

FORM 1 QUESTIONNAIRE

Form 1 Search Authority and Questionnaire

Please fill out this form in full and email back to matt@keystoneform1.com.au

KEYSTONE FORM 1

P: 0421 250 668

Sale property address:

Vendor/s name:

Primary Vendor address for notices:

Primary Vendor email for notices:

Agent:

Selling Agent:

Agent email:

Agent number:

Please answer **ALL** of the following questions

Schedule – Division 1 – Part 1 – Unregistered mortgages, charges and prescribed encumbrances

Is the property subject to (or together with) any of the following unregistered (i.e. not included on the Certificate of Title) prescribed encumbrances?

Charge, mortgage or loan (<u>not registered</u> on the title)	Yes	No
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Lease, agreement to lease, tenancy, or licence to occupy – written or verbal (<u>not registered</u> on the title)	Yes	No
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Restrictive covenant (encumbrance) or easement – e.g. rights of way (<u>not registered</u> on the title)	Yes	No
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If 'Yes' to any of the above, please provide details (or attach any documentation)

Schedule – Division 1 – Part 2 – Items to be included in the Form 1 where land affected

Is the property affected by any of the following matters under the *Planning, Development and Infrastructure Act 2016* or the *Development Act 1993*?

Notice of intention by adjoining owner or council undertaking future building works and/or access	Yes	No
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Proceedings (applications or appeals made to the Court regarding development approval disputes or other Council decisions)	Yes	No
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Notice to vest land as open space?	Yes	No
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An agreement to vest land in Council?	Yes	No
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An order to remove or do works?	Yes	No
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Is the property affected by any of the following other matters?	Yes	No
Fences Act 1975 – Notice of intention by you or adjoining owner to perform fencing work		

Fire and Emergency Services Act 2005 – If the land is outside a Council area (unlikely), a notice to take action to prevent outbreak or spread of fire	Yes	No
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Mining Act 1971 – An Agreement or order to waive exemption, authorise land entry or pay compensation	Yes	No
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Other – Unregistered charge of any kind affecting the land (e.g., Court Order, Rates Order, Notice or other legal action)	Yes	No
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If 'Yes' to any of the above, please provide details (or attach any documentation)

Schedule – Division 2 – Other Particulars

Is the property subject to (or together with) any of the following **unregistered** (i.e. not included on the Certificate of Title) prescribed encumbrances:

Have there been any transactions affecting the land in the last 12 months (e.g. acquiring the land, obtaining an option to purchase the land, or granting an option or assignment to sell or transfer the land)?	Yes	No
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Have you or any previous owner/s completed building works in the last 5 years for works over \$12,000?	Yes	No
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If yes, did you require builders' Indemnity Insurance (Builders' Warranty Insurance)?	Yes	No
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Is there any asbestos on any building on the land (other than a private residence – 'private residence' includes outbuildings not used for anything other than residential purposes)?	Yes	No
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Is there a workplace on the land? (A workplace is a place where work is carried out for a business or undertaking and includes any place where a worker goes, or is likely to be, while at work)	Yes	No
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If there is a workplace on the land, is there an asbestos register for the workplace? (if yes please provide copy)	Yes	No
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Are there any court or tribunal processes in relation to the property?	Yes	No
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If 'Yes' to any of the above, please provide details (or attach any documentation)

Schedule – Division 2 – Particulars relating to Community Lot or Strata Unit

Name of community/strata corporation

Contact details of community/strata corporation

Are you aware of any breach of the Community/Strata rules?	Yes	No
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Schedule – Division 2 – Particulars relating to environment protection

Particulars relating to environment protection (see Interpretation table on the following page)

Is the vendor aware of any of the following activities ever having taken place at the land (**other than for ordinary domestic activities**) before or after the Vendor acquired the land?

Storage, handling or disposal of waste or fuel or other chemicals	Yes	No
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A manufacturing activity	Yes	No
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Prescribed commercial or industrial activities	Yes	No
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Importation of soil or other fill from a site at which may have stored or handled waste, fuel or other chemicals, or where a prescribed commercial or industrial activity has taken place	Yes	No
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Storage of any dangerous substances pursuant to a licence under the <i>Dangerous Substances Act 1979</i>	Yes	No
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An environment assessment being carried out (whether or not it was completed) of the land or any part of the land or any industrial facility on the land having been carried out before or after you acquired an interest in the property	Yes	No
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The sale or transfer of any part of the land ever having occurred subject to an agreement for the exclusion of limitation for site contamination	Yes	No
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Schedule – Division 2 – Particulars relating to Aluminium Composite Panels

Have you been notified that a building on the land has been identified, as part of a South Australian Building Clad Audit initiated in 2017 and conducted by the former Department of Planning, Transport and Infrastructure in conjunction with Metropolitan Fire Service, Country Fire Service and Councils?

Yes

No

If yes, we will request further information from you.

Other Matters

Does the property have solar panels?

Yes

No

If yes, do you have a payment plan in place with the panel provider to pay off the panels?

Yes

No

Is there still money payable under that agreement? If yes, then this outstanding amount needs to be paid out at settlement.

Yes

No

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

Please disclose any additional information relevant to the property that may be important for the agent or purchaser to know. If applicable, provide details below:

Pricing

Searches and Admin fee (incl GST)

Torrens Title: \$534.88

Community Title: \$638.39

Strata Title: \$667.10

Preparation cost (incl GST)

Torrens Title: \$385.00 (Residential) or \$660.00 (Commercial)

Community Title: \$385.00 (Residential) or \$660.00 (Commercial)

Strata Title: \$385.00 (Residential) or \$660.00 (Commercial)

**Search costs may vary*

Once the questionnaire has been completed and emailed back to **matt@keystoneform1.com.au**, we will request payment to initiate searches.

VENDOR DECLARATION

I/We request, direct and authorise Keystone Form 1 to initiate all property searches and prepare the Form 1 Statement s required under the *Land and Business (Sale and Conveyancing) Act*. I/We advise that my/our responses provided in this Vendor's Statement represent complete and accurate answers to the best of my/our knowledge. I/We acknowledge that if circumstances change up to the date of serving the Form 1 on a purchaser, that I/we must update my/our responses accordingly by advising Keystone Form 1. I/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. If I/we sign as an authorised person, I/we confirm my/our authorisation is sufficient and has not been withdrawn.

Date _____

Date _____

Signature of Vendor/Authorised Person

Print Name:

Authority/Capacity to sign (ie Vendor, Director):

Signature of Vendor/Authorised Person

Print Name:

Authority/Capacity to sign (ie Vendor, Director):

Interpretation Table

Domestic activity has the same meaning as in the *Environment Protection Act 1993*;

Environmental assessment, in relation to the land, means an assessment of the existence or nature or extent of-

(a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or

(b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

Prescribed commercial or industrial activity – see the table below;

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining/extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastic manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or re-treading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater treatment, storage or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	wool scouring or wool carbonising works	work depots (operated by councils or utilities)