Notice of Offer to Purchase Residential Land

Offer Date: _____

Purchaser(s) Identity

Full Name/s: _____ Profession: _____

Full Name/s: _____ Profession: _____

Purchaser(s) Contact Details

Address: _____

Email: _____ Home phone: _____

Mobile: _____ Work phone: _____

Offer Terms

Preferred Allotment #: _____ Purchase Price: _____

2nd Preference #: _____ Purchase Price: _____

3rd Preference #: _____ Purchase Price: _____

Deposit

10% **OR** Other amount (please circle)

If other amount, then amount of deposit $ _____

Settlement: Within 14 days of the Deposited Plan being registered at the Land Titles Office.
Estimated settlement May/June 2027.

Buyer Type (please circle): Owner/Occupier First Home Buyer Investor Builder

Chosen Builder (if known): _____

Conditions: Subject to Finance: Yes* / No Borrowing: $ _____
**Requires finance pre-approval letter to accompany this Offer*

Special Conditions (If any): _____

Authority to Contact Finance Broker

I/we authorise KingsCoin/Presidential Estates to contact my/our mortgage broker or lender named below to confirm the status, amount and conditions of my/our finance pre-approval for this purchase. This authority is limited to discussing finance for this property and may be withdrawn by me/us in writing at any time.

Financial Institution: _____

Broker Company: _____ Broker name: _____

Broker phone: _____ Broker email: _____

Buyer 1 initials: _____ Buyer 2 initials: _____ Date: _____

Notice of Offer to Purchase Residential Land (cont.)

This is not a contract of sale document.

Both the purchaser(s) (as detailed below) (hereafter the Purchaser(s)) and Developer must sign a contract of sale document before this offer becomes legally binding.

Any offer may be withdrawn at any time before signing a contract of sale document.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

Submission of this Notice of Offer does not guarantee the securing or allocation of the lot. The Developer reserves the right to review, rank, and accept or reject offers at its sole discretion. All offers are subject to final approval by the Developer and availability.

Initial _____

I/We, the Purchaser(s), wish to make the following offer to purchase the property detailed below upon the terms of the standard Contract for the Sale of Land Residential Property.

Initial _____

I/We acknowledge that if the Offer in this Notice of Offer is accepted, then subject to the notice about AML/CTF below, I/We will be required to enter into and execute a Contract of Sale and any associated building contract detailed in the Contract of Sale within 3 working days of being notified of acceptance on these terms set out in this Notice of Offer.

Initial _____

Since 1 July 2026, changes to Australia's Anti-Money Laundering and Counter-Terrorism Financing (AML/CTF) legislation require new compliance obligations for the real estate industry. I/We acknowledge that, as part of the Developer's Contract process, I/we may be asked to provide additional information, including:

- ☑ Identification documents, such as a passport or driver's licence for each buyer
- ☑ Information relating to the source of my/our wealth and funds
- ☑ Details of ownership structures, where applicable

and that the Developer's review of any offer will be conditional on, and subject to, our compliance with that process and the application of that legislation.

Attached Document - Form 3 - Buyers information Notice **Initial** _____

Purchaser(s) Execution of Notice of Offer

Signature: _____ Signature: _____

Purchaser's name: _____ Purchaser's name: _____

Dated: _____ Dated: _____

Land and Business (Sale and Conveyancing) Act 1994 - section 13A

Land and Business (Sale and Conveyancing) Regulations 2025 - regulation 17

Buyers information notice

Prescribed notice to be given to purchaser

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 (CBS) recommends 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 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 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** (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.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.**