

Request for Searches and Preparation of Form 1 – 2022/2023

Sale Property Address:

Certificate of Title Volume: Folio (if known)

Real Estate Agency:

Sales Agent: Phone Number:

Vendor Information:

Name:..... Name:.....

Postal Address: Postal Address:

.....

Phone Number: Phone Number:

Email: Email:

I agree to receive the Form 1 Vendor Statement electronically via the DocuSign system YES NO

I acknowledge that certain statutory searches are required to complete the Form 1 on my behalf, which is required under the Land Agents, Conveyancers and Valuers Act. I have instructed the Real Estate Agent that Critchley & Associates Conveyancers will be my Conveyancer for the settlement of the above property. I hereby authorise and instruct SA Form 1 to apply for the following searches on our behalf and to forward a copy to the Real Estate Agent.

Government Searches	\$409.13	(Property Interest Report & Council Request)
Community Title Search	\$82.43	Strata Manager:
Strata Title Search	\$122.80	Strata Manager:
Form1 Preparation	\$330.00 Inc. GST	

* Please note the above amounts do not include any additional documents registered on the Title e.g. Encumbrances, By Laws, Scheme Descriptions or any other registered Documents. Each additional document required will be ordered and incur an \$13.07 inc. GST charge.

- I will pay via credit card and have completed the attached Credit Card Authorisation Form
- I will EFT funds to Critchley & Associates Trust Account BSB: 065 149 Account: 1032 5099
- Deduct amount from the settlement proceeds

Please note – Critchley & Associates Conveyancers will forward you an Invoice for payment once the Form1 has been completed
 I acknowledge that if Critchley & Associates Conveyancers are not appointed as my Conveyancer then a fee of \$55.00 inc. GST will be added to the charge.

..... Date:

Vendor Signature

Vendor Signature

PLEASE ANSWER ALL THE FOLLOWING QUESTIONS TO THE BEST OF YOUR KNOWLEDGE:

Sales Details

	YES	NO
Is your property being auctioned? If yes , please provide us with the anticipated date of the auction:		
Are you acting as an Executor or under a Power of Attorney on behalf of a registered proprietor? If yes , please provide us with the required documentation eg. copy of the Grant of Probate and Will or Power of Attorney		
Is the property subject to a subdivision prior to settlement? If yes , please provide us with a copy of the proposed plan.		

Form 1 Questionnaire

Division 1 – Mortgages Charges and Prescribed Encumbrances

Is the property Subject to (or together with) any of the following unregistered (i.e. not registered on the Title) prescribed Encumbrance?

	YES	NO
Any unregistered debts/unregistered mortgage or loan (not registered on the Title)		
Any lease, tenancy or licence to occupy – written or verbal (not registered on the Title) If yes , please advise Managing Agent..... (If self-managed , please provide a copy of the tenancy agreement)		
Any Restrictive Covenant (Encumbrance) or Easement – e.g. rights of way (not registered on the title)		
Any Encroachments on any (registered or unregistered) Easements or rights of way		
Any current contracts in place for the repayment of installation of solar panels or an assignable contract with an electricity provider in relation to solar panels? If yes , please provide a copy of the contract and provide the name of the supplier:		

Is the property affected by any of the following matters?

	YES	NO
Development Act 1993 – Notice of intention by adjoining owner undertaking building works or council		
Development Act 1993 – Part 11 Division 2 proceedings (applications or appeals made to the court regarding development approval disputes or other council decisions)		
Development Act 1993 – An order to do works		
Fences Act 1975 – Notice of intention by you or adjoining owner to perform fencing work		
Other – Unregistered charge of any kind affecting the land (e.g. court order, rates order, other legal action)		
Planning, Development & Infrastructure Act 2016 - Are you aware that there is a tree declared to be a 'significant' tree or a stand of trees declared to be 'significant' trees on the land? If yes , please state the date of the declaration and who made this declaration and explain the tree or trees on the land in respect of which this declaration was made:		

Particulars relating to Aluminium Composite Panels

	YES	NO
Have you been notified that a building on the land has been identified, as part of a South Australian Building Cladding Audit: <ul style="list-style-type: none"> (a) as having aluminium composite panels installed on the exterior of the building; and (b) as constituting a moderate, high or extreme risk as a result of that installation; and (c) as requiring remediation to reduce the risk to an acceptable level; and (d) as not having had the necessary remedial work performed or a determination made by the appropriate authority of the relevant council that no further action is required? If yes, give details of the following: <ul style="list-style-type: none"> (a) the actions required to remediate the risk (if known): (b) the estimate cost of remediation (if known): 		

Division 2 – Other Particulars

	YES	NO
Have there been any transactions affecting the land in the last 12 months (e.g acquiring the land, obtaining an option to purchase the land, or granting an option or assignment to sellor transfer the land)		
Is there any building indemnity insurance for buildings / additions built since 1 May 1987		
Is there any asbestos on any building on the land (other than a private residence – private residence includes outbuildings not used for anything other than residential purposes)		
Are there any court or tribunal processes in relation to the property		

Particulars relating to Community Lot or Strata Unit

	YES	NO
Contact Details of Community/Strata Corporation (required): If self-managed, please provide us with the Certificate of Currency for the building insurance and any applicable tax invoices for services to the common areas.		
Are you aware of any breach of the Community/ Strata Rules		

Particulars of Water Allocation for Irrigation Purposes

	YES	NO
Is the vendor aware whether the property falls within any of the following irrigation districts		
An irrigation district constituted by or under the Irrigation Act 1994		
Is there an agreement under the Irrigation Act 1994 to supply water to the land?		

Particulars relating to Livestock Act 1997

	YES	NO
Has any notice under section 33 or 37 of the Livestock Act 1997 been made that affects, presently or prospectively, enjoyment of the land		
Has any order under section 38, or notice under section 72 of the Livestock Act 1997 been issued to the Vendor in relation to the land or any building on the land		

Particulars relating to Environment Protection

Is the vendor aware of any of the following activities ever having taken place at the land (other than for ordinary domestic activities) **before or after** the vendor acquired the land? (please refer to the Environment Protection Act 1993 (SA) & Dangerous Substances Act 1979 for any clarification)

	YES	NO
Manufacturing activity		
Storage, handling or disposal of waste or fuel or other chemicals		
Prescribed commercial or industrial activities		
Importation of soil or other fill from a site at which may have stored or handled waste, fuel or other chemicals, or where a prescribed commercial or industrial activity has taken place		
Any Environmental assessment before or after you have purchased the land?		
Any other activity that may be relevant to either Act?		

If yes to ANY of the above, please provide details (or attach any documentation):

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Is there any further information or comments relating to the Property that the vendor is aware of? If yes provide detail:

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This document MUST be fully signed and completed by the Vendor in order for the Form 1 documentation to be completed and served on a prospective Purchaser. Please note that it is a legal requirement, and any incorrect or undisclosed information may invalidate the contract and make you liable for the same.

I/We..... (Vendor Full Name(s))
 advise that to the best of our knowledge the answers provided herein are true and correct.

.....
Vendor Signature

.....
Vendor Signature

Date:

Credit Card Authorisation Form

Please fill in if you are wanting to pay via credit card

Card Type:	VISA Mastercard AMEX Other _____
Cardholder Name (as shown on card):
Card Number:	_____
Expiry Date:	___ / ___
CVV:	___

I / We, authorise Critchley & Associates Conveyancers to charge my credit card above for the agreed sum for preparation of the Form 1 and searches.

Payment will be processed once the Form 1 has been prepared and provided to you or your agent.

.....
Cardholder Signature

.....
Date

This Authority will be destroyed once payment has been processed.