

MATERIAL FACTS - Sale of Land Act 1962 - Section 12(d)

A material fact is a fact that would be important to a potential purchaser in deciding whether or not to buy any land. In the context of a proposed sale of land, a material fact is one that influences a purchaser in deciding whether or not to buy any land at all, or to buy land only at a certain price

Please answer the questions below and if you answer YES to any question, please specify it:

- Prior tests or investigations have revealed (or the vendor or agent otherwise knows of) a defect in the structure of the building, a termite infestation, combustible cladding, asbestos (including loose-fill asbestos insulation) or contamination through prior uses of the land;

Yes/ **No**

If Yes, please specify:

- the underlying cause of an obvious physical defect is not readily apparent upon inspection (for example, whilst a large uncovered crack in a wall would be obvious to a purchaser upon inspection, the underlying reason for the crack, such as defective stumping, may not);

Yes/ **No**

If Yes, please specify:

- There has been a significant event at the property, including a flood, or a bushfire;

Yes/ **No**

If Yes, please specify:

- There is a history of pesticide use in the event the property had been used for horticulture or other agricultural purposes

Yes/ **No**

If Yes, please specify:

- There are restrictions on vehicular access to a property that are not obvious during a property inspection (such as truck curfews or where access is via an easement that is not apparent on the Certificate of Title or plans)

Yes/ **No**

If Yes, please specify:

- Facts about the neighborhood disturbances and inconveniences of occupying land of the kind and in the local area of the land being sold surrounding the property which may not be immediately apparent upon inspection (such as sinkholes, surface subsidence, development

proposals) that would likely affect the use and enjoyment of the property to a greater extent than the usual

Yes/ **No**

If Yes, please specify:

- Building work or other extension works done without a required building permit or planning permit or that is otherwise illegal;

Yes/ **No.**

If Yes, please specify:

- The property, either now or in the past, has been the site of a serious crime or an event that might cause long-term risks to the health and safety of the people living there, such as:
- extreme violence such as homicide
 - use for the manufacture of substances such as methylamphetamine, or
 - a defence or fire brigade training site involving the use of hazardous materials.

Yes/ **No**

If Yes, please specify:

- Any positive Enhancements or improvements made to a property such as renovations, substantial repairs, etc

Yes/ **No**

If Yes, please specify:

- Any other specific facts known by the vendor which could be important to specific purchaser;

Yes/ **No.**

If Yes, please specify:

Property Address :

Vendor's Name :

Signature :

Date :