



Reg. agent M.R.E.I. 2/149 Hutt St Adelaide SA 5000



If you need help completing or wish to discuss or make a verbal offer or to submit this form
Phone 08 82322688 Fax 08 82322822 Mobile 0418 833 573 Email: steve@realtyexchange.com.au

Notice of Offer to Purchase Residential Land - Best and Final Offer

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 An offer may be withdrawn at any time before signing a Contract of Sale document.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 be subject to a 2 day cooling-off period (exercisable by the purchaser) under section 5 of THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994.

Property Address: \_\_\_\_\_

Purchaser name/s: \_\_\_\_\_

Purchaser address: \_\_\_\_\_

Purchaser contact Home \_\_\_\_\_ Mobile \_\_\_\_\_

Business \_\_\_\_\_ Fax \_\_\_\_\_

Email Home \_\_\_\_\_

- I/We the undersigned acknowledge that I/We are one of multiple offerors and that I/We have been requested to make our BEST and FINAL OFFER to purchase the property as mentioned above. I/We also acknowledge that this offer supersedes any other offer we have previously made in relation to this property.
I/We understand that if this offer is not accepted by the Vendor, I may not have the opportunity to receive a counter offer, nor to make another offer.
It has been explained to me that other offers may be submitted at the same time and that if this offer fails, I acknowledge that I have no recourse on The Realty Exchange or its employees.
I/We \*will / \*will not, be prepared to waive my Cooling Off Rights if my offer is acceptable to the Vendor. (Please note: To waive your Cooling Off Rights, you will need to see a Solicitor when you sign your Contract and receive a Form 3)

Final Price \$ \_\_\_\_\_ Other conditions if applicable \_\_\_\_\_

The settlement period I/We require is [ ] 30 days OR \_\_\_/\_\_\_/\_\_\_(Date)

With a [ ] 10%\* deposit or \$ \_\_\_\_\_

The Realty Exchange will provide the Vendor with the following information in support of this, our

BEST and FINAL OFFER: \_\_\_\_\_

Detail: (including variations or flexibility regarding settlement, deposit and conditions, to any earlier offer)

Signed by the Offeror/s \_\_\_\_\_

Date \_\_\_/\_\_\_/\_\_\_ Time \_\_\_\_\_ am/pm

Acknowledgement of Offer Presented

Vendor Signature \_\_\_\_\_ Date \_\_\_/\_\_\_/\_\_\_ Time \_\_\_\_\_ am/pm

Response to Offeror

Sales Person's Signature \_\_\_\_\_ Date \_\_\_/\_\_\_/\_\_\_ Time \_\_\_\_\_ am/pm

# 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, the Office of Consumer and Business Affairs recommends that you check the website:

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

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 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?

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## 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? 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

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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 (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.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.