

VENDOR QUESTIONNAIRE

Please Complete as much as possible and return to our office along with the following:

Attached:	
1	Copy Rates Notice (front and back)
2	Copies of Water Rates Notice (front and back)
3	Copies of any Building permits, insurance, occupancy permits (if applicable)
4	Copy of and Owners Corporation Certificate Invoice (if applicable)
5	Copy of Current Lease if applicable
6	Pool/Spa Registration and/or compliance

VENDOR INFORMATION		
	Vendor 1	Vendor 2
Full Legal Name:		
Company Name		
Trust Name (if applicable)		
Date of Birth:		
Email Address		
Mobile Number		
Phone Number		
Are you, as Vendor, registered for GST?	Yes	No
Are you a foreign resident?	Yes	No

PROPERTY DETAILS		
Property Address you are selling		
Is the property currently insured	Yes	No
Will the sale price be \$750,000.00 or over?	Yes	No
Title Particulars if known:	Volume	Folio
Are you in occupation of property	Yes	No
If <u>No</u>, are there any Leases or other Agreements in place?	Yes	No
	<u>If yes and there is a lease</u> or occupancy that will continue to affect the property after settlement please provide a copy of	

	the lease or agreement.	
How old is the house?		
What is the property type	House <input type="checkbox"/> Unit <input type="checkbox"/> Vacant Land <input type="checkbox"/> Commercial Property <input type="checkbox"/> Farming <input type="checkbox"/>	
Are there any car spaces or storage areas included in the sale?	Yes	No

THE TITLE		
Is the property mortgaged?	Yes	No
	If yes, which bank?	If no, where is the title?
When did you purchase the property?		
Did you receive any Stamp Duty Concessions or Exemptions when you purchased the property	Yes	No
Do you have a copy of the Vendor's statement and/or contract from when the property was purchased?	Yes	No

RATES AND TAXES		
Have you provided a copy of the current council rates notice, water rates notice and land tax notice for the land. If land tax is payable is it payable at the general rate or the trust rate and until what date has it been paid?/...../.....	Yes	No
PLEASE LIASIE WITH YOUR ACCOUNTANT REGARDING THE FOLLOWING QUESTIONS		
Is any vacant residential land tax payable?		
Have you considered the GST treatment of the sale of the land? For example is the price 'plus GST', 'GST inclusive' and does the margin scheme apply or is the sale a going concern or the sale of a farm.	Yes	No
Have you considered the Capital Gains Tax (GCT) consequences of the sale of land?	Yes	No

Have you considered any issues in relation to the windfall gains tax (WGT)? For example, could the land be rezoned and become subject to the WGT and if so, do you wish to defer payment?	Yes	No
Have you considered the duty (formerly known as stamp duty) consequences in regards to the sale of the land? For example, an exemption might apply for the transfer of a principal place of residence you have lived in for more than 12 months to a spouse.	Yes	No

OWNERS CORPORATION		
Is there an active Owners Corporation?	Yes	No
Does the Owners Corporation have insurance?	Yes	No
If active, please provide Owners Corporation Contact Details		

SERVICES CONNECTED TO THE LAND
<u>'Connected' is not defined in the Sale of Land Act 1962 (Vic). A service is connected where at the date the purchaser signs the contract of sale the service can be used.</u>

Details

Electricity	Connected/Not connected
Gas	Connected/Not connected
Water	Connected/Not connected
Sewerage	Connected/Not connected
Telephone	Connected/Not connected

BUILDING APPROVALS		
Have any planning permits or building permits been issued or refused?	Yes (please provide)	No
Has an occupancy permit or certificate of final inspection been issued?	Yes (please provide)	No

<p>Have you done any owner-builder works? For example, renovated a bathroom. Do you propose to do any owner-builder works before settlement? A building and defects inspection report is required for owner builder works and insurance may also be required.</p>	Yes	No
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For more information go to:

CAV: <https://www.consumer.vic.gov.au/housing/buildingand-renovating/checklists/owner-builders>

VBA: <https://www.vba.vic.gov.au/owner-builders>

Or contact Consumer Affairs Victoria 1300 55 81 81 Victorian Building Authority 1300 815 127.

<p>Is there a Swimming Pool or Spa on the property?</p>	Yes		No
	<p>If yes, have you registered the pool or spa with Council</p>	Yes	No
	<p>If yes, have you received your compliance certificate</p>	Yes (please provide)	No

Further information from the VBA:

<https://www.vba.vic.gov.au/consumers/swimmingpools/inspections-and-compliance>

RESTRICTIONS

<p>Are you aware of any restrictions to the property including easements, covenants, caveats, rights of way etc.?</p>	Yes	No
<p>If yes please provide details including if you are you aware of any failure to comply with any restrictions imposed by any easement, covenant or right?</p>		

NOTICES

<p>Have you received any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal affecting the property?</p>	Yes	No
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If yes please provide details

GOODS

What goods are included/excluded from the sale? Goods are also known as 'chattels'. Goods are not fixed to the land. Goods usually included in the sale of land are 'window furnishings, dishwasher, light fittings and clothes line'.

List included goods:

List excluded goods:

ANYTHING ELSE

Is there anything else you want to tell us about your land that you think may affect a sale?
E.g. neighbour disputes, fencing disputes, encroaching structures, contamination, etc

SELLING AGENT DETAILS

Name of your Estate Agent:

Agent's Contact details:

VENDOR ACKNOWLEDGMENT

Date:

Signed: