

NOTICE OF OFFER TO PURCHASE A PROPERTY

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 An offer may be withdrawn at any time before signing a contract of sale.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

FOR THE ATTENTION OF: Christine Morris – S'avance Real Estate M: 0419 685 200 E: christine@savance.com.au

I/We as the 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 Owner (Vendor) may not provide another opportunity for me/us to make a further offer on the above property.

BUYER DETAILS: Legal Entity/Full Name/s:.....
 Address:.....
 Email:..... Mobile:.....
(Please include ALL buyers details if there are two of you include both names, both emails, both mobile numbers etc)

CONVEYANCER DETAILS: Name:.....
 Address:.....
 Email:..... Phone:.....

LAND/ADDRESS: (to which this written offer relates)

ADDRESS OF PROPERTY YOU WISH TO PURCHASE:

WHAT IS THE AMOUNT OF YOUR OFFER: \$.....

DEPOSIT AMOUNT \$.....
 (A rough guide is 5 – 10% of the purchase price. Please note, this is open to discussion & negotiation)

WHAT ARE YOUR CONDITIONS OF PURCHASE?

A) Is your offer CASH (Cash means you do not need to borrow any money from the bank) **YES / NO**

If you do not have the cash, please answer the below questions that might apply to your circumstances:

B) Is your offer subject to Finance? YES / NO

- Lender & contact details:
- Amount you are borrowing: \$.....
- Do you have pre-approval in writing already? YES / NO

C) Do you need to either sell or settle an existing property before you can buy this home? YES / NO

- Address:.....
- Settlement date (if you have sold already, refer to your contract):...../...../2024
- Selling Agent:

D) Do you have any other Condition/s that the owner must be made aware of prior to presenting your offer?

.....

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PROPOSED SETTLEMENT DATE

This the day that you pay for the property and move in. Can you please give us a guide of what might work?

30 days OR 60 days OR another proposed date:/...../ 2024

SIGNATURE PAGE TO CONFIRM YOUR OFFER:

SIGNED BY YOU – THE OFFEROR(S)

Signed on behalf of Offeror 1:.....

Offeror Name: Date:/...../ 2024

Signed on behalf of Offeror 2:.....

Offeror Name: Date:/...../ 2024

ACKNOWLEDGEMENT OF OFFEROR(S)

I /We the Offeror/s acknowledge immediate receipt of a signed copy of this Notice of Offer and Forms R3 & R7:

Signed on behalf of Offeror 1:.....

Offeror Name: Date:/...../ 2024

Signed on behalf of Offeror 2:.....

Offeror Name: Date:/...../ 2024

PROPERTY OWNER SIGNATURE (Vendors)

ACKNOWLEDGEMENT OF OWNER: I /We the Vendor/s acknowledge receipt of this Notice of Offer:

Signed on behalf of Vendor 1:.....

Vendor Name: Date:/...../ 2024

Signed on behalf of Vendor 2:.....

Vendor Name: Date:/...../ 2024

THANK YOU FOR SUBMITTING YOUR OFFER TO S'AVANCE REAL ESTATE.

This form is being presented to Christine Morris who services the Adelaide Hills, Barossa and Torrens Valley regions. Our head office is located at 79 Hurtle Square Adelaide SA 5000

Need to contact Christine? Mobile 0419 685 200 or Email: christine@savance.com.au

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.

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.