

# Material Facts CHECKLIST

## BUILDING DEFECTS

	YES	NO	UNKNOWN
Is there an unrectified defect in the structure of any building on the land?			
Is there an active pest infestation affecting structures on the land?			
Is there unrectified damage from a pest infestation affecting structures on the land?			
Is there any asbestos on the land, including in structures on the land?			
Are all appliances, fixtures and fittings on the land in working order?			
Do any electrical, gas or plumbing systems on the land remain unrectified after being assessed as unsafe by an appropriately qualified person?			

## RESTRICTIONS

	YES	NO	UNKNOWN
Is there any restriction on vehicle access to the land (e.g. a truck curfew, weight limits)?			
Are there any on street parking restrictions on streets adjacent to the land?			
Do any structures on the land have weight bearing limits?			

## NOISE, AMENITY & ENJOYMENT

	YES	NO	UNKNOWN
Is the land beneath a commercial flight path?			
Is the land subject to loud intermittent noises (defence force training, quarrying explosions, car races)?			
Is any neighbouring land owned or leased by the state government?			
Is any neighbouring land owned or leased by a community housing group?			
Does any neighbouring land contain a registered rooming house?			

## ILLEGAL ACTIVITY

	YES	NO	UNKNOWN
Has the land been used for the manufacture of substances such as methylamphetamine?			
Has the land been used for the storage of toxic substances beyond what might be needed for domestic purposes?			
Has the land been used for the sale of illegal substances?			
Has the land been used as a brothel?			
Has the land been occupied by a person who has been convicted of an offence of drug trafficking or violence?			
Do any registered sex offenders reside in nearby premises?			
Have police ever been called about the behaviour of the occupants of nearby properties?			
Have any complaints been lodged with the municipal council regarding the use of nearby properties?			

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## CONTAMINATION

	YES	NO	UNKNOWN
Is any neighbouring land used for a noxious industry?			
Is the land subject to offensive odours?			
Is the land contaminated by toxic chemicals?			
Does the land contain lead-based paint?			
Has the land or neighbouring land been used for fire brigade training using hazardous materials?			
Has the land or neighbouring land been used for defence force training using hazardous materials?			
Has the land been used for the commercial growing of potatoes?			
Has the land been used for the commercial growing of tobacco?			
Has the land been used for mining?			
Does the land contain mining tailings?			
Is the groundwater beneath the land contaminated by toxic chemicals?			
Is there, or has there ever been, fuel tanks located on the property?			

## NEIGHBOURHOOD DISPUTES

	YES	NO	UNKNOWN
Are there any disputes between you and the owners of neighbouring properties? If yes, are the disputes about:			
Boundaries?			
Overhanging trees?			
Tree roots?			
Fences?			
Drainage?			
The overland flow of water?			
Noise?			
Waste storage or disposal?			
Fumes?			
Odours?			
Toxic substances?			
Non-permitted use of land and/or structures?			
Another matter or matters?			

## BUILDING AND PLANNING PERMITS

	YES	NO	UNKNOWN
On the land is there a structure or part of a structure for which the required planning permit was not obtained?			
On the land is there a structure or part of a structure for which the required building permit was not obtained?			
Are there any structures buried in the land?			
Is there any waste material in the land?			
Are there any as yet undecided planning applications for nearby land?			
Are there any approved planning applications for nearby land where the approved changes have yet to be carried out?			
Have any planning applications for the land been rejected?			

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## SERVICES

	YES	NO	UNKNOWN
Have any authorities advised that services will not be connected to the land?			
If services are not connected, have quotes been obtained for the connection of services to the land? If yes, which services:			
Electricity?			
Water?			
Sewerage?			
Gas?			
Telephone?			
NBN?			
Are any services supplied to the land under an embedded supplier arrangement?			
Is the land connected to a storm water system?			

## MISCELLANEOUS

	YES	NO	UNKNOWN
Do you have knowledge of anybody dying on the land? If yes, was the death the result of:			
Natural causes?			
Murder?			
Manslaughter?			
Suicide?			
Are there any memorials on the site? If yes, is the memorial to:			
A person?			
An animal?			
A previous use of the property?			
A historical event?			
Does the land contain any aboriginal heritage material?			
Does the land contain any sites of aboriginal cultural significance?			
Is the land or anything attached to it the subject of an application for heritage protection?			
Does the land contain any rare indigenous plants?			
Does the land contain any rare indigenous animals?			
Does the land contain any native vegetation for which a permit would be required for its removal?			
Is the land subject to seasonal inundation by water?			
Have any structures on the land been flooded?			
Is the current surface level of the land the result of fill being added?			
Is the land or that surrounding it subject sinkholes, subsidence, landslips, rock falls or the like?			
Are there any declared noxious weeds on the land?			
Are there any declared pest animals on the land?			
Has the land been subject to a bushfire?			
Are there any other material facts of which you are aware?			

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## ADDITIONAL INFORMATION

## CLIENT CONFIRMATION

Client Name	
Client Contact Number	
Client Email	
Property Address	
Person completing the form	
Contact Number for the Person completing the form	
Contact email for the Person completing the form	
Client signature	