

This questionnaire must be filled out completely and signed by the Vendor/s to enable preparation of the Form 1 (Please note disclaimer and copyright information on page 2).

Agent:		
Property Address:	CT Reference (if known):	
	Residential / Commercial	
Vendor/s Full Legal Name/s:	1. 2.	
Vendor/s Address:		
Vendor/s Email:	1. 2.	
Vendor/s Mobile:	1.	2.
Vendor/s Date of Birth:	1.	2.
Is there a mortgage registered on the Certificate of Title? <input type="checkbox"/> Yes <input type="checkbox"/> No If <b>yes</b> , the bank/lender is:		
Is the property strata or community titled? <input type="checkbox"/> Yes <input type="checkbox"/> No If <b>yes</b> , are you aware of any know breaches of the Act? <input type="checkbox"/> Yes <input type="checkbox"/> No The Strata or Community Manager is:		
Is the property currently tenanted? <input type="checkbox"/> Yes <input type="checkbox"/> No If <b>yes</b> , please provide a copy of the current lease. <b>If the property is currently tenanted</b> , is the tenant remaining after settlement? <input type="checkbox"/> Yes <input type="checkbox"/> No The Property Manager is:		
Are all appliances in working order and are all services into the property connected and in working order? If <b>no</b> , please provide details to Cornerstone Conveyancing SA.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Have <b>all</b> buildings and improvements on the property been approved by the local Council? If <b>no</b> , please provide details to Cornerstone Conveyancing SA.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are you aware of any encroachment of any structure over the boundaries or over any easement or right of way? If <b>yes</b> , please provide details to Cornerstone Conveyancing SA.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Are there any other additional matters affecting the land? Examples are: <ul style="list-style-type: none"> <li>• Notice issued regarding fencing around the property, neighbour claiming costs etc;</li> <li>• Notification detailing future building works from adjoining owners;</li> <li>• Trees on the property that can be described as 'significant tree or trees' which may be subject to protection by the council or other authority;</li> <li>• Environmental assessment on any part of the land or surrounding area;</li> <li>• A building on the land has been identified as part of a South Australian Building Clad Audit initiated in 2017;</li> <li>• Completed building works on the property in the last 5 years for works over \$12,000?</li> </ul> If <b>yes</b> , please provide full details to Cornerstone Conveyancing SA.	<input type="checkbox"/> Yes <input type="checkbox"/> No	

**Important notice to the Vendor or the person signing this Questionnaire for the Vendor**

Sections 7 and 9 of the Land and Business (Sale and Conveyancing) Act 1994, require the Vendor and the 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 and if incorrect may invalidate a Contract.

I/We, the abovenamed Vendor/s or person/s representing the Vendor/s, DO HEREBY STATE that to the best of my/our knowledge and after inquiry by me/us the above information supplied is true and correct and is a full disclosure of all required information. I/we will advise the person preparing the documents of any changes to this information and all further information arising in relation to the property. I am/We are aware that incorrect or incomplete information may place the proposed sale of the property at risk, and I/we may be liable for incorrect or incomplete information in relation to claims which I/we might incur to the Purchaser and or to third parties relying on the information given by me/us. If I/we sign as authorised person/s, I/we warrant my/our authority to do so is valid and not withdrawn and is in writing as appointee or attorney of the Vendor/s

Signed:

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Date:

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Signed:

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Date:

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Disclaimer: This document is not a legal document, and it is not intended or purported to be such. The questions set out herein are of a general nature and are intended as a guideline only. In relation to a particular situation, you should confirm that the relevant legislation has not changed and obtain advice from an appropriately qualified legal practitioner before taking any action. This form is to be used at your own risk and may not cover every eventuality.