

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: 392, KAUTSPORD AVE, KENDALE, WA.

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: _____ 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
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

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: FIBRO
 ii) What is the roof made of: CONCRETE TILE ROOF
 iii) What year was the building constructed? _____

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? FLOATING FLOORBOARD

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?) BAYONET
- ii) Cooling (if yes, what type?) WINDOW UNIT.

17. What type is the hot water system? 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 / / 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 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?
If your answer is "Yes" please give details:- Y N
