

VENDOR'S (SECTION 32) STATEMENT- INFORMATION SHEET

In order to sell your property you must provide the purchaser with a Vendor's Statement (Section 32 Victorian Sale of Land Act). Any delay in providing a Vendor's Statement could adversely impact on the timing of your sale or may even result in the loss of a purchaser.

This Information Sheet provides you with a convenient way of preparing your Vendor's Statement. The only information sought is essential for its completion. **If all information is not supplied this could result in a delay in completing the document.**

If you need assistance call our office on 9837 2100. Once you have completed this Information Sheet please sign it and **email to liliana@mwlaw.com.au**

Full Name(s) of property owner(s)

.....

Address of property being sold

.....

Your address (only complete if different to above address)

.....

Dates of Birth for each property owner

Contact telephone numbers:

(Home) (Work) 1.

(Mobile) 1. 2.

2. (Fax)

(Email)

Title details of property being sold

(Note: This information is found on the top right hand corner of your title. If you have a copy of the Title please attach it.)

Volume Folio

Advise the whereabouts of the original Certificate of Title i.e. Bank, Solicitors office

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If you are selling a unit, sometimes the car park has a separate title. If applicable, please ensure you provide ALL title details.

Property Type:(eg. House, unit, vacant land, factory, etc)

Services (Circle as appropriate)

Electricity Connected? Yes / No

Gas Connected? Yes / No

Water Connected? Yes / No

Sewerage Connected? Yes / No

Telephone Connected? Yes / No

How much are your Rates?

Council Rates \$ p.a. (Name of Council:)

Water Rates \$ p.a. quarterly charges only.

Owners Corporation \$ from to
(if applicable)

Please provide a copy of your most recent Council rate notice.

If you know of any other charges/outgoings affecting the property (e.g. an Owners Corporation Special Levy) , please advise.

If you are selling a unit, is the Owners Corporation operative? Yes / No

If yes, please advise:

Name of Owners Corporation Manager / Company:

Address of Owners Corporation

Tel. and email address:

If no, kindly provide a copy of the Certificate of Currency of insurance for public liability. The policy must be in the name of the Owners Corporation and be for no less than 10M.

If the Owners Corporation does not have public liability insurance in its name for no less than \$10M a purchaser will be entitled to rescind any contract entered into at any time prior to settlement and for any reason.

Please note 2 lot subdivisions are exempt from the Owners Corporation Regulations.

Is the property tenanted? Yes / No

If yes, you **must** supply a copy of the tenancy agreement **and** advise the following:

Lease expiry date

Monthly rental \$

Managing Agent

Address:

Tel. and email address:

If the property is currently tenanted will you be selling subject to the tenancy or with vacant possession? Please advise:

Was the dwelling constructed within the last seven years? Yes / No

If yes, you will need to provide our office with a copy of the Building Permit, Occupancy Permit and Builders Warranty Insurance. If built as an Owner Builder, please refer to additional information attached.

Have any building works been undertaken (by you or the previous owner) in the last 8 years? Yes / No

(Note: You will find this information on documents provided to you when undertaking the building works. If you cannot locate them, the Council will be able to provide you with the information. If the previous owner undertook such works in this period, details should have been provided in the contract when you purchased the property.

If yes, please provide the following details:

Permit No. and date issued

Describe the works undertaken and the value?

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Who completed the works? Registered Builder / Owner Builder
Please note that you will be regarded as an owner-builder if the works were not carried out by a registered builder.

Date of Final Inspection

Was an Occupancy Permit obtained? Yes / No Date:

You MUST provide a copy of the Permit, Final Inspection and Builder's Warranty/Insurance

If you were an owner-builder please refer to the additional information attached.

Does the property have a pool/spa? Yes / No
If yes, is it properly fenced? Yes / No

Other than normal rates notices, have you received any notices, orders, declarations, reports or recommendations of a public authority or government department or approved proposal affecting the property? Yes / No

If yes, you **must** provide a copy of the notice.

Is there a mortgage over the property? Yes / No

If no, please advise where the Title is being held

If yes, please advise:

Name of Bank (Lender)

Loan Account No(s)

Contact address and

Telephone no.

How much do you currently owe? \$

Is the loan secured by any other properties? Yes / No

If yes, please discuss the sale of the property with your bank as there may be a need for the bank to conduct valuations of the remaining security in order to determine the amount required from you to release this particular property as security.

If you want us to obtain an early release of your deposit, you must also provide the following information:

What was the total amount *originally* borrowed? \$

What is your loan repayment? \$ per week / fortnight / month

What is your current interest rate? %

Does your loan allow for further advances? (eg. Re-draw?) Yes / No

If yes, please advise details (eg. re-draw up the secured borrowed amount of \$?)

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At what date is your loan due to be repaid

(If unsure provide us with an approximate year of repayment)
Legislation now requires any material facts affecting the property must be

disclosed to any prospective purchasers. Therefore, please answer the following to the best of your knowledge:

Have any prior tests or investigations revealed a defect in the structure of the building, a termite infestation, combustible cladding, asbestos (including loose-fill asbestos insulation) or contamination through prior use of the land:	Yes <input type="checkbox"/> No <input type="checkbox"/>
If there are any obvious physical defects in the property (such as a large uncovered crack in a wall), are you aware of any underlying reason for the defect to have occurred? (for example defective stumping)	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Has there been a flood or bushfire at the property?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Is there any history of pesticide use in the event that the property has been used for horticulture or agricultural purposes?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Are there any restrictions on vehicular access to the property (such as truck curfews or where access is via an easement that is not apparent on the Certificate of Title or plans)?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Are there any sinkholes, surface subsidence or development proposals in the neighbourhood surrounding the property that would likely affect the use and enjoyment of the property to a greater extent than the usual disturbances and inconveniences would?	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Has there been any building work or other work done without a required building permit, planning permit or that is otherwise an illegal structure or works?	Yes <input type="checkbox"/> No <input type="checkbox"/>
Has the property during the current or previous occupation been the scene of a serious crime or an event which may create long-term potential risks to the health and safety of the occupiers of the land, such as : <ul style="list-style-type: none">• Extreme violence such as a homicide;• Use for the manufacture of substances such as methylamphetamine; or• A defence or fire brigade training site involving the use of hazardous materials?	Yes <input type="checkbox"/> No <input type="checkbox"/>

If you answered Yes to any of the above, please provide further details.

Please advise who will be your selling agent.

Name of agent:

Address:

Tel: Fax:

Will GST be applicable to this sale? Yes / No
(please note GST is not payable on existing residential premises)

Is the Property being sold at Auction? Yes / No

If yes, on what date?

I/We authorise Mitcham Whitelaw Pty Ltd (MW Law) to complete a Vendor's (Section 32) Statement on my/our behalf using the information provided by me/us in this Information Sheet.

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Owner (1)

.....
Owner (2)

Dated:

Dated:

PLEASE COMPLETE THIS PAGE IF THE PROPERTY OWNER IS A COMPANY

A.C.N.

A.B.N.

Names and usual addresses of Director/s and Secretary:

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.....
.....

Is the company registered for GST ? yes/no

Is this property being held as a Trust ?

If so, kindly advise the name of the Trustee

OWNER BUILDER ADDITIONAL REQUIREMENTS

To the extent that you are an “owner builder” you are required to include in the Section 32 Statement a Condition Report. This must be undertaken by a registered builder in relation to each of the works for which you were an owner builder and you must have insurance in place for each of those works.

The insurance obligation only applies if the value of the works exceeded \$12,000, although the Condition Report must be obtained irrespective of the value of the works. Additionally, the Condition Report must not be more than six (6) months old as at the date of the contract of sale.

If you do not comply with the Building Act in relation to the above, a purchaser will be entitled to rescind any contract entered into at any time prior to settlement and for any reason.