

Form 3 - Certificate of legal practitioner and waiver by purchaser  
*Land and Business (Sale and Conveyancing) Act 1994*



**Part A - Certificate of legal practitioner  
(sections 5 and 16)**

I certify that -

*[Name(s) of purchaser(s)]*

*Of*

*[Address (es) of purchaser(s)]*

\*has/have received independent advice from me in relation to the land or business described below concerning—

- † the signing of a proposed contract for the purchase of the land or business and the loss by the purchaser, on the provision of my advice and the execution of this certificate, of any cooling-off period otherwise applicable to the proposed contract under section 5 of the *Land and Business (Sale and Conveyancing) Act 1994*.
- † the waiving of compliance with the requirement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* that the vendor, at least 10 clear days before the date of settlement, serve or cause to be served on the purchaser a vendor's statement.
- † the waiving of compliance with the requirement under section 8 of the *Land and Business (Sale and Conveyancing) Act 1994* that the vendor, at least 5 clear business days before the date of settlement, serve or cause to be served on the purchaser a vendor's statement.
- † the waiving of compliance with

*[Describe the requirement to be waived and specify the section in Part 2 of the Land and Business (Sale and Conveyancing) Act 1994 in which it occurs. Use separate items for each requirement].*

†2 Description of the land:

†3 Description of the business:

*[include the address of any premises at which the business is conducted]*

4 Name(s) of vendor(s):

Date:  /  /  20

Signed:

\_\_\_\_\_

Name of legal practitioner:

Name of firm:

Address of firm:

\* Strike out the option that is not applicable.

† Strike out or omit the item if it is not applicable.

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**Part B - Instrument of waiver by purchaser  
(section 16)**

To the vendor(s):

\*I/We

[Name(s) of purchaser(s)]

Of

[Address(es) of purchaser(s)]

being the purchaser(s) of the land or business described in Part A above, having sought and obtained independent advice from:

[Name of legal practitioner]

being the legal practitioner whose certificate in relation to the giving of that advice is contained in Part A above—

- † waive the requirement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* that the vendor, at least 10 clear days before the date of settlement, serve, or cause to be served, on the purchaser a vendor's statement setting out the purchaser's cooling-off rights under section 5 of the Act and the particulars required by section 7.
- † waive the requirement under section 8 of the *Land and Business (Sale and Conveyancing) Act 1994* that the vendor, at least 5 clear business days before the date of settlement, serve, or cause to be served, on the purchaser a vendor's statement setting out the purchaser's cooling-off rights under section 5 of the Act and the particulars required by section 8.
- † waive the requirement

[Describe (in the same terms as in Part A above) the requirement to be waived and specify the section in Part 2 of the *Land and Business (Sale and Conveyancing) Act 1994* in which it occurs. Use separate items for each requirement.]

Date:  /  / 20

Signed:

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\* Strike out the option that is not applicable.

† Strike out or omit the item if it is not applicable.