

**VENDORS STATEMENT TO THE PURCHASER OF REAL ESTATE
AS REQUIRED BY SECTION 32 OF THE SALE OF LAND ACT 1962 (“the Act”)**

Vendor:

Property:

Certificate of title: Volume * Folio*

IMPORTANT NOTICE TO PURCHASERS

The use to which you propose to put the property may be prohibited by planning and building controls applying to the locality or may require the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a proper investigation of permitted land use before you commit yourself to buy. The property may be located in an area where commercial agricultural production activity may affect your enjoyment of the property. It is therefore in your interest to undertake an investigation of the possible amenity and other impacts from nearby properties and the agricultural practices and processes conducted there. Warning to the Purchaser: You should check with the appropriate authorities as to the availability of, and cost of providing, any essential services not connected to the land.

You may be liable to pay a growth areas infrastructure contribution when you purchase the property. The instrument of transfer cannot be lodged for registration with the Registrar of Titles until the contribution is paid in full or an exemption form, or reduction of, the whole part of the liability to pay the contribution is granted and any remainder of the contribution is paid or there has been a deferral of the whole or part of the liability to pay the contribution. The transfer may also be exempt from a growth areas infrastructure contribution in certain situations. It is in your best interest to obtain advice as to any potential liability before you commit yourself to buy.

1.1 BUILDING APPROVALS – Particulars of any building permit under the Building Act 1993 in the preceding seven years in relation to a building on the land (required only where the Property includes a residence)

- *No such building Approval has been granted*
- *Are contained in the attached Certificate/s*
- *Are as follows:*
- *A copy of the home owners warranty is available from either the Vendor or Builder upon request.*

1.2 GUARANTEE – Where the property includes a Residence, details of an Owner Builder during the past 7 years under the House Contracts Guarantee Act 1987: * *No such Guarantee has been issued*

1.3 INSURANCE – Where the property includes a residence constructed within the preceding six years, details of the required Insurance pursuant to Section 137B of the Building Act 1993 (required only for Owner Builder works) **No such Insurance has been effected* * *Is contained in the attached Certificate/s.*

2. RESTRICTIONS – Information concerning any Easement, Covenant or similar restriction affecting the property, registered or unregistered, are as follows:

(a) Description: see attached title instruments for any restrictions

(b) Particulars of any existing failure to comply with the terms of that Easement, Covenant and / or Restriction are as follows: * *None of which the Vendor is aware* * *See Attached.*

3. OUTGOINGS & STATUTORY CHARGES – Information concerning the amount of Rates, Taxes, Charges and other similar outgoings affecting the property and interest (if any) payable thereon (including Owners Corporation Charges and Interest): **Are as follows:* **Are Contained in the attached Certificate/s*

<u>Authority</u>	<u>Amount:</u>
1.	\$ See below
2.	\$ See Below
3. Land Tax (if applicable)	\$
4. Owners Corporation (if applicable)	\$

Any further amounts (including any proposed Owners Corporation Levy) for which the purchaser may become Liable as a consequence of the purchase of the property are as follows: There total does not exceed \$3000.00 Per annum.

The particulars of any Charge (whether registered or not over the property imposed by or under any Act to secure an amount due under that Act are as follows: **None to the Vendors Knowledge.*

4. **NOTICES** – Any notice, order, declaration, report or recommendation of a public authority or Government Department or approved proposal affecting the property of which the vendor might reasonably be expected to have knowledge: **None to the Vendor's knowledge.*

5. **SERVICES** - Information concerning the supply of Services is as follows:

	Service	Connected	Name of Authority (if service connected)
5.1	Electricity	Yes	Local Provider
5.2	Gas	Yes	Local Provider
5.3	Water	Yes	South East Water
5.4	Sewerage	Yes	South East Water
5.5	Telephone	Yes	Telstra/Optus

Warning to the purchaser: You should check with the appropriate Authorities as to the availability, and costs of providing any essential service not connected to the Property

6. **OWNERS CORPORATIONS ACT 2006** -

* The land is affected by an owners corporation, and a copy of the current owners corporation certificate and documents required to accompany the owners corporation certificate under section 151(4)(b) of the Act are attached.

*The land is NOT affected by an owner's corporation within the meaning of the Owners Corporations Act 2006.

7. **GROWTH AREAS INFRASTRUCTURE CONTRIBUTION** – Attached is a copy of a notice or certificate issued under Subdivision 5 of Division 2 of the **Planning and Environment Act 1987** in the case of Land where there is a GAIC recording (within the meaning of Part 9B of the **Planning and Environment Act 1987**):

*certificate of release from liability;

*certificate of deferral of the liability;

*any certificate of exemption from liability;

*any notice given under the **Planning Environment Act 1987**; or

*a GAIC certificate relating to the land issued by the Commissioner under the **Planning and Environment Act 1987**.

8. **TITLE** – Attached are copies (or an Authorized Reproduction of the Folio/s of the Register) of the following document/s concerning Title:

(a) A copy of the Certificate/s of Title

(b) Copies of the documents baring evidence of the Vendor's right to sell (where the Vendor is not the registered proprietor o the owner in a simple fee)

(c) A copy of any proposed, approved or registered Plan of Subdivision, or sealed or certified plan, together with proposed amendments to the sealed or certified plan (as the case may be)

(d) Any registered Plan of Stratum, Strata or Cluster Subdivision.

9. **DISCLOSURE OF ENERGY EFFICIENCY INFORMATION**

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the **Building Energy Efficiency Disclosure Act 2010 (Cth)** –

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an Occupancy Permit was issued less than 2 years before the relevant date) –

Please note: Where the property is to be sold on Terms pursuant to Section 32(2) (f) of the Act and / or sod subject to a mortgage that is not to be discharged by the date of possession (or receipt of rents and profits) of the property – The Vendor must provide an additional Statement containing the particulars specified in the Schedules 1 and 2 of the Act

DATE OF THIS STATEMENT / /

Signature/s of vendor/s

The purchaser acknowledges being given a duplicate of this statement signed by the vendor/s before the purchaser signed any contract.

DATE OF ACKNOWLEDGEMENT / /

Signature/s of purchaser/s