

SELLERS DISCLOSURE STATEMENT

Seller(s): Johnson Vinoo Ross and Sumy Antony

Address: 24 Colchester Avenue, Orelia, WA 6167

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
			X	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).
			X	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"
	X			Is each dividing fence and boundary wall on the boundary of the property?
		X		Does the property have a swimming pool / spa / water feature?
			X	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"
			X	Does the Seller warrant that all pool/spa/water feature pumps & filters & heating system will be in working order at Settlement?
		X		Is the Seller aware of any structural defects in the property's residential dwellings? If "Yes" complete Annexure "Blank Special Conditions"
			X	Does the property have working RCDs that satisfy State Gov. Regulations?
	X			Does the property have working Hardwired Smoke Alarms that satisfy State Gov. Regulations?
	X			Is the property insulated?
	X			Is the property Tenanted? If "Yes" complete Annexure "Tenanted Property"
			X	Bore – Is there a bore on the property?
			X	Bore – Is it in working order?
	X			Is there a Septic System connected to the Property?
			X	Has the septic system been decommissioned?
			X	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"
			X	Solar Power – Is there solar power at the property?
			X	If "Yes" to previous question, is the solar power in working order?
			X	Reticulation – Is there reticulation on the property?
			X	If "Yes" to previous question, is the reticulation in working order?
		X		Are there any current disputes regarding your property with neighbours, Local Council or any other third parties? If "Yes" complete Annexure "Blank Special Conditions"
		X		Strata Properties: Are there any proposed changes to existing By-Laws? If "Yes" complete Annexure "Blank Special Conditions"
			X	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"
	X			Are all fixtures, fittings & chattels in good title (not under finance)? If "no" complete Annexure "Blank Special Conditions"
		X		Was the property built between 2017-2022?
			X	Does the property contain Iplex Pro-Fit Typlex 1050 resin Polybutylene plumbing pipes?
			X	Have there been any leaks of Iplex Pro-Fit Typlex 1050 resin Polybutylene plumbing pipes?
0	1	2	3	How many working garage remotes will be provided at settlement?

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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)

- N/A
1. _____
- N/A
2. _____
- N/A
3. _____
- N/A
4. _____
- N/A
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.)

- N/A
1. _____
- N/A
2. _____
- N/A
3. _____
- N/A
4. _____
- N/A
5. _____

ITEMS **NOT IN WORKING** ORDER:

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

- solar panel - working condition unknown
1. _____
- N/A
2. _____
- N/A
3. _____
- N/A
4. _____
- N/A
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: _____
Johnson Vinoo Ross

Date: _____
10-Sep-2025

Seller Signature: _____
Sunny Antony

Date: _____
10-Sep-2025

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

Buyer Signature: _____

Date: _____

Buyer Signature: _____

Date: _____