

WOLLERMAN SHACKLOCK LAWYERS

Your voice through our values of equality, respect and integrity.

PURCHASER INSTRUCTION SHEET

QUESTION TITLE	ANSWER
1 Who is to be registered on the title(s) to the land?	Name: Address: Tel No: DOB: Name: Address: Tel No: DOB: Company: ABN:
2 Is any person to be registered on the title(s) in their capacity as an Executor, Trustee, Guardian or Administrator?	Yes / No If yes, provide details
3 Is any person to be registered on the title(s) related and/or associated with the Vendor, including any subsidiary or holding company?	Yes / No If yes, provide details

ABOUT YOU	
4 Is anyone to be named in the Contract and/or to be registered on the title(s) a foreign person / resident?	Yes / No If yes, you may be required to obtain prior approval from a state and/or federal government to buy the land and when you sell the land certain withholding obligations apply.

	<p>A foreign person includes an individual not ordinarily resident in Australia and a foreign company for the purposes of the <i>Foreign Acquisitions and Takeovers Act 1975</i> (Cwlth)</p> <p>A foreign resident means a person who is not a resident of Australia for the purposes of the <i>Income Tax Assessment Act 1936</i> (Cwlth).</p>	
5	<p>Are you the selling agent or the agent's employee or relative?</p>	<p>Yes / No</p> <p>If yes, refer to section 55 and 55A of the <i>Estate Agents Act 1980</i> (Vic) for the process to be followed.</p>

INSURANCE, TAX, DUTY AND WILLS

6	<p>Have you arranged insurance for the land?</p>	<p>Yes / No</p> <p>Please discuss any insurance requirements with your insurer / broker. Some purchasers take out their own insurance prior to settlement to ensure adequate insurance is in place.</p> <p>You should be aware that the Vendor may not have adequate insurance cover or any insurance at all.</p>
7	<p>Will you be applying for the following grants or concessions:</p> <ul style="list-style-type: none"> • First home owners; • Principal Place of Residence; • Pensioner Concession; or • Other 	<p>Yes / No Yes / No Yes / No Please provide details</p>
8	<p>Have you considered the tax consequences, such as GST, GAIC, land tax, CGT, and stamp duty of your purchase?</p> <p>If no, do you require us to advise you on any tax issues?</p>	<p>Yes / No</p> <p>Yes / No *We recommend you discuss any issues with you accountant.</p>
9	<p>Have you considered the effect the purchase will have on your Will?</p>	<p>Please discuss with our office if you have any queries.</p>

FINANCE		
10	<p>Have you paid the full deposit?</p> <p><i>Please inform us if you paid by bank guarantee / deposit bond.</i></p> <p>If yes, was the deposit more than 10 per cent of the price?</p>	<p>Yes / No</p> <p>Yes / No</p>
11	<p>Are you purchasing subject to finance being approved?</p> <p>If yes, please provide:</p> <p><i>Please note: The Vendor may ask for evidence of your inability to obtain finance should you wish to withdraw from the Contract.</i></p>	<p>Yes / No</p> <p>Name of bank/broker:</p> <p>Tel No:</p> <p>For any funds <u>you</u> are providing at settlement we recommend you authorise your lender to draw on your account(s) to deduct funds for settlement.</p>

ABOUT THE LAND		
12	<p>What is your intended use of the land?</p> <p><i>For example, a dwelling or a shop.</i></p> <p>Is this the same as the current use?</p>	<p>Insert details:</p> <p>Yes / No</p>
13	<p>Do you intend on:</p> <ul style="list-style-type: none"> • Leasing the property; or • Residing in the property. <p><i>Note: if you are buying subject to a lease this lease may continue after settlement.</i></p> <p>Do you require our advice about any lease matters?</p>	<p>Yes / No</p> <p>Yes / No</p> <p>Yes / No</p>
14	<p>Do you believe any of the information in the Section 32 Statement is incorrect?</p>	<p>Yes / No</p> <p>If yes, please provide details:</p>
15	<p>Are boundary fences in reasonable condition?</p> <p>Note – if you are concerned about the boundary locations we recommend you obtain a land survey.</p>	<p>Yes / No</p> <p>If no, once the Contract is signed you will be responsible at your cost for any necessary fencing works.</p>

16	Is there a pool or spa at the property? If yes – are barriers in place?	Yes / No Yes / No
17	Do you have any reason to believe that the Vendor has done any renovation works in the last seven years?	Yes / No
18	Has the Vendor entered into an agreement with the local council to fund any works required to rectify any flammable cladding on any building(s) on the land? See part 8B in the <i>Local Government Act 1989 (Vic)</i> .	Yes / No

SETTLEMENT

19	Where would you like correspondence sent after settlement?	<input type="checkbox"/> Property being purchased <input type="checkbox"/> Other
----	--	---

ANY QUESTIONS

20	Please attach a list of any questions you have about your purchase.	
21	Where did you hear about us?

Date:

.....

Signed by or on behalf of the Purchaser

.....

Signed by or on behalf of the Purchaser