# NOTICE OF OFFER TO PURCHASE RESIDENTIAL PROPERTY/ LAND

SINOVA PROPERTY

REISA REAL ESTATE INSTITUTE OF SOUTH AUSTRALIA

***Note:*** **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 An offer may be withdrawn at any time before signing a contract of sale document. If you do enter into a contract of sale, it is advisable to check section 5 of the *Land and Business (Sale and Conveyancing) Act 1994* regarding any cooling-off rights that you may have and how to exercise them.**

**Attention Agent**

I/We as Offeror(s) acknowledge that this property may be subject to multiple offers and this is my/our best and final offer for the property as detailed below. I/We acknowledge that the Vendor may not provide another opportunity for me/us to make a further offer on the property detailed below.

**OFFEROR 1:** Primary contact: ☐ Address:

Legal Entity/Full Name:

Email: Phone:

**OFFEROR 2:** Primary contact: ☐

Legal Entity/Full Name:

Email: Phone:

**OFFEROR 3:** Primary contact: ☐

Legal Entity/Full Name:

Email: Phone:

**OFFEROR 4:** Primary contact: ☐

Legal Entity/Full Name:

Email: Phone:

Are there additional Offerors? ☐ Yes If yes, refer to Annexure - Additional Offerors

Property Address: (to which the offer relates)

Street 1:

Street 2:

Suburb: State: Postcode:

**OFFER AMOUNT:** $

**DEPOSIT AMOUNT:** $

**CONDITIONS:** (if any, to which the offer is subject)

**PROPOSED SETTLEMENT DATE:** day of 20 ;

OR ☐ 30 days ☐ 60 days ☐ days from the signing of the contract of sale.

Signed by or on behalf of Offeror 1: Date:

Offeror Name

Signed by or on behalf of Offeror 2: Date:

Offeror Name

Signed by or on behalf of Offeror 3: Date:

Offeror Name

Signed by or on behalf of Offeror 4: Date:

Offeror Name



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**ACKNOWLEDGEMENT OF OFFEROR(S)**

I/We the Offeror(s) acknowledge immediate receipt of a signed copy of this Notice of Offer:

Signed by or on behalf of Offeror 1: _____ Date: _____

Offeror Name

Signed by or on behalf of Offeror 2: _____ Date: _____

Offeror Name

Signed by or on behalf of Offeror 3: _____ Date: _____

Offeror Name

Signed by or on behalf of Offeror 4: _____ Date: _____

Offeror Name

**ACKNOWLEDGEMENT OF VENDOR(S)**

I/We the Vendor(s) acknowledge receipt of this Notice of Offer:

Signed by or on behalf of Vendor 1: _____ Date: _____

Vendor Name

Signed by or on behalf of Vendor 2: _____ Date: _____

Vendor Name

Signed by or on behalf of Vendor 3: _____ Date: _____

Vendor Name

Signed by or on behalf of Vendor 4: _____ Date: _____

Vendor Name

Are there additional Vendors? ☐ Yes If yes, refer to Annexure - Additional Vendors



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# Form R3

## Buyers information notice

*Land and Business (Sale and Conveyancing) Act 1994* section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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, Consumer and Business Services recommends that you check the website: www.cbs.sa.gov.au

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

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **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 preventive 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

- 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? Is this property on strata or community title? 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

- 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** (eg 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.cbs.sa.gov.au*

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.

# Form R7

# Warning Notice

## Financial and Investment Advice

*Land and Business (Sale and Conveyancing) Act 1994* section 24B
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

**You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.**

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.