

## Form 2 Questionnaire Explanatory Notes:

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| <b>1. Is the property part of a Body Corporate?</b><br>This question determines the property type and the types of searches that need to be undertaken.  |
| <b>2. Has the property been rented or leased within the last 12 months?</b><br>If so, please forward a copy of the Agreement and provide the information in the boxes below the question.  |
| <b>3. Are there any WRITTEN agreements affecting the property?</b><br>"Proft a prendre" meaning "to take", is a legal term describing a right or interest in land that allows the holder to take something from it, such as timber, minerals, or other natural resource.   |
| <b>4. Are there any ORAL agreements affecting the property?</b><br><b>Note:</b> for all agreements (written or oral) – agreement ending soon: If there is an unregistered agreement due to end soon and the seller/agent is not sure if it will remain applicable after settlement, then it is best practice to disclose this information.<br><b>Note:</b> What happens if the seller is aware of services on the property but there is no registered easement? An unregistered easement that is known or reasonably expected to be known by the seller must be disclosed in the Seller Disclosure Statement so should be included in the detail provided by the seller above.   |
| <b>5. Show Cause or Enforcement notices</b><br>Have you received any form of show cause or enforcement notice, a requirement for a site investigation, a clean up notice or site management plan.  |
| <b>6. Neighbourhood Disputes</b><br>Please let us know if you are aware of any neighbourhood dispute application to QCAT in relation to a tree or fence on the property.   |
| <b>7. If there is a Pool or Spa on the property?</b><br><b>Note:</b> A pool may be any excavation or structure capable of being filled with water to a depth of 300mm or more. This includes a pool, spa or wading pool, but generally does not include a fish pond (or similar ornamental water feature), dam, water tank, watercourse, spa bath in a bathroom (unless continually filled with 300mm or more of water) or birthing pool.  |
| <b>8. Show Cause or Enforcement Notice from the Local Council or Government Agency -</b> Is there an unsatisfied show cause notice or enforcement notice under the Building Act 1975, section 246AG, 247 or 248 or under the Planning Act 2016, section 167 or 168.  |
| <b>9. Notices or Orders -</b> Are you aware of any outstanding notice/order from the Commonwealth, State or local government, a court or tribunal, or other authority requiring you to do work or spend money in relation to the property? This includes a Notice from your Body Corporate.  |
| <b>10. If there has been any work carried out on the property by an Owner/Builder</b><br>If there is any doubt, additional Council searches may be required to determine this - refer to Additional Searches listed in the Sellers Questionnaire   |
| <b>11. Any Is there anything else you think the buyer may need to know about the property not already covered by the questionnaire</b>   |
| <b>12. Council Land Rates Notice</b><br>Please ensure that you send us the latest land rates notice issued by your local Council   |
| <b>13. Water Rates Notice</b><br>Please ensure that you send us the latest water notice issued by your Water Authority.  |
| <b>14. If the property is part of a Body Corporate a Form 33 is also required.</b><br>This is a Form prepared by your Body Corporate Managers disclosing certain Body Corporate Information i.e. levies, Insurance, Financials etc. If you have ordered this Certificate from Search Assist, no action needs to be taken. If you have applied to your Body Corporate Managers for this document, please email through to us when received as this will need to be attached to the Form 2.  |
| <b>15. Additional Searches.</b><br>If additional searches are required, please complete the Additional Searches section at the bottom of the last page of the Questionnaire. These will be invoiced to you separately and sent to you by email for payment.  |
| <b>Statutory Encumbrances</b><br>The Form 2 requires that all Statutory Encumbrances over the property be Disclosed.<br>To cover this part of the Form 2 and as part of our fees, a search of records will be carried out with Before you Dig (BYDA) that will detail any services affecting your property i.e. water, sewerage, electricity and telecommunications. If you have concerns of any other matter that should be disclosed, additional searches will need to be undertaken. If additional searches are required, please complete the Additional Searches section at the bottom of the last page of the Questionnaire. If no additional search is authorised, you will be relying solely on the BYDA results alone. |