

# Sale of Land in Victoria Section 32 Request



OWNER DETAILS:			
Name:			
Address:			
Postal Address:			
Work Phone:		Home Phone:	
Fax:		Mobile:	
Email:			
Are you registered for GST?	<input type="checkbox"/> Yes: ABN _____ <input type="checkbox"/> No		
REAL ESTATE AGENT:			
Name:			
Address:			
Work Phone:		Mobile:	
PROPERTY DETAILS:			
Address:			
Volume & Folio Details (if known):		How many titles make up the property (if known):	
Please indicate the use of the dwelling:  (tick as appropriate)	<input type="checkbox"/> Residential House <input type="checkbox"/> Residential Unit <input type="checkbox"/> Vacant Residential <input type="checkbox"/> Industrial Shed <input type="checkbox"/> Vacant Industrial <input type="checkbox"/> Farm Land  <input type="checkbox"/> Business/Office <input type="checkbox"/> Other: _____		
How long have you owned the land?			
Is the property:  (tick as appropriate)	<input type="checkbox"/> Being auctioned		<input type="checkbox"/> Being sold "off the plan"
	<input type="checkbox"/> Being subdivided before settlement		<input type="checkbox"/> Fenced on the correct boundaries
	<input type="checkbox"/> Containing suitable smoke detectors		<input type="checkbox"/> Containing adverse possession land
	<input type="checkbox"/> Subject to site filling		<input type="checkbox"/> Subject to flooding
Chattels sold with the property:  (tick as appropriate)	<input type="checkbox"/> Fixed floor coverings	<input type="checkbox"/> Electric light fittings	<input type="checkbox"/> Window furnishings
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Air conditioner	<input type="checkbox"/> Central Heating
	Other Inclusions:		
	Exclusions:		

*We hereby confirm the above is true and authorise Mulcahy & Co Legal to commence preparation of our Section 32 Statement, noting that legal fees will be incurred if this is delivered to them. We note that these instructions may not be independently verified and our Vendor Statement shall be drafted relying on the information contained herein.*

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ENCUMBRANCES:			
	<input type="checkbox"/> Yes:	<input type="checkbox"/> No	
Is the land mortgaged?	Lender: _____	Loan #: _____	
	Banker: _____	Ph: _____	
Are you aware of any unregistered easements not listed on title (see note 1)?	<input type="checkbox"/> Yes <i>Please provide details</i>		<input type="checkbox"/> No
Are there any leases, share farm agreement, wind tower agreements over the land?	<input type="checkbox"/> Yes <i>Please provide details</i>		<input type="checkbox"/> No
Is the land subject to an Owners Corporation (formerly known as a Body Corporate)?	<input type="checkbox"/> Yes Manager:: _____ <i>Or attach a copy of the Strata Insurance</i>		<input type="checkbox"/> No
Have you received a notice from any authority regarding rezoning, roadwork's, building works, nearby planning permits etc?	Yes / No <i>Please attach a copy of the Notice</i>		
SERVICES:			
Are the following Services available and Connection to the Property?		Connected	Provider
	Electricity	Yes / No	
	Gas	Yes / No	
	Water	Yes / No	
	Sewerage	Yes / No	
	Telephone	Yes / No	
BUILDING WORKS:			
Have any building permits issued in the previous 7 years for residential or 10 years for other uses? If so, please provide copies of same.	Yes / No		
Who did the works?	Estimate value of the works: \$ _____		
	<input type="checkbox"/> Registered Builder <i>Please provide a copy of the Warranty Insurance</i>		
	<input type="checkbox"/> Other, meaning as Owner Builders <i>Please note that will be required to provide a Conditions Report and if &gt;\$12,000, Owner Builder Insurance. Call us for clarification.</i>		

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