No
If yes, please give details: _____
- Are there any other notices? Yes No
If yes, please give details: _____
- Are there any current building works? Yes No
If yes, please provide details: _____
- Is there any building indemnity insurance for building works? Yes No
If yes, please attach copy of insurance certificate: _____
- Is there a commercial building on the land (not residential) that contains asbestos? Yes No
If yes, please provide details: _____
- Have all improvements on the property had the relevant consents & council approval? (eg verandahs, pergolas, sheds, extensions, fences, etc) Yes No
If no, please provide details: _____

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

(Environment Protection Act 1993 (SA) & Dangerous Substances Act 1979)

- Are you aware of any of the following activities (other than domestic) occurring on the land?
 - Manufacturing activity Yes No
 - The keeping of a dangerous substance Yes No
 - The distribution of chemicals or fuels Yes No
 - The disposal or management of waste material including any contaminated land fill Yes No
- If yes to any of the above, please provide details: _____
- Any environmental assessment before or after you purchased the land Yes No
If yes, please provide details: _____
 - Any other activity that may be relevant to the either above mentioned Act? Yes No
If yes, please provide details: _____

STRATA & COMMUNITY TITLES

Is your property a Strata Title Unit or a Community Title property YES / NO

If YES – is it professionally managed

YES / NO – If Yes body Corporate Managers details

_____ Ph _____

If NO – You Must return a copy of paid up Building and Liability Insurance for your property. If you DO NOT HOLD Community Corporation liability Insurance – you are breaching regulation and this should be taken out BEFORE Settlement.

BUILDING/ LIABILITY INSURANCE CERTIFICATE OF CURRENCY AND PREMIUM ENCLOSED YES / NO

If privately managed please provide copies of all details relating to shared expenses and any meeting minutes had between members of the Body Corporate.

OTHER MATTERS AFFECTING THE LAND

- Are any of the appliances or other fixtures or fittings which are to be sold with the property subject to any hire or rental agreement? (eg. satellite dish, alarms, gas bottles) Yes No
If yes, please provide details: _____
- Are all appliances and services into the property in working order? Yes No
If no, please provide detail: _____
- Do you intend to remove any fixtures prior to settlement? Yes No
If yes, what work will you undertake to remedy any damage caused alter removal?

- Have there been any transactions including options or assignments affecting the title in the last 12 months? Yes No
If yes, please provide details: _____
 - Are there any other matters which are relevant to the property which the agent or purchaser should be made aware of or which will be apparent at settlement? Yes No
If yes, please provide details: _____
 - Do you have a Pool or Spa on your property? Yes No
If yes, please attach a copy of your Pool Compliance Certificate.
(Please note it is against regulation to transfer a property without provision of a pool compliance certificate)
 - Does your property have solar panels for electricity generation? Yes No
Are you currently paying for the solar panels in instalments by way of a finance arrangement? Yes No
If yes, please provide a copy of your last statement as this loan may be a Chattel Mortgage and required to be paid out as part of settlement.
 - Do you have a solar feed in tariff arrangement with your electricity supplier? Yes No
If yes, who is this with _____
Reference Nos. _____
- Please note that your Tariff Agreement may be required to be terminated at settlement. Please contact your supplier/tariff manager to arrange this prior to settlement. Written confirmation of the termination may be required prior to settlement.
- Other information or comments: _____

SMOKE ALARMS – HARD WIRED OR LITHIUM BATTERY

Did you purchase your property after 1 January 2000? Yes No

If yes, you are required to have installed a hard wired smoke alarm or 10 year lithium battery alarm – refer to attached information in order to comply with regulations.

ACKNOWLEDGEMENT BY VENDOR(S)

I / We confirm that you are instructed to act as agent for me / us in the Preparation of the Form 1 statement pursuant to Section 7 of the Land and Business Sales & Conveyancing Act 1994 for the property described above. We confirm that we are the registered proprietors of the land and authorised to provide this authority to Four Points Form 1 Co Pty Ltd.

You are authorised and instructed to complete the necessary government searches required and complete the preparation of the Form 1 Statement pursuant to Section 7 of the Land & Business Sales & Conveyancing Act 1994.

I/We acknowledge that the preparation of documents is based on the information provided by me/us the Vendors of the Property and Government Searches and indemnify Four Points Form 1 Co Pty Ltd, its employees, agents and /or assigns against any claim made as a result of the failure of me/us to provide all required information relating to this property as requested by you or any error made with respect to the information provided by me/us at any time either now or in the future, at law or in equity. We hereby state that to the best of our knowledge information and belief the information provided is true and correct and any change to this information will be advised without delay to Four Points Form 1 Co Pty Ltd and our Agent.

Please circle correct Title Torrens Freehold / Strata or Community Title	\$(gst inclusive) where applicable
Form 1 Preparation	396.00
Property Interest Report (PIR)	279.00
Council Search (each CT) (Urgent)	61.25
Strata/Community Search	66.00/55.00
*Strata Plan	10.00
*Community Plan, By-Laws, Scheme Description, Development Contract	10.00 per document
*Other Registered Documents (eg encumbrance, caveat etc)	10.00 per document
TOTAL:	

* We authorise all necessary registered documents to be ordered and charged automatically

We understand that this service is a pre-paid service and agree to make payment in full on return of the completed documents and questionnaires. We understand that Four Points Form 1 Co Pty Ltd is under no obligation to commence the required government searches and the preparation of Form 1 Statements until payment has been received in full.

We acknowledge that a Tax Invoice will be raised and that this authority will be the authorisation to debit my nominated credit card for the amount stated in the Tax Invoice and including credit card surcharges as applicable.

Date

Vendor's Signature

Vendor's Signature

Select Payment Method

- EFT-make payment to ANZ Bank Unley – BSB 015 208 Account No. 208265446
(enter your name as payee reference)
- Cheque – please attach cheque payable to Four Points Form 1 Co Pty Ltd
- Credit Card Payment – complete below - card fee of 1.1% applies 2.75% for American Express

Card Holder Name			
Credit Card Type	Visa <input type="checkbox"/>	MasterCard <input type="checkbox"/>	AMEX <input type="checkbox"/>
Card Number			
Card Expiry {mm/yy}	/	Security Code (last 3 digits on back of card)	
Amount (1.1% inclusive)	\$ {Torrens Title}	\$ {Community Title}	or \$ {Strata Title}
Signature of Card Holder			
Email Address (for receipt)			

