

Annexure A (Strata)

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: 18/2 MITCHELL ST BENTLEY

Property Type: House Duplex Villa Townhouse **Unit** Vacant Land

Please complete the following (where applicable)

Strata Company: SHORE REALTY Secretary: _____

Address: _____ Phone: _____

Number of units in the group/complex: 20 What level is the unit on: 2nd FLOOR

Are there any common walls to living/sleeping areas? _____

Financials:

1. Are levies payable to the Strata Company? **Y** N

If Yes, please give details: Amount of levy: \$ 350.00 per quarter

2. Is there a Reserve Fund or proposal for Special Levy to be raised? Y **N**

If Yes, please give details: _____

By Laws:

Are there any non standard (or 'special') By-Laws? Y N

If Yes, please give details: _____

Please give details of any special privilege / agreements / arrangements for use of common property that you are aware of that is not written down or registered _____

Please provide a copy of the Minutes of the last Annual General Meeting Provided **To be forwarded**

NB: Should the seller/s accept an offer and subsequently receive notice of an AGM that will take place in the period between acceptance and settlement, the seller/s acknowledge they are responsible for advising their agent / buyer of such notice and are obliged to follow the buyer/s instructions on how to vote if required to do so.

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) What type of lease is it? 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: (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: BRICK
- ii) What is the roof made of: TILE
- iii) What year was the building constructed? 1990

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

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?) NO
- ii) Cooling (if yes, what type?) NO

17. What type is the hot water system? ELECTRIC

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? Y (N)

If your answer is "Yes" please give details:-

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) Keys and or electronic / access devices for each and every lockable door, window, gate etc Y N

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: 06/07/10

SIGNED: _____ (Seller) Date: ___/___/___

SIGNED: _____ (Buyer) Date: ___/___/___

SIGNED: _____ (Buyer) Date: ___/___/___