



## NOTICE OF OFFER TO PURCHASE RESIDENTIAL LAND

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

<b>NOTE</b>	
<p><b>This is not a contract of sale document. Both the purchaser and vendor must sign a contract of sale document before this offer becomes legally binding. An offer may be withdrawn at any time before signing a contract of sale document. Contracts of sale may also subject to a 2 day cooling-off period (exercisable by the purchaser) under section 5 of the <i>Land and Business (Sale and Conveyancing) Act 1994</i>.</b></p>	
<b>OFFEROR</b> (Person/Persons/Entity making offer)	Full name: _____
<b>LAND</b> (to which the offer relates)	Street address: _____ _____ *Allotment/Lot/Unit _____ on *Strata/Community/Deposited/Filed Plan No. _____ in the Area named _____ in the Hundred of _____ in the Council area of _____ and being the *whole/portion of Certificate of Title Volume _____ Folio _____
<b>OFFER AMOUNT</b>	_____
<b>DEPOSIT AMOUNT</b>	_____
<b>CONDITIONS</b> (if any, to which the offer is subject)	_____
<b>PROPOSED SETTLEMENT DATE</b>	_____ day of _____ 20____;  OR  <input type="checkbox"/> 30 days <input type="checkbox"/> 60 days <input type="checkbox"/> 90 days <input type="checkbox"/> _____ days  from the signing of the contract of sale.

DATED the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_

Signed by or on behalf of the Agent: \_\_\_\_\_

Signed by or on behalf of the Offeror/s: \_\_\_\_\_



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### ACKNOWLEDGMENT OF RECEIPT OF FORM R3

(Section 13A *Land and Business (Sale and Conveyancing) Act 1994*)

The Offeror/s acknowledge/s receipt of a Form R3 prior to signing this Notice of Offer

Offeror/s signature: \_\_\_\_\_ Dated \_\_\_\_\_

### ACKNOWLEDGMENT OF RECEIPT OF SIGNED COPY OF NOTICE OF OFFER BY OFFEROR

(Section 22 *Land and Business (Sale and Conveyancing) Act 1994*)

The Offeror/s acknowledge/s immediate receipt of a signed copy of this Notice of Offer

Offeror/s signature: \_\_\_\_\_ Dated \_\_\_\_\_

### ACKNOWLEDGMENT OF RECEIPT OF NOTICE OF OFFER BY VENDOR

(Section 21 (1) (d) *Land and Business (Sale and Conveyancing) Act 1994*)

The Vendor/s acknowledge/s receipt of this Notice of Offer:

within 48 hours of its receipt by the Agent

OR

at a later time as negotiated between the Vendor and the Agent

Vendor/s signature: \_\_\_\_\_ Dated \_\_\_\_\_

### ATTENTION AGENTS AND SALES REPRESENTATIVES

Before the Vendor accepts the offer contained in this Notice you must ensure that:

- Any written offers that have been received have been presented to the Vendor before the Vendor's acceptance of this offer
- Any offers which have been communicated to you (but not yet recorded in writing) have been communicated to the Vendor

# Form R3

## Buyers information notice

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*Land and Business (Sale and Conveyancing) Act 1994 section 13A*

*Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A*

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more the Office of Consumer and Business Affairs recommends that you check the website: [www.ocba.sa.gov.au/consumeradvice/realestate](http://www.ocba.sa.gov.au/consumeradvice/realestate)

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

### Safety

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- Is there **asbestos** in any of the buildings or elsewhere on the property e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?

- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

## Enjoyment

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- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport, etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

## Value

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- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (e.g. electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit:

[www.ocba.sa.gov.au/consumeradvice/realestate](http://www.ocba.sa.gov.au/consumeradvice/realestate)

**Disclaimer:** There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.