



*Welcome to your  
idea of heaven*

## **SALES PROCEDURE & TERMS OF OFFERING**

### **Nadair Release – Mount Barker**

- The allotments on offer are situated in Stage 1C and will officially be offered for sale on Sunday 8<sup>th</sup> September 2024 at 1.00PM on site and online via LandDiscovery.com.au.
- Each allotment will be offered for sale by a letter of offer. It is therefore important that all interested parties provide the selling agents a copy of the letter of offer on or before the close of business on 12th September 2024; Letters of offer are available from the selling agents upon request.
- **Unconditional offers of purchase will receive priority above those subject to conditions, e.g. land only finance**
- **House and Land Finance conditions will not be accepted or considered. Land only finance conditions will receive consideration from the vendors.**
- **No subject to Sale Conditions will be considered**
- **Letters of offer must be submitted on or before the close of business Thursday 12<sup>th</sup> of September 2024 to the selling agents.**
- In an endeavor to deal expediently with interested parties, a 'letter of offer to purchase' will be executed by the purchaser. This 'letter of offer to purchase' will confirm that the purchaser wishes to commit to contract a particular allotment, at a time to be determined by Century 21 Special Projects (SA). No land holds will be taken during the day of release.
- Once all prospective purchasers have had the opportunity to forward their letter of offer for their nominated allotment, Century 21 Special Projects (SA) staff will present to the vendors and advise all parties of their success or otherwise, as soon as possible. Appointments to sign contracts will be arranged at that time.
- A minimum deposit of \$10,000.00 will be required at the expiration of the cooling off.
- Settlement of the land to occur 21 days from the Deposit of Plan and issue of titles.

This summary has been provided in good faith in an endeavour to ensure that all interested parties are clear on the procedure and terms of offering. If you are uncertain on any issue, it is important to talk to the Nadair Sales team on 8258 4222 or email [sales@propertypeople.com.au](mailto:sales@propertypeople.com.au) for clarification.

P. M. Property Managers Pty Ltd trading as Century 21 Property People and Century 21 Special Projects (SA), ABN 99 008 141 482, RLA 2140. Each office is independently owned and operated.

P. 08 8258 4222 - 2/1568 Main North Road, SALISBURY SOUTH SA 5106 E: [sales@propertypeople.com.au](mailto:sales@propertypeople.com.au)

## Nadair Release – Price List

Lot	Address	Frontage (m)	Depth (m)	Area (m2)	Price-Range	Features
93	Sage Court	9.0	30	270	\$349,950 - \$379,950	^ +
94	Sage Court	8.0	30	240	\$344,950 - \$374,950	^ +
95	Sage Court	8.0	30	240	\$344,950 - \$374,950	^ +
96	Sage Court	8.0	30	240	\$344,950 - \$374,950	^ +
97	Sage Court	14.0	30	420	\$404,950 - \$434,950	^ +
98	Sage Court	18.0	30	540	\$489,950 - \$519,950	^ +
99	Sage Court	10.0	30	573	\$389,950 - \$419,950	o ^ +
100	Sage Court	12.5	30	379	\$379,950 - \$409,950	o
101	Sage Court	10.5	30	322	\$369,950 - \$399,950	o
102	Sage Court	12.5	30	383	\$379,950 - \$409,950	o
103	Sage Court	10.5	30	322	\$369,950 - \$399,950	o
104	Sage Court	14	30	429	\$399,950 - \$429,950	o
105	Sage Court	12.5	30	383	\$379,950 - \$409,950	o
106	Sage Court	14	30	429	\$399,950 - \$429,950	o
107	Sage Court	12.5	30	383	\$379,950 - \$409,950	o
108	Sage Court	14	30	429	\$409,950 - \$439,950	o
109	Sage Court	15	30	460	\$419,950 - \$459,950	o
110	Sage Court	22	30	648	\$489,950 - \$519,950	o
111	Sage Court	25	26	545	\$469,950 - \$499,950	^ +
112	Sage Court	26.48	26	698	\$549,950 - \$579,950	^ +
113	Sage Court	13	30	386	\$389,950 - \$419,950	^ +
114	Sage Court	15	30	450	\$439,950 - \$469,950	^ +
115	Sage Court	22	30	603	\$469,950 - \$499,950	^ +

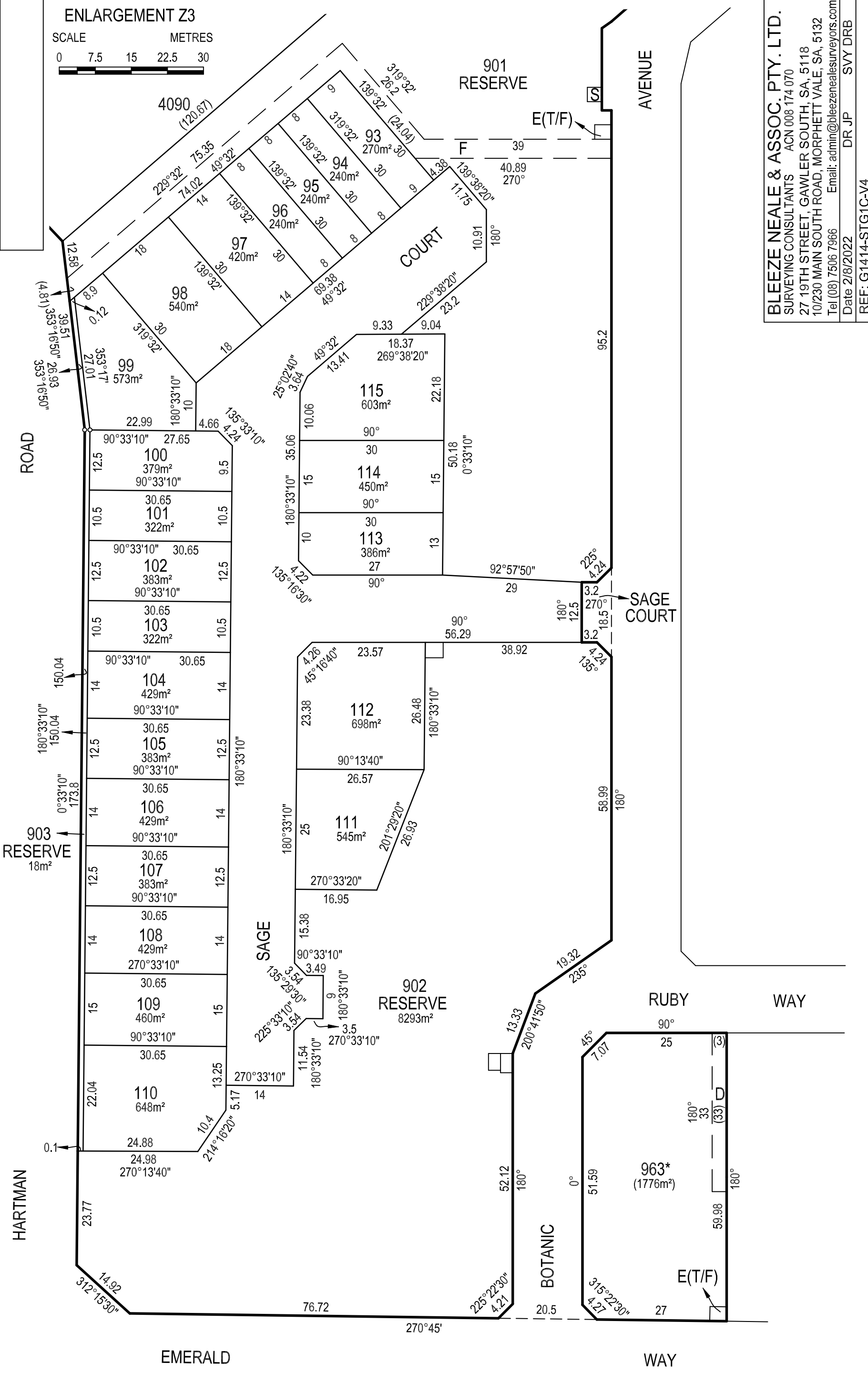
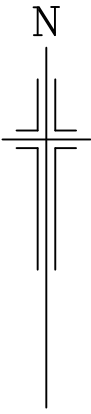
### Features Key

- o Rear Fencing supplied by Developer
- ^ Open style fencing to reserve supplied by Developer
- + Reserve façade requirement
- | Two Storey Development requirement

**ENLARGEMENT Z3**

SCALE METRES

0 7.5 15 22.5 30



**BLEEZE NEALE & ASSOC. PTY. LTD.**  
 SURVEYING CONSULTANTS ACN 008 174 070  
 27 19TH STREET, GAWLER SOUTH, SA, 5118  
 10/230 MAIN SOUTH ROAD, MORPHETT VALE, SA, 5132  
 Tel (08) 7506 7966 Email: admin@bleezeandnealesurveyors.com  
 Date 2/8/2022 DR JP SVY DRB  
 REF: G1414-STG1C-V4

# Emerald Way

## MT. BARKER

### SPECIAL REQUIREMENT - Rear façade requirements for Allotments 93 to 99 & 111, 112, 113, 114 and 115 Sage Court

The following requirements have been established to ensure that rear dwellings facades that are publicly visible from the reserve are visually appealing.

Rear dwelling publicly visible from the reserve shall be constructed using at least three of the following elements:

- Combination of brick and stone (including stone veneer), or brick and render.
- Feature walls incorporating timber, painted weatherboard, cement sheet and Colorbond – the use of alternative wall cladding materials will be considered on their architectural merits
- Feature window frames of timber or commercial section aluminium
- Various balcony forms projecting from the façade for two storey buildings
- Variations in wall height and roof lines
- Any other architectural detailing that contributes to the visual interest of the façade
- Please note that infill panels such as cement sheet, timber, UPVC and vinyl, above window frames and doors where there is visible brick on the rear façade visible from the reserve are not permitted. They may be considered with architectural merit.
- A minimum garden bed of 600mm from the rear boundary is required and screening plants are permitted to be over 600mm in height.

This special requirement should be read in conjunction with the Emerald Way Design Guidelines and Encumbrance.



# Form R3

## Buyers information notice

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*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](http://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 organochlorines (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](http://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.



## LETTER OF OFFER

### 1. PROPERTY DETAILS

Lot No		Street		Price \$	
Owner Occupier				Investor	
Frontage Required				Lot size	

### 2. FULL NAMES OF EACH PERSON INCLUDING ALL MIDDLE NAMES

Purchaser 1	Legal Entity/ Full Name	
Purchaser 2	Legal Entity/ Full Name	

### 3. EMAILS & PHONE NUMBERS OR EACH PERSON

Purchaser 1	Email	
	Phone No	
Purchaser 2	Email	
	Phone No	

### 4. RESIDENTIAL ADDRESS

Purchaser 1	Street			
	Suburb	State	Postcode	
Purchaser 2	Street			
	Suburb	State	Postcode	

### 5. MORTGAGE BROKER / BANK DETAILS

Name		Contact	
Email		Phone	
Finance Required \$		Unconditional	

### 6. CONVEYANCER DETAILS

Conveyancer	
Address	
Email & Phone No	



## TERMS AND CONDITIONS

1. The Expression of Interest (EOI) form is solely intended as an expression of interest in acquiring a specific land allotment with Century 21 Special Projects (SA) RLA 2140
2. Submission of this form does not constitute a legally binding agreement, hold, or contract on the said allotment
3. The EOI form will not be accepted unless all sections have been completed in full
4. Preferences will go to unconditional contracts
5. Century 21 Special Projects (SA) RLA 2140 as the vendors Agent retains the right to consider or decline the request at its discretion
6. Any subsequent negotiations or agreements will be subject to a separate, formal contractual arrangement

Signed

Date

Signed

Date

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.

Century 21 Special Projects (SA) RLA 2140