

## Assessing the Suitability of a Property Further to the Buyers Information Notice (R3) (under the *Land and Business (Sale and Conveyancing) Act 1994*)

The Buyers Information Notice (R3) raises many questions about laws and standards. These laws and standards may change over time, so it is important to seek up to date relevant information. Where possible, the appropriate agency or information source has been set out in the table below to assist you in researching the issues raised in the Buyers Information Notice.

Matters you may wish to consider in assessing the suitability of this property	Where to find more information on this matter
<p><b>Asbestos</b></p> <p>If asbestos exists, any demolition or renovation activities in and around the property could potentially contaminate local and neighbouring areas as well as posing a risk to your health. You can minimise these risks if you follow specific safety precautions during building works. In some cases, the services of a licensed asbestos removalist may be required.</p>	<p>As part of a building inspection an experienced inspector can determine whether there is likely to be asbestos in any part of the building.</p> <p>For advice and information about asbestos visit <a href="http://www.asbestos.sa.gov.au">www.asbestos.sa.gov.au</a>.</p>
<p><b>Structural defects and salt damp</b></p> <p>Structural defects and salt damp might result in costly rectification work in the future or affect the future value of the property as well as potentially posing a risk of injury.</p>	<p>A building inspection of the property can assist with the detection of structural defects and salt damp.</p>
<p><b>Bushfire prone areas</b></p> <p>There may be restrictions on whether you can build on the land if it is in a particular bushfire prone area.</p>	<p>Contact the local council. For more information about building in bushfire prone areas, contact the Country Fire Service Development Assessment Unit on 8391 6077. You can also visit PlanSA's website at <a href="http://www.plan.sa.gov.au">www.plan.sa.gov.au</a>.</p>
<p><b>Electrical wiring, gas, plumbing, safety switches, etc</b></p> <p>Defective electrical and/or gas installations may result in costly rectification work in the future or affect the future value of the property as well as potentially posing a risk of injury or fatality.</p> <p>If the property has been subdivided, the electrical and/or gas services and meter positions may now not comply with the requirements.</p>	<p>The vendor may have copies of all electrical and gas certificates of compliance for any recent electrical/gas installation work that has been performed at the property.</p> <p>A licensed electrical contractor or gas fitter can inspect the electrical or gas fitting installation. Ensure you ask for an electrical and/or gas certificate of compliance.</p>
<p><b>Smoke alarms</b></p>	<p>Information about smoke alarms and your obligations can be found on the Metropolitan Fire Service website at <a href="http://www.mfs.sa.gov.au">www.mfs.sa.gov.au</a> or the Country Fire Service website at <a href="http://www.cfs.sa.gov.au">www.cfs.sa.gov.au</a>. You could also contact the local council.</p>

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<p><b>Swimming pools or spa pools</b></p> <p>All swimming pools must have suitable safety barriers or fencing to restrict access by young children. Homeowners are responsible for ensuring their pools meet these safety requirements. Water restrictions may also apply.</p> <p>The pool/spa may be part of common property such as in a strata or community title arrangement, you may want to find out who is responsible for the maintenance of the pool/spa.</p>	<p>Information about pool safety standards and whether the pool/spa complies with these requirements can be found on the PlanSA website at <a href="http://www.plan.sa.gov.au">www.plan.sa.gov.au</a> or contact the local council.</p> <p>To find out about the current water restrictions that apply to swimming pools and spas contact the SA Water water restrictions hotline on 1800 130 952 or see <a href="http://www.sawater.com.au">www.sawater.com.au</a>.</p> <p>For information on who is responsible for maintaining a pool/spa if it is part of common property, contact the body corporate.</p> <p>For more information on swimming pools and spas visit the SA Health website at <a href="http://www.sahealth.sa.gov.au">www.sahealth.sa.gov.au</a>.</p>
<p><b>Termite or other pest infestations</b></p> <p>Termites (or white ants) and other timber pests can cause significant structural damage to a building that might result in costly rectification work in the future or affect the future value of the property.</p> <p>If future renovations on the site result in disturbance of soil beneath the dwelling, it is important to know what termite treatment chemicals may exist in the soil.</p>	<p>A building inspection may uncover general pest infestations. However, a termite inspection would detect termite activity and any significant damage to the building(s) caused by them.</p> <p>You could also ask the vendor whether the property is subject to regular termite inspections/treatments and ask for copies of any documents/certificates showing dates, etc.</p> <p>Information on the health affects of termite treatment chemicals can be obtained from the SA Health website at <a href="http://www.sahealth.sa.gov.au">www.sahealth.sa.gov.au</a>.</p>
<p><b>Soil contamination</b></p>	<p>As part of the Form 1 the vendor is required to provide information on site contamination related to previous and current uses of the site. However the vendor may not be aware of the use of any fill on the land when the land was developed.</p> <p>If you are concerned that fill has been used on the land and that it may be contaminated you may consider getting an environment/soil assessment.</p>
<p><b>Cooling towers or manufactured warm water systems</b></p>	<p>Ask the vendor for information on the maintenance requirements and any specific arrangements.</p> <p>For more information about cooling towers etc, contact the local council.</p>

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<p><b>Stormwater management</b></p> <p>Stormwater problems might result in the need for costly rectification work (including on neighbouring properties) in the future or affect the future value of the property.</p>	<p>You may want to consider getting a building inspection if there are any concerns.</p>
<p><b>Flood prone areas, including coastal flooding</b></p> <p>Some properties are more susceptible to flooding than others. Check if the property is located on a low-lying area, near a creek, river, reservoir or stormwater drains, etc. This may affect the property's insurance cover.</p>	<p>To find out more about flood prone areas contact the local council.</p>
<p><b>Wastewater treatment facility</b></p>	<p>Ask the vendor if there is a wastewater treatment facility or septic tank on the property, the maintenance requirements and under what conditions the council gave approval for its installation. You could also obtain this information from the local council.</p> <p>The local council could also advise you of any building restrictions on the property related to a wastewater treatment facility.</p> <p>More information on on-site wastewater treatment facilities can be obtained from the SA Health website at <a href="http://www.sahealth.sa.gov.au">www.sahealth.sa.gov.au</a>.</p>
<p><b>Sewer mains connection</b></p> <p>You may want to consider whether the property has been connected to the main sewer and where this connection is located. You may want to know if the property is connected via an indirect gravity sewer connection or it is connected via a privately operated and maintained pumping connection.</p>	<p>For more information contact SA Water on 1300 650 951.</p>
<p><b>Power lines</b></p>	<p>For information on clearances to powerlines go to <a href="http://www.energy.sa.gov.au">www.energy.sa.gov.au</a> or contact the Office of the Technical Regulator on 8226 5500.</p> <p>Check with the vendor if the property has an existing exemption from planting restrictions. You may need to arrange for the exemption to be transferred to you as the new owner of the property and to formally agree to keep the trees trimmed as part of the conditions of the exemption.</p>

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<p><b>Significant trees</b></p>	<p>For general information about significant trees go to the PlanSA website at <a href="http://www.plan.sa.gov.au">www.plan.sa.gov.au</a>.</p> <p>For information about significant trees on a particular property contact the local council.</p>
<p><b>Strata and community title properties</b></p>	<p>For information contact the body corporate and ask to see the records of the corporation, including minutes of meetings, accounting records, by-laws or articles of association. Also be aware of the existing and proposed servicing arrangements and their locations.</p>
<p><b>Hotels, restaurants, industrial or commercial activity, busy roads or airports, etc</b>  Living close to a live entertainment venue or an industrial or commercial activity, airport, etc could impact upon your quiet enjoyment of the property or affect its future value. You may want to consider the local surrounding area of where the property is located.</p>	<p>To find out more about entertainment consent and licensing details, go to the Consumer and Business Services website at <a href="http://www.cbs.sa.gov.au">www.cbs.sa.gov.au</a>.</p> <p>The find out more about noise and air pollution see the SA Health website at <a href="http://www.sahealth.sa.gov.au">www.sahealth.sa.gov.au</a>, the Environment Protection Authority website at <a href="http://www.epa.sa.gov.au">www.epa.sa.gov.au</a> or the local council.</p>
<p><b>Fixtures and fittings</b></p>	<p>This information should be listed as part of the contract of sale. If it is not clear from the contract ask the vendor for clarification.</p>
<p><b>Car parking spaces</b></p>	<p>Information on car parking spaces should be part of the contract of sale. If the information is not clear, ask the vendor for clarification.</p> <p>For information on obtaining residential/visitor parking permits contact the local council.</p>
<p>Are there any <b>rights, obligations or restrictions</b> pertaining to your possible use of this property?  A range of administrative interests may be held by various government agencies.</p>	<p>The vendor of the property must declare certain matters through the Form 1 provided to purchasers in addition to the contract of sale. To find out more about property interests visit the Land Services Group website at <a href="http://www.sa.gov.au/landservices">www.sa.gov.au/landservices</a></p>

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<p><b>Illegal extensions or additions</b></p> <p>Any unapproved, illegal or substandard building work might result in costly rectification work or affect the future value of the property.</p>	<p>If you have concerns, ask the vendor whether any additions, extensions or alterations were carried out on the property and the details of any council approvals. You could confirm any approvals with the local council. A building inspection can also detect any illegal additions, extensions or alterations.</p>
<p><b>Home energy efficiency</b></p>	<p>For more information on buying or building an energy efficient home see the Energy Division of the Department for Energy and Mining website at <a href="http://www.energymining.sa.gov.au">www.energymining.sa.gov.au</a> and the PlanSA website at <a href="http://www.plan.sa.gov.au">www.plan.sa.gov.au</a></p> <p>Restrictions apply on what type of water heater you are allowed to install if an existing water heater fails. See <a href="http://www.energymining.sa.gov.au">www.energymining.sa.gov.au</a> for details. Information on hot water heaters can also be found on the PlanSA website at <a href="http://www.plan.sa.gov.au">www.plan.sa.gov.au</a>.</p>
<p><b>Water mains and water meters</b></p>	<p>For more information about water connections and water metres, contact the SA Water Customer Connections Call Centre on 1300 650 951.</p> <p>For information on the use of recycled water and alternative grey water on site systems see the SA Health website at <a href="http://www.sahealth.sa.gov.au">www.sahealth.sa.gov.au</a>.</p> <p>You could ask the vendor for information about water taps outside the building, whether there is a watering system installed and their condition.</p>
<p><b>Alternative water sources</b></p> <p>Alternative water supplies may require testing and maintenance (eg tank cleaning) to reduce risks to health.</p>	<p>Information on bores or water wells registered to a property can be obtained from the Department of Water, Land and Biodiversity Conservation by searching the register on <a href="http://www.dwlbc.sa.gov.au">www.dwlbc.sa.gov.au</a> or call the permit enquiry line on 8463 6810.</p> <p>Information on tank cleaning, bore water testing and the safe use of bore or rainwater can be obtained from the SA Health website at <a href="http://www.sahealth.sa.gov.au">www.sahealth.sa.gov.au</a>.</p>