

# RURAL SELLER'S DISCLOSURE STATEMENT

## RURAL PROPERTY DESCRIPTION

The property description contained herein is given by the Seller to the Listing Agent for the purpose of the Agent offering the Property for sale and the Seller warrants to the Agent that all of the details supplied by the Seller to the Agent for the listing of the property for sale are true and correct and that the Seller has not omitted any material detail of the property including any encumbrance, defect or impediment to the property and agrees to indemnify the Agent against any action that may be taken against the Agent for the wrongful description or omission in regard to representations of the property in the marketing of the property.

Listing Agency .....

Tel: ..... Fax: ..... Mobile: ..... Email: .....

## PARTICULARS

PRICE \$ ..... SELLER'S TERMS: .....

Name of Property .....

Address of Property .....

Area: ..... Shire: .....

Title Details: .....

Nearest Town: ..... Distance [km]: .....

Nearest Port: ..... Distance [km]: .....

Nearest CBH delivery ..... Distance [km]: .....

Road Frontage .....

### RAINFALL Estimated annual rainfall [mm]

#### SCHOOLING:

Pre-school ..... Distance (km) ..... Primary: ..... Distance (km): .....

Secondary: ..... Distance [km] ..... School bus: ..... Distance (km): .....

#### DEVELOPMENT: These areas are estimates & have not been surveyed

Developed Area (ha): ..... Parkland Area (ha): .....

Irrigation (ha): ..... Salt Area (ha): .....

Cropable Area (ha) ..... Grazing Area (ha): .....

Irrigation water: Yes  No  Undeveloped bush (ha): .....

Improved pastures: Area (ha): ..... Type .....

#### INTENSIVE AGRICULTURE: (or see annexure) (eg. trees, vines, forestry etc)

#### SOIL TYPES:

Heavy (ha): ..... Medium (ha): ..... Light (ha): .....

Description .....

Original Vegetation Description: .....

Topography: .....

#### FERTILISER

Normal Application (tonnes): ..... Application in past 12 months (tonnes): .....

Rate per ha on Pasture: .....

#### FENCING

No. of Paddocks: ..... Description: .....

Seller's Signature .....

**WATER**

Soaks:..... Dams: ..... Bores: ..... Scheme Water: Yes/No .....

Description: .....

**RESIDENCES:** .....

.....

.....

**OUTBUILDINGS:** .....

.....

.....

**YARDS & SILOS:** .....

.....

**CROPPING: Normal hectares per annum .....**

Wheat:..... Oats: ..... Barley: .....

Lupins: ..... Canola: ..... Other: .....

**LIVESTOCK CARRIED**

Sheep: Current..... Peak .....

Cattle: Current..... Peak .....

Other: ..... Estimated DSE: .....

**RATES:** Shire: ..... Water: .....

**REGISTERED ENCUMBRANCES:**

(eg. restrictive covenants, easements, road resumptions, profit a prendre, memorials, notifications & leases, contaminated sites)

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**UNREGISTERED ENCUMBRANCES & PROPERTY AND TITLE DEFECTS: (eg. Native Title, Mining Tenements or Exploration Rights, Contaminated Sites)**

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.....

**CHATTELS & LIVESTOCK INCLUDED (If walk in/walk out see attached detail)**

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**LICENCES, QUOTAS or RIGHTS INCLUDED**

.....

.....

**LICENCES, QUOTAS or RIGHTS NOT INCLUDED**

.....

.....

**QUARANTINE AND CONTAMINANTS**

Primary Noxious Weeds: Yes/No ..... Footrot: Yes/No..... GMOSites: Yes/No .....

Internal or external parasites: Yes/No ..... Chemical- resistance: Yes/No.....

Provide details.....

Are there or are there likely to be any contaminated sites?  No  Yes

If Yes, please specify .....

Is the Buyer to assume responsibility of any contaminated site?  No  Yes

**GENERAL COMMENTS [other property information]**

.....

.....

.....

.....

**MINISTERIAL CONSENT Yes/No .....**

Seller's Signature .....



**SELLER REPRESENTATIONS & WARRANTIES**

 *Please tick appropriate box*

**Are there any demands, orders, requisitions or requirements of any Authority relating to or proposed to the Property, including sewer connections, or swimming pool safety barriers? [9.1(a)(1)]**

Yes  Not to my knowledge  See attached

**Are there any proposals for the re-alignment, widening, or alteration of the level of any road adjoining the Land by any Authority that would materially affect the Land or the use of the Land? [9.1(a)(2)]**

Yes  No  Not to my knowledge  If yes, provide Details .....

.....

**Is there any money owing to any Authority in respect of works performed or to be performed or any expenses incurred by any Authority in respect of the Land? [9.1(a)(3)]**

Yes  No  Not to my knowledge  If yes, provide Details .....

.....

**Excluding strata lots, are there any sewers, drains, pipes cables or other installations passing through the Land providing services to other land? [9.1(a)(4)]**

Yes  No  Not to my knowledge  If yes, provide Details .....

.....

**Is there any outstanding or impending notice, demand, or liability to join in or contribute to the construction or repair of a dividing fence between the Land and any adjoining land under the Dividing Fences Act 1961 or otherwise? [9.1(a)(5)]**

Yes  No  Not to my knowledge  If yes, provide Details .....

.....

**Is there any encroachment onto the Land by a building or other structure from the adjoining land? [9.1(a)(6)]**

Yes  No  Not to my knowledge  If yes, provide Details .....

.....

**Does a building or structure on the Land encroach on adjoining land? [9.1(b)]**

Yes  No  Not to my knowledge  If yes, provide Details .....

.....

**Are there any public rights of way or easements that have been acquired by enjoyment or use? [9.1(f)]**

Yes  No  Not to my knowledge  If yes, provide Details .....

.....

**Has anyone any adverse possession rights? [9.1(f)]**

Yes  No  Not to my knowledge  If yes, provide Details .....

.....

**Have you received a notice of any resumption or intended resumption of the Property, or any part of the Property by any authority? [9.2(a)]**

Yes  No  Not to my knowledge  If yes, provide Details .....

.....

**Is there a swimming pool or outside spa ("Swimming Pool")?**

Yes  No

If the answer is NO, then has any Swimming Pool been filled in? Yes  No

**If there is a Swimming Pool:**

Is the cleaning and filtration equipment included in the sale price of the Property? Yes  No

Is the cleaning and filtration equipment in good working order? Yes  No

Seller's Signature .....

Was the construction of the Swimming Pool approved prior to July 1, 1992? Yes  No

Do the safety barriers comply with current legal requirements? Yes  No

**Are there any licences over the land which will not pass to the buyer?**

Yes  No

If yes, provide details: .....

**Is the Seller aware of structural defects to the residences or outbuildings?**

Yes  No

If Yes provide details .....

**Are there any prohibitions or restrictions on the use of the Property by virtue of statute, proclamation or by-law, development order or planning scheme? e.g. special zoning, heritage.** Yes  No

If yes, provide Details .....

**If a building licence was issued to a Registered Builder after 1 February 1997 for any works on the property, and the cost of the works was in excess of \$12,000.00 has the statutory Home Indemnity insurance been effected by the builder?**

Provide details:.....

.....

Builder .....

Insurer .....

Policy Number .....

**SMOKE ALARMS**

Does each residence have a smoke alarm(s) ? Yes  No

**RESIDUAL CURRENT DEVICES (RCDs)**

Does each residence have 2 RCDs? Yes  No

Seller's Signature ..... Seller's Signature .....

Dated..... Dated.....

**The Seller hereby covenants with the Agent appointed that the information contained herein is to the best of the Sellerrrs knowledge true and correct and the Agent is authorised to communicate the contents contained herein to any potential Purchaser on behalf of the Seller.**

**JOINT FORM OF GENERAL CONDITIONS**

A true copy of this document has been received by each of the Parties - together with a copy of the 2009 General Conditions.

Seller Signature:..... Seller Signature:.....

Witness Signature: ..... Witness Signature: .....

Date:..... Date:.....

Seller's Signature .....