

If you need help completing or wish to discuss or make a verbal offer or to submit thi8s form
 Phone 8444 2302 Fax 834 12434 Mobile 0410 433 398 Email bwalker@wkre.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 An offer may be withdrawn at any time before signing a Contract of Sale document.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 Walker & Keipert Pty Ltd 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 \$ _____

Walker & Keipert Pty Ltd 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 Persons 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 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/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

- 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

- 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

- 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/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.