



Request for Searches and Form 1 - 2018/2019

Sale Property Address:

Certificate of Title Volume: Folio: (if known)

Real Estate Agency: **Sales Person:** **Ph:**.....

Vendor Information:

Name(s):

Postal Address:

Contact Ph: **Mobile:** **Email:**

I/We acknowledge that certain statutory searches are required by the Real Estate Agent to complete the 'Form 1' on our behalf, which is required under the Land Agents, Conveyancers and Valuers Act.

I/We have instructed the Real Estate Agent that you will be our Conveyancer for the settlement of the above property. I/We hereby authorise and instruct you to apply for the following searches on our behalf and to forward a copy to the Real Estate Agent.

Full Request:	Please tick selection		
	Standard		Urgent
Form 1 & Searches Residential * <small>(Includes Property Interest Report and Council Search)</small>	\$718.35 Inc. GST	<input type="checkbox"/>	\$731.22 Inc. GST
Form 1 & Strata/ Community Property Searches * Strata Manager (required): <small>(Includes property Interest Report, Council Search and Strata/ Community Manager Search, plan)</small>	\$803.49 Inc. GST	<input type="checkbox"/>	\$852.66 Inc. GST
Form 1 only – A copy of the full searches will be required for this request (please allow 24 hours for preparation)	\$330.00 Inc. GST	<input type="checkbox"/>	

	I/We request Critchley & Associates deduct the above costs from our sale proceeds #
	I/We will EFT funds to Critchley & Associates Trust Account BSB: 065 149 Account: 1032 5099 *

This option can only be selected if Critchley & Associates Conveyancers will be your Registered Conveyancer

* Please note - Critchley & Associates Conveyancers will forward you a final Tax Invoice to make payment

If the property is not sold within three (3) months of the date of this request, then I/We undertake to repay the above Searches Costs to Critchley & Associates Conveyancers within Seven (7) days of receipt of the invoice from Critchley & Associates Conveyancers.

I acknowledge that if Critchley & Associates Conveyancers are not appointed as my Conveyancer then a fee of \$55.00 inc. GST may be added to the cost of the searches.

.....

Vendor Signature

.....

Vendor Signature

Dated.....

Once form is completed and signed, please return via email to searchrequest@mhcritchley.com.au or fax to 8264 4578. If you have any questions or queries, please do not hesitate to call us on 8264 9999..

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 Certificate of 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? If so please provide a copy of the contract		

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

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)		

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

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 sell or 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?		

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

Particulars relating to Community Lot or Strata Unit

	YES	NO
Contact Details of Community/Strata Corporation (required):		
- 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):**

Is there any further information or comments relating to the Property that the vendor is aware of?

If yes provide detail:

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

Vendor