



*We Settle  
South Australia*

1836 Form 1 Providers Pty Ltd  
Level 1/46 Greenhill Road  
WAYVILLE SA 5034  
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## VENDOR FORM 1 QUESTIONNAIRE – DETAILS

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VENDOR: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

### **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?  yes  no

If so, give all details and documents.

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Is there a charge of any kind affecting the land?  
(such as a court order, rates order etc)  yes  no

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### **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

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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 or 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 out before you acquired the property?  yes  no

#### **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

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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**

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**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: \_\_\_\_\_