

1 of 4

Annexure A (Green Title)

PROPERTY OWNERS' DISCLOSURE STATEMENT and WARRANTY

This disclosure forms part of the listing, sales and Contract of Sale Agreement © Windwave Asset Pty Ltd

Name of Seller:
Property For Sale: T, LAMONT CRT. MEADOW SPRINGS.
Property Type: House Duplex Townhouse Vacant Land

Occupiers

Is the property tenanted? YES NO
i) Who manages the property: Agent (if applicable):
ii) Contact Person: Phone:
iii) The lease expiry date: Current Rent: \$ per week
iv) Is the lease: Fixed Term Periodic

Please provide a copy of the Tenancy Agreement Provided To be forwarded

QUESTIONNAIRE

Please select Y (Yes) or N (No), check the box, or answer the following questions as appropriate:-

Use of the Land

- 1. Are there any proposals for the re-alignment, widening, or alteration of the level of any road adjoining the property? Y N
2. Have you received notice of any intention to resume the land or any part of it? Y N
3. Has any part of the land been resumed that you still have the use of? Y N
4. Are there any rights of way or restrictions of any kind affecting the property that are not registered on the Certificate of Title? (e.g. local council regulations on permitted use of the land) DON'T KNOW Y N
5. Is there any outstanding liability for the payment of dividing fences? Y N

2 of 4

Utilities

6. Is the property connected to / does it have: (tick those applicable)

- Power
- Solar power
- Telephone
- Scheme Water
- Sealed Road

Services

7. Is the property connected to mains gas? (Y) N If no,
- i) Does natural gas pass the property? Y N
 - ii) Is the property connected to gas cylinders? Y N
8. Is the house connected to the main sewer? (Y) N If no,
- i) Does the main sewer pass the property? Y N
 - ii) Have you received a notice from the Water Corporation to connect to sewerage? Y N
9. Is the property connected to septic tanks? Y (N) If no,
- i) Are there any disused septic tanks underground? Y (N) Don't know
 - ii) Have any septic tanks been decommissioned? Y (N) Don't know
10. Is the property connected to underground power? (Y) N If no,
- i) Have you received a notice to connect to underground power? Y N
 - ii) Has an underground power rate been prescribed? Y N

Improvements on the land

11. Construction:

- i) What is the building constructed of: DOUBLE BRICK & TILE.
- ii) What is the roof made of: TILES ON TIMBER.
- iii) What year was the building constructed? COMPLETED 2003

12. Building approvals (e.g. pergolas, enclosed patios, garages, pool/spa etc.) Are all the buildings, and any additions, constructed in accordance with, and approved by, the relevant authorities? (Y) N Don't know

If no, please give details: _____

13. Owner Builder:

- i) Was your home built by an owner builder within the last 7 years? Y (N)
- ii) Have you made alterations or additions to the property that required a building licence? Y (N)
- iii) If the building licence was issued within the last 7 years and the cost of the alterations was more than \$12,000, have you effected the statutory home indemnity insurance? Y (N)
- iv) If it was built within the last 3 years, have you received the Commissioner's approval to sell Y N (n/a)

14. Flooring: Are the floors timber or concrete? CONCRETE

3 of 4

15. Insulation

- i) Are the walls insulated Y N
- ii) Is the roof insulated? Full Part
- iii) What type of insulation? Walls: _____ Roof: Blow in.

16. Does the dwelling have:-

- i) Heating (if yes, what type?) DUCTED REVERSE CYCLE.
- ii) Cooling (if yes, what type?) DUCTED REVERSE CYCLE.

17. What type is the hot water system? GAS STORAGE.

18. Pool/Spa: Is there a swimming pool or outdoor spa? Y N

If yes;

- i) What is the construction? _____
- ii) Is it a chlorine or salt pool? _____
- iii) Does the pool fence comply with the 2002 Building Amendment Regulations? Y N
- iv) When was the pool fence last checked by the local authority? Date 1/1/ Don't know
- v) Is the cleaning and filtration system in working order? Y N
- vi) Please list pool cleaning equipment not included in the sale: _____

19. Reticulation: Is the garden reticulated? Y N

If yes,

- i) Is it fully or partly reticulated? Describe: FULLY 4 STATIONS.
 - ii) Is the reticulation system working? Y N
 - iii) How is it operated? Automatically By Hand
 - iv) What type is the reticulation system? Bore Mains
 - v) If it is a bore, is it shared with a neighbour? Y N
 - vi) Is there a written agreement with neighbours, about running costs? Y N
- If yes, please give details: N/A

20. Electrical Safety Switches:

Does the meter box comply with the 2009 Electrical Amendment Regulations (To comply, the meter box must be fitted with at least 2 (two) Residual Current Devices, (RCDs) Y N

21. Smoke Alarms

Does your home comply with current legislation with regards to mains powered smoke alarms (Information available at www.fesa.wa.gov.au or call FESA 9323 9816) Y N

22. Are you aware of any other factors affecting the property of which the Buyer should be aware? Y N
If your answer is "Yes" please give details:-

4 of 4

23. Do you intend to remove any fixture or fitting, currently nailed or screwed to the premises, that a Buyer would normally expect to be included with the purchase? (e.g. light fitting, TV aerial (fixed), curtains, clothes hoist, water feature, etc.)

Y

(N)

If 'Yes', please give details _____

WARRANTY

24. Do you WARRANT that the following items will be in order at settlement?

- i) All mechanical devices including all doors and windows etc. ✓
- ii) All electrical fittings and devices including lighting, power points and sensors indoors and out etc ✓
- iii) All gas fittings including bayonets, igniters etc ✓
- iv) All plumbing and fittings ✓
- v) All reticulation controls and fittings ✓
- vi) All locking keys and or electronic / access devices for all doors, windows etc ✓

If 'No' list details _____

WARNING: THE SELLERS SHOULD BE AWARE THAT THE BUYER MAY RELY UPON THESE DISCLOSURES IN ANY ACTION AGAINST THE SELLER IF ANY OF THESE DISCLOSURES ARE INCORRECT OR MISLEADING.

THESE DISCLOSURES BY THE SELLER ARE ONLY CORRECT AT THE DATE OF SIGNING

SIGNED: [Signature] (Seller) Date: 29/01/2010

SIGNED: [Signature] (Seller) Date: 29/01/2010

SIGNED: _____ (Buyer) Date: / /

SIGNED: _____ (Buyer) Date: / /