

QUESTIONNAIRE FOR SECTION 32 STATEMENT

Date _____

1.

Property Address being sold

Name/s registered on Title 1.

2.

3.

Is the property held pursuant to a Trust Yes No

If yes, please provide a copy of the Trust Deed

Postal Address

2.

Contact 1

Mr Mrs Miss Ms

Name

Date of birth

Current Address

Future Address (if different to above).....

Home Mobile Work

Email

Are you an Australian Citizen/Resident? Yes No

What is your country of Citizenship?

Do you have an A.B.N.? Yes No

Contact 2 – If applicable

Mr Mrs Miss Ms

Name

Date of birth

Current Address

Future Address (if different to above).....

Home Mobile Work

Email

Are you an Australian Citizen/Resident? Yes No

What is your country of Citizenship?

Do you have an A.B.N.? Yes No

3.	<p>Are you registered for GST? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>If you are agreeable to our office discussing this matter with a person who is not a party to this transaction, please advise their name and contact details</p> <p>Name Phone</p>																								
4.	<p>Type of Property</p> <p><input type="checkbox"/> House <input type="checkbox"/> Shop <input type="checkbox"/> Vacant Land</p> <p><input type="checkbox"/> Unit <input type="checkbox"/> Factory <input type="checkbox"/> Other</p>																								
5.	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Service</td> <td style="width: 30%;">Connected</td> <td style="width: 40%;">Name of Authority</td> </tr> <tr> <td>Electricity</td> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> <td><input type="checkbox"/> AGL <input type="checkbox"/> True Energy <input type="checkbox"/> Origin <input type="checkbox"/> Other</td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> <td><input type="checkbox"/> AGL <input type="checkbox"/> True Energy <input type="checkbox"/> Origin <input type="checkbox"/> Other</td> </tr> <tr> <td>Water</td> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> <td></td> </tr> <tr> <td>Tank Water Only</td> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> <td></td> </tr> <tr> <td>Town Sewage</td> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> <td></td> </tr> <tr> <td>Septic System</td> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> <td></td> </tr> <tr> <td>Telephone</td> <td><input type="checkbox"/> Yes <input type="checkbox"/> No</td> <td><input type="checkbox"/> Telstra <input type="checkbox"/> Optus</td> </tr> </table>	Service	Connected	Name of Authority	Electricity	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> AGL <input type="checkbox"/> True Energy <input type="checkbox"/> Origin <input type="checkbox"/> Other	Gas	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> AGL <input type="checkbox"/> True Energy <input type="checkbox"/> Origin <input type="checkbox"/> Other	Water	<input type="checkbox"/> Yes <input type="checkbox"/> No		Tank Water Only	<input type="checkbox"/> Yes <input type="checkbox"/> No		Town Sewage	<input type="checkbox"/> Yes <input type="checkbox"/> No		Septic System	<input type="checkbox"/> Yes <input type="checkbox"/> No		Telephone	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Telstra <input type="checkbox"/> Optus
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6.	<p>What year did you purchase the property</p> <p>In the last 7 years was the property built or had any Building Approvals? Dwelling, garage, pool, Spa, Pergola etc <input type="checkbox"/> Yes <input type="checkbox"/> No <i>(if yes please answer the following questions)</i></p> <p>Who were works carried out by? <input type="checkbox"/> Registered Builder <input type="checkbox"/> Owner Builder</p> <p>Copies to be provided if Registered Builder: Building Permit, Certificates of Occupancy, Final Inspection Certificate and Home Owners Warranty</p> <p>Copies to be provided if Owner Builder: Building Permit, Certificates of Occupancy, Final Inspection Certificate, Home Owners Warranty, Owner Builder Inspection Report</p> <p>Have you built anything over any easements? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>(If yes, please provide details)</i></p> <p>Have any planning permits been obtained in relation to the property? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>(If yes, please provide copies)</i></p>																								
7.	<p>If the property is a Unit, is there an Owners Corporation Manager? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, please provide the Contact Details for the Owners Corporation Manager/Secretary</p> <p>Name:</p> <p>Address:</p> <p>Phone No:</p> <p>Email:</p>																								

8. Does the property have a pool? Yes No *If yes please confirm pool is fenced and compliance certificate issued Yes No*
If Yes, has your pool been registered with Council Yes No

Does the property have a spa? Yes No *If yes please confirm pool is fenced and compliance certificate issued Yes No*

Does the property have an alarm system? Yes No

Is the alarm under contract or under an agreement to call back to base in the event of the alarm being activated? Yes No *(If yes, please provide a copy of agreement)*

Does the property have solar panels? Yes No

Are the solar panels under contract/payment arrangements with any company?
 Yes No

9. Have you received any notices or orders from any Statutory Authority? Yes No
 Have you received fencing or other notices from neighbours? Yes No

10. Is the property being rented? Yes No *(If yes, please provide Residential Lease)*

11.

Municipal Rates	\$.....	Name
Water Rates	\$.....	Name
Body Corporation Charges <i>(if applicable)</i>	\$.....	Name
Is the property subject to any other outgoings such as Land Tax, Water, Club Membership Fees etc?	\$.....	Name:.....

PLEASE PROVIDE COPIES OF YOUR CURRENT RATE NOTICES SHOWING BPAY DETAILS

12. Title
 Volume Folio.....
 Plan Lot

Where is the certificate held? Bank Other.....

13. Mortgage
 Bank Loan Account Number

Approximate Amount Owed \$.....

14. Are there any caveats registered on the title? Yes No
 Amount Owed \$.....

15. Is the property subject to any court orders, separation agreements or matrimonial disputes and/or similar? Yes No *(if yes, please advise our office)*

16. Do you have any chattels passing with the property? i.e floor coverings, light fittings window furnishing Yes No *(If yes, please provide details)*

Is there any item being excluded from the sale? Yes No *(If yes, please provide details).*

Please ensure that you advise your agent (if applicable) that there are items to be excluded from the sale

17.	<p>Are you Selling through an Agent? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>(If yes, please provide details)</i></p> <p>Agent</p> <p>Sales Person</p> <p>Telephone Number</p> <p>Email</p>
18.	<p>Auction</p> <p>Is the property being sold at Auction? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>(If yes, please provide details)</i></p> <p>Date</p> <p>We require at least 4 weeks notice if property is to go to Auction so that the necessary searches can be obtained and documentation can be prepared. <i>Please contact us if the Auction date is less than 4 weeks.</i></p> <p>By returning this Sale Instruction sheet to Beaumont Lawyers, I/we am/are engaging them to carry out the conveyancing process on my/our behalf. I/we hereby acknowledge that costs and disbursements will be incurred from the date that Beaumont Lawyers receive this form and I/we agree to pay Beaumont Lawyers payment of their account either prior to or at settlement.</p> <p>I/we authorise you to commence preparation of the Section 32 Certificate for the property being sold.</p> <p>By signing this form I/we agree for the preparation of the Section 32 to be started.</p> <p>Signed by the Vendor/s</p> <p>.....</p>

Vendor checklist of potential facts

In addition to the information we require for the preparation of a Section 32 Statement please provide answers to the following questions. In the questions where the word “land” is used it includes the land for sale and any structures on the land.

	Yes	No	Unknown
Are you the owner of the structures on the land and any goods to be included in the proposed sale?			
Is there an unrectified defect in the structure of any building on the land?			
Are all appliances, fixtures and fittings on the land in working order?			
Do any electrical, gas or plumbing systems on the land remain unrectified after being assessed as unsafe by an appropriately qualified person?			
Is there an active pest infestation affecting structures on the land?			
Is there unrectified damage from a pest infestation affecting structures on the land?			
Is there any asbestos on the land, including in structures on the land?			
If yes, is any of the asbestos in friable form?			
Does any of the cladding on structures on the land consist of expanded polystyrene or aluminium composite panels?			
Is access to the land, including vehicle access, via an unregistered easement?			
Is there any restriction on vehicle access to the land (e.g. a truck curfew, weight limits)?			
Are there any on street parking restrictions on streets adjacent to the land?			
Do any structures on the land have weight bearing limits?			
Is the land beneath a commercial flight path?			
Is the land subject to loud intermittent noises (defence force training, quarrying explosions, car races)?			
Has the land been used for the manufacture of substances such as methylamphetamine?			
Has the land been used for the storage of toxic substances beyond what might be needed for domestic purposes?			
Has the land been used for the sale of illegal substances?			
Has the land been used as a brothel?			
Has the land been occupied by a person who has been convicted of an offence of drug trafficking or violence?			
Do any registered sex offenders reside in nearby premises?			
Have police ever been called about the behaviour of the occupants of nearby properties?			
Is any neighbouring land owned or leased by the state government?			
Is any neighbouring land owned or leased by a community housing group?			
Does any neighbouring land contain a registered rooming house?			
Is any neighbouring land used for a noxious industry?			
Is the land subject to offensive odours?			
Is the land contaminated by toxic chemicals?			
Does the land contain lead-based paint?			
Has the land or neighbouring land been used for fire brigade training using hazardous materials?			
Has the land or neighbouring land been used for defence force training using hazardous materials?			
Has the land been used for the commercial growing of potatoes?			
Has the land been used for the commercial growing of tobacco?			

Beaumont

L A W Y E R S

	Yes	No	Unknown
Has the land been used for mining?			
Does the land contain mining tailings?			
Is the groundwater beneath the land contaminated by toxic chemicals?			
Have any complaints been lodged with the municipal council regarding the use of nearby properties?			
Are there any disputes between you and the owners of neighbouring properties?			
If yes, are the disputes about:			
Boundaries?			
Overhanging trees?			
Tree roots?			
Fences?			
Drainage?			
The overland flow of water?			
Noise?			
Waste storage or disposal?			
Fumes?			
Odours?			
Toxic substances?			
Non-permitted use of land and/or structures?			
Another matter or matters?			
On the land is there a structure or part of a structure for which the required planning permit was not obtained?			
On the land is there a structure or part of a structure for which the required building permit was not obtained?			
Is there a current safety compliance certificate for any swimming pool or spa on the land?			
Are there any structures buried in the land?			
Is there any waste material in the land?			
Are there any as yet undecided planning applications for nearby land?			
Are there any approved planning applications for nearby land where the approved changes have yet to be carried out?			
Have any authorities advised that services will not be connected to the land?			
If services are not connected, have quotes been obtained for the connection of services to the land?			
If yes, which services:			
Electricity?			
Water?			
Sewerage?			
Gas?			
Telephone?			
NBN?			
Are any services supplied to the land under an embedded supplier arrangement?			
Is the land connected to a storm water system?			
Have any planning applications for the land been rejected?			
Do you have knowledge of anybody dying on the land?			
If yes, was the death the result of:			
Natural causes?			
Murder?			
Manslaughter?			
Suicide?			

Beaumont

L A W Y E R S

	Yes	No	Unknown
Are there any memorials on the site?			
If yes, is the memorial to:			
A person?			
An animal?			
A previous use of the property?			
A historical event?			
Does the land contain any aboriginal heritage material?			
Does the land contain any sites of aboriginal cultural significance?			
Is the land or anything attached to it the subject of an application for heritage protection?			
Does the land contain any rare indigenous plants?			
Does the land contain any rare indigenous animals?			
Does the land contain any native vegetation for which a permit would be required for its removal?			
Is the land subject to seasonal inundation by water?			
Have any structures on the land been flooded?			
Is the current surface level of the land the result of fill being added?			
Is the land or that surrounding it subject sinkholes, subsidence, landslips, rock falls or the like?			
Do all structures included in the proposed sale fall within the boundaries of the land?			
Are any structures on the land built on an easement?			
Are there any declared noxious weeds on the land?			
Are there any declared pest animals on the land?			
Has the land been subject to a bushfire?			
Are there any other material facts of which you are aware?			