

Offer to Sell

Voluntary Heritage Estates Land Project

FILL OUT THIS FORM IF YOU WANT TO SELL YOUR LAND IN HERITAGE ESTATES

If you are unable to understand or communicate in English, then you can call us to arrange interpreter assistance on: **1300 780 143**.

By signing this form, you are offering to sell your land in accordance with the Terms & Conditions below.

If you have any questions please contact the Foundation for National Parks & Wildlife on **1300 780 143** – or email rdelfino@fnpw.org.au – or go to www.fnpw.org.au/projects/heritage-estates-overview.

If you want legal or financial advice you must engage your own advisors as the Foundation is unable to give you this advice. Please complete and sign this form, and send it by post, fax or email to Mr Rubens Delfino if you wish to offer your land for sale under this voluntary project;

MAIL The Foundation for National Parks & Wildlife
GPO Box 2666
SYDNEY NSW 2001

FAX (02) 9634 6420

EMAIL rdelfino@fnpw.org.au (Scan form as a JPG or PDF file)

DECLARATION OF INTENT AND TERMS AND CONDITIONS

I/We wish to sell my/our land to NSW Office of Environment & Heritage. I/We understand and agree that:

1. The purchase price for the land is \$5,000 per lot.
2. **If you receive this form after 5pm on 31 December 2017, then my/our land will not be purchased under this program.**
3. **The sale must be completed by 28 February 2018.**
4. You have the right to refuse to purchase my/our lot if the Project's funding has been fully allocated to the purchase of other lots whose owners returned their forms before I/we did.

The Voluntary Heritage Estates Land Project is a partnership initiative of:



OFFER TO SELL

I/We, wish to sell my/our land in Heritage Estates to the NSW Office of Environment & Heritage.

VENDOR DETAILS – IMPORTANT: Every registered land owner must complete this section

If there are more than four registered owners, please attach a separate page with their details.

- 1 Full name of Registered Land Owner 1: _____
Address: _____ Suburb: _____ Postcode: _____
Telephone: _____ Email: _____
- 2 Full name of Registered Land Owner 2: _____
Address: _____ Suburb: _____ Postcode: _____
Telephone: _____ Email: _____
- 3 Full name of Registered Land Owner 3: _____
Address: _____ Suburb: _____ Postcode: _____
Telephone: _____ Email: _____
- 4 Full name of Registered Land Owner 4: _____
Address: _____ Suburb: _____ Postcode: _____
Telephone: _____ Email: _____

DESCRIPTION OF THE LAND I/WE WISH TO SELL – find this on your Council Rates notice.

Address of Heritage Estates Lot: _____ Lot/s Number: _____
DP (Plan) Number: _____ Land area (if known): _____

DECLARATION The answers that I/we have given to the questionnaire below are, to the best of my/our knowledge, true and correct. I/We acknowledge that the Foundation and the NSW Office of Environment & Heritage rely on my/our answers when deciding whether or not to purchase my/our land. I/We agree to advise you immediately should any answers below change.

QUESTIONS REGARDING THE PROPERTY AND THE OWNERS

Tick either "Yes", "No" or "Don't Know"

- 1 Is there a mortgage over the land? Yes No Don't know
If Yes, Name of bank/lender: _____ Branch: _____
Loan account number/s: _____ Approx. balance owing: _____

- 2 Is there any land tax owing on the land? Yes No Don't know
- 3 Are there council rates owing on the land? Yes No Don't know
- 4 Is there any other money owing on the land? Yes No Don't know

If YES, balance owed: \$ _____

Owed to: _____

- 5 Are there Caveats or Writs registered on the land? Yes No Don't know

If Yes, give details, and we will contact you: _____

- 6 Are all registered owners over 18? Yes No Don't know

If no, give details of owner(s) under 18: _____

- 7 Are all registered owners of sound mind? Yes No Don't know

If no, give details, and we will contact you: _____

- 8 Are any registered owners bankrupt or have they entered into an arrangement with their creditors?

Yes No Don't know

If yes, give details, and we will contact you: _____

- 9 If a registered owner is a Company, has an administrator or liquidator been appointed or has the Company entered into an arrangement with its creditors? Yes No Don't know

If yes, give details, and we will contact you: _____

- 10 Is the land held in trust? Yes No Don't know

If yes, give details, and we will contact you: _____

- 11 Are any of the registered owners deceased? Yes No Don't know

If yes, give details, and we will contact you: _____

- 12 Is there any pending Court case or litigation over the land? Yes No Don't know

If yes, give details, and we will contact you: _____

13 Do you have the original Certificate of Title for the land? Yes No Don't know

If no, please advise where it is: _____

If you have a Mortgage the Certificate is probably held by the lender.

If you had a Mortgage in the past, contact the lender who may still have the Certificate.

If you never had a Mortgage over the land, contact your Solicitor or Conveyancer who may still be holding it.

If you still can't find the original Certificate of Title, then write the dates that you attempted to retrieve the Certificate from your former lender and Solicitor or Conveyancer in the space above. Include who you contacted. We will apply for a new one on your behalf.

If this becomes necessary, you will need to attach other documents to the application. The Land & Property Information Office will charge you a fee for assessing and investigating your application, and for the issue of a new Certificate.

ACKNOWLEDGMENTS: I/We acknowledge and agree as follows:

1. I/We have read and understood all of the material and information contained in the information pack, which came with this form.
2. I/We acknowledge that our participation in this project is voluntary, neither party is obliged to proceed and may withdraw from the process at any time prior to settlement.
3. The sale will not become final and binding until all of the following have occurred:
 - 3-A. You have advised me/us that the project partners have decided to go ahead with the purchase.
 - 3-B. You have received the original Certificate of Title with a properly signed transfer and associated documents, a discharge of mortgage and any other encumbrance from title.
 - 3-C. I/We have directed how to pay the purchase money, and you have paid it to me/us as directed.
4. Outstanding rates and land tax will be adjusted on settlement and I/we will pay my/our share up to the date of settlement.
5. I/We will pay Land & Property Information Office registration fees on the discharge of any mortgage or removal of any other encumbrance from title. Fees will be adjusted on settlement.
6. I/We acknowledge that it is our personal responsibility whether or not I/we choose to obtain independent professional legal or financial advice prior to deciding to proceed with the sale of our land.
7. I/We were able to have this form and the information pack documents translated into my/our own language if I/we do not read English.

I/We are the registered owner/s of the land described above, and have authority to sign this form. The information I/we gave in this form is true and correct.

I/We request that this Offer to Sell be registered by the Foundation and that the Foundation send to me/us the documents required to complete the sale once you have decided to proceed.

NOTE – ALL Registered Owners must sign below.

If there are more than four registered owners, please attach a separate page with their details.

Owner 1 Signature: _____ Date signed: _____

Owner full name (print): _____

Witness Signature: _____ Witness Date of Birth: _____

Witness full name (print): _____ Phone: _____

Address of Witness: _____

Owner 2 Signature: _____ Date signed: _____

Owner full name (print): _____

Witness Signature: _____ Witness Date of Birth: _____

Witness full name (print): _____ Phone: _____

Address of Witness: _____

Owner 3 Signature: _____ Date signed: _____

Owner full name (print): _____

Witness Signature: _____ Witness Date of Birth: _____

Witness full name (print): _____ Phone: _____

Address of Witness: _____

Owner 4 Signature: _____ Date signed: _____

Owner full name (print): _____

Witness Signature: _____ Witness Date of Birth: _____

Witness full name (print): _____ Phone: _____

Address of Witness: _____

MAIL COMPLETED, SIGNED, WITNESSED FORM TO:

Attention: Mr Rubens Delfino
Foundation for National Parks & Wildlife
GPO Box 2666, SYDNEY NSW 2001

OR Fax to: 02 9634 6420 **OR Scan as a jpeg or pdf file and email to:** rdelfino@fnpw.org.au