

Property Disclosure Form



Property Address: **4 Tweed Street, Roxburgh**

Listing Salesperson: **Leanne Taylor**

I/we as a potential purchaser(s) ("we" hereafter) of the above property hereby acknowledge that prior to entering into an agreement for sale and purchase of the above property, we have been advised by the vendors agent that:

1. We have been supplied a copy of the approved guides as laid out in s.133 of the Estate Agents Act 2008.
2. We were advised that neither the owner (or any other party associated with the owner) is a salesperson or an employee of the Agent or is a related to any such salesperson or employee.
3. We were advised that our solicitor will have obligations under the Anti-Money Laundering Act 2009 as well as possible OIA obligations under the Overseas Investment Act 2005 which may need to be discussed.

Prior to entering into the agreement, the following disclosures have been made and understood:

Relationship / Related Persons:

We acknowledge that we were advised that the provisions set out in s.134 and/or s.136 of the Real Estate Agents Act 2008 DO/DO NOT (circle one) apply (agent to advise further if needed)

Multi Offer Process:

We further acknowledge that if we are entering into the agreement and have been advised that there is one or more offers also being presented, that the process of presenting these offers to the vendor have been outlined.

Further Disclosures:

We confirm that the specific information provided below has been acknowledged and we have had the opportunity to seek legal and/or technical advice on these and all matters:

See disclosures below >>

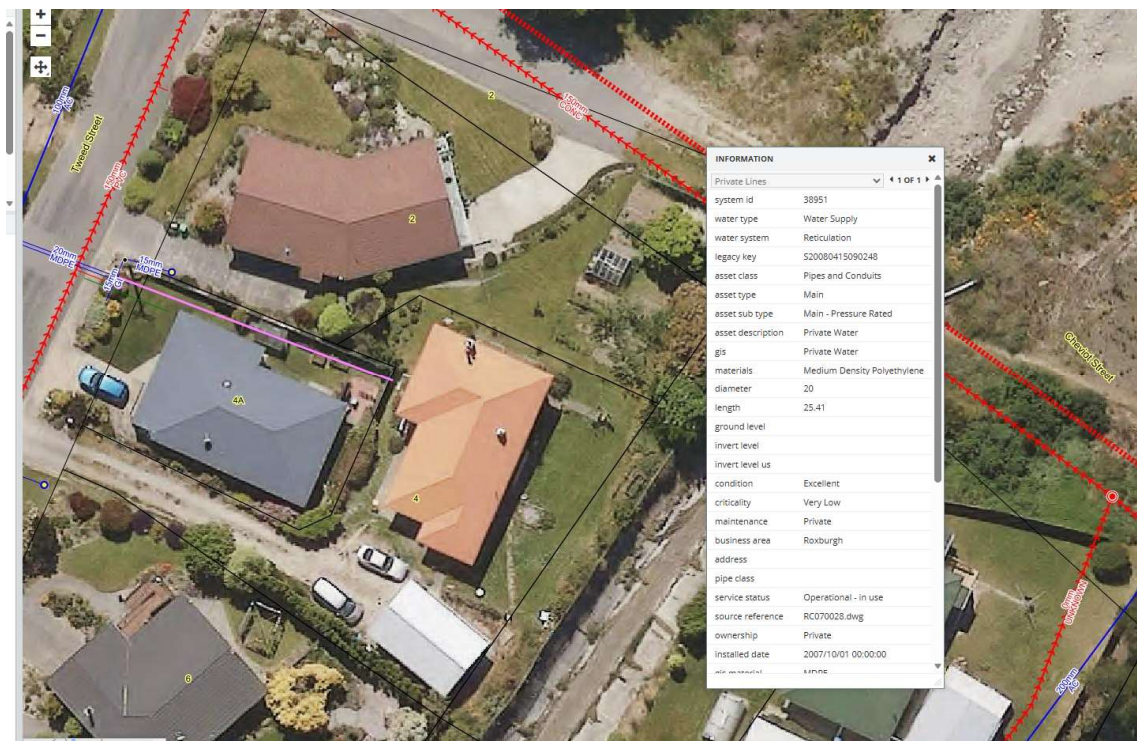
Final Acknowledgment:

Arizto Limited as the Agent has provided all disclosures to the best of our knowledge through the instrument of the vendor. The eventual purchaser must be satisfied in their own judgement and acknowledge that they have had the opportunity to seek legal and/or technical advice as they see fit.

Property Disclosure – Water and Sewer Easements

4 Tweed Street is serviced with water and wastewater connections however, where the water passes over the front Lot at 4A Tweed Street there is no easement in place. This situation has existed since the subdivision of 4A from 4 Tweed street in 2008. There are also no easements on the title for conveyance of sewer and no lateral shown on Council's GIS. The property owner believes that this runs through 2 Tweed Street under an arrangement that was put in place under a subdivision in 1972. The property owner has been advised that this can be resolved by; a) get an easement created, or b) cap the original laterals and have new ones installed in the leg-in driveway. At the request of the landowner, this has been noted on the property file for reference, including for the purposes of information LIMS.

The GIS does not show any wastewater laterals across 2 Tweed Street. The pink line, which shows private water infrastructure is for a water pipe and this was inspected at the time of the subdivision.



Property Disclosure – LIM Report

Flood Hazard / Previous Flooding

The LIM records that the property was affected by the flooding event of November 2017 (History Notes 028651). The Council's Assessment Report records: *"Garage damage to back wall – Next to creek – no damage to inside dwelling but large damage to garage and glasshouse."*

The garage and glasshouse referred to in the report are no longer on the property. In 2018, a new garage and sleepout were constructed with full Council consent.

The current vendors purchased the property on 16 December 2019 and were aware of the flooding notation recorded on the LIM at the time of purchase. Since purchasing the property, the vendors have maintained full insurance cover and advise that they have not experienced any further flooding issues.



FLOODING RAPID ASSESSMENT FORM

Simple Residential Buildings

2847406900

ASSESSMENT

Fields with asterisks (*) are mandatory, others are optional.

- ① Assessor Name* SAS CLARK.
Assessor ID* Authority* CODC
Assessment Date* 27 11 17 Assessment Time* PM A ☐ AM B ☒ PM
Day Month Year Hour Minute
(to nearest half hour)

BUILDING IDENTIFICATION

- ③ Unit / Number* 41
Street* Tweed ST
City/Town* ROXBURGH
GPS (Degree with 5 decimals after comma) South - East
Other ID or access Photo taken A ☐ No B ☒ Yes Photo ID.
- ④ Contact Name SALEMM
Type A ☒ Owner B ☐ Tenant C ☐ Other
Phone (with area code) (0)
- ⑤ Existing Placard* ☒ None ☐ W ☐ Y1 ☐ R1 ☐ Y2 ☐ R2 Date* Team ID*
Day Month Year

BUILDING DESCRIPTION

Dimensions	Constr. Age	Structure Type	Cladding Type	Lining Type
Storeys above ground incl. ground floor <u>1</u>	A ☐ <1935 B ☒ 1935-1976 C ☐ 1977-1984 D ☐ 1985-2000 E ☐ >2000 F ☐ Unknown	A ☒ Timber frame B ☐ Steel frame C ☐ Reinforced masonry D ☐ Unreinforced masonry E ☐ Other: <u> </u>	A ☒ Brick veneer B ☐ Concrete panels C ☐ Sheet material D ☐ Weatherboard E ☐ EIFS F ☐ Other: <u> </u>	A ☐ Plasterboard B ☒ Lathe and plaster C ☐ Hardboard D ☐ Softboard E ☐ Other: <u> </u>
Storeys below ground <u> </u>				
Footprint (m²) <u> </u>				

EXTERNAL RISKS

- ⑦ Potential Cause*
- | | A Yes | B No |
|--|----------------------------------|-----------------------|
| 2 Land instability above | ☒ | ☐ |
| 3 Land instability below | ☐ | ☐ |
| 4 Other <u>Garage damaged to base wall</u> | ☒ | ☐ |

If required add sketch on separate page showing extent and nature of the external risk factors.

Photos

DAMAGE ASSESSMENT

8 Water height inside building above the floor* m

Silt depth* m

	Damage				
	N/A	Unknown	Minor or None	Moderate	Severe
Structural Damage*	N/A	A	B	C	D
1 Piles and foundations	☒	☐	☐	☐	☐
2 Baseboards	☒	☐	☐	☐	☐
3 Internal bracing	☐	☐	☐	☐	☐
4 Disturbed or slumped ground to compromise foundations	☒	☐	☐	☐	☐
5 Other:	☐	☐	☐	☐	☐
Water Supply*	N/A	A	B	C	D
6 Public supply	☐	☐	☒	☐	☐
7 Roof collection	☒	☐	☐	☐	☐
8 Bore	☒	☐	☐	☐	☐
9 Other:	☐	☐	☐	☐	☐
10 Tank storage ABOVE ground	☒	☐	☐	☐	☐
11 Tank storage BELOW ground	☒	☐	☐	☐	☐

	Damage				
	N/A	Unknown	Minor or None	Moderate	Severe
Plumbing and Drainage*	N/A	A	B	C	D
12 Gully traps	☒	☐	☐	☐	☐
13 Sewerage/septic tank	☒	☐	☐	☐	☐
14 Plumbing	☒	☐	☐	☐	☐
15 Other:	☒	☐	☐	☐	☐
Other	N/A	A	B	C	D
16 Electrical systems	☒	☐	☐	☐	☐
17 Reticulated gas	☒	☐	☐	☐	☐
18 Gas cylinders	☒	☐	☐	☐	☐
Outbuildings*	N/A	A	B	C	D
19 Detail:	☒	☐	☐	☐	☐
Comments:					

9 Estimated Damage A ☐ None B ☒ 0-10% C ☐ 11-30% D ☐ 31-60% E ☐ 61-100%

SUGGESTED FURTHER ACTIONS

10 Recommended further Assessment* A ☒ None B ☒ Further evaluation to be arranged by building owner: Urgency of suggested action* A ☐ Standard B ☐ Immediate action required	Safety Cordon* A ☒ None required B ☐ Cordon required Describe extent (add diagram on separate sheet if required) 	Barricades* A ☒ None required B ☐ Barricades already in place C ☐ Barricades required Describe extent (add diagram on separate sheet if required)
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SUMMARY

11 Observed Damage Light or no damage Moderate damage Heavy damage	Flooding Rapid Assessment Outcome* W ☒ CAN BE USED (From assessment no known dangers) Y1 ☒ RESTRICTED ACCESS TO PART(S) OF THE BUILDING ONLY Y2 ☐ RESTRICTED ACCESS - SHORT TERM ENTRY ONLY Access to be supervised A ☐ Yes B ☐ No R1 ☐ ENTRY PROHIBITED (At risk from external factors) R2 ☐ ENTRY PROHIBITED (Severe damage to building)	12 Survey Extent* Exterior A ☐ Partial B ☐ Complete Interior C ☐ Not accessed D ☐ Partial E ☐ Complete
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Assessor Signature*

NOTES

13 Next to Creek, no damage to inside of building but large damage to Garage, Glass house.

If required add a sketch on a separate sheet of paper showing building damage, access restrictions or cordoning areas. Identify the building on the sketch and staple the sheet to this assessment form.

Sketch included on separate page? ☐ Yes ☒ No