

Vendor Property Disclosure Statement

Property Address: Street: 6/63a Pelissier Street

Suburb: Somerset

State: TAS

Postcode: 7322

The Vendor should tick the appropriate replies

The Vendor need only answer these questions to the best of the vendor's knowledge and awareness.	Yes	No	Not known	Not applicable
1. Is the Property connected to mains power?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the Property connected to a phone land line?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the Property connected to a public sewer?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Is the Property serviced by a private human waste treatment system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Is NBN available at the Property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Are there any problems with any onsite human waste treatment system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the Property connected to a public water supply?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Is the Property connected to a private or a community water supply or well?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Are there problems with a private or community water supply or well?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Are there any underground tanks on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is there any boundary error or problem?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Are there unregistered easements; e.g. right of way or drainage easement?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Are there any pending local improvement levies/charges?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Have you received any other notice or claim affecting the property, other than for the usual rates, land tax or water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Are there equipment leases or service contracts; e.g. alarms, lifts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Are you aware of any material defect that reasonable inspection will not disclose?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Are you aware of a violent death or burial ground on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Are there supplemental rights? E.g. parking, foreshore, moorings, access.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Is the Property heritage registered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Are there unusual legal restrictions on use of the Property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Are there any buildings? If not, the following questions do not apply.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.a Are the exterior walls insulated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21.b Is the ceiling insulated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21.c Does the Property contain asbestos?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21.d Are there missing permits or certificates for:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.d.1 Building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.d.2 Plumbing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.d.3 Special Plumbing i.e. Septic Systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
21.d.4 Wiring?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.d.5 Wood Stove or Fireplace?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.d.6 Additions or alterations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.e Are there any structural problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21.f Are there any heating or air conditioning problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.g Are there any flooding, moisture or water problems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21.h Is there any roof leakage or unrepaired roof damage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21.i Are there any electrical problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21.j Are there any plumbing problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Is this a Strata Title? If so, provide a copy of the by laws and the insurance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23. If this a Strata Title, is the Body Corporate active? If so provide names of the secretary & members of the Body Corporate.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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Additional comments or explanations: (use additional pages if necessary)

Date of Disclosure 23 January 2018

The Vendor states that the information provided is true to the extent of the Vendor's knowledge and awareness as of this date.


The Vendor may be responsible for dishonest answers to the extent of the Vendor's knowledge and awareness but does not otherwise guarantee the accuracy of the answers on this property disclosure statement.

The contents of this Property Disclosure Statement constitute representations to the extent of the Vendor's knowledge and awareness intended to induce any Sale Contact of the Property, subject to agreement in writing to the contrary.

The Vendor acknowledges receipt of a copy of this Property Disclosure Statement and agrees a copy may be given to prospective purchasers.

Anna Reany
Vendor Name

Vendor Name


Vendor Signature

25-01-2018 | 12:17:57 AM AEDT

Vendor Signature

Vendor Name

Vendor Name

Vendor Signature

Vendor Signature

In Tasmania except as included in the Contract, property is generally sold as is/where is, without comprehensive compulsory vendor disclosure. The prudent Purchaser will:

- use this Property Disclosure Statement as the starting point for the purchaser's own inquiries,
- get advice as required and carefully inspect the property, and
- insure the property on signing the Contract to protect against damage to the property before settlement.

The Purchaser acknowledges that the Purchaser has received, read and understood a signed copy of this Property Disclosure Statement on the _____

Purchaser Name

Purchaser Name

Purchaser Signature

Purchaser Signature

Purchaser Name

Purchaser Name

Purchaser Signature

Purchaser Signature