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## SELLERS DISCLOSURE STATEMENT

**Seller(s):** GLENVILLE EDWARD AITKEN

**Address:** 22 Upwey Street, Wellard WA 6170

Please put a cross/tick in the correct box against **EVERY** question – If the question does not apply then please select the N/A Box

| N/A                                 | YES                                 | NO                                  | DON'T KNOW                          | QUESTIONS  |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Have any structures been added to the property during the term of the Sellers ownership? (E.g. the main dwelling & additions & alterations to it, patios, garages, outbuildings, sheds, fences).                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Do ALL structures on the property have approval by the relevant local authority? If "No" or "Don't Know" complete either Annexure "Council Plan Request" or "Unapproved Improvements"                              |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Is each dividing fence and boundary wall on the boundary of the property?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Does the property have a swimming pool / spa / water feature?  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | If "YES" to the previous question, do all swimming pool, spa, water features and their safety barriers comply with current legal requirements? If "No" or "Don't know" complete Annexure "Swimming Pool Compliant" |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Does the Seller warrant that all pool/spa/water feature pumps & filters & heating system will be in working order at Settlement?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the Seller aware of any structural defects in the property's residential dwellings? If "Yes" complete Annexure "Blank Special Conditions"   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Does the property have working RCDs that satisfy State Gov. Regulations?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Does the property have working Hardwired Smoke Alarms that satisfy State Gov. Regulations?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Is the property insulated?   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Is the property Tenanted? If "Yes" complete Annexure "Tenanted Property"   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Bore – Is there a bore on the property?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Bore – Is it in working order?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Is there a Septic System connected to the Property?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Has the septic system been decommissioned?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Has the Seller received a notification from water/sewerage/electricity utility suppliers that require payment for future compulsory upgrades to connections? If "Yes" complete Annexure "Blank Special Conditions" |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Solar Power – Is there solar power at the property?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | If "Yes" to previous question, is the solar power in working order?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Reticulation – Is there reticulation on the property?  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | If "Yes" to previous question, is the reticulation in working order?   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Are there any current disputes regarding your property with neighbours, Local Council or any other third parties? If "Yes" complete Annexure "Blank Special Conditions"  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Strata Properties: Are there any proposed changes to existing By-Laws? If "Yes" complete Annexure "Blank Special Conditions"   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Are there any other proposed changes to the property that would affect a potential Buyer's use of the property? If "Yes" complete Annexure "Blank Special Conditions"  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Are all fixtures, fittings & chattels in good title (not under finance)? If "no" complete  |

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**CHATELS:**

Fixtures and fittings, light fittings, fixed floor coverings and window treatments are included in the sale and staying in the property after Settlement EXCEPT for the following: (e.g. sheer curtains, floating shelves, tv brackets, garage shelving etc)

1. NIL.
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**MISCELLANEOUS ITEMS INCLUDED:**

In addition to the Chattels above, list all other items that are included in the sale price (e.g. pool equipment, dishwasher, washing machine/dryer, theatre room equipment, speakers, TV etc.)

1. DISHWASHER
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**ITEMS NOT IN WORKING ORDER:**

List all the items that **will NOT** be in working order at settlement:

1. NIL.
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

By signing below, the Sellers warrant that the information contained herein is accurate to the best of their knowledge and the Buyers acknowledge they have received a copy of this Disclosure

THE SELLER/S (if Seller is a Corporation, they execute this Agreement pursuant to the Corporation Act)

Seller Signature: [Signature]

Date: 31/8/22

Seller Signature: \_\_\_\_\_

Date: \_\_\_\_\_

THE BUYER/S (if Buyer is a Corporation, they execute this Agreement pursuant to the Corporation Act)

Buyer Signature: \_\_\_\_\_

Date: \_\_\_\_\_