

The questions set out below relate to the preparation of the Form 2 Disclosure Statement

QUESTIONS FOR SELLER OF RESIDENTIAL PROPERTY		
1	<p>Are you the registered owner of the property? If not, who is:</p> <p>What is the address of the property that you are selling:</p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
2	<p>Please complete your full names and provide your dates of birth</p> <p>CLIENT 1</p> <p>CLIENT 2</p> <p>Please advise any other person/s noted on title</p>	
3	<p>Are any of the sellers bankrupt or likely to become bankrupt during the sale?</p>	Yes <input type="checkbox"/> No <input type="checkbox"/>
4	<p>Contact Details</p> <p>Current Address:</p> <p><i>Phone:</i></p> <p><i>Mobile:</i></p> <p>Email address:</p> <p>We must be able to contact you at all times</p>	
5	<p>Will you be selling your property through a Real Estate Agent? If so name of company and agent details:</p>	
6	<p>Will you be signing contract under a Power of Attorney?</p> <p>If yes, is the Power of Attorney registered in the Titles Office?</p> <p>Are you acting as an Executor as part of an Estate?</p> <p>If yes, please provide a certified copy of the Will</p>	N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
7	<p>Are you an Australian Citizen or permanent resident of Australia?</p> <p><i>(if no to either of these, you will need to complete an identity annexure)</i></p> <p>Client 1 <input type="checkbox"/> Australian Citizen Client 2 <input type="checkbox"/> Australian Citizen <input type="checkbox"/> Permanent Resident <input type="checkbox"/> Permanent Resident</p>	
8	<p>Are the Sellers separated or divorced? – If so are there any Orders in place?</p>	N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
9	<p><u>Are you a Company?</u></p> <p>Is the Company Solvent?</p> <ul style="list-style-type: none"> Australian Company Number ACN <p>Has the company provided a copy of corporate resolution or written confirmation authorising a director or employee to give instructions?</p> <p>Are you registered for GST? Yes <input type="checkbox"/> No <input type="checkbox"/></p>	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>

10	If property is in the name of a corporation, are two directors or a director and secretary necessary to sign the contract	N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
11	Is the property mortgaged? If so, with whom?	N/A <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
12	Is the amount you are receiving from the sale sufficient to cover all of the funds required to pay out the mortgages over the Property?	Yes <input type="checkbox"/> No <input type="checkbox"/>
13	Do you have any current finance over appliances or chattels at the property? This may include solar panels, garages, shed or air-conditioning units Please provide details	Yes <input type="checkbox"/> No <input type="checkbox"/>
14	Do you know of any unregistered encumbrances or interests affecting the property such as sewerage or drainage easements?	Yes <input type="checkbox"/> No <input type="checkbox"/>
15	Have you received any current notices from the local authority (Council) requiring you to undertake work on the property that you have not complied with? Eg Overgrown Notice	Yes <input type="checkbox"/> No <input type="checkbox"/>
16	Have you applied for an ATO clearance certificate? <i>All Sellers must produce an ATO Tax Clearance Certificate as from the 1 January 2025</i> Have you lodged your Return in the last 2 years?	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
17	Have safety switches been installed and compliant in the property?	Yes <input type="checkbox"/> No <input type="checkbox"/>
18	Have ' compliant ' smoke alarms been installed? Please provide a copy of the Smoke alarm certificate	Yes <input type="checkbox"/> No <input type="checkbox"/>
19	Have you entered into any agreement, written or verbal, with respect to the property? This could include such things as an agreement with your neighbour for a new fence or an easement Please provide details:	Yes <input type="checkbox"/> No <input type="checkbox"/>
20	Is there a Swimming Pool on the property? Has a Pool Safety Certificate been issued in the last 12 months? Name of the Inspector:	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
21	Is the property heritage listed? (Local, State or Commonwealth level)? Are you aware if the property is on the world heritage list?	Yes <input type="checkbox"/> No <input type="checkbox"/>
22	Have you performed any construction on the property as an owner/builder? If yes, when: Has any building work been carried out on the property by an unlicensed person within the last 6 years? Please provide details:	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
23	We will require a copy of your latest Rates Notice Please provide We will require a copy of your Water Account (if applicable – eg Urban Utilities/Unitywater)	
24	Is land tax payable on the property? If yes, until what date has it been paid: Please provide assessment notice	Yes <input type="checkbox"/> No <input type="checkbox"/>
25	Do you know of unsatisfied judgements, orders or warrants of execution affecting the property? Please provide details:	Yes <input type="checkbox"/> No <input type="checkbox"/>
26	Are there any applications, disputes or orders made by QCAT regarding trees or fences on the property? Please provide details:	Yes <input type="checkbox"/> No <input type="checkbox"/>
27	Do you know of current threat, claim, notice or any proceedings affecting the property? Please provide details:	Yes <input type="checkbox"/> No <input type="checkbox"/>

28	Do you know of any obligation upon you to give notice under the <i>Environmental Protection Act 1994</i> of a notifiable activity being conducted on the land? Please provide details:	Yes <input type="checkbox"/> No <input type="checkbox"/>
29	Are you aware of any facts or circumstances that may lead to the land being classified as contaminated? Please provide details:	Yes <input type="checkbox"/> No <input type="checkbox"/>
30	Are you aware of any encroachments on to the land or from the land? Please provide details:	Yes <input type="checkbox"/> No <input type="checkbox"/>
31	Have you received notice of any proposal to alter the dimensions of any road or railway abutting the land or to locate a road or railway through the land? Are you aware of any alterations to the dimensions of the land? Are you aware whether the Property is affected by a notice of intention to resume all or any part of Property?	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
32	Are you aware of access or service to the land which passes unlawfully through other land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
33	Are there any entitlements attached to the property? This could be a pontoon, jetty, use for right of access Please provide details:	Yes <input type="checkbox"/> No <input type="checkbox"/>
34	Are you aware of any significant earthworks on the Property (excavation or filling) that have altered the ground level of the Property? In some cases, earthworks will require a development approval (depending on the extent of any changes in ground levels) Unapproved or defective earthworks may provide the Buyer with a right to terminate Please provide details:	Yes <input type="checkbox"/> No <input type="checkbox"/>
35	Do you have any plans to change or alter the property before settlement? This could be for the installation of a swimming pool or renting out the property? Please provide details:	Yes <input type="checkbox"/> No <input type="checkbox"/>
36	Are there physical features which may impact upon the Buyer's use of the Property (eg manholes for sewer or private foul water line)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
37	What is the Property currently being used for (eg investment property, residence, small business premises, hobby farm, or other use)? Can the property be used for residential purposes?	Yes <input type="checkbox"/> No <input type="checkbox"/>
38	Are you aware of any reason why a person may intend to make a claim affecting the Property (eg unresolved disputes, outstanding debts, family law proceedings)? Are you aware of any interest or entitlement a person may have to lodge a caveat or priority notice in relation to the Property?	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
39	Are you aware of or have you signed any building or other covenants affecting the Property or are you part of an estate? Are you aware of any additional notices that should be given to the Buyer, such as development approval conditions (eg land use restrictions, occupancy restrictions, build height)?	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
40	Did you purchase this property in the last 12 months? If so, did you claim this property as your First Vacant Land/ First Principal Place? If so, you will need to complete a Reassessment of Stamp Duty with QRO Please advise our office	Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
41	If part of a Body Corporate – please provide a copy of the latest levy notice together with contact details for the body corporate manager:	
42	If property is tenanted – how much rent is payable \$ When was the last rental increase What is the term of the tenancy? We will require a copy of the Residential Tenancy Agreement to be included in the Form 2	

HAVE YOU PROVIDED THE FOLLOWING DOCUMENTS

Latest Council Rates Notice	<input type="checkbox"/>
Latest Water Account	<input type="checkbox"/>
Latest Body Corporate Levy Notice (if applicable)	<input type="checkbox"/>
Smoke Alarm Compliance Certificate	<input type="checkbox"/>
Pool Safety Certificate	<input type="checkbox"/>
Any orders or judgements affecting the property	<input type="checkbox"/>
Residential Tenancy Agreement	<input type="checkbox"/>
Land Tax Assessment Notice	<input type="checkbox"/>
Owner Builder Notice (if applicable)	<input type="checkbox"/>

Signature of Client 1

Signature of Client 2

Date

Date