



RESIDENTIAL SALES AGENCY AGREEMENT

Schedule

APPROVED BY THE REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA INCORPORATED
FOR THE EXCLUSIVE USE OF REISA MEMBERS

ITEM 1 - Vendor

Name(s): _____

ABN (if applicable): _____

Address: _____

Telephone: Work: _____ Home: _____

Mobile: _____ Facsimile: _____

Email: _____

ITEM 2 - Agent

Company Name / Legal Entity: **Robin Turner and Associates Pty Ltd**

Company Representative: _____

Address: **Robin Turner and Associates Pty Ltd**

127 Gilles Street

ADELAIDE SA 5000

ABN: **51 050 021 442**

RLA No: **62639**

Telephone: **08 8468 1000**

Facsimile: **08 8468 1001**

Email: **office@turnerpartners**

ITEM 3 - Property

Address: ****Required Field - Please enter data for this field****

Council Area: _____ Zone: _____

Certificate of Title Reference: Volume _____ Folio _____

Strata/Community Title No: _____ [] N/A

Strata/Community Manager: _____ Phone: _____

Strata/Community Levy: \$ _____ per quarter / per annum

Other description of property:

**ITEM 4 -
Sole/General
Agency**

- Sole Agency
- General Agency

ITEM 5 - Term

Commencement Date: _____/_____/20____

End Date: _____/_____/20____ (inclusive), or
 30 Days 60 Days 90 Days from the
commencement date.

**Term of Agreement must not exceed 90 days
(Section 20(1)(c) of the Land and Business (Sale
and Conveyancing) Act 1994.**

**ITEM 6 -
Previous
Agency**

- Not Applicable
- Previously listed for sale with _____
 as Sole Agency as General Agency

The Vendor has terminated the previous Sales Agency Agreement

**Note: Failure to terminate a previous Sales Agency Agreement in
writing may result in the Vendor being liable to pay Professional Fees
to both the Agent and the previous agent.**

**ITEM 7 -
Agent's
estimate of
price**

**Note: The estimate of price may be expressed as a single figure OR as
a price range with an upper limit not exceeding 110% of the lower limit
(section 20(1)(a) Land and Business (Sale and Conveyancing) Act
1994.**

The estimate provided in this Item is not a valuation.

Single Figure \$ _____

OR

Range \$ _____ to \$ _____

Comparative Sales (as described below or attached)

Address	Date	Amount
_____	_____/_____/20____	\$ _____
_____	_____/_____/20____	\$ _____
_____	_____/_____/20____	\$ _____
_____	_____/_____/20____	\$ _____
_____	_____/_____/20____	\$ _____
_____	_____/_____/20____	\$ _____

**ITEM 8 -
Manner of Sale
and Vendor's
Asking Price**

Vendor's Asking Price \$ _____

Vendor/s please note clause 7.2 and sub-clause 7.2.7.

Note: The Vendor must state a single figure price actually sought by, or acceptable to them at the time of making this Agreement (section 20 (1)(b) Land and Business (Sale and Conveyancing) Act 1994). The Agent is not permitted to advertise or represent the likely selling price of the Property at less than the Agent's estimated selling price or the Vendor's asking price, whichever is the higher (section 24A (2) of the Land and Business (Sale and Conveyancing) Act 1994).

PRIVATE TREATY advertised at

\$ _____

PUBLIC AUCTION advertised at

\$ _____ to be held at the *Property /

_____ on ____ / ____ / 20____ at _____ *am/pm.

Note: The reserve price is to be specified in writing by the Vendor prior to the auction.

TENDER closing ____ / ____ / 20____ at _____ *am/pm

REGISTRATION OF INTEREST closing ____ / ____ / 20____ at _____

*am/pm

Other (specify)

**ITEM 9 -
Preferred
Settlement
Period**

Within _____ days of the sale of the Property

Other (specify)

**ITEM 10 -
Included
Chattels**

Not Applicable

Dishwasher

Built-in furniture

Rubbish bins

Window treatment and fittings

Light fittings

Fixed floor coverings

Other (specify)

Consumer Credit Chattels (specify)

ITEM 11 - Excluded Chattels

- Not Applicable
- Vendor's; and/or Tenant's:
 - Personal effects and chattels Dishwasher
 - Gardens pots and ornaments Loose floor coverings
 - Other (specify)

ITEM 12 - Tenancies

Is sale subject to existing tenancy? Yes No

Managing Agent: _____ Telephone: _____

Tenant: Name(s): _____

Term: Fixed: Commencement Date: ____/____/20__

End Date: ____/____/20__

Periodic: Commencement Date: ____/____/20__

Rent: Amount: \$ _____ per week

Frequency: Payable in advance: Weekly Fortnightly

Calendar monthly

Security Amount: \$ _____

Bond: Lodged at: _____

ITEM 13 - Rates

Assessment Number: _____

Council: \$ _____ Emergency Services Levy: \$ _____

Water: \$ _____ River Murray Catchment Scheme: \$ _____

Sewer: \$ _____ Other: \$ _____

ITEM 14 - Vendor Advices

The Vendor:

- *will seek and obtain / has sought and obtained professional accounting advice on the GST and tax implications of this sale or has otherwise made itself fully aware of those implications (*strike out as applicable)*

The Vendor advises that:

The Vendor is or is required to be registered for GST Yes No

The Property is residential and GST is not applicable Yes No

The Property is residential and only part is being sold for development subject to division Yes No

The Property is residential but being sold for development Yes No

Note: The Agent is not qualified to provide advice on GST and other tax related issues relating to the sale of the property. The Vendor must obtain independent professional taxation advice.

**ITEM 15 -
Vendor
Disclosures**

- Annexure 1 - Services to the Property** Completed
- Building works done without necessary consents and approvals:** None known; or Described below
- Encroachments or fences not on their true boundaries:** None known; or Described below
- Breaches of the *Strata Titles Act 1988*, the *Community Title Act 1996* or by-laws:** None known; or Described below
- Notices, orders or charges received but not yet complied with:** None known; or Described below
- Other details relevant to the Property:** None known; or Described below

Details relating to Item 15 above (specify):

**ITEM 16 -
Professional
Fee**

- Fixed at: \$ _____ including GST
- Calculated as: _____ % of purchase price including GST
- Other (specify) _____

Percentage of Professional Fee payable upon request by the Agent in accordance with clause 7.2.7: _____%

**ITEM 17 -
Administration
Fee**

- Not Applicable
- Fixed at: \$ _____ including GST

Payable where:

- the Property has not been sold at the expiration of the Sole Agency
- the Vendor withdraws the Property from sale
- Other (specify):

ITEM 18 - Insurance

The Vendor must effect and maintain the following insurance policies during the Term:

Building/Property Insurance

Public Liability Insurance

Other (specify):

Note: Goods and chattels may not be insured during open inspections - please check with your insurer as to the status of your cover.

ITEM 19 - Marketing Plan

As attached

As described

below:

Statutory Searches and Documentation Fees Approved Limit \$ _____ including GST
Specify:

Print Media Approved Limit \$ _____ including GST

Specify:

Electronic Media Approved Limit \$ _____ including GST

Specify:

Signage Approved Limit \$ _____ including GST

Specify:

**Sketch/Floor
Plans/Photography
/ Brochure**

Approved Limit \$ _____ including GST

Specify:

Auctioneers Fees

Approved Limit \$ _____ including GST

Specify:

Other

Approved Limit \$ _____ including GST

Specify:

**ITEM 20 -
Expenses**

Advance expenses \$ _____ including GST

Payable by the Vendor into the Trust Account of the
Agent no later than: ____/____/20____

Expenses limit \$ _____ including GST

Applicable to:

- Term of the Sole Agency; or
- For initial marketing period expiring
on ____/____/20____

**ITEM 21 -
Payment of
Expenses**

The Vendor's Marketing and Statutory Expenses will be paid:

- In advance, upon signing this Agreement; or
- Within 7 days of an account from the Agent; and
- With any balance owing payable at Settlement.

**ITEM 22 -
Disclosure of
Agent's Benefits**

- None Known
- As described below

Note: A benefit includes a rebate, discount, refund or some other benefit the Agent or another person will receive, or expects to receive from any third party, in connection with the sale or purchase of the Property.

Nature of Benefit	Source/Recipient (if other than Agent)	Actual/Estimated Value
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____

**ITEM 23 -
Additional
Conditions**

Authority to accept an offer on Vendor's behalf

- The Agent **is** authorised to accept an offer for the Property on behalf of the Vendor
- The Agent **is not** authorised to accept an offer for the Property on behalf of the Vendor

Note: The above authorisation relates only to the acceptance of an offer and does not authorise the Agent to sign a contract for sale and purchase on behalf of the Vendor.

Other Conditions:



RESIDENTIAL SALES AGENCY AGREEMENT

Terms and Conditions

APPROVED BY THE REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA INCORPORATED
FOR THE EXCLUSIVE USE OF REISA MEMBERS

- 1. Appointment** The Vendor appoints the Agent as its agent for the purpose of marketing and selling the Property during the Term in accordance with the terms and conditions of this Agreement.
- 2. Definitions and Interpretation** In this Agreement, unless a contrary intention appears:
 - 2.1 "Act" means the *Land and Business (Sale and Conveyancing) Act 1994* (as amended);
 - 2.2 "Administration Fee" means the amount payable by the Vendor to the Agent upon any of the circumstances outlined in Item 17 of the Schedule, and in the amount specified in Item 17 of the Schedule;
 - 2.3 "Agent" means the person or entity specified in Item 2 of the Schedule;
 - 2.4 "Excluded Chattels" means any item excluded from the sale of the Property as specified in Item 11 of the Schedule;
 - 2.5 "Expenses" means monies payable by the Vendor to the Agent in respect of goods and services provided by the Agent or a third party for the purpose of marketing and selling the Property, including but not limited to, any expenses incurred in respect of activities outlined in Item 19 of the Schedule;
 - 2.6 "Expenses Limit" means the limit of Expenses authorised by the Vendor as specified in Item 20 of the Schedule or such other sum as notified in writing by the Vendor;
 - 2.7 "General Agency" means the non-exclusive appointment of the Agent for the purpose of marketing and selling the Property;
 - 2.8 "GST" means any goods and services or similar tax imposed by and defined in the GST Law;
 - 2.9 "GST Law" means *A New Tax System (Goods and Services Tax) Act 1999* or any other Act or Regulation pursuant to, associated with, amending or replacing that Act. Any expression used in this Agreement that is also defined in the GST Law shall have, for the purposes of this Agreement, the meaning used in or attributed to that expression by the GST Law;
 - 2.10 "Included Chattels" means any item included in the sale of the Property as specified in Item 10 of the Schedule;
 - 2.11 "Marketing Plan" means the plan for the marketing of the Property as agreed between the Vendor and Agent as outlined in Item 19 to the Schedule as varied by the Vendor in writing;
 - 2.12 "Price" means the Vendor's asking price as specified in Item 8 of the Schedule as varied by the Vendor in writing;
 - 2.13 "Professional Fee" means the amount payable by the Vendor to the Agent as specified in Item 16 of the Schedule;
 - 2.14 "Property" means the land or interest in the land specified in Item 3 of the Schedule (including the Included Chattels);
 - 2.15 "Regulations" means the *Land and Business (Sale and Conveyancing) Regulations 2005* (as amended)
 - 2.16 "REISA" means the Real Estate Institute of South Australia Incorporated;
 - 2.17 "Sole Agency" means the exclusive appointment of the Agent for the purpose of marketing and selling the Property for the Term;

- 2.18 "Term" means the period from the commencement date to the end date as specified in Item 5 of the Schedule;
- 2.19 "Vendor" means the person or entity specified in Item 1 of the Schedule and includes any executor, administrator, attorney, director or any other person authorised to act on behalf of the Vendor;
- 2.20 The singular includes the plural and vice versa and references to natural persons include corporations and vice versa;
- 2.21 Where more than one person is a party to this Agreement, the terms and conditions to be performed by them bind each party jointly and severally.

3. Agency (Sole and General) and Termination

Sole and General Agency

- 3.1 Unless otherwise specified in Item 4 of the Schedule, the appointment of the Agent by the Vendor will be treated as a Sole Agency for the Term.
- 3.2 During any period of General Agency the Vendor will refer to the Agent any person influenced by the Agent's marketing of the Property to the Agent.

Termination

- 3.3 Subject to clause 3.4, during the Term of the Sole Agency, this Agreement cannot be terminated unless termination is by written agreement between the parties.
- 3.4 Where this Agreement is entered into as a result of the Vendor making an offer to purchase another property of the Agent, the Vendor may, during the Term of the Sole Agency, terminate this Agreement by written notice to the Agent within seven (7) days of the rejection of that offer or lawful termination of any resulting contract.

4. Vendor's Obligations

Vendor Warranties

- 4.1 The Vendor warrants that:
- 4.1.1 it is the owner of the Property or has the written authority of the registered proprietor to enter into this Agreement;
- 4.1.2 it has the legal capacity to enter into this Agreement;
- 4.1.3 it has, and will continue to, disclose to the Agent all relevant information relating to the Property and that all such information is true and correct and undertakes to promptly advise the Agent of any change to that information;
- 4.1.4 all fittings and fixtures to be included in the sale of the Property are in working order;
- 4.1.5 it holds and will maintain appropriate insurance in respect of the Property as specified in Item 18 of the Schedule and will provide evidence of such cover upon request of the Agent;
- 4.1.6 it has disclosed to the Agent the existence of any other current agency agreement in place in respect of the Property; and
- 4.1.7 it has sought or will obtain professional accounting advice on the GST and tax implications of this sale or has otherwise made itself fully aware of those implications.

Vendor Indemnities

- 4.2 The Vendor indemnifies the Agent against all loss, damages, costs and fees (including, but not limited to the Professional Fee and Expenses), and holds harmless the Agent against all liability, claims (including third party claims), demands or actions whatsoever arising whether directly or indirectly from the appointment of the Agent by the Vendor pursuant to this Agreement, save and except to the extent that any such loss,

- damage and cost is directly attributable to the negligence of the Agent.
- 4.3 The Vendor expressly acknowledges that the indemnity contained in clause 4.2 is a continuing indemnity and survives the expiration or termination of this Agreement.

Vendor Acknowledgments

- 4.4 The Vendor expressly acknowledges and agrees that:
- 4.4.1 it is liable to pay the Expenses, and any other expenses agreed in writing, whether or not the Property is sold;
- 4.4.2 the Agent may receive a benefit as disclosed in Item 22 of the Schedule and the Vendor consents to the Agent receiving that benefit;
- 4.4.3 any amount owing by the Vendor to the Agent is deemed a debt of the Vendor to the Agent.
- 4.4.4 if an amount owing by the Vendor remains outstanding for seven (7) days, the Agent may issue a written notice to the Vendor requiring payment within three (3) business days.
- 4.4.5 in addition to any amounts owing to the Agent, the Vendor is expressly liable for any and all costs associated with the recovery and collection of those monies by the Agent from the Vendor (including legal fees on a full indemnity basis).

5. Agent's Authority

The Vendor authorises the Agent to:

- 5.1 advertise and market the Property in accordance with the Marketing Plan and in such manner as the Agent considers appropriate;
- 5.2 appoint an auctioneer to assist in conducting an auction of the Property;
- 5.3 sign, on behalf of the Vendor, any contract for the sale of the Property effected by public auction and to authorise the auctioneer to sign such a contract on behalf of the Vendor;
- 5.4 accept any monies due to the Vendor prior to settlement in respect of the sale or proposed sale of the Property;
- 5.5 incur the Expenses up to the Expenses Limit;
- 5.6 transfer to itself from trust any monies payable to the Agent under this Agreement.

6. Agent's Obligations

Unless otherwise specified in the Schedule, the Agent will:

- 6.1 use its best endeavours to sell the Property at the Price;
- 6.2 market and promote the Property for sale in accordance with the Marketing Plan;
- 6.3 negotiate the terms and conditions of sale with prospective purchasers in accordance with the Vendor's instructions;
- 6.4 provide to the Vendor a copy of any signed offer within forty eight (48) hours of receipt of such offer or as otherwise agreed with the Vendor;
- 6.5 complete and serve all forms and notices required to be served by the Agent on behalf of the Vendor under the relevant laws;
- 6.6 unless directed otherwise by the Vendor, utilise the standard form of contract for sale and purchase of property authorised and approved by REISA from time to time;
- 6.7 at all times act in the best interests of the Vendor and in compliance with its obligations under the Act and Regulations.

7. Professional Fee

Payment of Professional Fee

- 7.1 The Professional Fee is immediately payable by the Vendor to the Agent:
- 7.1.1 upon completion of the sale of the Property; or:

7.1.2 in the case of clause 7.2.4 or clause 7.2.7, immediately upon written notice to the Vendor by the Agent.

Circumstances where Professional Fee is payable

7.2 The Vendor must pay the Professional Fee where:

7.2.1 the Agent effects the sale of the Property; or

7.2.2 during the Sole Agency the Vendor enters into a contract to sell the Property notwithstanding that the purchaser may not have been introduced by, or sourced by, the Agent; or

7.2.3 subject at all times to clause 7.3.2, the Agent introduces or otherwise procures a purchaser and the Vendor enters into a contract (including an option to purchase) for the sale of the Property with that purchaser within six (6) months of the date the Agent introduced that purchaser. For the purpose of this clause 7.2.3, the purchaser includes the purchaser's assignee or nominee; or

7.2.4 a contract for the sale of the Property is effected by the Agent and entered into by the Vendor, and that contract is terminated due to the breach, default or unwillingness of the Vendor; or

7.2.5 the Vendor is a Body Corporate, and a contract for the sale of the Property through the purchase of an interest in the Body Corporate is effected by the Agent and entered into by the Vendor or shareholders of the Vendor (as the case may be); or

7.2.6 the Vendor is the trustee of a trust and the Property is trust property, and a contract for the sale of a beneficial interest in the trust is effected by the Agent and entered into by the Vendor; or

7.2.7 subject at all times to clause 7.3.2, the Agent procures an unconditional contract for the sale of the Property containing a price offer for the Property at or above the Price, or, in the case of auction, at or above the Vendor's reserve price, or, such other price as may be agreed by the Vendor in writing and, the Vendor refuses to enter into that contract.

Circumstances where Professional Fee is not payable

7.3 The Vendor is not liable to pay the Professional Fee to the Agent where:

7.3.1 if more than one general agency exists the contract for sale and purchase of the Property is procured or effected by another registered agent (as defined under the *Land Agents Act 1994*);

7.3.2 the Vendor has entered into a new sole agency agreement with another registered agent (as defined under the *Lands Agents Act 1994*).

8. Other Fees and Expenses

8.1 The Vendor must pay any Expenses incurred by the Agent up to the Expenses Limit within seven (7) days of the Agent rendering an account.

8.2 If the Property is withdrawn from sale, the Vendor must pay the Administration Fee (if applicable) and the Expenses (up to the Expenses Limit) incurred by the Agent within seven (7) days of the Agent rendering an account.

9. Interest

The Vendor must pay interest on any amounts outstanding at the rate of five (5) percentage points per annum above the cash rate, as notified by the Reserve Bank Bank of Australia.

10. Withdrawal from Sale

Subject to clause 8.2, the Vendor may withdraw the Property from sale at any time by written notice to the Agent, but such withdrawal does not constitute termination of this Agreement.

- 11. Sale by Public Auction** Where the Property is to be sold by public auction, the Agent or the auctioneer appointed by the Agent will auction the Property, unless sold beforehand, on the date specified in the Schedule. The auction will be subject to the reserve price specified in writing by the Vendor.
- 12. No Merger** The terms of this Agreement do not merge upon the expiration or termination of this Agreement or the transactions contemplated by this Agreement.
- 13. Goods and Services Tax (GST)** The Agent and the Vendor acknowledge and agree that:
- 13.1 If GST applies to any supply made under or in connection with this Agreement by either the Agent or the Vendor:
 - 13.1.1 the Agent may, in addition to any amount or consideration expressed as payable in respect of the supply, recover from the Vendor an additional amount on account of GST; and
 - 13.1.2 the Vendor shall pay to or reimburse to the Agent or to a third party (as the case may be), any additional amount on account of any GST that is or was incurred, paid or payable by the Agent and/or the Vendor in respect of that supply; and
 - 13.1.3 the amount payable by the Vendor to the Agent or to a third party in respect of that supply shall be increased by the product of:
 - 13.1.3.1 the rate at which GST is imposed at that time; and
 - 13.1.3.2 the amount or consideration payable for the relevant supply; and
 - 13.1.3.3 the Vendor shall pay any additional amount on account of GST at the same time as the payment for the relevant supply is payable or at such other time as the Agent directs.
 - 13.2 The Vendor agrees to pay and indemnify the Agent against any taxation penalties and/or interest that may be charged or levied against the Agent in respect of any GST liability under or in connection with this Agreement.
 - 13.3 If for any reason any supply made under or in connection with this Agreement is not GST free or input taxed (as the case may be) as contemplated by the parties, then the Vendor shall on demand pay to the Agent by way of further consideration for the supply, an amount calculated in the manner specified in clause 13.1 including any penalties and/or interest incurred by the Agent under the GST Law.
 - 13.4 Clause 13 shall survive the expiration or termination of this Agreement.

- 14. Privacy Act 1988**
- 14.1 The parties agree and acknowledge that the Agent will use the Vendor's personal information and any other relevant information about the Vendor and/or the Property ("the Information") to act as the Vendor's agent and to perform its obligations under this Agreement.
- 14.2 The Vendor expressly agrees and acknowledges that the Agent may use the Information to promote the services of the Agent and/or seek potential clients.
- 14.3 The Agent may disclose Information to third parties including potential purchasers, media organisations, conveyancers, legal advisors, financial institutions and government bodies where such disclosure is required to enable the Agent to perform its duties under this Agreement or as otherwise allowed under the *Privacy Act 1988* or for the purposes specified in clause 14.2
- 14.4 Subject to relevant legislative limitations, the Vendor may request access to its personal information and/or correct and update the personal information held by the Agent by contacting the Agent using the contact details provided in Item 2 of the Schedule.
- 15. Other Conditions**
- This Agreement includes such other terms and conditions as specified in Item 23 of the Schedule.
- 16. General**
- 16.1 This Agreement, or a right created under it, may not be waived or varied except in writing, signed and dated by the parties.
- 16.2 This Agreement constitutes the entire agreement and understanding between the parties.
- 16.3 This Agreement is governed by and construed in accordance with the laws from time to time in force in South Australia and the parties submit to the non-exclusive jurisdiction of the Courts of South Australia.
- 16.4 If any provision of this Agreement shall be found by a court of competent jurisdiction to be invalid or unenforceable in law, then in such case, the parties hereby request and direct such court to sever such provisions from this Agreement.

EXECUTED AS AN AGREEMENT

Dated this _____ day of _____ 20____

Signed by or on behalf of the Vendor

Signed by or on behalf of the Agent

RECEIPT

The Vendor acknowledges receipt of:
1. a copy of Form R1 prior to signing this Agreement; and
2. a signed copy of this Agreement

Vendor's initials: _____ Dated: ___/___/___

OFFICE USE ONLY

- 1. Copy of Form R1 provided to Vendor prior to signing the Agreement; and
- 2. a copy of Agreement supplied to Vendor

Agent's initials: _____ Dated: ___/___/___

Vendor Please Note:

- 1. REISA recommends that you should not sign any document unless you are satisfied that you understand its terms.
- 2. Use of this Agreement by a non-member of REISA is a breach of Copyright.

Agency representative:

Telephone: Work: _____ Home: _____

Mobile: _____ Facsimile: _____

Credit Card Authority for Expenses

Credit Card Type [] Visa [] Amex [] Mastercard [] Bankcard [] Diners Club

Card Number: _____

Expiry Date: _____

Cardholder Name: _____

Signature: _____

Amount \$ _____

NOTE: ALL PARTIES SHOULD INITIAL ALL PAGES



RESIDENTIAL SALES AGENCY AGREEMENT

Annexure 1

APPROVED BY THE REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA INCORPORATED
FOR THE EXCLUSIVE USE OF REISA MEMBERS

Services to the Property

No Services

As Follows:

Mains Water Connected

Yes

No

Mains Sewer Connected

Yes

No

No, but available

Septic System

Common effluent system

Mains Electricity Connected

Yes

No

Other (specify)

Gas Mains Connected

Yes

No

Gas supplied by cylinder

Hot Water System

Yes

No

Gas

Electric

Solar

External

Internal

Above Ceiling

Instant

Mains Pressure

Gravity Fed

Capacity _____

Telephone connected

Yes

No

Sale excludes (specify)

Television

Cable connected/available

Antenna

Satellite dish

Other (specify)

Description of Dwelling

Brick Brick veneer Timber frame Other (specify)

Lounge Dining Kitchen Laundry Family Room

Bathrooms/s - No: _____ Bedroom/s - No: _____ Toilet/s - No:

Garage / Carport -specify- Double / Single -if Double, being - Length / Width

Improvements and Facilities **Age of building** _____ **years**

Air conditioning Yes No
Ducted R/C Yes No
Ducted Evaporative Yes No
Refrigerated Yes No
Wall Unit Yes No
Window Unit Yes No
Ceiling Fans Yes No
Split System Yes No

Heating Yes No
Gas Yes No
Electric Yes No
Open Fire Yes No
Combustion Yes No
Radiant Yes No

Insulation Yes No
Ceiling Yes No
Walls Yes No
Batts Yes No
Loose Fills Yes No
Other Yes No
(specify): _____

Security System [] Yes [] No

Included [] Yes [] No

Rented [] Yes [] No

Monitored [] Yes [] No

Monitored By : _____

Other [] Yes [] No

(specify): _____

Other Security [] Yes [] No

Automatic/sensor lights [] Yes [] No

Deadlocks [] Yes [] No

Window locks [] Yes [] No

Other [] Yes [] No

(specify): _____

Water treatments [] Yes [] No

Softener [] Yes [] No

Filter [] Yes [] No

Swimming Pool [] Yes [] No

In-ground [] Yes [] No

Above ground [] Yes [] No

Indoor [] Yes [] No

Outdoor [] Yes [] No

Concrete [] Yes [] No

Fibreglass [] Yes [] No

Lined [] Yes [] No

Gas heated [] Yes [] No

Solar heated [] Yes [] No

Salt [] Yes [] No

Chlorine [] Yes [] No

Compliant fencing [] Yes [] No

Pool equipment [] Yes [] No

Pool equipment included [] Yes [] No

Spa	<input type="checkbox"/> Yes	<input type="checkbox"/> No
included	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Smoke Alarm	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Hard wired	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Battery	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Mains connected	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Safety switches	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Surge Arrestors	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Dishwasher	<input type="checkbox"/> Yes	<input type="checkbox"/> No
included	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Tennis Court	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Lights	<input type="checkbox"/> Yes	<input type="checkbox"/> No
White Ant/Termite treatment (recent)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Details	_____	
Watering system	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Fully reticulated grounds	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Automatic	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Garden shed	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Included	<input type="checkbox"/> Yes	<input type="checkbox"/> No