

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: 9 QUEEN PARADE WANNANUP

Property Type:  House      Duplex      Townhouse      Vacant Land

**Occupiers**

Is the property tenanted?      YES      NO      If Yes, please complete the following -

i) Who manages the property: N/A.      Agent (if applicable): \_\_\_\_\_

ii) Contact Person: KARLTER HORST      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   
If Yes, please give details

2. Have you received notice of any intention to resume the land or any part of it? Y  N   
If Yes, please give details

3. Has any part of the land been resumed that you still have the use of? Y  N   
If Yes, please give details

SIDE OF BRIDLE RESERVE

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   
If yes, please give details:

5. Is there any outstanding liability for the payment of dividing fences? Y  N   
If your answer is "Yes" please give details:-

**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?

i) Does natural gas pass the property?

ii) Is the property connected to gas cylinders?

Y       N      If no,  
 Y       N  
 Y       N

8. Is the house connected to the main sewer?

i) Does the main sewer pass the property?

ii) Have you received a notice from the Water Corporation to connect to sewerage?

Y       N      If no,  
 Y       N  
 Y       N

9. Is the property connected to septic tanks?

i) Are there any disused septic tanks underground?

ii) Have any septic tanks been decommissioned?

Y       N      If no,  
 Y       N      **Don't know**  
 Y       N      **Don't know**

10. Is the property connected to underground power?

i) Have you received a notice to connect to underground power?

ii) Has an underground power rate been prescribed?

Y       N      If no,  
 Y       N  
 Y       N

**Improvements on the land**

11. Construction:

- i) What is the building constructed of: BRICK  
 ii) What is the roof made of: TILE  
 iii) What year was the building constructed? 2007

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? TILES + JARRAH TIMBER

15. Insulation

- i) Are the walls insulated Y  N
- ii) Is the roof insulated? Y  N  **Full**  Part
- iii) What type of insulation? Walls: \_\_\_\_\_ Roof: \_\_\_\_\_

16. Does the dwelling have:-

- i) Heating (if yes, what type?) GAS
- ii) Cooling (if yes, what type?) NA

17. What type is the hot water system? GAS X 2

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 \_\_\_/\_\_\_/\_\_\_ 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: \_\_\_\_\_
  - 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: \_\_\_\_\_

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](http://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:-

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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 THEATRE CURTAINS IF NOT WANTED ?

**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:  (Seller) Date: 28/02/10

SIGNED: \_\_\_\_\_ (Seller) Date:   /  /  

SIGNED: \_\_\_\_\_ (Buyer) Date:   /  /  

SIGNED: \_\_\_\_\_ (Buyer) Date:   /  /