Form 1 - Vendor's statement

(Section 7 Land and Business (Sale and Conveyancing) Act 1994)

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

Instructions to the vendor for completing this statement:

☐ *means the Part, Division, particulars or item may not be applicable.*

If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.

If it is not applicable, ensure the box is empty or strike out the Part, Division, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.

* *means strike out or omit the option that is not applicable.*

All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).

If there is insufficient space to provide any particulars required, continue on attachments.

Part A - Parties and land

1 Purchaser:

Address:

Street 1
Street 2
Suburb State Postcode

2 Purchaser's registered agent: ☐

Address:

Street 1
Street 2
Suburb State Postcode

3 Vendor:

BAOCHENG WEI

Address:

Street 1 6 CASPIAN COURT
Street 2
Suburb WOODCROFT State SA Postcode 5162

4 Vendor's registered agent:

Klemich Real Estate ☑

Address:

Street 1 UNIT 1 / 245 FULLARTON ROAD
Street 2
Suburb EASTWOOD State SA Postcode 5063

5 Date of contract (if made before this statement is served):

6 Description of the land: *[Identify the land including any certificate of title reference]*

ALLOTMENT 10 DEPOSITED PLAN 42545

Street 1 4A FREEMAN AVENUE
Street 2
Suburb TRANMERE State SA Postcode 5073
being the *whole / ~~portion~~ of the land comprised in Certificate of Title
Volume 5279 Folio 432

Part B - Purchaser's cooling-off rights and proceeding with the purchase

To the purchaser:

Right to cool-off (section 5)

1 - Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS -

(a) you purchased by auction; or

(b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or

(c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or

(d) you are a body corporate and the land is not residential land; or

(e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or

(f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or

(g) the contract also provides for the sale of a business that is not a small business.

2 - Time for service

The cooling-off notice must be served -

(a) if this form is served on you before the making of the contract - before the end of the second clear business day after the day on which the contract was made; or

(b) if this form is served on you after the making of the contract - before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

3 - Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

4 - Methods of service

The cooling-off notice must be -

(a) given to the vendor personally; or

(b) posted by registered post to the vendor at the following address:

6 Caspian Court, Woodcroft SA 5162

(being the vendor's last known address); or

(c) transmitted by fax or email to the following fax number or email address:

Miaomiao@klemich.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

(d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

1/245 Fullarton Road Eastwood SA 5063

(being *the agent's address for service under the *Land Agents Act 1994* / ~~an address nominated by the agent to you for the purpose of service of the notice).~~

Note - Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that -

(a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing;

(b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5 - Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served. You are then entitled to the return of any money you paid under the contract other than -

(a) the amount of any deposit paid if the deposit did not exceed $100; or

(b) an amount paid for an option to purchase the land.

Proceeding with the purchase

If you wish to proceed with the purchase -

(a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and

(b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and

(c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

***I/~~We~~;** BAOCHENG WEI

of 6 Caspian Court, Woodcroft SA 5162

being the *vendor(s) / ~~person authorised to act on behalf of the vendor(s~~) in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994.*

Date:	28 October 2026	Date:	
Signed:	DocuSigned by: Baocheng Wei E1073F411B5B46D...	Signed:	
Date:		Date:	
Signed:		Signed:	

Part D - Certificate with respect to prescribed inquiries by registered agent ☑

(section 9)

To the purchaser:

I, Advance Conveyancing Pty Ltd of 4A / 102 Greenhill Road Unley SA 5061

certify ***** that the responses / ~~that, subject to the exceptions stated below, the responses~~ to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions:

Date: 27 October 2026

Signed: Signed by: 84E4C4E0AE974F6...

~~*Vendor's~~ / ~~Purchaser's~~ ~~agent~~

*Person authorised to act on behalf of *Vendor's/~~Purchaser's~~ agent

Schedule - Division 1

Particulars of mortgages, charges and prescribed encumbrances affecting the land (section 7(1)(b))

Note -

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.

Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless -

(a) there is an attachment to this statement and -
  (i) all the required particulars are contained in that attachment; and
  (ii) the attachment is identified in column 2; and
  (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

(b) the mortgage, charge or prescribed encumbrance -
  (i) is 1 of the following items in the table:
    (A) under the heading 1. General -
      1.1 Mortgage of land
      1.4 Lease, agreement for lease, tenancy agreement or licence
      1.5 Caveat
      1.6 Lien or notice of a lien
    (B) under the heading 36. Other charges -
      36.1 Charge of any kind affecting the land (not included in another item); and
  (ii) is registered on the certificate of title to the land; and
  (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1	Column 2	Column 3

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]
[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.
Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-
(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
(c) the heading "6. Repealed Act conditions" and item 6.1; and
(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,
which must be retained as part of this statement whether applicable or not.]
*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*
[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]
[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1	Mortgage of land *[**Note -** Do not omit this item. This item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☑
		Will this be discharged or satisfied prior to or at settlement?	YES
		Are there attachments?	YES
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Certificate of Title	
		Number of mortgage (if registered):	
		14674853	
		Name of mortgagee:	
		MACQUARIE BANK LTD. (ACN: 008 583 542)	

1.2 Easement

(whether over the land or annexed to the land)

Note - "Easement" includes rights of way and party wall rights

*[**Note -** Do not omit this item. This item and its heading must be included in the statement even if not applicable.]*

Is this item applicable? ✓

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Certificate of Title
Property Interest Report

Description of land subject to easement:

* Over the land marked A & B (RE 7886694)
* Portion of the land on Certificate of Title - Volume 5279 Folio 432

Nature of easement:

* Party Wall Rights

* Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water and sewage)

Are you aware of any encroachment on the easement?

NO

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

If YES, give details:

1.3 Restrictive covenant

*[**Note -** Do not omit this item. This item and its heading must be included in the statement even if not applicable.]*

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

Does the restrictive covenant affect the whole of the land being acquired?

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?

1.4 Lease, agreement for lease, tenancy agreement or licence

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

*[**Note -** Do not omit this item. This item and its heading must be included in the statement even if not applicable.]*

Is this item applicable? ✓

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Residential Tenancy Agreement

Name of parties:

Landlord : Baocheng Wei

Tenant: Tom McKinlay & Ruth McKinlay

Period of lease, agreement for lease etc:

From 23/02/2026 to 22/02/2027

Amount of rent or licence fee:

$ 620.00 per fortnight (period)

Is the lease, agreement for lease etc in writing?

YES

If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -

(a) the Act under which the lease or licence was granted:

(b) the outstanding amounts due (including any interest or penalty):

5. *Development Act 1993* (repealed)

5.1 section 42 - Condition (that continues to apply) of a development authorisation

*[**Note** - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]*

~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Condition(s) of authorisation:

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed)

*[**Note** - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]*

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Nature of condition(s):

7. *Emergency Services Funding Act 1998*

7.1 section 16 - Notice to pay levy

Is this item applicable? ☑

Will this be discharged or satisfied prior to or at settlement? YES

Are there attachments? YES

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Certificate of Emergency Services Levy

Date of notice:

23/10/2026

Amount of levy payable:

$171.80

19. *Land Tax Act 1936*

19.1 Notice, order or demand for payment of land tax

Is this item applicable? ✓

Will this be discharged or satisfied prior to or at settlement? YES

Are there attachments? YES

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Certificate of Land Tax

Date of notice, order or demand:

23/10/2026

Amount payable (as stated in the notice):

NIL

20. *Local Government Act 1934* (repealed)

20.1 Notice, order, declaration, charge, claim or demand given or made under the Act

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Date of notice, order etc:

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

21. *Local Government Act 1999*

21.1 Notice, order, declaration, charge, claim or demand given or made under the Act

Is this item applicable? ☑

Will this be discharged or satisfied prior to or at settlement? YES

Are there attachments? YES

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Council Search

Date of notice, order etc:

22/10/2026

Name of council by which, or person by whom, notice, order etc is given or made:

City of Campbelltown

Land subject thereto:

ALLOT 10 Sec 276 DP 42545 Vol 5279 Fol 432

Nature of requirements contained in notice, order etc:

Council Rates

Time for carrying out requirements:

Refer to Council Search

Amount payable (if any):

$997.05

22. *Local Nuisance and Litter Control Act 2016*

22.1 section 30 - Nuisance or litter abatement notice

Is this item applicable? ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Date of notice:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

23.1 section 6 - Restriction on building work ~~***Is this item applicable?***~~

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Does the restriction apply to all of the land?

If NO, give details about the part of the land to which the restriction applies:

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

*[**Note** - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]*

Is this item applicable? ✓

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Council Search -PlanSA Report

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):

CT5279/432
Zones
General Neighbourhood (GN)
Subzones
No
Zoning overlays
Overlays
Airport Building Heights (Regulated) (All structures over 45 metres)
Affordable Housing
Hazards (Flooding - Evidence Required)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Signif Retirement Facility Supported Accom Sites
Urban Tree Canopy

Is there a State heritage place on the land or is the land situated in a State heritage area? NO

Is the land designated as a local heritage place? NO

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? UNKNOWN

Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES

Note - For further information about the Planning and Design Code visit https://code.plan.sa.gov.au.

29.2 section 127 - Condition (that continues to apply) of a development authorisation

*[**Note** - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]*

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

29.3 section 139 - Notice of proposed work and notice may require access

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of notice:

Name of person requesting access:

Reason for which access is sought (as stated in the notice):

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable (if any):

29.6 section 142 - Notice to complete development

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):

29.7 section 155 - Emergency order

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

29.8 section 157 - Fire safety notice

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of notice:

Name of authority giving notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of agreement:

Names of parties:

Terms of agreement:

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

29.12 Part 16 Division 1 - Proceedings ~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice ~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

Building work (if any) required to be carried out:

Amount payable (if any):

29.14 section 214(6), 214(10) or 222 - Enforcement order

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

Building work (if any) required to be carried out:

33. *Upper South East Dryland Salinity and Flood Management Act 2002 (expired)*

33.1 section 23 - Notice of contribution payable

~~***Is this item applicable?***~~ ☐

Will this be discharged or satisfied prior to or at settlement?

Are there attachments?

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Date of notice:

Terms of notice:

Amount payable:

34. *Water Industry Act 2012*

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement

Is this item applicable? ☑

Will this be discharged or satisfied prior to or at settlement? YES

Are there attachments? YES

If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

Certificate of Water and Sewer Charges & Encumbrance Information

Date of notice or order:

23/10/2026

Name or person or body who served notice or order:

SA Water

Amount payable (if any) as specified in the notice or order:

$347.49 CR

Nature of other requirement made (if any) as specified in the notice or order:

Water charges and usages

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Certificate of Title to the land

Property Interest Report

Council Search

Certificate of Emergency Services Levy

Certificate of Land Tax

Certificate of Water and Sewer Charges

Title and Valuation Package and Historical Search

Residential Tenancy Agreement

Form R3 Buyers Information Notice

Form R7 - Warning Notice

ACKNOWLEDGEMENT OF RECEIPT

* I / We, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* with the annexures as set out above.

Dated this _____ Day of _____ 20____

Signed:		Signed:	
Date:		Date:	
Signed:		Signed:	
Date:		Date:	

*(*Strike out whichever is not applicable)*

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 2025 regulation 16

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 Consumer and Business Advice section on the following 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?

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

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 Consumer and Business Advice section on the following website: 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.

September 2025

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

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 2025 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.

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

LAND SERVICES SA

Product	Register Search (CT 5279/432)
Date/Time	22/10/2026 12:03PM
Customer Reference	2693
Order ID	20261022004062

REAL PROPERTY ACT, 1886
South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5279 Folio 432

Parent Title(s)	CT 5192/190				
Creating Dealing(s)	RTD 7886693, RE 7886694				
Title Issued	17/07/1995	**Edition**	7	**Edition Issued**	17/02/2025

Estate Type

FEE SIMPLE

Registered Proprietor

BAOCHENG WEI
OF 4A FREEMAN AVENUE TRANMERE SA 5073

Description of Land

ALLOTMENT 10 DEPOSITED PLAN 42545
IN THE AREA NAMED TRANMERE
HUNDRED OF ADELAIDE

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A (RE 7886694)

TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B (RE 7886694)

Schedule of Dealings

Dealing Number	Description
14674853	MORTGAGE TO MACQUARIE BANK LTD. (ACN: 008 583 542)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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Product	Register Search (CT 5279/432)
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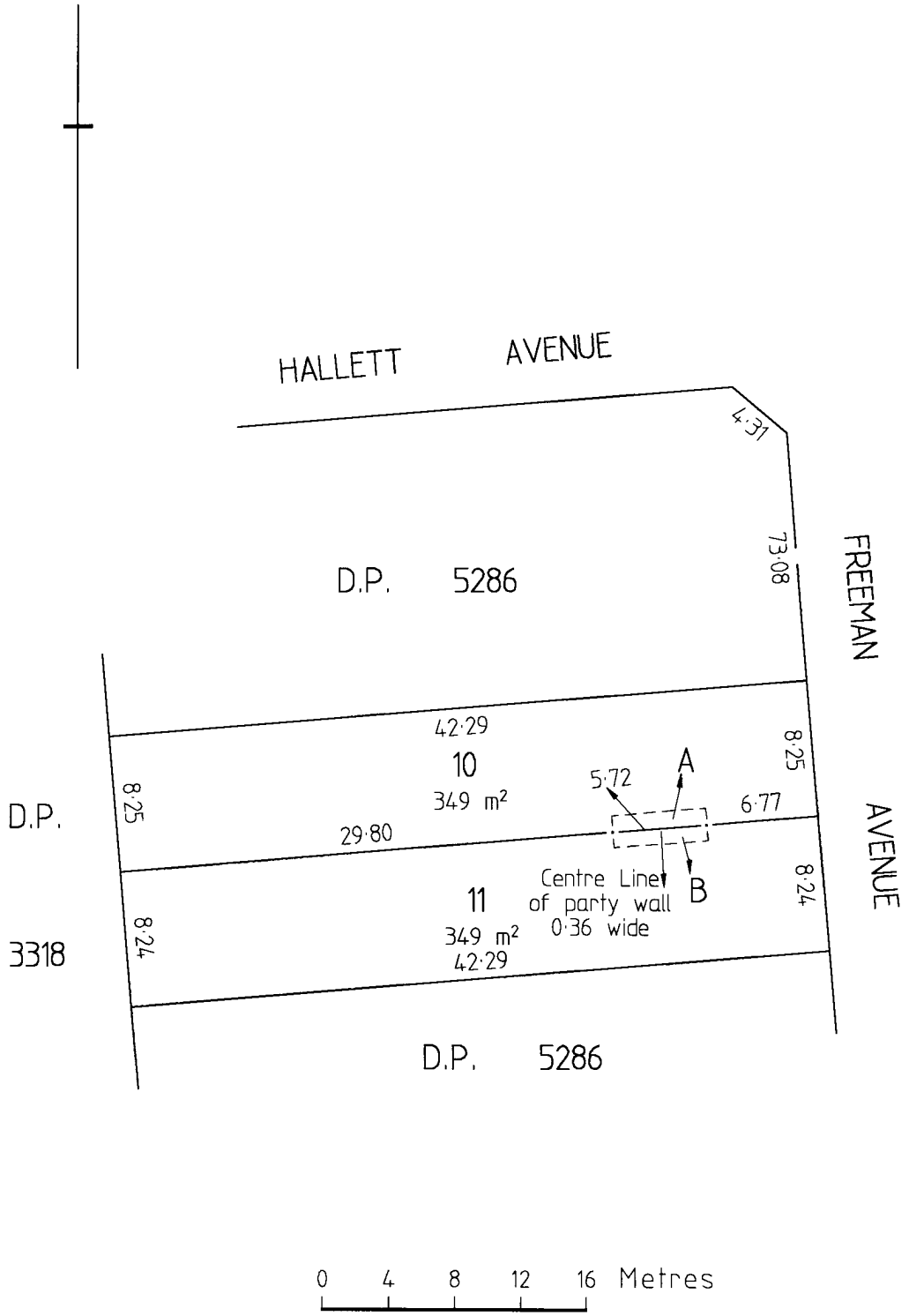

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Property Interest Report

Provided by Land Services SA on behalf of the South Australian Government

Title Reference	CT 5279/432	**Reference No.**	2829068
Registered Proprietors	B*WEI	**Prepared**	22/10/2026 12:03
Address of Property	4A FREEMAN AVENUE, TRANMERE, SA 5073		
Local Govt. Authority	THE CORPORATION OF THE CITY OF CAMPBELLTOWN		
Local Govt. Address	PO BOX 1 CAMPBELLTOWN SA 5074		

This report provides information that may be used to complete a Form 1 as prescribed in the *Land and Business (Sale and Conveyancing) Act 1994*

Table of Particulars

Particulars of mortgages, charges and prescribed encumbrances affecting the land as identified in Division 1 of the Schedule to Form 1 as described in the Regulations to the *Land and Business (Sale and Conveyancing) Act 1994*

All enquiries relating to the Regulations or the Form 1 please contact Consumer & Business Services between 8:30 am and 5:00 pm on 131 882 or via their website www.cbs.sa.gov.au

Prescribed encumbrance		Particulars (Particulars in bold indicates further information will be provided)
1.	**General**	
1.1	Mortgage of land *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.2	Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.3	Restrictive covenant *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.	***Aboriginal Heritage Act 1988***	
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

	an area surrounding a site	
2.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title also Refer to the Certificate of Title

3. *Burial and Cremation Act 2013*

3.1	section 8 - Human remains interred on land	Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title also contact the vendor for these details

4. *Crown Rates and Taxes Recovery Act 1945*

4.1	section 5 - Notice requiring payment	Crown Lands Program in DEW has no record of any notice affecting this title

5. *Development Act 1993* (repealed)

5.1	section 42 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.11	section 85(6), 85(10) or 106 - Enforcement order	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply also Contact the vendor for these details

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply

7. *Emergency Services Funding Act 1998*

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au

8. *Environment Protection Act 1993*

8.1	section 59 - Environment performance agreement that is registered in relation to the land	EPA (SA) does not have any current Performance Agreements registered on this title
8.2	section 93 - Environment protection order that is registered in relation to the land	EPA (SA) does not have any current Environment Protection Orders registered on this title
8.3	section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.4	section 99 - Clean-up order that is registered in relation to the land	EPA (SA) does not have any current Clean-up orders registered on this title
8.5	section 100 - Clean-up authorisation that is registered in relation to the land	EPA (SA) does not have any current Clean-up authorisations registered on this title
8.6	section 103H - Site contamination assessment order that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.7	section 103J - Site remediation order that is registered in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.8	section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination)	EPA (SA) does not have any current Orders registered on this title

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title

9. *Fences Act 1975*

9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details

10. *Fire and Emergency Services Act 2005*

10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor

11. *Food Act 2001*

11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply

12. *Ground Water (Qualco-Sunlands) Control Act 2000*

12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title

13. *Heritage Places Act 1993*

13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title

14. *Highways Act 1926*

14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title

15. *Housing Improvement Act 1940* (repealed)

15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title

16. *Housing Improvement Act 2016*

16.1	Part 3 Division 1 - Assessment, improvement or demolition orders	Housing Safety Authority has no record of any notice or declaration affecting this title
16.2	section 22 - Notice to vacate premises	Housing Safety Authority has no record of any notice or declaration affecting this title
16.3	section 25 - Rent control notice	Housing Safety Authority has no record of any notice or declaration affecting this title

17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply

18. *Landscape South Australia Act 2019*

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title
18.5	section 108 - Notice to maintain watercourse or lake in good condition	The regional landscape board has no record of any notice affecting this title
18.6	section 109 - Notice restricting the taking of water or directing action in relation to the taking of water	DEW has no record of any notice affecting this title
18.7	section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
18.8	section 112 - Permit (or condition of a permit) that remains in force	The regional landscape board has no record of any permit (that remains in force) affecting this title
18.9	section 120 - Notice to take remedial or other action in relation to a well	DEW has no record of any notice affecting this title
18.10	section 135 - Water resource works approval	DEW has no record of a water resource works approval affecting this title
18.11	section 142 - Site use approval	DEW has no record of a site use approval affecting this title
18.12	section 166 - Forest water licence	DEW has no record of a forest water licence affecting this title
18.13	section 191 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
18.14	section 193 - Notice to comply with action order for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
18.15	section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
18.16	section 196 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
18.17	section 207 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any notice affecting this title
18.18	section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title

18.19	section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title
18.20	section 215 - Orders made by ERD Court	The regional landscape board has no record of any notice affecting this title
18.21	section 219 - Management agreements	The regional landscape board has no record of any notice affecting this title
18.22	section 235 - Additional orders on conviction	The regional landscape board has no record of any notice affecting this title

19. *Land Tax Act 1936*

19.1	Notice, order or demand for payment of land tax	A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au

20. *Local Government Act 1934* (repealed)

20.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply

21. *Local Government Act 1999*

21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply

22. *Local Nuisance and Litter Control Act 2016*

22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title

24. *Mining Act 1971*

24.1	Mineral tenement (other than an exploration licence)	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
24.2	section 9AA - Notice, agreement or order to waive exemption from authorised operations	Contact the vendor for these details
24.3	section 56T(1) - Consent to a change in authorised operations	Contact the vendor for these details
24.4	section 58(a) - Agreement authorising tenement holder to enter land	Contact the vendor for these details
24.5	section 58A - Notice of intention to commence authorised operations or apply for lease or licence	Contact the vendor for these details
24.6	section 61 - Agreement or order to pay compensation for authorised operations	Contact the vendor for these details
24.7	section 75(1) - Consent relating to extractive minerals	Contact the vendor for these details
24.8	section 82(1) - Deemed consent or agreement	Contact the vendor for these details
24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

25. *Native Vegetation Act 1991*

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title

		also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title

26. *Natural Resources Management Act 2004* (repealed)

26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title

27. *Outback Communities (Administration and Management) Act 2009*

27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

28. *Phylloxera and Grape Industry Act 1995*

28.1	section 23(1) - Notice of contribution payable	The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated. also Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title also For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority also Contact the Local Government Authority for other details that might apply to a place of local heritage value also For details of declared significant trees affecting this title, contact the Local Government Authority also **The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.**
29.2	section 127 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply

29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title

31. *Public and Environmental Health Act 1987* (repealed)

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	*Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	*Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title

		also Contact the Local Government Authority for other details that might apply
32.3	*South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply

33. *Upper South East Dryland Salinity and Flood Management Act 2002 (expired)*

33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	**An SA Water Certificate will be forwarded.** **If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950** also The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title also Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title. also Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title. also Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997* (repealed)

35.1	section 18 - Condition (that remains in force) of a permit	DEW has no record of any condition affecting this title
35.2	section 125 (or a corresponding previous enactment) - Notice to pay levy	DEW has no record of any notice affecting this title

36. Other charges

36.1	Charge of any kind affecting the land (not included in another item)	Refer to the Certificate of Title also Contact the vendor for these details also Contact the Local Government Authority for other details that might apply

Other Particulars

Other particulars as identified in Division 2 of the Schedule to Form 1 as described in the *Regulations to the Land and Business (Sale and Conveyancing) Act 1994*

1.	Particulars of transactions in last 12 months	Contact the vendor for these details
2.	Particulars relating to community lot (including strata lot) or development lot	Enquire directly to the Secretary or Manager of the Community Corporation
3.	Particulars relating to strata unit	Enquire directly to the Secretary or Manager of the Strata Corporation
4.	Particulars of building indemnity insurance	Contact the vendor for these details also Contact the Local Government Authority
5.	Particulars relating to asbestos at workplaces	Contact the vendor for these details
6.	Particulars relating to aluminium composite panels	Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details.
7.	Particulars relating to court or tribunal process	Contact the vendor for these details
8.	Particulars relating to land irrigated or drained under Irrigation Acts	SA Water will arrange for a response to this item where applicable
9.	Particulars relating to environment protection	Contact the vendor for details of item 2 also EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title also Contact the Local Government Authority for information relating to item 6
10.	Particulars relating to *Livestock Act, 1997*	Animal Health in PIRSA has no record of any notice or order affecting this title

Additional Information

The following additional information is provided for your information only.
These items are not prescribed encumbrances or other particulars prescribed under the Act.

1.	Pipeline Authority of S.A. Easement	Epic Energy has no record of a Pipeline Authority Easement relating to this title
2.	State Planning Commission refusal	No recorded State Planning Commission refusal
3.	SA Power Networks	SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title
4.	South East Australia Gas Pty Ltd	SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property
5.	Central Irrigation Trust	Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.
6.	ElectraNet Transmission Services	ElectraNet has no current record of a high voltage transmission line traversing this property
7.	Outback Communities Authority	Outback Communities Authority has no record affecting this title
8.	Dog Fence *(Dog Fence Act 1946)*	This title is not subject to Dog Fence rates or the Dog Fence outside levy. Accordingly, the Dog Fence Board holds no current rate or levy-related interest in the property.
9.	Pastoral Board *(Pastoral Land Management and Conservation Act 1989)*	The Pastoral Board has no current interest in this title
10.	Heritage Branch DEW *(Heritage Places Act 1993)*	Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title
11.	Health Protection Programs – Department for Health and Wellbeing	Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.

Notices

Notices are printed under arrangement with organisations having some potential interest in the subject land. You should contact the identified party for further details.

Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water and sewage)

Building restrictions

It is an offence under section 86 of the *Electricity Act 1996* to erect a building or structure within a prescribed distance of aerial or underground powerlines. In some, but not all, cases approval may be obtained from the Technical Regulator. Generally, however, land owners must not build, or alter a building or structure, with the result that any part of the resulting building or structure is within the minimum clearance distance required from certain types of powerlines. These building limitations are set out in the *Electricity (General) Regulations 2012* regulations 81 and 82. Purchasers intending to redevelop the property to be purchased should therefore be aware that the restrictions under the *Electricity Act* and *Regulations* may affect how, or if, they are able to redevelop the property.

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:
a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

Contact the Office of the Technical Regulator in DEM on 8226 5500 for further details.

Statutory easements

Statutory easements for purposes such as (and without limitation) electricity, telecommunications, gas, water and sewage, may also exist, but may not be registered or defined on the title for the land.

Separate from the above building restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation.

This notice does not necessarily imply that any statutory or other easement exists.

However, where in existence, statutory easements may provide these organisations and businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any pipelines, electricity or telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (For example, see Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

For further clarification on these matters, please contact the relevant organisations or businesses, such as SA Power Networks' Easements Branch on telephone 8404 5897 or 8404 5894.

If you intend to excavate, develop or subdivide land, it is suggested that you first lodge a 'Dial Before you Dig' enquiry. Dial Before You Dig is a free referral service that provides information on the location of underground infrastructure. Using the Dial Before you Dig service (https://1100.com.au) may mitigate the risk of injury or expense resulting from inadvertent interference with, damage to, or requirement to relocate infrastructure.

***Land Tax Act 1936* and *Regulations* thereunder**

Agents should note that the current owner will remain liable for any additional charge accruing due before the date of this certificate which may be assessed on the land and also that the purchaser is only protected in respect of the tax for the financial year for which this certificate is issued. If the change of ownership will not occur on or before the 30th June, another certificate should be sought in respect of the next financial year or requests for certificate should not be made until after 30th June.

Animal and Plant Control (Agriculture Protection and other purposes) Act 1986* and *Regulations

Agents should note that this legislation imposes a responsibility on a landholder to control and keep controlled proclaimed plants and particular classes of animals on a property.

Information should be obtained from:

- The vendor about the known presence of proclaimed plants or animals on the property including details which the vendor can obtain from records held by the local animal and plant control board
- The local animal and plant control board or the Animal and Plant Control Commission on the policies and priorities relating to the control of any serious proclaimed plants or animals in the area where the property is located.

Landscape South Australia 2019

Water Resources Management - Taking of underground water

Under the provisions of the *Landscape South Australia Act 2019*, if you intend to utilise underground water on the land subject to this enquiry the following apply:

- A well construction permit accompanied by the prescribed fee is required if a well/bore exceeding 2.5 meters is to be constructed. As the prescribed fee is subject to annual review, you should visit the webpage below to confirm the current fee
- A licensed well driller is required to undertake all work on any well/bore
- Work on all wells/bores is to be undertaken in accordance with the *General specification for well drilling operations affecting water in South Australia*.

Further information may be obtained by visiting https://www.environment.sa.gov.au/licences-and-permits/water-licence-and-permit-forms. Alternatively, you may contact the Department for Environment and Water on (08) 8735 1134 or email DEWwaterlicensing@sa.gov.au.

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

CAMPBELLTOWN
CITY COUNCIL

SECTION 7 STATEMENT
LOCAL GOVERNMENT ACT 1999
LAND AND BUSINESS (Sale and Conveyancing) ACT 1994

Refer Enquiries: 8366 9222

Certificate Number: 1738/26

TO: Advance Conveyancing Pty Ltd
4A/102 Greenhill Road
UNLEY SA 5061

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT 1999 (AS AMENDED), I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE AND ARE A CHARGE AGAINST THE ABOVE PROPERTY:

THE LAND:

Legal Description	ALLOT 10 Sec 276 DP 42545 Vol 5279 Fol 432		
Property Address	4A Freeman Avenue TRANMERE SA 5073		
Property Owners	Baocheng Wei		
Valuer Generals No.	1724681301		
Property No.	120524	Bank Ref No.	217240

PART A: RATES, CHARGES AND GENERAL INFORMATION

RATES AND CHARGES INFORMATION
Rates last declared on 07/07/2026.

Total Arrears	$0.00
Rates for Current Year	$1990.95
Payments	($993.90)
BALANCE OUTSTANDING	$997.05

Street Numbering
Please note Council's official street number for this property is 4A Freeman Avenue TRANMERE SA 5073.

The Local Government Act provides that Council impose a penalty of a 2% fine on any payment for rates that is received late. An amount that continues to be overdue is then charged an interest at the prescribed rate.

I certify that to the best of my knowledge and belief the information provided above is correct.

The charges as shown are valid for the date of the certificate. If settlement occurs within three (3) months from the date of this certificate, you may verify the above details verbally with council. If this information falls outside the three (3) month period, a new Section 187 certificate is required.

Any verbal information provided by Council for the above is not deemed a certificate for the purpose of Section 187 of the Local Government Act 1999.

AUTHORISED BY CAMPBELLTOWN COUNCIL **22/10/2026**

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

PART B: PARTICULARS AND INFORMATION ABOUT THE LAND

Development Act 1993	
Part 3—Development Plan	
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	N/A
Is the land situated in a designated State Heritage Area?	N/A
Is the land designated as a place of local heritage value?	N/A
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? If YES, state the name of the council:	No
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 - Condition (that continues to apply) of a development authorisation	Nil
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	See Attached PlanSA Report
Is the land situated in a designated State Heritage place?	No
Is the land designated as a place of local heritage value?	No
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	No declared trees Regulated/significant tree status unknown
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Refer to https://plan.sa.gov.au/have_your_say/code_amendments
Section 127 – Condition (that continues to apply) of a development authorisation	Nil
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)	Nil
Development Act 1993	
Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil
Section 55 - Order to remove or perform work	Nil
Section 56 - Notice to complete development	Nil
Section 57 - Land management agreement	Nil
Section 69 - Emergency order	Nil
Section 71 - Fire safety notice	Nil
Section 84 - Enforcement notice	Nil
Section 85(6), 85(10) or 106 - Enforcement order	Nil
Part 11 Division 2 - Proceedings	Nil
Fire and Emergency Services Act 2005	
Section 105F (or section 56 or 83 (repealed) - Notice of action required concerning flammable materials on land	Nil
Food Act 2001	
Section 44 - Improvement notice	Nil
Section 46 - Prohibition order	Nil
Housing Improvement Act 1940	
Section 23 - declaration that house is undesirable or unfit for human habitation	Nil
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	Nil
Planning, Development and Infrastructure Act 2016	
Section 141 - Order to remove or perform work	Nil
Section 142 - Notice to complete development	Nil
Section 155 - Emergency order	Nil
Section 157 - Fire safety notice	Nil
Section 192 or 193 – Land management agreement	Nil
Section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil

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Section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 - Division 1 – Proceedings	Nil
Section 213 – Enforcement notice	Nil
Section 214(6), 214(10) or 222 – Enforcement order	Nil
Public and Environmental Health Act 1987 (repealed)	
Part 3 - Notice	Nil
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 - Condition (that continues to apply) of an approval	Nil
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	Nil
South Australian Public Health Act 2011	
Section 92 - Notice	Nil
South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval	Nil
Other charges	
Charge of any kind affecting the land (not included in another item)	Nil
Further information held by councils	
Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993) or the Planning, Development and Infrastructure Act 2016?	Nil

BUILDING INDEMNITY INSURANCE				
Any approved building work undertaken on the property the subject of Building Indemnity Insurance.				
Approval No.	**Insurer**	**Policy Number**	**Policy Issued**	**Builder**

Other information that we deem appropriate to this enquiry, including any notice or order issued under the development act 1993 or the Planning, Development and Infrastructure Act 2016

If "Yes", please advise details NO

AUTHORISED BY CAMPBELLTOWN COUNCIL **22/10/2026**

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

Data Extract for Section 7 search purposes

Valuation ID 1724681301

Data Extract Date: 23/10/2026

Important Information

This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.

Parcel ID: D42545 AL10

Certificate Title: CT5279/432

Property Address: 4A FREEMAN AV TRANMERE SA 5073

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 metres)

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Prescribed Wells Area

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

Stormwater Management

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

Signif Retirement Facility Supported Accom Sites

The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

Urban Tree Canopy

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

No

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: https://plan.sa.gov.au/

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

https://code.plan.sa.gov.au/

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

Land Management Agreement (LMA)

No

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2829068

DATE OF ISSUE
23/10/2026

ADVANCE CONVEYANCING PTY LTD
UNIT 4A, GROUND FLOO
102 GREENHILL ROAD
UNLEY SA 5061

ENQUIRIES:
Tel: (08) 8372 7534
Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER
18614190

OWNERSHIP NAME
B WEI

PROPERTY DESCRIPTION
4A FREEMAN AVE / TRANMERE SA 5073 / LT 10

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1724681301	CT 5279/432	$940,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2026-2027

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	297.75
- REMISSION	$	175.95
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	0.00
= AMOUNT PAYABLE	$	171.80

Please Note: If a concession amount is shown, the validity of the concession should be checked prior to payment of any outstanding levy amount. The expiry date displayed on this Certificate is the last day an update of this Certficate will be issued free of charge. **It is not the due date for payment.**

EXPIRY DATE **21/01/2027**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
18614190

OWNERSHIP NAME
B WEI

ASSESSMENT NUMBER
1724681301

AMOUNT PAYABLE
$171.80

AGENT NUMBER
100031172

AGENT NAME
ADVANCE CONVEYANCING PTY LTD

EXPIRY DATE
21/01/2027

+70260445160022> +001571+ <0550932782> <0000017180> +444+

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

Please Note:

Please check that the property details shown on this Certificate are correct for the land being sold.

The amount payable on this Certificate is accurate as at the date of issue.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the ESL.

If the amount payable is not paid in full, the purchaser may become liable for all of the outstanding ESL as at the date of settlement.

The owner of the land as at 12:01am on 1 July in the financial year of this Certificate will remain liable for any additional ESL accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of ESL Assessment by the due date.

If the owner of the subject land is receiving an ESL pensioner concession but was not living in the property as their principal place of residence as at 12:01am on 1 July of the current financial year, or is now deceased, you must contact RevenueSA prior to settlement.

For more information:

Visit: www.revenuesa.sa.gov.au
Email: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456285 **Ref: 7026044516** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Community Emergency Services Fund**, along with this **Payment Remittance Advice** to: **Please refer below.** **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
17 24681 30 1	CT5279432	23/10/2026	8607	2829068

ADVANCE CONVEYANCING PTY LTD
9/198 GREENHILL ROAD
EASTWOOD SA 5063
danielle@advanceco.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: B WEI
Location: 4A FREEMAN AVE TRANMERE LT 10
Description: 6H BG **Capital Value:** $ 940 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2026

				$
		Arrears as at: 30/6/2026	:	314.45
Water main available:	16/12/1994	Water rates	:	88.00
Sewer main available:	1/7/1995	Sewer rates	:	139.36
		Water use	:	120.13
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	1,009.43CR
		Balance outstanding	:	347.49CR

Degree of concession: 00.00%
Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 88.00 Sewer: 139.36 Bill: 9/12/2026

This Account is billed four times yearly for water use charges.

The last Water Use Year ended on 12/05/2026.

Please note: If you have also ordered a Special Meter Reading for this property and it comes back as estimated, please ensure you provide a photo of the meter including serial number to have the certificate reissued.

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at https://maps.sa.gov.au/drainageplans/.

SA Water has no record of an Encumbrance on this property as at the date of issue of this certificate.

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

SA Water

South Australian Water Corporation

Name:
B WEI

Water & Sewer Account
Acct. No.: **17 24681 30 1**

Amount: _____

Address:
4A FREEMAN AVE TRANMERE LT 10

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1724681301

BPAY

Biller code: 8888
Ref: 1724681301

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au

Paying online

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.

Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 1724681301

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

This form is a statement of land tax payable pursuant to Section 23 of the *Land Tax Act 1936*. The details shown are current as at the date of issue.

PIR Reference No: 2829068

DATE OF ISSUE
23/10/2026

ADVANCE CONVEYANCING PTY LTD
UNIT 4A, GROUND FLOO
102 GREENHILL ROAD
UNLEY SA 5061

ENQUIRIES:
Tel: (08) 8372 7534
Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME
B WEI

FINANCIAL YEAR
2026-2027

PROPERTY DESCRIPTION
4A FREEMAN AVE / TRANMERE SA 5073 / LT 10

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1724681301	CT 5279/432	$660,000.00	0.0349 HA

DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:

CURRENT TAX	**$**	0.00	**SINGLE HOLDING**	**$**	0.00
- DEDUCTIONS	**$**	0.00			
+ ARREARS	**$**	0.00			
- PAYMENTS	**$**	0.00			
= AMOUNT PAYABLE	**$**	**0.00**			

Please Note: If the Current Tax details above indicate a Nil amount, the property may be subject to an Exemption. This exemption should be validated prior to settlement. In order to ensure indemnity for the purchaser of this land, full payment of the amount payable is required:

ON OR BEFORE **21/01/2027**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Docusign Envelope ID: 3749CBA1-BC23-83B6-8300-AA762DCE26AA

Please Note:

Please check that the property details shown on this Certificate are correct for the land being sold.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the land tax.

If the amount payable is not paid in full on or before the due date shown on this Certificate, the purchaser will not be released from liability of the whole amount of the land tax outstanding as at the date of settlement.

The owner of the land as at midnight on 30 June immediately before the financial year of this Certificate will remain liable for any additional land tax accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

The amount payable on this Certificate is the land tax payable at the date of issue. However, land tax for a particular financial year may be reassessed at any time, changing the amount payable.

Should a reassessment occur after this Certificate has been paid in full, the purchaser will remain indemnified and will not be responsible for payment of the new land tax payable amount. The owner at the beginning of the relevant financial year will be responsible for payment of any additional land tax payable.

Should a reassessment occur after this Certificate has been issued but not paid in full, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Should a reassessment occur after this Certificate has been paid in full and the Certificate is subsequently updated, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of Land Tax Assessment by the due date.

For more information:

Visit:	www.revenuesa.sa.gov.au
Email:	contactus@revenuesa.sa.gov.au
Phone:	(08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456293 **Ref: 7026044425** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the **Commissioner of State Taxation**, along with this **Payment Remittance Advice** to: **Please refer below.** **Revenue SA** **Locked Bag 555** **ADELAIDE SA 5001**

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

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LAND SERVICES SA

Product	Historical Search
Date/Time	22/10/2026 12:03PM
Customer Reference	2693
Order ID	20261022004062

Certificate of Title

Title Reference: CT 5279/432

Status: CURRENT

Parent Title(s): CT 5192/190

Dealing(s) Creating Title: RTD 7886693, RE 7886694

Title Issued: 17/07/1995

Edition: 7

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
03/12/2025	08/12/2025	14674853	MORTGAGE	REGISTERED	MACQUARIE BANK LTD. (ACN: 008 583 542)
12/02/2025	17/02/2025	14461377	DISCHARGE OF MORTGAGE	REGISTERED	13404311
06/11/2020	11/11/2020	13404311	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)
06/11/2020	11/11/2020	13404310	TRANSFER	REGISTERED	BAOCHENG WEI
07/09/2020	10/09/2020	13366343	TRANSMISSION APPLICATION	REGISTERED	ASTRID VERONICA ATKINS (DECD), JAMES BRENTON ATKINS (EXEL)
25/05/2011	07/06/2011	11586567	DISCHARGE OF MORTGAGE	REGISTERED	8521160
10/07/1998	03/08/1998	8521160	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
10/07/1998	03/08/1998	8521159	TRANSFER	REGISTERED	ASTRID VERONICA ATKINS
10/07/1998	03/08/1998	8521158	TRANSMISSION APPLICATION	REGISTERED	AUDREY MAY TRELOAR (DECD), BARRY VICARS TRELOAR (EXEC)
17/11/1995	23/11/1995	8024024	TRANSFER	REGISTERED	AUDREY MAY TRELOAR

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Product	Title and Valuation Package
Date/Time	22/10/2026 12:03PM
Customer Reference	2693
Order ID	20261022004062

Certificate of Title

Title Reference	CT 5279/432
Status	CURRENT
Easement	YES
Owner Number	18614190
Address for Notices	4A FREEMAN AV TRANMERE, SA 5073
Area	349m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

BAOCHENG WEI
OF 4A FREEMAN AVENUE TRANMERE SA 5073

Description of Land

ALLOTMENT 10 DEPOSITED PLAN 42545
IN THE AREA NAMED TRANMERE
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 13404310
Dealing Date	06/11/2020
Sale Price	$497,500
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14674853	MACQUARIE BANK LTD. (ACN: 008 583 542)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1724681301	CURRENT	4A FREEMAN AVENUE, TRANMERE, SA 5073

Notations

Dealings Affecting Title

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NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1724681301
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/1995
Property Location	4A FREEMAN AVENUE, TRANMERE, SA 5073
Local Government	CAMPBELLTOWN
Owner Names	BAOCHENG WEI
Owner Number	18614190
Address for Notices	4A FREEMAN AV TRANMERE, SA 5073
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1220 - Maisonette
Description	6H BG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D42545 ALLOTMENT 10	CT 5279/432

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$660,000	$940,000			
Previous	$550,000	$870,000			

Building Details

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Valuation Number	1724681301
Building Style	Villa
Year Built	1995
Building Condition	Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	129 sqm
Number of Main Rooms	6

Note – this information is not guaranteed by the Government of South Australia

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Residential Tenancy Agreement - Fixed Term or Periodic

***Residential Tenancies Act 1995* (SA)**
***Residential Tenancies Regulations 2025 (*SA)**

- This is your residential tenancy agreement. It is a binding contract under the ***Residential Tenancies Act 1995* (SA)** (**Act**).
- Parts C, Part A, Part B and Part D contain the terms of your agreement.
- All parties to this agreement should consider obtaining legal advice about their rights and obligations.

PART A – BASIC TERMS

This agreement is between the Landlord(s) and the Tenant(s) listed on this form.

1. Date of agreement

This is the date the agreement is signed: 12/02/2026

If the agreement is signed by the parties on different days, the date of the agreement is the date the last person signs the agreement.

2. Premises let by the Landlord

Address of premises

Street: 4A FREEMAN AVENUE

Suburb: TRANMERE State: SA Postcode: 5073

Reservations

Detail any part of the premises excluded from this agreement or reserved for the Landlord's sole use or use in common with the Tenant:

3. Landlord's details

Full name or company name: Baocheng Wei

ABN/ACN (if applicable):

Address of registered office (if landlord is a company)

Address: 6 CASPIAN COURT

Suburb: WOODCROFT State: SA Postcode: 5162

Address for service of documents (must not be the agent's address)

Address:

Suburb: State: Postcode:

Full name or Company name:

ABN/ACN (if applicable):

Address for service of documents (must not be the agent's address)

Address:

Suburb: State: Postcode:

Landlord's agent's details

Company name: Klemich Property Management Pty Ltd

Trading name: Klemich Property Management Pty Ltd

Agent name: Martina Claus

Address: 1/245 Fullarton Rd

EASTWOOD State: SA Postcode: 5063

Phone number: 0400 155 596 ABN/ACN (if applicable): 27 644 615 798

Email address: martina@klemich.com.au

Registration number (RLA): 307834

Note: The Landlord must notify the Tenant within 14 days if any of this information changes.

Details of any person with superior title to the Landlord

Full name:

Address:

State: Postcode:

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4. Tenant details

Each Tenant that is a party to the agreement must provide their details here.

Full name of **Tenant 1**: Tom McKinlay
Phone number: 0498 538 859 ABN/ACN:
Email for service of notices or documents: mac.macca@hotmail.com

Full name of **Tenant 2**: Ruth McKinlay
Phone number: 0439 683 262
Email for service of notices or documents: rmckinlay1@hotmail.com

Full name of **Tenant 3**:
Phone number:
Email for service of notices or documents:

Full name of **Tenant 4**:
Phone number:
Email for service of notices or documents:

Note: If there are more than four tenants, include details on an extra page.

5. Length of the agreement

☑ Fixed term agreement — 12 months
Start date: 23 / 02 / 2026
(this is the date the agreement starts and you may move in)
End date: 22 / 02 / 2027
Note: If the term is 90 days or less, include a Short Fixed Term Tenancies Notice (Form 1).

☐ Periodic agreement (monthly) Start date:

Note: A periodic (e.g. month by month) tenancy agreement will be formed at the end of the fixed term agreement if the Landlord and Tenant do not sign a new fixed term agreement and the Tenant stays in the property.

6. Rent

Rent amount ($) (payable in advance) 620 week
To be paid per ☐ week ☑ fortnight ☐ calendar month
Day rent is to be paid every second Monday
(e.g. each Thursday or the 11th of each month)
Date first rent payment due: 23 / 02 / 2026
Does a rent control notice apply in respect of the premises? ☐ Yes ☑ No

7. Bond

The maximum bond is:

(a) if the rent is less than $800 per week – four weeks' rent; or

(b) if the rent is more than $800 per week – six weeks' rent.

Bond amount ($): $2480
Date bond payment due: 23 Feb 2026

8. Domestic appliances requiring instructions

(List the appliances here. Manufacturers manuals, or written or oral instructions must be provided to the Tenant.)

as supplied by agent/owner (if available)

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9. Details of embedded electricity network

Is electricity supplied to the premises via a connection point that is part of an embedded network? ☐ Yes ☑ No

If yes, the Landlord must provide the following information –

(a) General information about the nature, benefits and potential consequences of participating in an embedded network:

(b) Details of the retailer for the embedded network

Name: _____ ABN: _____

Phone: _____ Email: _____

Website: _____

Tariffs that apply: _____

(c) Metering arrangements and potential costs of participating in the embedded network:

(d) Cost apportionments per kilowatt hour for any bundled utilities arising from participation in the embedded network:

10. Method of rent payment

(Landlord to tick available methods of rent payment. At least one method must be electronic.)

☑ direct deposit ☐ bank deposit ☐ cash ☐ cheque or money order ☐ BPAY

☐ other electronic form of payment _____

Payment details (if applicable): _____

BSB no. 065-000 Account no. 12779059

Account name Klemich Property Management Trust Account

Payment reference 100282

11. Water consumption

The Tenant is required to pay water charges as detailed and as allowed under the Act:

☑ All water use and supply charges ☐ Water use only ☐ Supply charge only

☐ All water usage over and above _____ kL per _____ ☐ No charge for water

☐ Other *(specify)*

12. Utilities

The following utilities/services are separately metered or supplied to the premises and the Tenant will pay rates and charges as consumed:

☑ electricity ☐ other: _____

☑ gas ☐ other: _____

☑ water ☐ other: _____

The following utilities/services are not separately metered or supplied to the premises and the Tenant will pay a portion of the rates and charges using the following method of apportionment:

Service	Apportionment

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13. Inspection sheet

The Landlord or Landlord's agent must give each Tenant a signed copy of the inspection sheet at the time the Tenant commences occupation of the premises.

(Landlord (or landlord's agent) to tick as appropriate)

☐ The inspection sheet has been provided.

☑ The inspection sheet will be provided to the Tenant on or before the date the agreement starts.

14. Notice of Landlord's intention to offer premises for sale

The Landlord has advertised or intends to advertise the premises for sale or has entered into a sales agency agreement for the sale of the premises: ☐ Yes ☑ No

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1. Residential Tenancies Act 1995

1.1 This agreement is subject to the *Residential Tenancies Act 1995* (SA) (**Act**) and *Residential Tenancies Regulations 2025* (SA) (**Regulations**).

1.2 If there is any inconsistency between a provision of this agreement and the Act or Regulations, unless the Act or Regulations permit otherwise, the Act or Regulations will prevail to the extent of the inconsistency.

2. Rent

2.1 The Tenant must pay the rent at the times and in the manner set out in Part A of this agreement.

2.2 The Landlord must give the Tenant written notice of a proposed rent increase in accordance with the Act.

2.2 Rent cannot be increased more than once every 12 months.

3. Utilities

The Tenant must pay for all services to the premises including electricity, gas, telecommunications and water (unless provided otherwise in Part A of this agreement) as consumed.

4. Tenant's obligations

The Tenant must not:

4.1 use the premises for any other use than its place of residence;

4.2 permit, cause or use the premises for any illegal or unauthorised purpose;

4.3 damage the premises or permit or allow any of its invitees to damage the premises (other than fair wear and tear);

4.4 make any modifications or alterations to the premises without the Landlord's written consent unless the modification or alterations are prescribed under the Act. The Landlord must comply with the Act in granting or refusing its consent;

4.5 use any of the Landlord's fixtures or fittings for any other use than the intended use;

4.6 cause or permit any interference, nuisance or an invasion of peace or privacy to any neighbouring premises;

4.7 park any vehicles, motorcycles, bicycles or scooters inside the premises and only park such vehicles in an area allocated specifically for the Tenant for such use or as agreed to by the Landlord;

4.8 use any machinery or equipment owned by the Landlord and left on the premises other than in accordance with the Landlord's or manufacturer's instructions;

4.9 permit any other person than the persons agreed by the Landlord to remain on the premises for more than 14 days; or

4.10 smoke or permit any invitee to smoke within the premises.

5. Condition of the premises

5.1 The Landlord:

5.1.1 must ensure that the premises comply with any minimum housing standards, and are vacant and reasonably clean when the Tenant moves in;

5.1.2 must maintain the premises and ancillary property in a reasonable state of repair having regard to their age, character and prospective life; and

5.1.3 will comply with requirements in relation to minimum efficiency standards for appliances, fittings or fixtures.

5.2 The Tenant:

5.2.1 must replace any ancillary property lost or destroyed while in the care of the Tenant;

5.2.2 must take all reasonable care not to damage the premises;

5.2.3 must promptly notify the Landlord of damage to the premises;

5.2.4 must keep the premises in a reasonably clean condition (subject to reasonable wear and tear);

5.2.5 must replace at its own cost all blown or damaged light bulbs, LED lights and fluorescent tubes throughout the tenancy and ensure that all lighting is in a working condition at the end of the tenancy;

5.2.6 must make good any damage to the premises caused by the Tenant or its invitees (other than fair wear and tear);

5.2.7 must keep the premises clear of any rubbish;

5.2.8 must dispose of rubbish in accordance with council rules/guidelines and use the appropriate bins provided by or recommended by council;

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5.2.9 must regularly maintain the gardens (including but not limited to mowing lawns, removing weeds and watering plants, shrubs, trees and flowers) to the same standard as at the commencement of this agreement;

5.2.10 must not do anything which may damage or block any drains (including but not limited to gutters, downpipes and stormwater drains);

5.2.11 must keep the premises clean and free from mould, fungi and damp caused by the Tenant's use of the premises; and

5.2.12 must (if the premises contains a swimming pool) regularly maintain at its own cost the pool and associated equipment to the same standard as at the commencement of this agreement.

6. Repairs by Landlord

6.1 The Tenant must notify the Landlord, in writing, as soon as practicable of a defect requiring repair, including:

6.1.1 damage to the premises.

6.1.2 a breakdown of facilities, fixtures, furniture or equipment supplied by the Landlord.

6.2 The Landlord must carry out urgent repairs promptly and non-urgent repairs in a reasonable time having regard to the nature of the repair.

7. Emergency repairs

In the case of an accident or damage occurring outside of normal business hours and which may pose a risk to life, health or security of the premises, the Tenant must comply with the Landlord's agent's procedures for after-hours emergencies notified to the Tenant from time to time.

8. Alterations

8.1 The Tenant:

8.1.1 must obtain the Landlord's consent before making any alteration or addition to the premises;

8.1.2 will be responsible for the cost of the alteration or addition;

8.1.3 must, at the end of the tenancy, return the premises to its former state as if the alteration or addition had not been made (unless otherwise agreed with the Landlord);

8.1.4 may only remove a fixture the Tenant has installed if removing it would not cause damage to the premises; and

8.1.5 must repair, or compensate the Landlord for repairing, any damage caused by the Tenant in making an alteration or addition, or in removing a fixture.

8.2 The Landlord:

8.2.1 will not unreasonably withhold consent if the alteration or addition is:

(a) minor in nature;

(b) necessary to provide infrastructure of a prescribed kind;

(c) reasonable and necessary for a Tenant with a disability and would not significantly change the premises; or

(d) reasonable and necessary for a Tenant with mobility needs relating to their age and would not significantly change the premises; and

8.2.2 may refuse consent if:

(a) the alteration would significantly change the premises;

(b) the alteration would require modifications to any common areas;

(c) the alteration would result in noncompliance with any law;

(d) any action required to restore the premises would not be reasonably practicable; or

(e) a valid notice of termination has been given to the Tenant.

9. Security of premises

9.1 The Landlord will provide and maintain locks and other security devices to ensure the premises are reasonably secure.

9.2 Neither the Landlord nor the Tenant may alter, remove or add a lock or security device without the consent of the other party (other than locks on the letterbox), except in the case of domestic abuse in accordance with the Act. Consent will not be unreasonably withheld.

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10. Access and entry

10.1 The Landlord (or Landlord's agent) may enter the premises:

10.1.1 in an emergency;

10.1.2 to collect rent by arrangement with the Tenant, if required;

10.1.3 to inspect the premises up to four times per year (provided that at least 7 days prior to an inspection, the Landlord must give written notice specifying the purpose of the entry, date and 2-hour window within which the inspection will occur);

10.1.4 to carry out garden maintenance at the request of, or by arrangement with, the Tenant or by giving notice between 7 and 14 days prior to the entry;

10.1.5 to carry out maintenance at the request of the Tenant or after giving 48 hours' notice;

10.1.6 to carry out the requirements of a housing assessment order or housing improvement order after giving 48 hours' notice;

10.1.7 to show the premises to prospective tenants during the 28 days prior to the end of the Tenancy after giving the Tenant reasonable notice;

10.1.8 to show the premises to prospective purchasers no more than twice per week, at times as arranged with the Tenant (or as ordered by the Tribunal if parties cannot agree);

10.1.9 after issuing a notice of breach, to determine if the breach has been remedied after giving the prescribed notice to the Tenant between 7 and 14 days prior to the entry;

10.1.10 for other genuine purposes with consent of the Tenant or by giving notice between 7 and 14 days prior to the entry; and

10.1.11 if the premises have been abandoned.

10.2 The Tenant:

10.2.1 must allow entry to the premises where the Landlord has followed proper procedure; and

10.2.2 may request to be present when the Landlord or agent is at the premises and reasonable efforts will be made to accommodate the request.

11. Pets

11.1 The Tenant must apply to the Landlord for approval to keep a pet on the premises (other than an exempt animal under the Act).

11.2 The Landlord may:

11.2.1 refuse the application on the grounds specified in the Act;

11.2.2 give approval subject to conditions; and

11.2.3 impose, vary or revoke a condition of approval at any time by giving notice to the Tenant.

12. Assignment or sub-letting

12.1 The Tenant must not assign (transfer to another person) or sub-let the whole or any part of the premises without the written consent of the Landlord.

12.2 The Landlord may give the Tenant notice to vacate if the Tenant assigns or sub-lets the premises without consent.

12.3 The Landlord:

12.3.1 cannot unreasonably withhold consent to sub-let the premises.

12.3.2 must not demand or receive a fee or payment for consent (but may recover expenses reasonably incurred by the Landlord because of the assignment or subletting).

13. Landlord's obligations

The Landlord will:

13.1 if the Landlord determines to sell the premises:

13.1.1 give the tenant written notice of the Landlord's intention to sell the premises within 14 days of entering into a sales agency agreement or determining to make the premises available for inspection by prospective purchasers;

13.1.2 will not advertise the premises for sale or make the premises available for inspection by prospective purchasers until 14 days after the Tenant is notified; and

13.1.3 if a contract is entered into for the sale, will notify the Tenant of the name of the purchaser and the date from which rent is to be paid to them;

13.2 bear all statutory charges in respect of the premises; and

13.3 allow the Tenant quiet enjoyment of the premises without interference by the Landlord.

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14. Insurance

14.1 The Landlord will insure the premises.

14.2 In relation to insurance policies taken out by the Landlord in respect of the premises, the Tenant must not do any act or omission which would make an insurance policy invalid.

14.3 The Tenant acknowledges that it will be responsible to insure its contents (at its own cost).

15. Strata or Community Title

15.1 If the premises are part of a strata scheme under the *Strata Titles Act 1988* (SA) or a community scheme under the *Community Titles Act 1996* (SA) the Landlord must give the Tenant a copy of the articles or by-laws of the strata scheme or community scheme at the commencement of the tenancy.

15.2 The Tenant must comply with the articles or by-laws at all times during the tenancy.

16. Termination

Subject to the Act and without limiting any other rights of termination the Landlord or Tenant may have under the Act:

16.1 **Termination at end of fixed term**

16.1.1 If this agreement is a fixed term agreement the Landlord may terminate this agreement at the expiry of the fixed term by providing at least 60 days' notice to the Tenant (subject to any requirements of the Regulations).

16.1.2 If this agreement is a fixed term agreement the Tenant may terminate this agreement at the expiry of the fixed term by providing at least 28 days' notice to the Landlord.

16.1.3 If this agreement is not terminated by either party, it continues as a periodic tenancy otherwise on the terms of this agreement until terminated by either party.

16.2 **Termination by Landlord for failure to pay rent**

If the rent is overdue by at least 14 days, the Landlord may issue the Tenant with a notice of termination for breach.

16.3 **Termination by either party for breach**

If either party breaches this agreement (and that breach is capable of being remedied), the other party may issue a notice of breach detailing the breach and that if the breach is not remedied within the time specified (being not less than seven days) the tenancy will end. If the breach is not remedied within the time specified in the notice, the tenancy will end on the date specified in the notice.

16.4 **Reletting costs**

If the Landlord terminates this agreement before the end of the fixed term for breach by the Tenant, the Tenant will be liable to pay the Landlord's reasonable costs of reletting the premises including advertising and reletting fees.

17. End of occupancy

At the expiration or earlier determination of this agreement, the Tenant must:

17.1 deliver vacant possession of the premises to the Landlord;

17.2 deliver to the Landlord or its agent all keys and security devices;

17.3 leave the premises in the same condition (fair wear and tear excepted) as set out in the inspection sheet, including thoroughly cleaning the premises; and

17.4 remove all of the Tenant's property and belongings (including fixtures and modifications where required) from the premises and rectify any damage (at the Tenant's cost) caused by such removal.

18. Privacy

18.1 As part of the Landlord leasing the premises to the Tenant, the Tenant will be required to give the Landlord or its agent Personal Information (as defined in the *Privacy Act 1988* (Cth)).

18.2 Subject to the *Privacy Act 1988* (Cth), the Tenant consents to providing such information and permits the Landlord and/or its agent to:

18.2.1 disclose the information to third parties for the purpose of marketing and sales campaigns, for any purpose stated in the privacy statement given to the Tenant (or the privacy policy of the Landlord's agent), and for any matters, issues or disputes related to this agreement or the tenancy;

18.2.2 to keep on its database for future marketing and sales campaigns or similar (including where the Landlord is not marketing or selling a property);

18.3 If the Landlord or its agent is required to maintain a privacy policy in accordance with the *Privacy Act 1988* (Cth), upon request from the Tenant, the Landlord or its agent must provide the Tenant with a copy of its privacy policy.

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19. Counterparts

19.1 This agreement (identical in form and context) may be executed in any number of counterparts. All counterparts together will be taken to constitute one instrument of the relevant agreement.

19.2 Each party consents to this agreement and any notices provided under this agreement being signed by any other party in accordance with an electronic communication method and being given or produced by electronic communication, including by link emailed to a party to download an electronic copy.

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PART C - ADDITIONAL TERMS

List any additional terms to this agreement. The terms listed must not exclude, restrict or modify any of the rights and duties included in the Act or Regulations.

Note: If you need extra space, attach a separate sheet. Both the Landlord and Tenant should sign and date all attachments.

the benefits of the solar panels are included in the lease

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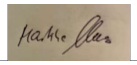
PART D - EXECUTION

Signatures

This agreement is made under the ***Residential Tenancies Act 1995*** **(SA)**.

Landlord

Signature of Landlord 1 (or Landlord's agent)



Dated 12/02/2026

Signature of Landlord 2 (or Landlord's agent)

Dated

Tenant

All Tenants listed must sign this agreement.

☑ I/we acknowledge receipt of the *Tenant Information Guide* provided by the Landlord

Signature of Tenant 1

Tom McKillay

Dated 12/02/2026

Signature of Tenant 2

Ruth McKillay

Dated 12/02/2026

Signature of Tenant 3

Dated

Signature of Tenant 4

Dated

Note: Each Tenant who is a party to the agreement must sign and date here. If there are more than four Tenants, include details on an extra page.

Any alterations to this agreement must be in writing, signed and dated by the parties.

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Tenant Information Guide

The information in this guide is a summary of the Residential Tenancies Act 1995. It has been prepared by Consumer and Business Services and gives general guidance only. It does not constitute legal advice and is not a substitute for the Residential Tenancies Act 1995.

Introduction

The *Residential Tenancies Act 1995* requires that a landlord or agent **must give the tenant this information guide** at the time that an agreement is entered into. That agreement must require the tenant to acknowledge receipt of this guide.

This guide sets out the **general rights and obligations of landlords and tenants** in respect of residential tenancy agreements entered into in South Australia.

It is inclusive of changes made to the *Residential Tenancies Act 1995* that **commenced as of 1 July 2024**. Tenancy information and forms can also be found at sa.gov.au/housing/private-rentals.



A residential tenancy agreement (sometimes called a lease) is formed when a person (landlord/agent) gives another person (tenant), the right to occupy premises in return for payment. Boarders, lodgers and rooming house residents may be treated differently.

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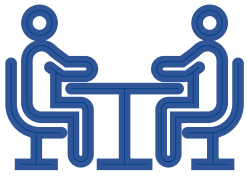
The landlord/tenant relationship



Landlords and tenants both have rights and obligations when a residential tenancy agreement is entered into. Some of these rights and obligations cannot be changed, even if there is a mutual agreement made between the parties.

This guide outlines the central rights and obligations of both parties. For full details on rights and responsibilities please refer to the *Residential Tenancies Act 1995* (the Act).

A number of penalties and expiation fees increased significantly since changes came into force on 1 March 2024. Please make yourself familiar with your obligations, rights and responsibilities, as you may be penalised for breaching your obligations.

If you have a query about your rights and obligations, contact Consumer and Business Services (CBS) on 131 882, or visit the Customer Service Centre at 4-6 Chesser Street, Adelaide.

Under a residential tenancy agreement, the landlord/tenant relationship begins when a landlord agrees to rent residential premises to a tenant. “Premises” includes the land and buildings contained on it. A residential tenancy agreement might include a right to occupy a building (such as a studio or ‘granny flat’) located near the primary residence.

However, a landlord and tenant may agree at the beginning of the tenancy to exclude certain parts of the premises as being for the landlord’s use only.

A residential tenancy agreement can be written, verbal or even implied. It does not need to be in writing to be binding.

If parties wish to enter into a written residential tenancy agreement, examples of standard agreements or a copy of a standard lease agreement is available for free from the CBS Customer Service Centre, or at sa.gov.au/tenancy/privaterentalforms.

The landlord is obliged to provide the tenant with a copy of this written information guide.

The landlord must pay any cost associated with the preparation of a written residential tenancy agreement. There is to be no cost to the tenant.

The landlord is obliged to:

- not invite offers for rent higher than the fixed amount in the residential tenancy agreement
- if you intend on selling the rental premises within 3 months of entering into a new residential tenancy agreement, include this fact in any advertising materials
- inform prospective tenants of any intention to sell the property and not induce a tenant into a residential tenancy agreement by concealing the fact that you intend on selling the premises within 3 months after the agreement is to be entered into
- not require prohibited information (as prescribed in the Residential Tenancies Regulations 2025) to be provided by prospective tenants or by another person

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- provide the successful tenant with a written notice setting out the agent/landlord contact details (including the landlord's full name and postal or email address)
- provide existing tenants with at least 14 days' notice if the property is to be sold
- provide the tenant with a copy of the residential tenancy agreement if the landlord has required the tenant to sign a written agreement
- complete and provide a signed inspection sheets and a copy of this information guide to each tenant at the commencement of the tenancy
- provide manuals, or written, or oral instructions for the operation of domestic appliances e.g., an air conditioner. Domestic appliances requiring instructions must also be listed in the tenancy agreement
- allow the tenant to pay rent by at least one means that is electronic and does not involve the collection of rent by a third party charging a fee for the collection service or any other fees for the payment of rent
- provide the tenant with the prescribed information if electricity is supplied to the premises via a connection point that is part of an embedded network
- provide the premises in a clean and reasonable state, and ensure they comply with the minimum housing standards under the *Housing Improvement Act 2016*
- keep proper rent records and give proper receipts for any money received from the tenant. If the tenant pays rent into an account that is kept by the landlord or agent at a financial institution and the landlord or agent keeps a written record containing the information normally required on a receipt, a receipt does not have to be given to the tenant
- pay rates and charges for the supply of water, electricity and gas as agreed between the landlord and the tenant. In the absence of an agreement, separately metered services' rates and charges for the supply of water, electricity and gas are to be borne by the tenant, based on the level of consumption. If rates and charges are not based on consumption, they are to be borne by the landlord. The landlord is obliged to the pay rates and charges if they fail to provide a copy of the invoice within 30 days of being issued the invoice by the supplier.
- pay for excessive water usage charges and fault diagnosis charges caused by a fault in water infrastructure, equipment or appliances, fixtures or fittings if they were notified by a tenant of the excessive usage charges as soon as practicable, and the fault wasn't caused by the tenant (unless it involves SA Water property)
- pay an amount in relation to the costs and charges for the installation of a solar energy system for the premises, as agreed with the tenant
- pay council rates, land tax charges, sewerage charges and any levies
- maintain and repair the premises (having regard to their age, character and prospective life), including carrying our urgent repairs to ensure the premises comply with the minimum housing standards
- ensure any appliances, fittings or fixtures installed or replaced comply with the minimum energy and water efficiency standards as prescribed in the Residential Tenancies Regulations 2025
- provide notice to the tenant that the premises will be tested for contamination if the landlord becomes aware that drug related conduct (manufacture, smoking, consumption or administration of a controlled drug, other than conduct constituting a simple cannabis offence under the Controlled Substances Act 1984) has occurred on the premises
- ensure drug contamination is remediated as soon as is reasonably practicable if testing shows drug contamination, such that the premises comply with the minimum housing standards

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- allow the tenant peace, comfort and privacy
- not unreasonably withhold consent to alterations or additions to the premises that are minor or are necessary for a tenant with a disability or with mobility access needs (that do not significantly affect the structure of the premises)
- provide and maintain locks to ensure the premises are reasonably secure
- provide reasons for termination with the required written evidence
- not let the premises to another person before the end of 6 months after terminating a tenancy on the grounds of obtaining possession of the premises for their own or family member's occupation, requiring the premises for demolition, repairs or renovations, have entered into a contract for the sale of the premises or have entered into a sales agency agreement with a registered agent to sell the premises.

The tenant is obliged to:

- not provide the landlord with false information about the tenant's identity or place of occupation
- pay the rent on time. If the tenant receives a Centrelink payment, the landlord may agree for the rent to be paid using Centrepay. (For details on Centrepay contact your nearest Centrelink Office.) If rent is paid electronically, it will be taken to be paid on the date the money is received in the landlord's account
- keep the premises in a reasonable state of cleanliness
- pay rates and charges for the supply of water, electricity and gas as agreed between the landlord and the tenant. In the absence of an agreement:
    - separately metered services' rates and charges for the supply of water, electricity and gas are to be borne by the tenant, based on the level of consumption
    - if rates and charges are not based on consumption, they are to be borne by the landlord
    - if the premises is not separately metered, an apportionment of the cost of rates and charges (for example, in a unit complex) may be borne by the tenant
    - sewerage charges and any levies are always the responsibility of the landlord
- pay an amount in relation to the costs and charges for the installation of a solar energy system for the premises, as agreed with the landlord
- not intentionally or negligently cause or allow damage to be caused to the premises
- notify the landlord of damage to the premises
- notify the landlord when repairs are needed or if excessive water usage charges are the result of a fault in water infrastructure, equipment or appliances, fixtures or fittings
- not use the premises, or allow them to be used, for any illegal purpose
- not cause or allow a nuisance or interference with the reasonable peace, comfort and privacy of anyone else living in the immediate vicinity of the premises
- not make alterations to the premises (including picture hooks, shelves and fences) without the landlord's consent
- pay for any alterations or additions made by the tenant and return the premises to its former state at the end of the tenancy
- only alter the locks or security device on the premises without the landlord's consent if a tenant has been excluded from the rental premises due to an intervention order, and the protected person is a co-tenant or has been living at the premises. Keys to the new lock or security device and certified copies

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of the relevant order must be given to the landlord/agent and other co-tenants (not including the co-tenant who is the subject of the relevant order) as soon as is practicable
- not keep a pet on the premises without the landlord's prior approval.

Landlord's right of entry to rented premises

A landlord can enter rented premises:

- in an emergency
- at a time previously arranged with the tenant, but not more often than once every week to collect rent
- to inspect the premises not more than 4 times a year (unless the Tribunal orders otherwise) after giving 7 to 28 days' written notice specifying the date, purpose of entry and an entry period of up to 2 hours
- to carry out garden maintenance at the request of the tenant, or at a time previously arranged with the tenant no more than 7 days before the day of entry, or after giving 7 to 14 days' written notice
- to carry out necessary repairs (other than in an emergency) or maintenance (other than garden maintenance) at the request of the tenant or after giving at least 48 hours' notice
- to show the premises to prospective tenants at the request of the tenant, or after giving reasonable notice to the tenant during the last 28 days of a tenancy
- at a time agreed by the tenant within normal hours, or as ordered by the Tribunal (if the Tribunal is satisfied that the tenant is unreasonably withholding their agreement), to show the premises to prospective purchasers no more than twice weekly (however 7 days' notice must be given if photographs or video recordings are to be produced during the visit and a tenant's written consent must be provided prior to any of their personal possessions being recorded)
- to determine whether a breach has been remedied after the landlord has given the tenant notice of a breach of the residential tenancy agreement. No less than 7 and no more than 14 days' written notice on a required form must be given
- if it is believed on a reasonable ground that the tenant has abandoned the premises
- for some other genuine purpose after giving 7 to 14 days' written notice specifying the date, time and purpose of entry, or with the consent of the tenant.

All entries by the landlord, or organised by the landlord, must take place between normal hours, unless agreed.

That is, 8am to 8pm on any day other than a Sunday or public holiday.

At the beginning of a tenancy

A landlord has the right to choose a suitable tenant. A rental application form must contain the information set out in the CBS rental application form. However, a person must not receive a payment from a prospective tenant to aid in their assessment or in their rating for suitability as a tenant. There are categories of information that landlords (excluding NRAS and NDIS landlords, registered community housing providers and registered charities) **must not request** from prospective tenants, or another person, as prescribed in the Residential Tenancies Regulations 2025. This includes:

- if the prospective tenant has taken legal action or been a party to a residential tenancy dispute

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- if the prospective tenant has previously received a termination notice for breaching a tenancy agreement
- if the prospective tenant intends on applying for a bond guarantee
- the prospective tenant's bond history
- if the prospective tenant has lived in South Australia Housing Trust housing
- bank/financial statements of the prospective tenant unless the outgoing transactions and bank account number are redacted/omitted
- financial information relating to bankruptcy or any other financial information unless directly relating to the prospective tenant's financial capacity (i.e., not based on expenditure records)
- employment information other than a payslip or document confirming employment
- information relating to a prospective tenant's attribute or circumstance that would amount to unlawful discrimination of a kind referred to in the *Equal Opportunity Act 1984*
- the prospective tenant's medical records
- social media information relating to the prospective tenant
- the prospective tenant's vehicle's registration number
- the prospective tenant's pet's microchip number
- the level of education of the prospective tenant and the reason for their rental application.

A prospective tenant cannot be required to provide:

- more than 2 documents identifying their identity; or
- more than 2 documents relating to their ability to pay rent; or
- more than 2 documents relating to their suitability to enter into the residential tenancy agreement.

This does not prevent a tenant from offering further documentation to the landlord, if it might assist their rental application.

Under the Act, it is illegal to discriminate against tenants with children. This does not apply if the landlord or agent lives in the premises the tenancy relates to.

Other laws against discrimination also exist under the *Equal Opportunity Act 1984*. For information about discrimination laws visit the Equal Opportunity Commission's website at www.equalopportunity.sa.gov.au.

Tenant information



A person who holds tenant or prospective tenant personal information must take reasonable steps to protect the information from misuse, loss and from unauthorised access and disclosure. Information received about prospective tenants must be destroyed within 30 days of the successful tenant entering into a tenancy or, if the prospective tenant consents, within 6 months. **A tenant's personal information must be destroyed within 3 years after the tenancy has ended.**

Residential tenancy databases

A Residential Tenancy Database (RTD) is a commercial database containing information about tenancies, to be used by landlords when deciding whether to enter into a residential tenancy agreement with a person, not a database kept by an entity (such as a government department) for use of its officers, employees or agents.

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A landlord or agent must tell a prospective tenant if they intend to use the services of a RTD to decide whether a residential tenancy agreement should be entered into. They must also tell the prospective tenant if they find that an RTD contains information about them and how the tenant can have the information amended or removed. A landlord (or agent or database operator) must not charge a tenant a fee for giving personal information relating to them.

A landlord or agent must not list information on an RTD unless the tenant is given at least 14 days to review this information. A listing must be removed after 3 years.

Types of lease agreements

There are two types of residential tenancy agreements:



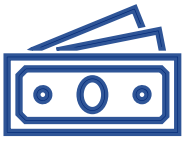
1. Periodic - an agreement (written, verbal or implied) for an indefinite period until it is lawfully terminated
2. Fixed term - a specific start date and end date agreed upon at the beginning of the tenancy (e.g., 6 or 12 months).

The landlord and tenant's rights and obligations under both types of agreements are exactly the same. There are differences, however, in the conditions of termination.

A landlord must keep a copy of a written residential tenancy agreement and any variation of the agreement (in paper or electronic form) for 2 years after the tenancy has ended.

Bonds

For rental properties where the rent payable is $800 per week and under, the landlord cannot ask for a bond that is more than 4 weeks' rent.



For rent over $800 per week, a landlord cannot ask for a bond that is more than 6 weeks' rent.

Money received as a bond must be receipted within 48 hours. The receipt must show the date, the person's name, the amount and address of the premises for which the bond has been paid. All bonds (including any part payments) must be lodged with CBS within two weeks (or in the case of registered land agents, four weeks) of receipt.

The bond may be lodged directly online through CBS' Residential Bonds Online (RBO) system following the advice about lodging a bond at sa.gov.au/residentialbonds. Alternative lodgement options are also listed, along with information about managing a bond. If a bond is lodged directly by tenants, CBS will notify the landlord or agent of the receipt of the bond and information about the amount received, the date it was received, the name of the tenant and the address of the rental premises.

A bond may be increased if at least 2 years have passed since the bond was paid or last increased. Where a bond is increased, the increase must be lodged with CBS within the required timeframe.

SA Housing Authority issue bond guarantees to approved tenants; this guarantee is used in the same way as a cash bond and provides the same security for landlords. Bond guarantees do not become valid until they have been lodged with CBS and have received a lodgement number.

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SA Housing Authority will cancel a bond guarantee if it is not lodged with CBS by the 'lodge by' date shown on the front of the form. Whether or not a bond is paid, the Act applies to all residential tenancy agreements in South Australia.

Inspection sheets

At the beginning of the tenancy the landlord is required to provide each tenant with a signed inspection sheet, which must include comprehensive details of fixtures, furniture and other contents in the premises and their condition at the commencement of the tenancy.

After the inspection sheet has been completed and signed by the tenant, the tenant must be given a copy. The inspection sheet may be adapted to suit particular premises.

Care should be taken when completing these forms, as they may be called upon in the event of a dispute or for repayment of the bond at the end of the tenancy.

Inspection sheets should be kept throughout the tenancy. Care should be taken so that they are not lost or destroyed.

Rent

Rent in advance

Besides paying a bond at the beginning of the tenancy, a tenant can be required to pay the first 2 weeks rent. If 2 weeks' rent is paid at the start of the tenancy, no rent is due until those 2 weeks have passed. Besides a bond and 2 weeks' rent, the landlord cannot ask for any other money at the start of the tenancy.

Rent increases

The landlord may increase the rent under the following circumstances:

Where there is a fixed term agreement

- the rent cannot be increased during the term, unless the agreement includes a condition that specifically provides for an increase in rent and indicates how any rent increase will be calculated (e.g., in accordance with CPI)
- if the agreement provides for an increase, the rent can be increased after giving at least 60 days' written notice, specifying the amount of the increase and the date on which the increase is to commence
- however, the date fixed for an increase must be at least 12 months after the commencement of the agreement or, at least 12 months since the last increase in rent (even if the increase is agreed between the landlord and tenant).

Where there is a periodic agreement

- the rent can be increased after giving at least 60 days' written notice, specifying the amount of the increase and the date on which the increase is to commence
- however, the date fixed for an increase must be at least 12 months after the commencement of the agreement or, at least 12 months since the last increase in rent (even if the increase is agreed between the landlord and tenant).

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Where specific rent increases are set out in the agreement and the dates on which the increases will occur are clearly defined, 60 days written notice is not required.

Excessive rent increases

An application may be made to the South Australian Civil and Administrative Tribunal (SACAT) if the tenant believes the rent payable is excessive. If the application is made due to an increase in the rent amount, the application must be made within 90 days after the notice of increased rent is given to the tenant. SACAT may take into account relevant matters, including:

- the level of rents for comparable premises in similar localities
- the estimated capital value of the premises
- any outgoings or services that landlords or tenants are liable for under the residential tenancy agreement
- the state of repair and condition of the premises
- whether the tenant was put under undue pressure to agree to the increase
- whether the rent increase was disproportionate considering the amount payable.

Renting with pets

Tenants applying to keep a pet in a rental premises can no longer have their application refused unless the refusal is based on a ground listed in the *Residential Tenancies Act 1995* (the Act).

A landlord can no longer simply state ‘no pets allowed’ and can’t charge a separate pet bond.

But a landlord can impose reasonable conditions having regard to the type of pet and nature of the premises.

Tenants wanting to keep a pet on a rental premises

During, or when applying for, a residential tenancy, a tenant can seek approval to keep a pet at the rental premises by completing an Application for approval to keep a pet on rental premises form and sending it to the landlord. The tenant may like to include the pet’s details as suggested in our Applying to rent with pets resume example.

A tenant must seek prior approval from the landlord to keep a pet. It is a potential ground for termination if a pet, other than an exempt pet, is kept at the rental premises without the landlord’s approval.

Keep in mind that local council laws may limit the number or types of animals that can be kept at the premises.

Also, it’s important to note, strata or community title premises, rooming houses and residential parks are governed by their own by-laws or rules which occupants will be required to follow.

Tenant obligations

If granted approval to keep a pet on a rental premises the tenant will be:

- responsible for any nuisance or interference with the reasonable peace, comfort or privacy of others who reside in the immediate vicinity

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- responsible for keeping the premises and ancillary property (meaning associated property provided by the landlord) in a reasonable state of cleanliness and must replace or compensate the landlord for the reasonable cost of replacing any associated property lost or destroyed while in the care of a tenant
- required to notify the landlord of damage to the premises or associated property
- required to give the premises and associated property back to the landlord in reasonable condition at the end of the tenancy
- liable for compensation to the landlord if they reasonably incur costs and expenses as a direct consequence of a tenant being at fault in connection with the residential tenancy agreement.

A landlord can, by giving written notice to the tenant, impose, revoke or vary a condition of approval at any time.

Landlords receiving an application from a tenant

A tenant's application to keep a pet will be submitted to the landlord/agent using the Application for approval to keep a pet on rental premises form, stating the type and details of the pet they are applying to keep in the rental premises for the landlord's consideration. **The landlord must respond in writing to the request within 14 days of receiving it.**

A Notice of response to pet application form contains a response section to assist landlords structure a compliant response.

The response must include these key pieces of information:

- whether the landlord approves or refuses the tenant's application
- if there are conditions for approval, clearly stated reasonable conditions
- if refusing the application, the grounds for refusal and the reasons that the grounds for refusal apply to the application.

Important: If the landlord doesn't respond to the request in writing within 14 days, or if the response doesn't comply with legal requirements (providing approved reasons for the refusal or reasons for the conditions of approval) the tenant's request will be taken as approved.

Reasonable conditions of approval

A landlord can provide unconditional approval. Alternatively, the landlord can impose reasonable conditions based on the type of pet and nature of the premises which include requiring:

- the pet to be kept outside of the rental premises, if the pet is not a type of pet ordinarily kept inside
- the pet to be effectively restrained while a landlord or agent is entering or is at the premises
- carpets to be cleaned to a professional standard at the end of the tenancy if the pet is allowed inside the premises.

Unreasonable conditions of approval

Conditional approval should relate only to the tenant keeping the pet on the premises and their suitability for the environment they will be kept in.

Conditions that contravene other rights and responsibilities or constitute an offence as outlined in the Act aren't permitted. A landlord can't ask the tenant to:

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- agree to buy goods or services from the landlord, a specific person or business
- pay the landlord an incentive
- pay penalties or a pre-agreed amount for damages
- pay a higher rent or rental bond
- provide any form of security.

If landlord refuses an application and provides a reason

Under the Act, a landlord can only refuse a tenant's request to keep a pet at the rental premises based on any of the following grounds:

- Keeping the pet would exceed a reasonable number of animals being kept on the premises.
- The premises are unsuitable for keeping the pet because of a lack of appropriate fencing, open space or another item necessary to humanely accommodate the pet.
- Keeping the pet would pose an unacceptable risk to the health or safety of a person, including, for example, because the pet is venomous.
- Keeping the pet would contravene a law, a by-law (that is by local council) or rule applying to the premises.
- The tenant has not agreed to the reasonable conditions proposed by the landlord for approval to keep the pet.
- The animal stated in the request is not a pet.
- If the premises is a moveable dwelling, and keeping the pet would contravene a condition of a licence applying to the premises.

Minor alterations and minimum standards

The tenant can ask the landlord or agent for permission to make minor alterations or safety modifications to the premises as long as they don't significantly affect its structure.

A landlord/agent can't unreasonably withhold consent to alterations or additions to the premises that relate to:

- minor alterations or additions
- reasonable changes necessary for disability assistance
- reasonable changes necessary for mobility or access needs relating to age.

Requests to the landlord/agent should detail:

- the nature of the alterations and modifications
- information on how the property can be restored back to its former state at the end of the tenancy.

The landlord's/agent's consent must be given in writing.

When can a landlord/agent refuse the consent for alterations?

A landlord/agent may refuse consent if:

- a valid notice of termination has been given to the tenant (for the imminent change of possession, use or ownership of the premises)
- the alteration or addition would:
    - significantly change the premises

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- require modifications to other premises or a part of the premises that the tenant uses in common with the landlord/agent or another tenant
- result in non-compliance with another Act or law
- require work needed to restore the premises to its prior condition which is not reasonably practicable.

Who pays for the alterations?

Unless otherwise agreed between the landlord/agent and the tenant:

- the tenant must pay for any alteration or addition to the premises they have made
- at the end of the tenancy, the tenant must return the premises to its former state at their cost.

If a tenant causes damage to the premises by making an alteration or addition to the premises, or by removing a fixture, the tenant must notify the landlord/agent.

The landlord/agent can decide if the tenant should repair the damage or compensate the landlord/agent for the reasonable cost of repairing the damage.

Minimum housing standards

Rental premises must comply with minimum housing standards at the beginning of a tenancy. These standards are set under the *Housing Improvement Act 2016* and the Housing Improvement Regulations 2017.

If they don't, the tenant can request the landlord/agent undertake urgent repairs to meet the standards.

During occupation, a tenant may also serve a notice of termination if the premises:

- doesn't comply with the minimum housing standards
- is destroyed totally or to an extent it's unsafe.

Repairs and maintenance

The tenant must not cause damage to the premises. If damage does occur, the landlord should be notified as soon as possible. If a tenant intentionally or carelessly causes (or allows damage to be caused) to the premises, it is the tenant's responsibility to repair the damage.

If damage or repairs are needed due to normal wear and tear, or in any way that is not the tenant's fault, the landlord should be notified immediately. The landlord is responsible to repair and maintain the premises under these circumstances. If the landlord has not attended to the repair, or if the tenant has not been able to contact the landlord, the tenant may have emergency repairs carried out by a licensed tradesperson. If this happens, the tenant must get a written report from the tradesperson.

Utility charges and energy efficiency

A landlord or their agent can't pass on statutory charges connected with a property that are for sewerage, council rates and the Emergency Services Levy. A tenant's responsibility for costs for services vary by property.

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Water, gas and electricity charges

Rates and charges for water, gas and electricity are to be borne as agreed between the landlord and tenant. In the absence of an agreement, rates and charges based on the level of consumption are to be borne by the tenant. However, if the consumption is not separately metered or the rates and charges are not based on the level of consumption, landlords are responsible for the statutory charges.

If a landlord/agent fails to provide a copy of the invoice for any usage charges incurred by the tenant within 30 days of the issue of the invoice, the tenant is not required to pay.

The landlord will be responsible for excessive water use charges caused by a fault in water infrastructure, equipment or other appliances, fittings or fixtures on or connected to the premises – as long as the tenant has notified the landlord/agent of the excessive usage charges and any fault they've become aware of as soon as practicable. This doesn't include faults caused by the action or omission of the tenant.

The landlord will not be responsible for costs associated with a fault that is the responsibility of SA Water.

Electricity embedded networks

The landlord/agent must let tenants know if their electricity is being provided via an embedded network, including:

- information about the nature, benefits and potential consequences of participating in an embedded network generally
- the details of the retailer for the embedded network, including electricity tariffs that apply and the retailer's contact information, ABN and website address
- information about metering arrangements and potential costs of participating in the embedded network
- the cost apportionments per kilowatt hour for any bundled utilities arising from the embedded network.

Agreements relating to installation of solar energy systems

The landlord and tenant may enter into an agreement under which the tenant is liable for an amount in relation to the costs and charges for the installation of:

- a solar photovoltaic system
- a solar hot water system
- a solar battery system
- any combination of the above
- any ancillary equipment required to the above.

Minimum efficiency standards

The landlord must ensure appliances, fittings or fixtures installed or replaced comply with minimum energy and water efficiency standards. The following fixtures must not have a flow rate that is higher than 9 litres per minute:

- shower heads
- cold water taps and single mixer taps for kitchen, laundry or bathroom sinks or hand basins.

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Toilets must be dual flush and have a minimum 3-star rating in accordance with the WELS scheme as outlined in the *Water Efficiency Labelling Standards Act 2005* (Commonwealth).

Electrical appliances must have a minimum 3-star rating in accordance with the *Greenhouse and Energy Minimum Standards Act 2012* (Commonwealth) and electric or gas water heaters must also comply with that Act.

Domestic abuse protections

There are options for tenants who experience abuse or domestic violence by a person who may be:

- living in the home
- is a regular visitor.

Terminating a tenancy on ground of domestic abuse

If a tenant is experiencing domestic abuse, the tenancy may be terminated **directly, and immediately if required, with the landlord or agent** without needing to apply to the South Australian Civil and Administrative Tribunal (SACAT).

The tenant can submit **Form 15** - Notice of termination by tenant on grounds of domestic abuse, with the following as **supporting evidence**:

- a copy of an intervention order
- a signed report from an authorised professional setting out why they are of the opinion the tenant is experiencing domestic abuse.

Authorised professionals who can issue reports are:

- **legal practitioners**
- **registered medical practitioners**
- **social workers**
- **people working for domestic and family violence support services or sexual abuse support services**
- **domestic and family violence case managers.**

Any evidence provided by the tenant must be stored and disposed of securely by the landlord or agent.

The landlord or agent can only use, or disclose this evidence, without your consent to refer a matter to the police, a child protection agency, or if it is reasonably necessary for your protection.

Tenants can also give 7 days' notice to end a tenancy if they need to vacate to obtain temporary crisis accommodation. They will need to provide the name of the crisis accommodation provider. See **Form 14** - Termination by tenant where certain circumstances apply.

A tenant or co-tenant may still apply to SACAT to terminate a residential tenancy on the ground of domestic abuse under the existing provisions in the Act. SACAT must be satisfied that:

- an intervention order is in force for the protection of the applicant or applicant's domestic associate who regularly resides at the premises; or

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- the person residing at the premises has committed domestic abuse against the applicant/applicant's domestic associate who regularly resides at the premises.

SACAT may also terminate a residential tenancy on application of the landlord if satisfied that:

- an intervention order is in force against a tenant for the protection of a person who regularly resides at the premises; or
- a tenant has committed domestic abuse against a person who regularly resides at the premises.

Changing of locks

A tenant or a person protected by an intervention order experiencing domestic abuse may alter any lock or security device without the permission of their landlord/agent. They must provide required evidence of the abuse and provide a key to the landlord or landlord's agent.

If there is NO intervention order in place, landlord/agent consent is required to change the locks. If the tenant believes approval is being unreasonably withheld, they can apply to SACAT for a resolution.

Other SACAT orders relating to domestic abuse

SACAT can also vary a tenancy in circumstances where domestic abuse has occurred.

- A person who is protected by an intervention order and normally lives at the rental premises, but is not listed on the tenancy agreement, can apply to SACAT for the tenancy agreement to be varied so that they can remain at the premises without the perpetrator.
- SACAT has greater authority to make decisions about whether a tenant who has experienced domestic abuse and was not responsible for damage caused by their co-tenant, should be liable to pay compensation to the landlord/agent for this damage.
- This means SACAT can refund a victim's portion of a rental bond and hold a co-tenant responsible for any damages they caused, even when the amount of compensation owed to the landlord/agent is greater than this tenant's portion of the bond.
- SACAT may make an order that a termination notice served on the tenant is invalid if the reason for termination was due to the act of a person who subjected the tenant or a domestic associate of the tenant to domestic abuse.

How to apply to SACAT

If you are a tenant or a co-tenant you can apply to SACAT for an order to:

- terminate the tenancy
- allow you to stay in the property without the perpetrator
- leave the property and terminate your responsibility under the tenancy
- stop a landlord/agent from listing your details on a Residential Tenancy Database (tenant 'blacklist') for damage caused by the perpetrator
- determine how the bond will be refunded.

All applications to SACAT are completed online at sacat.sa.gov.au. All the information you are required to provide will be contained in the online application form.

If you are unable to complete the form online, you can contact the tribunal for assistance on 1800 723 767. You can also visit SACAT's offices at Level 4 or 7, 100 Pirie Street Adelaide and use a computer at one of SACAT's public kiosks. An application fee normally applies but may be waived if you cannot pay due to your circumstances.

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Your safety at a hearing

SACAT always has at least one security guard present.
The guard's role is to ensure the safety of tribunal members and people attending. The guard may walk in and out of a hearing room at any time. The guard may be present in the room if there are security concerns for a particular hearing.

Where an intervention order is in place, SACAT will usually allocate two hearing rooms, with one person in each room connected by teleconference facilities. The tribunal member may move from one room to the other to take evidence from each person.

Assistance at the hearing

You may have a family member or friend to assist you, or you may arrange for someone to advocate for you at the hearing (refer to the service providers listed below).

Terminating tenancies

The required forms, which must be used when issuing a notice of termination, are available from CBS and at sa.gov.au/tenancy/privaterentalforms. A number of grounds of termination require written evidence to accompany the termination notice. For more information on when written evidence is required to be provided by a landlord when terminating a residential tenancy agreement, see cbs.sa.gov.au/terminationevidence.

Periodic tenancy

The tenant may give 21 days' written notice or a period equivalent to a single period of the tenancy, (whichever is the longer), to the landlord at any time.

For example, if the rent is paid weekly or fortnightly, the tenant is required to give 21 days' notice. If the rent is paid calendar monthly, the tenant would need to give a calendar months' notice.

The landlord may give 60 days' written notice of termination as follows:

- where the landlord requires possession of the premises for the landlord's own occupation, or occupation by the landlord's spouse, child or parent, or occupation by the spouse of the landlord's child or parent
- where the premises are required for demolition
- where the premises have been sold, to be given any date from the signing of the contract of sale
- where the premises are required for the sale of the premises in accordance with a sales agency agreement entered into between the landlord and a registered agent
- where possession of the premises is required for repairs or renovations that cannot be carried out conveniently while the tenant remains in possession of the premises.

A tenant may give up possession of the premises prior to the 60-day notice period if served with a termination notice on the above grounds and won't be liable to pay rent after giving 7 days' written notice.

The landlord may give 90 days' written notice of termination on one of the following grounds:

- the tenant or visitor gave rise to a serious risk to the life, health or safety of the landlord/agent or person residing nearby

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- the tenant or other person residing at the premises threatened or intimidated the landlord/agent/contractor or employee of the landlord/agent
- the tenant kept a pet on the premises without authorisation
- the tenant induced the landlord to enter into the tenancy using a false, misleading or deceptive statement or by knowingly concealing a material fact regarding their identity or workplace
- the tenant no longer meets the landlord charity's eligibility requirements
- the tenant no longer meets the landlord National Rental Affordability Scheme approved participant's requirements
- the tenant is no longer a student of the relevant educational institution
- the tenant is no longer the landlord's employee.

A landlord may give a notice of termination where they are aware of a tenant or another person engaging in drug related conduct on the premises or ancillary property (when testing has confirmed contamination is a result of drug related conduct).

Fixed term tenancy

Unless mutually agreed, neither the landlord nor the tenant can terminate a fixed term agreement before the end of the term without being held responsible for costs associated with finding a new tenant. For further information, contact CBS for advice.

The tenant may terminate a fixed term agreement at the end of the term after giving at least 28 days' written notice.

A landlord may terminate a fixed term agreement at the end of the term by giving at least 60 days' written notice on one of the following grounds of termination:

- the landlord requires possession of the premises for the landlord's own occupation, or occupation by the landlord's spouse, child or parent, or occupation by the spouse of the landlord's child or parent
- where the premises are required for demolition
- where possession of the premises is required for repairs or renovations that cannot be carried out conveniently while the tenant remains in possession of the premises
- where the premises has been sold and the new purchaser requires vacant possession
- where the premises are required for the sale of the premises in accordance with a sales agency agreement entered into between the landlord and a registered agent
- the tenant or visitor intentionally or negligently caused serious damage to the premises to an area near the premises or to safety equipment on/near the premises
- the tenant or visitor gave rise to a serious risk to the life, health or safety of the landlord/agent or person residing nearby
- the tenant caused/permitted the premises to be unfit for human habitation, destroyed totally or to the extent that they are unsafe
- the tenant or other person residing at the premises threatened or intimidated the landlord/agent/contractor or employee of the landlord/agent
- the tenant has been given 2 breach notices and has breached the residential tenancy agreement in the same/substantially similar manner a third time

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- the tenant has used/caused the premises to be used for an illegal purpose (including drug related conduct)
- the tenant failed to pay the bond
- the tenant kept a pet on the premises without authorisation
- the tenant induced the landlord to enter into the tenancy using a false, misleading or deceptive statement or by knowingly concealing a material fact regarding their identity or workplace
- the tenant no longer meets the landlord charity's eligibility requirements
- the tenant no longer meets the landlord National Rental Affordability Scheme approved participant's requirements
- the tenant is no longer a student of the relevant educational institution
- the tenant is no longer the landlord's employee
- the tenant failed to accept an offer made by the landlord (who is a purpose-built student accommodation provider) to extend or renew the residential tenancy agreement within 30 days of receiving the offer.

A purpose-built student accommodation provider landlord, who terminates a residential tenancy agreement on the above ground, must not impose a charge or a fee to the tenant for terminating the tenancy on this ground. Section 53 of the Act also provides that landlords must not receive payments, other than rent and bond, from a tenant for the residential tenancy or connected to the extension/renewal of the tenancy.

If a notice of termination is not given by either party, the agreement will continue as a periodic tenancy.

At the end of a fixed term tenancy, if 60 days' notice is given to a tenant and the tenant has not vacated the premises, the landlord may apply to the South Australian Civil and Administrative Tribunal (SACAT) for an order for possession of the premises.

Termination for breach of agreement

Both the landlord and the tenant can give a termination notice on the required form to the other for a breach of the conditions of the residential tenancy agreement. A tenant has 7 days from receiving notification to remedy the breach unless it is served on the ground of a failure to pay rent.

If the landlord has served a valid termination notice for breach of contract or rent arrears of more than 14 days and the breach or rent arrears is not rectified within 7 days, the tenancy may terminate when the notice expires. If vacant possession is not given by the requested date, the landlord may apply to SACAT for an order of possession. Only a SACAT bailiff can enforce an order for vacant possession.

If a party (the respondent) disputes the termination notice, they can apply to SACAT for an order stating that they are not in breach or that the breach has been fixed.

If a notice of termination is served for rent arrears on at least 2 occasions in a 12-month period, the landlord may make application to SACAT for vacant possession without first serving a third breach notice on the tenant.

Termination for frustrated agreement

A landlord or tenant may terminate a residential tenancy agreement if the premises or a substantial portion of the premises are uninhabitable or are no longer able to be used for residential purposes or have been acquired by compulsory process.

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The landlord must provide at least 60 days' notice to the tenant and the tenant may provide notice that the agreement will terminate immediately.

Termination by tenant if premises for sale

The tenant can terminate a tenancy if within 2 months after the start of the agreement the landlord enters into a contract for the sale of the premises and the landlord did not advise the tenant of the intention to sell before the agreement was entered into.

Termination for undue hardship

Under the Act, if continuing the tenancy would cause undue hardship to either the landlord or the tenant, an application can be lodged with SACAT for termination of the tenancy. Generally, 'undue hardship' does not include financial difficulties.

Termination for requiring care

Under the Act, a tenant may terminate a tenancy if they require aged, palliative, or special care, if they have accepted South Australian Housing Trust or community housing accommodation, or if they require temporary crisis accommodation.

Keeping tenant information

When you apply for a rental premises in South Australia you will be asked to provide personal details to complete your application.

This information is protected by law against misuse, interference, loss, unauthorised access, modification or disclosure. Some information you can't be asked for, as detailed on pages 7 and 8.

Disclosure of personal details

A person who holds tenant information or prospective tenant information must not disclose the information except:

- with the consent of the person whose information it is
- as required or authorised by law, or a residential tenancy agreement to which the person who provided the information is a party
- in accordance with an order of a court or tribunal.

If tenant information that relates to you has been dealt with in a way that breaches the requirements, you may make an application to SACAT seeking compliance.

Misleading information

Residential tenancy laws also prohibit any exchange of falsified information or documents between landlords/agents, tenants and those applying for a tenancy.

Refund of bond

The bond money belongs to the tenant. It is important for the tenant to arrange for the bond to be refunded when the tenancy ends.

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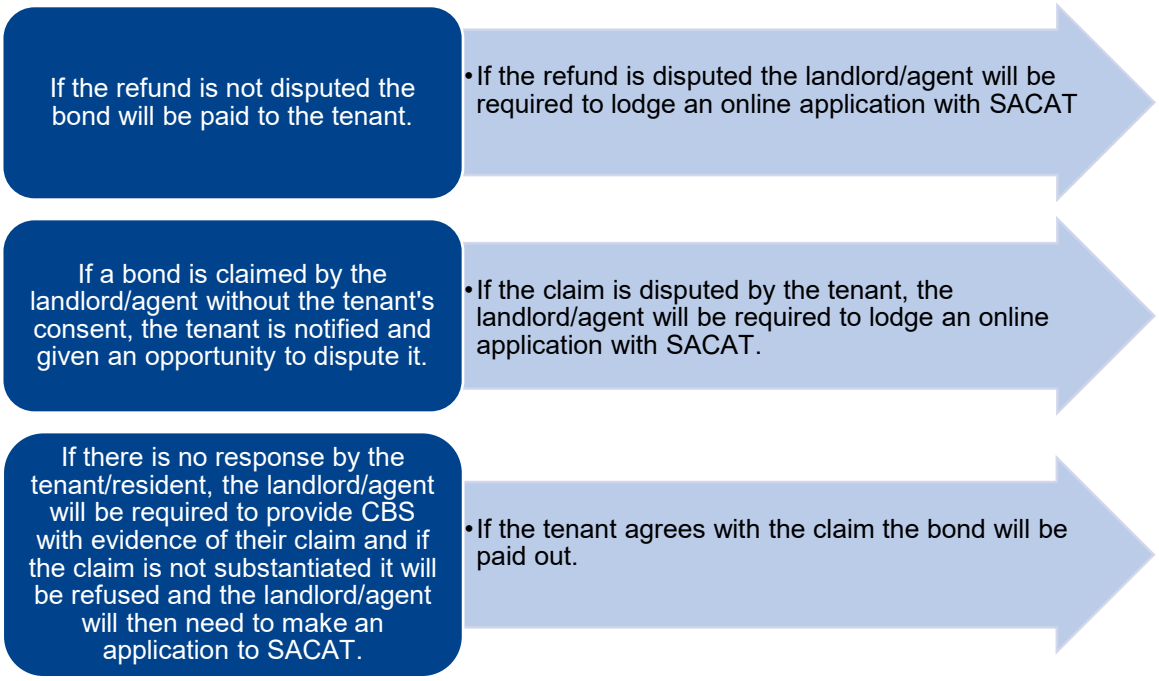
It is important for the tenant to provide their landlord/agent or CBS with their forwarding address so they can be informed of the bond refund process.

Where parties agree

At the end of the tenancy when the tenant and landlord agree how the bond is to be repaid, the bond can be refunded by submitting a claim online. If a bond refund form is lodged, it should be completed and signed by both parties (signature verification must be provided). The bond can be paid via electronic funds transfer.

Notice of claim

If a bond is requested by the tenant/co-tenants without the landlord/agent's consent, the landlord/agent is notified and given an opportunity to dispute it.



Bonds may also be claimed in equal/unequal shares by co-tenants. If an application proposes that the bond be paid to co-tenants in unequal shares (and the landlord has agreed to their share of the bond, if any), the Commissioner must pay the bond as proposed in the application (if all co-tenants have consented to the proposal). If a balance of a bond (after a specified amount is to be paid to the landlord) is proposed to be paid in equal shares to co-tenants, then only one of the tenants must consent.

Disputed bonds

A bond dispute will be referred to SACAT which will list the matter for a conference or hearing. If an agreement cannot be reached at a conference, a full hearing may be set down for a later date.

If a dispute arises over how the bond should be refunded, either party can contact CBS for advice on 131 882.

RentRight SA can provide free and independent advocacy support at SACAT. For more information about its services call 1800 060 462 or email rentrightsa@syc.net.au.

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Unclaimed money

If a bond has been paid for a property rented in the past and the refund of that bond has not been applied for, that bond may still be held in the Residential Tenancies Fund. After providing details about the tenancy in question (that is, the exact address, the other party's name, the bond amount and proof of identity), CBS can refund the bond accordingly.

If you believe there is unclaimed money belonging to you held in the Fund, please search the bond status at https://portal.cbs.sa.gov.au/consumer/s/search-bond or contact CBS on 131 882.

Sub-letting and assignment

A tenant has the right, with the landlord's written approval, to sub-let the rental premises, or assign their interest to another party. The landlord cannot unreasonably refuse tenants sub-letting rental properties and may only seek reasonable expenses arising from the sub-letting of premises.

- **To 'sub-let' means that a tenant rents out all or part of the premises to someone else, and in effect becomes the landlord to the subtenant.**
- **To 'assign' means to transfer a tenancy to someone else. That does not mean, however, that the original tenant no longer has responsibility for the tenancy.**
- **Before sub-letting or assigning a tenancy, it is advisable to first contact CBS.**

Dispute resolution

It is the role of CBS to give information to landlords and tenants. Any party to a residential tenancy dispute may apply to SACAT.

SACAT may, either before or during the hearing of proceedings, appoint a mediator to achieve a negotiated settlement. SACAT may also refer the matter to a conference or hearing.

If you are a party to a tenancy dispute and require advice, contact CBS on 131 882.

SACAT hearings

SACAT is an independent specialist Tribunal that provides a prompt and informal way of determining disputes between landlords and tenants. Both landlords and tenants may apply to SACAT to have disputes determined.

There is a cost to apply to SACAT. Members of SACAT conduct hearings with a minimum of formality. Both parties are expected to attend and usually present their own cases. SACAT is located at Level 4, 100 Pirie Street, Adelaide and can be contacted on free call 1800 723 767 or visit sacat.sa.gov.au.

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Community housing organisations

Community housing providers and housing co-operatives are community managed organisations. They provide affordable housing for people on low incomes or with special housing needs who can't access or maintain other forms of accommodation.

The tenants of community housing organisations are covered by the Act, but there are some sections that are varied or don't apply. Community housing organisations can apply to SACAT for further exemptions or variations of a section of the Act.

For information about accommodation through a community housing organisation visit Renting from a community group on the sa.gov.au website.

More information

For more detailed information and advice about tenancy matters, contact:

Consumer and Business Services
Customer Service Centre
4-6 Chesser Street
ADELAIDE SA 5000
(GPO Box 965, ADELAIDE SA 5001)

Telephone: 131 882
Website: sa.gov.au/housing/private-rentals

Regional CBS office

9 Mackay Street, PORT AUGUSTA

Bond lodgement facilities are available at Service SA offices located at:

- Berri
- Gawler
- Kadina
- Mount Gambier
- Murray Bridge
- Naracoorte
- Port Augusta
- Port Lincoln
- Port Pirie
- Whyalla

Please note, only cash, cheque or money orders can be taken at these offices.

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Translating and Interpreting Service

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Amharic / አማርኛ

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Arabic / عربي

إذا كنتَ تجد صعوبة في فهم هذه النشرة ، إتصل هاتفياً بخدمة الترجمة الكتابية والشفهية (Translating and Interpreting Service) على الرقم 131-450. لا تقفل الخط ، لأنه سوف يتم الرد على مكالمتك (تكلفة مكالمة محلية فقط)

Chinese / 中文

如果您不能理解本手冊，請打電話到翻譯及傳譯服務 (Translation and Interpreting Service)，電話號碼 131-450。請耐心等待，會有人接您的電話（按當地電話收費）。

Croatian/Hrvatski

Ako Vam je teško razumijeti ovu brošuru, nazovite Službu tumačenja i prevođenja na 131-450. Nemojte spustiti slušalicu, na vaš poziv će biti odgovoreno (za cijenu mjesnog poziva).

Greek/ Ελλη νι κά

Αν δυσκολεύεστε να καταλάβαι τε αυτό το φυλλάδιο τηλεφωνείστε στην Υπηρεσία Μετάφρασης και Διερμηνείας Τηλέφωνο 131 450. Μην κλείσετε το τηλέφωνο, το τη λεφώνη μά σας θα απαντη θεί (Χρέωση γι α τοπι κό τη εφώνημα μόνο).

Hazaragi

اگر دانستن این رساله بری تان مشکله، به خدمات ترجمه کتبی و شفاهی (Translating and Interpreting Service) به شماره 131 450 زنگ بزنین. تلفون را قطع نکنین، به تلفون شما جواب داده موشه (صرف با هزینه تماس محلی)

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Hungarian/Magyar

Ha nem érti ezt a nyomtatványt, mert nem beszél angolul, hivja a Fordító és Tolmács Szolgálatot a 131-450 telefonszámon (helyi hivásnak számit). Kérjük, várjon, amig hivására valaki válaszol.

Italian/Italiano

Se avete difficoltá a cap ire questo opuscolo telef onate al Servizio Traduzione e Interpretariato (Translating and Interpreting Service) Tel. 131-450. Non mettete giù il telefono, qualcuno risponderá alla vostra chiamata (il costo é uguale ad una telefonata locale).

Khmer / ខ្មែរ

ប្រសិនបើអ្នក មានការលំបាក ខឹងយល់សន្ធឹកតិមានទេ: ក្នុងហោទូរស័ព្ទ ទោកទ្វែងផ្តែកម៉ើបកប្រែភាសា តាម លេខ 131-450 ។ ក្នុងកុំបាក់ប្រយោប់ទូរស័ព្ទចុះ គេនឹងឆ្លើយតបទោកការហោរបស់អ្នក (ការហោទូរស័ព្ទរបស់អ្នក គិតតាមតែតំលៃហោក្នុងតំបន់)។

فارسی /Persian

چنانچه مشکلی در فهم این جزوه دارید لطفا به اداره خدمات مترجمی به شماره 450 131 تلفن فرمائید. گوشی را زمین نگذارید ، جواب تلفن شما داده خواهد شد . (هزینه تلفن محلی)

Polish /Polski

Jeżeli mają państwo trudności ze zrozumieniem tej broszury proszę zadzwonić do biura tłumaczy *Translating and Interpreting Service* pod numer 131-450. Proszę nie odkładać słuchawki, ktoś odbierze telefon. (W cenie rozmowy miejscowej).

Portuguese/ Português

Se tem dificuldade em compreender este panfleto, ligue para o Translating and Interpreting Service / Serviçio de Tradutores e Intérpretes, telefone número 131-450. Não desligue pois a sua chamada será atendida (pelo custo de uma chamada local apenas).

Romanian/Română

Dacă aveţi dificultăţi în înţelegerea acestei broşuri, vă rugăm să luaţi legătura cu Serviciul pentru Traduceri şi Interpretări, la numărul 131-450. Nu închideţi telefonul, vi se va răspunde. (Costul este cel al unei convorbiri locale).

Russian/Русский

Если у Вас возникнут трудности в понимании содержания этой брошюры, позвоните в Службу переводов по номеру 131 450. Не вешайте трубку. Вам ответят (по стоимости только местного звонка).

Serbian/СРПСКИ

Ако имате тешкоћа у комуникацији на енглеском језику позовите службу за тумачење и превођење на телефон број 131-450. Немојте да спустите слушалицу, добићете одговор на ваш позив (цена локалног позива).

Spanish/Español

Si tiene dificultades en entender este panfleto llame al Servicio de Interpretación y Traducción al 131-450. Por favor no cuelgue, su llamado será atendido. (Al costo de una llamada local).

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Tamil

இந்தத் துண்டுப் பிரசுரத்தைப் புரிந்து கொள்வதில் சிரமம் இருந்தால், நீங்கள் 131 450 எனும் தொலைபேசியில் மொழிபெயர்ப்பு மற்றும் உரைபெயர்ப்பு சேவையை அழையுங்கள். தொலைபேசியை வைக்காதீர்கள், உங்கள் அழைப்புக்குப் பதில் கிடைக்கும். (உள்ளூர் அழைப்புக் கட்டணம் மட்டுமே)

Tigrigna / ትግርኛ

ዝኒ መጽሄት ንምርድሉ ጸገም አንተሃልይኩም ፡ ናብ ትርጉም ላገልግሉት ብቐጽሪ ቴሌፎን 131-450 ኢልኩም ደውሉ ። ደወልኩም ከምለሽልኩም ስለገቡላ ፡ ቴሌፎን ላይትዕጸውዎ ። (ብውሽጣዊ ጸውዒት ዋጋ ጥሪይ)

Turkish/Türkçe

Eğer bu broşürü anlamakta güçlükçekiyorsanız Çeviri ve Tercümanlık bürosunu 131-450 numaradan arayınız. Telefonu kapatmayınız, size yanıt verilecektir (sadece şehiriçi telefon ücreti karsılığı).

Ukrainian/Українська

Якщо Ви маєте труднощі з розумінням ці ї брошури, будь ласка, потелефонуйте до Служби перекладів по номеру 131 450. Не кладіть трубку. Вам буде дано відповідь (вартістю лише місцевого виклику).

Vietnamese/Việt Ngữ

Nếu quí vị gặp khó khăn trong việc hiểu tài liệu này, xin hãy gọi điện thoại cho Dịch Vụ Thông Phiên Dịch (Translating and Interpreting Service) qua số 131-450. Xin quí vị đừng gác ống nghe, cú gọi của quí vị sẽ đượ c trả lời (Phí tổn điện thoại chỉ bằng một cú gọi trong địa phương mà thôi).

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Tenant Information Guide

The information in this guide is a summary of the Residential Tenancies Act 1995. It has been prepared by Consumer and Business Services and gives general guidance only. It does not constitute legal advice and is not a substitute for the Residential Tenancies Act 1995.

Introduction

The *Residential Tenancies Act 1995* requires that a landlord or agent **must give the tenant this information guide** at the time that an agreement is entered into. That agreement must require the tenant to acknowledge receipt of this guide.

This guide sets out the **general rights and obligations of landlords and tenants** in respect of residential tenancy agreements entered into in South Australia.

It is inclusive of changes made to the *Residential Tenancies Act 1995* that **commenced as of 1 July 2024**. Tenancy information and forms can also be found at sa.gov.au/housing/private-rentals.



A residential tenancy agreement (sometimes called a lease) is formed when a person (landlord/agent) gives another person (tenant), the right to occupy premises in return for payment. Boarders, lodgers and rooming house residents may be treated differently.

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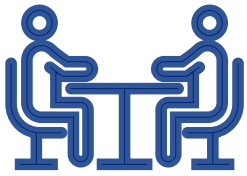
The landlord/tenant relationship



Landlords and tenants both have rights and obligations when a residential tenancy agreement is entered into. Some of these rights and obligations cannot be changed, even if there is a mutual agreement made between the parties.

This guide outlines the central rights and obligations of both parties. For full details on rights and responsibilities please refer to the *Residential Tenancies Act 1995* (the Act).

A number of penalties and expiation fees increased significantly since changes came into force on 1 March 2024. Please make yourself familiar with your obligations, rights and responsibilities, as you may be penalised for breaching your obligations.

If you have a query about your rights and obligations, contact Consumer and Business Services (CBS) on 131 882, or visit the Customer Service Centre at 4-6 Chesser Street, Adelaide.

Under a residential tenancy agreement, the landlord/tenant relationship begins when a landlord agrees to rent residential premises to a tenant. “Premises” includes the land and buildings contained on it. A residential tenancy agreement might include a right to occupy a building (such as a studio or ‘granny flat’) located near the primary residence.

However, a landlord and tenant may agree at the beginning of the tenancy to exclude certain parts of the premises as being for the landlord’s use only.

A residential tenancy agreement can be written, verbal or even implied. It does not need to be in writing to be binding.

If parties wish to enter into a written residential tenancy agreement, examples of standard agreements or a copy of a standard lease agreement is available for free from the CBS Customer Service Centre, or at sa.gov.au/tenancy/privaterentalforms.

The landlord is obliged to provide the tenant with a copy of this written information guide.

The landlord must pay any cost associated with the preparation of a written residential tenancy agreement. There is to be no cost to the tenant.

The landlord is obliged to:

- not invite offers for rent higher than the fixed amount in the residential tenancy agreement
- if you intend on selling the rental premises within 3 months of entering into a new residential tenancy agreement, include this fact in any advertising materials
- inform prospective tenants of any intention to sell the property and not induce a tenant into a residential tenancy agreement by concealing the fact that you intend on selling the premises within 3 months after the agreement is to be entered into
- not require prohibited information (as prescribed in the Residential Tenancies Regulations 2010) to be provided by prospective tenants or by another person

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- provide the successful tenant with a written notice setting out the agent/landlord contact details (including the landlord's full name and postal or email address)
- provide existing tenants with at least 14 days' notice if the property is to be sold
- provide the tenant with a copy of the residential tenancy agreement if the landlord has required the tenant to sign a written agreement
- complete and provide a signed inspection sheet and a copy of this information guide to each tenant at the commencement of the tenancy
- provide manuals, or written, or oral instructions for the operation of domestic appliances e.g., an air conditioner. Domestic appliances requiring instructions must also be listed in the tenancy agreement
- allow the tenant to pay rent by at least one means that is electronic and does not involve the collection of rent by a third party charging a fee for the collection service or any other fees for the payment of rent
- provide the tenant with the prescribed information if electricity is supplied to the premises via a connection point that is part of an embedded network
- provide the premises in a clean and reasonable state, and ensure they comply with the minimum housing standards under the *Housing Improvement Act 2016*
- keep proper rent records and give proper receipts for any money received from the tenant. If the tenant pays rent into an account that is kept by the landlord or agent at a financial institution and the landlord or agent keeps a written record containing the information normally required on a receipt, a receipt does not have to be given to the tenant
- pay rates and charges for the supply of water, electricity and gas as agreed between the landlord and the tenant. In the absence of an agreement, separately metered services' rates and charges for the supply of water, electricity and gas are to be borne by the tenant, based on the level of consumption. If rates and charges are not based on consumption, they are to be borne by the landlord. The landlord is obliged to the pay rates and charges if they fail to provide a copy of the invoice within 30 days of being issued the invoice by the supplier.
- pay for excessive water usage charges and fault diagnosis charges caused by a fault in water infrastructure, equipment or appliances, fixtures or fittings if they were notified by a tenant of the excessive usage charges as soon as practicable, and the fault wasn't caused by the tenant (unless it involves SA Water property)
- pay an amount in relation to the costs and charges for the installation of a solar energy system for the premises, as agreed with the tenant
- pay council rates, land tax charges, sewerage charges and any levies
- maintain and repair the premises (having regard to their age, character and prospective life), including carrying our urgent repairs to ensure the premises comply with the minimum housing standards
- ensure any appliances, fittings or fixtures installed or replaced comply with the minimum energy and water efficiency standards as prescribed in the Residential Tenancies Regulations 2010
- provide notice to the tenant that the premises will be tested for contamination if the landlord becomes aware that drug related conduct (manufacture, smoking, consumption or administration of a controlled drug, other than conduct constituting a simple cannabis offence under the Controlled Substances Act 1984) has occurred on the premises
- ensure drug contamination is remediated as soon as is reasonably practicable if testing shows drug contamination, such that the premises comply with the minimum housing standards

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- allow the tenant peace, comfort and privacy
- not unreasonably withhold consent to alterations or additions to the premises that are minor or are necessary for a tenant with a disability or with mobility access needs (that do not significantly affect the structure of the premises)
- provide and maintain locks to ensure the premises are reasonably secure
- provide reasons for termination
- not let the premises to another person before the end of 6 months after terminating a tenancy on the grounds of obtaining possession of the premises for their own or family member's occupation, requiring the premises for demolition, repairs or renovations, or have entered into a contract for the sale of the premises.

The tenant is obliged to:

- not provide the landlord with false information about the tenant's identity or place of occupation
- pay the rent on time. If the tenant receives a Centrelink payment, the landlord may agree for the rent to be paid using Centrepay. (For details on Centrepay contact your nearest Centrelink Office.) If rent is paid electronically, it will be taken to be paid on the date the money is received in the landlord's account
- keep the premises in a reasonable state of cleanliness
- pay rates and charges for the supply of water, electricity and gas as agreed between the landlord and the tenant. In the absence of an agreement:
    - separately metered services' rates and charges for the supply of water, electricity and gas are to be borne by the tenant, based on the level of consumption
    - if rates and charges are not based on consumption, they are to be borne by the landlord
    - sewerage charges and any levies are always the responsibility of the landlord
- pay an amount in relation to the costs and charges for the installation of a solar energy system for the premises, as agreed with the landlord
- not intentionally or negligently cause or allow damage to be caused to the premises
- notify the landlord of damage to the premises
- notify the landlord when repairs are needed or if excessive water usage charges are the result of a fault in water infrastructure, equipment or appliances, fixtures or fittings
- not use the premises, or allow them to be used, for any illegal purpose
- not cause or allow a nuisance or interference with the reasonable peace, comfort and privacy of anyone else living in the immediate vicinity of the premises
- not make alterations to the premises (including picture hooks, shelves and fences) without the landlord's consent
- pay for any alterations or additions made by the tenant and return the premises to its former state at the end of the tenancy
- only alter the locks or security device on the premises without the landlord's consent if a tenant has been excluded from the rental premises due to an intervention order, and the protected person is a co-tenant or has been living at the premises. Keys to the new lock or security device and certified copies of the relevant order must be given to the landlord/agent and other co-tenants (not including the co-tenant who is the subject of the relevant order) as soon as is practicable

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- not keep a pet on the premises without the landlord's approval.

Landlord's right of entry to rented premises

A landlord can enter rented premises:

- in an emergency
- at a time previously arranged with the tenant, but not more often than once every week to collect rent
- to inspect the premises not more than 4 times a year (unless the Tribunal orders otherwise) after giving 7 to 28 days' written notice specifying the date, purpose of entry and an entry period of up to 2 hours
- to carry out garden maintenance at the request of the tenant, or at a time previously arranged with the tenant no more than 7 days before the day of entry, or after giving 7 to 14 days' written notice
- to carry out necessary repairs (other than in an emergency) or maintenance (other than garden maintenance) at the request of the tenant or after giving at least 48 hours' notice
- to show the premises to prospective tenants at the request of the tenant, or after giving reasonable notice to the tenant during the last 28 days of a tenancy
- at a time agreed by the tenant within normal hours, or as ordered by the Tribunal (if the Tribunal is satisfied that the tenant is unreasonably withholding their agreement), to show the premises to prospective purchasers no more than twice weekly (however 7 days' notice must be given if photographs or video recordings are to be produced during the visit and a tenant's written consent must be provided prior to any of their personal possessions being recorded)
- to determine whether a breach has been remedied after the landlord has given the tenant notice of a breach of the residential tenancy agreement. No less than 7 and no more than 14 days' written notice on a required form must be given
- if it is believed on a reasonable ground that the tenant has abandoned the premises
- for some other genuine purpose after giving 7 to 14 days' written notice specifying the date, time and purpose of entry, or with the consent of the tenant.

All entries by the landlord, or organised by the landlord, must take place between normal hours, unless agreed.

That is, 8am to 8pm on any day other than a Sunday or public holiday.

At the beginning of a tenancy

A landlord has the right to choose a suitable tenant. However, a person must not receive a payment from a prospective tenant to aid in their assessment or in their rating for suitability as a tenant. There are categories of information that landlords (excluding NRAS and NDIS landlords, registered community housing providers and registered charities) **must not request** from prospective tenants, or another person, as prescribed in the Residential Tenancies Regulations 2010. This includes:

- if the prospective tenant has taken legal action or been a party to a residential tenancy dispute
- if the prospective tenant has previously received a termination notice for breaching a tenancy agreement
- if the prospective tenant intends on applying for a bond guarantee

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- the prospective tenant's bond history
- if the prospective tenant has lived in South Australia Housing Trust housing
- bank/financial statements of the prospective tenant unless the outgoing transactions and bank account number are redacted/omitted
- financial information relating to bankruptcy or any other financial information unless directly relating to the prospective tenant's financial capacity (i.e., not based on expenditure records)
- employment information other than a payslip or document confirming employment
- information relating to a prospective tenant's attribute or circumstance that would amount to unlawful discrimination of a kind referred to in the *Equal Opportunity Act 1984*
- the prospective tenant's medical records
- social media information relating to the prospective tenant
- the prospective tenant's vehicle's registration number
- the prospective tenant's pet's microchip number
- the level of education of the prospective tenant and the reason for their rental application.

A prospective tenant cannot be required to provide:

- more than 2 documents identifying their identity; or
- more than 2 documents relating to their ability to pay rent; or
- more than 2 documents relating to their suitability to enter into the residential tenancy agreement.

Under the Act, it is illegal to discriminate against tenants with children. This does not apply if the landlord or agent lives in the premises the tenancy relates to.

Other laws against discrimination also exist under the *Equal Opportunity Act 1984*. For information about discrimination laws visit the Equal Opportunity Commission's website at www.equalopportunity.sa.gov.au.

Tenant information



A person who holds tenant or prospective tenant personal information must take reasonable steps to protect the information from misuse, loss and from unauthorised access and disclosure. Information received about prospective tenants must be destroyed within 30 days of the successful tenant entering into a tenancy or, if the prospective tenant consents, within 6 months. **A tenant's personal information must be destroyed within 3 years after the tenancy has ended.**

Residential tenancy databases

A Residential Tenancy Database (RTD) is a commercial database containing information about tenancies, to be used by landlords when deciding whether to enter into a residential tenancy agreement with a person, not a database kept by an entity (such as a government department) for use of its officers, employees or agents.



A landlord or agent must tell a prospective tenant if they intend to use the services of a RTD to decide whether a residential tenancy agreement should be entered into. They must also tell the prospective tenant if they find that an RTD contains information about them and how the tenant can have the information amended or

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removed. A landlord (or agent or database operator) must not charge a tenant a fee for giving personal information relating to them.

A landlord or agent must not list information on an RTD unless the tenant is given at least 14 days to review this information. A listing must be removed after 3 years.

Types of lease agreements

There are two types of residential tenancy agreements:



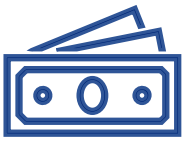
1. Periodic - an agreement (written, verbal or implied) for an indefinite period until it is lawfully terminated
2. Fixed term - a specific start date and end date agreed upon at the beginning of the tenancy (e.g., 6 or 12 months).

The landlord and tenant's rights and obligations under both types of agreements are exactly the same. There are differences, however, in the conditions of termination.

A landlord must keep a copy of a written residential tenancy agreement and any variation of the agreement (in paper or electronic form) for 2 years after the tenancy has ended.

Bonds

For rental properties where the rent payable is $800 per week and under, the landlord cannot ask for a bond that is more than 4 weeks' rent.



For rent over $800 per week, a landlord cannot ask for a bond that is more than 6 weeks' rent.

Money received as a bond must be receipted within 48 hours. The receipt must show the date, the person's name, the amount and address of the premises for which the bond has been paid. All bonds (including any part payments) must be lodged with CBS within two weeks (or in the case of registered land agents, four weeks) of receipt.

The bond may be lodged directly online through CBS' Residential Bonds Online (RBO) system following the advice about lodging a bond at sa.gov.au/residentialbonds. Alternative lodgement options are also listed, along with information about managing a bond. If a bond is lodged directly by tenants, CBS will notify the landlord or agent of the receipt of the bond and information about the amount received, the date it was received, the name of the tenant and the address of the rental premises.

A bond may be increased if at least 2 years have passed since the bond was paid or last increased. Where a bond is increased, the increase must be lodged with CBS within the required timeframe.

SA Housing Authority issue bond guarantees to approved tenants; this guarantee is used in the same way as a cash bond and provides the same security for landlords. Bond guarantees do not become valid until they have been lodged with CBS and have received a lodgement number.

SA Housing Authority will cancel a bond guarantee if it is not lodged with CBS by the 'lodge by' date shown on the front of the form. Whether or not a bond is paid, the Act applies to all residential tenancy agreements in South Australia.

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Inspection sheets

At the beginning of the tenancy the landlord is required to provide each tenant with a signed inspection sheet, which must include comprehensive details of fixtures, furniture and other contents in the premises and their condition at the commencement of the tenancy.



After the inspection sheet has been completed and signed by the tenant, the tenant must be given a copy. The inspection sheet may be adapted to suit particular premises.

Care should be taken when completing these forms, as they may be called upon in the event of a dispute or for repayment of the bond at the end of the tenancy.

Inspection sheets should be kept throughout the tenancy. Care should be taken so that they are not lost or destroyed.

Rent

Rent in advance

Besides paying a bond at the beginning of the tenancy, a tenant can be required to pay the first 2 weeks rent. If 2 weeks' rent is paid at the start of the tenancy, no rent is due until those 2 weeks have passed. Besides a bond and 2 weeks' rent, the landlord cannot ask for any other money at the start of the tenancy.

Rent increases

The landlord may increase the rent under the following circumstances:

Where there is a fixed term agreement

- the rent cannot be increased during the term, unless the agreement includes a condition that specifically provides for an increase in rent and indicates how any rent increase will be calculated (e.g., in accordance with CPI)
- if the agreement provides for an increase, the rent can be increased after giving at least 60 days' written notice, specifying the amount of the increase and the date on which the increase is to commence
- however, the date fixed for an increase must be at least 12 months after the commencement of the agreement or, at least 12 months since the last increase in rent (even if the increase is agreed between the landlord and tenant).

Where there is a periodic agreement

- the rent can be increased after giving at least 60 days' written notice, specifying the amount of the increase and the date on which the increase is to commence
- however, the date fixed for an increase must be at least 12 months after the commencement of the agreement or, at least 12 months since the last increase in rent (even if the increase is agreed between the landlord and tenant).

Where specific rent increases are set out in the agreement and the dates on which the increases will occur are clearly defined, 60 days written notice is not required.

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Excessive rent increases

An application may be made to the South Australian Civil and Administrative Tribunal (SACAT) if the tenant believes the rent payable is excessive. If the application is made due to an increase in the rent amount, the application must be made within 90 days after the notice of increased rent is given to the tenant. SACAT may take into account relevant matters, including:

- the level of rents for comparable premises in similar localities
- the estimated capital value of the premises
- any outgoings or services that landlords or tenants are liable for under the residential tenancy agreement
- the state of repair and condition of the premises
- whether the tenant was put under undue pressure to agree to the increase
- whether the rent increase was disproportionate considering the amount payable.

Renting with pets

Tenants applying to keep a pet in a rental premises can no longer have their application refused unless the refusal is based on a ground listed in the *Residential Tenancies Act 1995* (the Act).

A landlord can no longer simply state ‘no pets allowed’ and can’t charge a separate pet bond.

But a landlord can impose reasonable conditions having regard to the type of pet and nature of the premises.

Tenants wanting to keep a pet on a rental premises

During, or when applying for, a residential tenancy, a tenant can seek approval to keep a pet at the rental premises by completing an Application for approval to keep a pet on rental premises form and sending it to the landlord. The tenant may like to include the pet’s details as suggested in our Applying to rent with pets resume example.

A tenant must seek written approval from the landlord to keep a pet. It is a potential ground for termination if a pet, other than an exempt pet, is kept at the rental premises without the landlord’s approval.

Keep in mind that local council laws may limit the number or types of animals that can be kept at the premises.

Also, it’s important to note, strata or community title premises, rooming houses and residential parks are governed by their own by-laws or rules which occupants will be required to follow.

Tenant obligations

If granted approval to keep a pet on a rental premises the tenant will be:

- responsible for any nuisance or interference with the reasonable peace, comfort or privacy of others who reside in the immediate vicinity
- responsible for keeping the premises and ancillary property (meaning associated property provided by the landlord) in a reasonable state of cleanliness and must replace or compensate

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the landlord for the reasonable cost of replacing any associated property lost or destroyed while in the care of a tenant
- required to notify the landlord of damage to the premises or associated property
- required to give the premises and associated property back to the landlord in reasonable condition at the end of the tenancy
- liable for compensation to the landlord if they reasonably incur costs and expenses as a direct consequence of a tenant being at fault in connection with the residential tenancy agreement.

A landlord can, by giving written notice to the tenant, impose, revoke or vary a condition of approval at any time.

Landlords receiving an application from a tenant

A tenant's application to keep a pet will be submitted to the landlord/agent using the Application for approval to keep a pet on rental premises form, stating the type and details of the pet they are applying to keep in the rental premises for the landlord's consideration. **The landlord must respond in writing to the request within 14 days of receiving it.**

A Notice of response to pet application form contains a response section to assist landlords structure a compliant response.

The response must include these key pieces of information:

- whether the landlord approves or refuses the tenant's application
- if there are conditions for approval, clearly stated reasonable conditions
- if refusing the application, the grounds for refusal and the reasons that the grounds for refusal apply to the application.

Important: If the landlord doesn't respond to the request in writing within 14 days, or if the response doesn't comply with legal requirements (providing approved reasons for the refusal or reasons for the conditions of approval) the tenant's request will be taken as approved.

Reasonable conditions of approval

A landlord can provide unconditional approval. Alternatively, the landlord can impose reasonable conditions based on the type of pet and nature of the premises which include requiring:

- the pet to be kept outside of the rental premises, if the pet is not a type of pet ordinarily kept inside
- the pet to be effectively restrained while a landlord or agent is entering or is at the premises
- carpets to be cleaned to a professional standard at the end of the tenancy if the pet is allowed inside the premises.

Unreasonable conditions of approval

Conditional approval should relate only to the tenant keeping the pet on the premises and their suitability for the environment they will be kept in.

Conditions that contravene other rights and responsibilities or constitute an offence as outlined in the Act aren't permitted. A landlord can't ask the tenant to:

- agree to buy goods or services from the landlord, a specific person or business
- pay the landlord an incentive

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- pay penalties or a pre-agreed amount for damages
- pay a higher rent or rental bond
- provide any form of security.

If landlord refuses an application and provides a reason

Under the Act, a landlord can only refuse a tenant's request to keep a pet at the rental premises based on any of the following grounds:

- Keeping the pet would exceed a reasonable number of animals being kept on the premises.
- The premises are unsuitable for keeping the pet because of a lack of appropriate fencing, open space or another item necessary to humanely accommodate the pet.
- Keeping the pet would pose an unacceptable risk to the health or safety of a person, including, for example, because the pet is venomous.
- Keeping the pet would contravene a law, a by-law (that is by local council) or rule applying to the premises.
- The tenant has not agreed to the reasonable conditions proposed by the landlord for approval to keep the pet.
- The animal stated in the request is not a pet.
- If the premises is a moveable dwelling, and keeping the pet would contravene a condition of a licence applying to the premises.

Minor alterations and minimum standards

The tenant can ask the landlord or agent for permission to make minor alterations or safety modifications to the premises as long as they don't significantly affect its structure.

A landlord/agent can't unreasonably withhold consent to alterations or additions to the premises that relate to:

- minor alterations or additions
- reasonable changes necessary for disability assistance
- reasonable changes necessary for mobility or access needs relating to age.

Requests to the landlord/agent should detail:

- the nature of the alterations and modifications
- information on how the property can be restored back to its former state at the end of the tenancy.

The landlord's/agent's consent must be given in writing.

When can a landlord/agent refuse the consent for alterations?

A landlord/agent may refuse consent if:

- a valid notice of termination has been given to the tenant (for the imminent change of possession, use or ownership of the premises)
- the alteration or addition would:
    - significantly change the premises
    - require modifications to other premises or a part of the premises that the tenant uses in common with the landlord/agent or another tenant

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- result in non-compliance with another Act or law
- require work needed to restore the premises to its prior condition which is not reasonably practicable.

Who pays for the alterations?

Unless otherwise agreed between the landlord/agent and the tenant:

- the tenant must pay for any alteration or addition to the premises they have made
- at the end of the tenancy, the tenant must return the premises to its former state at their cost.

If a tenant causes damage to the premises by making an alteration or addition to the premises, or by removing a fixture, the tenant must notify the landlord/agent.

The landlord/agent can decide if the tenant should repair the damage or compensate the landlord/agent for the reasonable cost of repairing the damage.

Minimum housing standards

Rental premises must comply with minimum housing standards at the beginning of a tenancy. These standards are set under the *Housing Improvement Act 2016* and the Housing Improvement Regulations 2017.

If they don't, the tenant can request the landlord/agent undertake urgent repairs to meet the standards.

During occupation, a tenant may also serve a notice of termination if the premises:

- doesn't comply with the minimum housing standards
- is destroyed totally or to an extent it's unsafe.

Repairs and maintenance

The tenant must not cause damage to the premises. If damage does occur, the landlord should be notified as soon as possible. If a tenant intentionally or carelessly causes (or allows damage to be caused) to the premises, it is the tenant's responsibility to repair the damage.

If damage or repairs are needed due to normal wear and tear, or in any way that is not the tenant's fault, the landlord should be notified immediately. The landlord is responsible to repair and maintain the premises under these circumstances. If the landlord has not attended to the repair, or if the tenant has not been able to contact the landlord, the tenant may have emergency repairs carried out by a licensed tradesperson. If this happens, the tenant must get a written report from the tradesperson.

Utility charges and energy efficiency

A landlord or their agent can't pass on statutory charges connected with a property that are for sewerage, council rates and the Emergency Services Levy. A tenant's responsibility for costs for services vary by property.

Water, gas and electricity charges

Rates and charges for water, gas and electricity are to be borne as agreed between the landlord and tenant. In the absence of an agreement, rates and charges based on the level of consumption are to

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be borne by the tenant. However, if the consumption is not separately metered or the rates and charges are not based on the level of consumption, landlords are responsible for the statutory charges.

If a landlord/agent fails to provide a copy of the invoice for any usage charges incurred by the tenant within 30 days of the issue of the invoice, the tenant is not required to pay.

The landlord will be responsible for excessive water use charges caused by a fault in water infrastructure, equipment or other appliances, fittings or fixtures on or connected to the premises – as long as the tenant has notified the landlord/agent of the excessive usage charges and any fault they've become aware of as soon as practicable. This doesn't include faults caused by the action or omission of the tenant.

The landlord will not be responsible for costs associated with a fault that is the responsibility of SA Water.

Electricity embedded networks

The landlord/agent must let tenants know if their electricity is being provided via an embedded network, including:

- information about the nature, benefits and potential consequences of participating in an embedded network generally
- the details of the retailer for the embedded network, including electricity tariffs that apply and the retailer's contact information, ABN and website address
- information about metering arrangements and potential costs of participating in the embedded network
- the cost apportionments per kilowatt hour for any bundled utilities arising from the embedded network.

Agreements relating to installation of solar energy systems

The landlord and tenant may enter into an agreement under which the tenant is liable for an amount in relation to the costs and charges for the installation of:

- a solar photovoltaic system
- a solar hot water system
- a solar battery system
- any combination of the above
- any ancillary equipment required to the above.

Minimum efficiency standards

The landlord must ensure appliances, fittings or fixtures installed or replaced comply with minimum energy and water efficiency standards.

The following fixtures must not have a flow rate that is higher than 9 litres per minute:

- shower heads
- cold water taps and single mixer taps for kitchen, laundry or bathroom sinks or hand basins.

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Toilets must be dual flush and have a minimum 3-star rating in accordance with the WELS scheme as outlined in the *Water Efficiency Labelling Standards Act 2005* (Commonwealth).

Electrical appliances must have a minimum 3-star rating in accordance with the *Greenhouse and Energy Minimum Standards Act 2012* (Commonwealth) and electric or gas water heaters must also comply with that Act.

Domestic abuse protections

There are options for tenants who experience abuse or domestic violence by a person who may be:

- living in the home
- is a regular visitor.

Terminating a tenancy on ground of domestic abuse

If a tenant is experiencing domestic abuse, the tenancy may be terminated **directly, and immediately if required, with the landlord or agent** without needing to apply to the South Australian Civil and Administrative Tribunal (SACAT).

The tenant can submit **Form 15** - Notice of termination by tenant on grounds of domestic abuse, with the following as **supporting evidence**:

- a copy of an intervention order
- a signed report from an authorised professional setting out why they are of the opinion the tenant is experiencing domestic abuse.

Authorised professionals who can issue reports are:

- **legal practitioners**
- **registered medical practitioners**
- **social workers**
- **people working for domestic and family violence support services or sexual abuse support services**
- **domestic and family violence case managers.**

Any evidence provided by the tenant must be stored and disposed of securely by the landlord or agent.

The landlord or agent can only use, or disclose this evidence, without your consent to refer a matter to the police, a child protection agency, or if it is reasonably necessary for your protection.

Tenants can also give 7 days' notice to end a tenancy if they need to vacate to obtain temporary crisis accommodation. They will need to provide the name of the crisis accommodation provider. See **Form 14** - Termination by tenant where certain circumstances apply.

A tenant or co-tenant may still apply to SACAT to terminate a residential tenancy on the ground of domestic abuse under the existing provisions in the Act. SACAT must be satisfied that:

- an intervention order is in force for the protection of the applicant or applicant's domestic associate who regularly resides at the premises; or

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- the person residing at the premises has committed domestic abuse against the applicant/applicant's domestic associate who regularly resides at the premises.

SACAT may also terminate a residential tenancy on application of the landlord if satisfied that:

- an intervention order is in force against a tenant for the protection of a person who regularly resides at the premises; or
- a tenant has committed domestic abuse against a person who regularly resides at the premises.

Changing of locks

A tenant or a person protected by an intervention order experiencing domestic abuse may alter any lock or security device without the permission of their landlord/agent. They must provide required evidence of the abuse and provide a key to the landlord or landlord's agent.

If there is NO intervention order in place, landlord/agent consent is required to change the locks. If the tenant believes approval is being unreasonably withheld, they can apply to SACAT for a resolution.

Other SACAT orders relating to domestic abuse

SACAT can also vary a tenancy in circumstances where domestic abuse has occurred.

- A person who is protected by an intervention order and normally lives at the rental premises, but is not listed on the tenancy agreement, can apply to SACAT for the tenancy agreement to be varied so that they can remain at the premises without the perpetrator.
- SACAT has greater authority to make decisions about whether a tenant who has experienced domestic abuse and was not responsible for damage caused by their co-tenant, should be liable to pay compensation to the landlord/agent for this damage.
- This means SACAT can refund a victim's portion of a rental bond and hold a co-tenant responsible for any damages they caused, even when the amount of compensation owed to the landlord/agent is greater than this tenant's portion of the bond.
- SACAT may make an order that a termination notice served on the tenant is invalid if the reason for termination was due to the act of a person who subjected the tenant or a domestic associate of the tenant to domestic abuse.

How to apply to SACAT

If you are a tenant or a co-tenant you can apply to SACAT for an order to:

- terminate the tenancy
- allow you to stay in the property without the perpetrator
- leave the property and terminate your responsibility under the tenancy
- stop a landlord/agent from listing your details on a Residential Tenancy Database (tenant 'blacklist') for damage caused by the perpetrator
- determine how the bond will be refunded.

All applications to SACAT are completed online at sacat.sa.gov.au. All the information you are required to provide will be contained in the online application form.

If you are unable to complete the form online, you can contact the tribunal for assistance on 1800 723 767. You can also visit SACAT's offices at Level 4 or 7, 100 Pirie Street Adelaide and use a computer at one of SACAT's public kiosks. An application fee normally applies but may be waived if you cannot pay due to your circumstances.

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Your safety at a hearing

SACAT always has at least one security guard present.
The guard's role is to ensure the safety of tribunal members and people attending. The guard may walk in and out of a hearing room at any time. The guard may be present in the room if there are security concerns for a particular hearing.

Where an intervention order is in place, SACAT will usually allocate two hearing rooms, with one person in each room connected by teleconference facilities. The tribunal member may move from one room to the other to take evidence from each person.

Assistance at the hearing

You may have a family member or friend to assist you, or you may arrange for someone to advocate for you at the hearing (refer to the service providers listed below).

Terminating tenancies

The required forms, which must be used when issuing a notice of termination, are available from CBS and at sa.gov.au/tenancy/privaterentalforms.

Periodic tenancy

The tenant may give 21 days' written notice or a period equivalent to a single period of the tenancy, (whichever is the longer), to the landlord at any time.

For example, if the rent is paid weekly or fortnightly, the tenant is required to give 21 days' notice. If the rent is paid calendar monthly, the tenant would need to give a calendar months' notice.

The landlord may give 60 days' written notice of termination as follows:

- where the landlord requires possession of the premises for the landlord's own occupation, or occupation by the landlord's spouse, child or parent, or occupation by the spouse of the landlord's child or parent
- where the premises are required for demolition
- where the premises have been sold, to be given any date from the signing of the contract of sale
- where possession of the premises is required for repairs or renovations that cannot be carried out conveniently while the tenant remains in possession of the premises

A tenant may give up possession of the premises prior to the 60-day notice period if served with a termination notice on the above grounds and won't be liable to pay rent after giving 7 days' written notice.

The landlord may give 90 days' written notice of termination on one of the following grounds:

- the tenant or visitor gave rise to a serious risk to the life, health or safety of the landlord/agent or person residing nearby
- the tenant or other person residing at the premises threatened or intimidated the landlord/agent/contractor or employee of the landlord/agent
- the tenant kept a pet on the premises without authorisation
- the tenant induced the landlord to enter into the tenancy using a false, misleading or deceptive statement or by knowingly concealing a material fact regarding their identity or workplace

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- the tenant no longer meets the landlord charity's eligibility requirements
- the tenant no longer meets the landlord National Rental Affordability Scheme approved participant's requirements
- the tenant is no longer a student of the relevant educational institution
- the tenant is no longer the landlord's employee.

A landlord may give a notice of termination where they are aware of a tenant or another person engaging in drug related conduct on the premises or ancillary property (when testing has confirmed contamination is a result of drug related conduct).

Fixed term tenancy

Unless mutually agreed, neither the landlord nor the tenant can terminate a fixed term agreement before the end of the term without being held responsible for costs associated with finding a new tenant. For further information, contact CBS for advice.

The tenant may terminate a fixed term agreement at the end of the term after giving at least 28 days' written notice.

A landlord may terminate a fixed term agreement at the end of the term by giving at least 60 days' written notice on one of the following grounds of termination:

- the landlord requires possession of the premises for the landlord's own occupation, or occupation by the landlord's spouse, child or parent, or occupation by the spouse of the landlord's child or parent
- where the premises are required for demolition
- where possession of the premises is required for repairs or renovations that cannot be carried out conveniently while the tenant remains in possession of the premises
- where the premises has been sold and the new purchaser requires vacant possession
- the tenant or visitor intentionally or negligently caused serious damage to the premises to an area near the premises or to safety equipment on/near the premises
- the tenant or visitor gave rise to a serious risk to the life, health or safety of the landlord/agent or person residing nearby
- the tenant caused/permitted the premises to be unfit for human habitation, destroyed totally or to the extent that they are unsafe
- the tenant or other person residing at the premises threatened or intimidated the landlord/agent/contractor or employee of the landlord/agent
- the tenant has been given 2 breach notices and has breached the residential tenancy agreement in the same/substantially similar manner a third time
- the tenant has used/caused the premises to be used for an illegal purpose (including drug related conduct)
- the tenant failed to pay the bond
- the tenant kept a pet on the premises without authorisation
- the tenant induced the landlord to enter into the tenancy using a false, misleading or deceptive statement or by knowingly concealing a material fact regarding their identity or workplace
- the tenant no longer meets the landlord charity's eligibility requirements

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- the tenant no longer meets the landlord National Rental Affordability Scheme approved participant's requirements
- the tenant is no longer a student of the relevant educational institution
- the tenant is no longer the landlord's employee.

If a notice of termination is not given by either party, the agreement will continue as a periodic tenancy.

At the end of a fixed term tenancy, if 60 days' notice is given to a tenant and the tenant has not vacated the premises, the landlord may apply to the South Australian Civil and Administrative Tribunal (SACAT) for an order for possession of the premises.

Termination for breach of agreement

Both the landlord and the tenant can give a termination notice on the required form to the other for a breach of the conditions of the residential tenancy agreement. A tenant has 7 days from receiving notification to remedy the breach unless it is served on the ground of a failure to pay rent.

If the landlord has served a valid termination notice for breach of contract or rent arrears of more than 14 days and the breach or rent arrears is not rectified within 7 days, the tenancy may terminate when the notice expires. If vacant possession is not given by the requested date, the landlord may apply to SACAT for an order of possession. Only a SACAT bailiff can enforce an order for vacant possession.

If a party (the respondent) disputes the termination notice, they can apply to SACAT for an order stating that they are not in breach or that the breach has been fixed.

If a notice of termination is served for rent arrears on at least 2 occasions in a 12-month period, the landlord may make application to SACAT for vacant possession without first serving a third breach notice on the tenant.

Termination for frustrated agreement

A landlord or tenant may terminate a residential tenancy agreement if the premises or a substantial portion of the premises are uninhabitable or are no longer able to be used for residential purposes or have been acquired by compulsory process.

The landlord must provide at least 60 days' notice to the tenant and the tenant may provide notice that the agreement will terminate immediately.

Termination by tenant if premises for sale

The tenant can terminate a tenancy if within 2 months after the start of the agreement the landlord enters into a contract for the sale of the premises and the landlord did not advise the tenant of the intention to sell before the agreement was entered into.

Termination for undue hardship

Under the Act, if continuing the tenancy would cause undue hardship to either the landlord or the tenant, an application can be lodged with SACAT for termination of the tenancy. Generally, 'undue hardship' does not include financial difficulties.

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Termination for requiring care

Under the Act, a tenant may terminate a tenancy if they require aged, palliative, or special care, if they have accepted South Australian Housing Trust or community housing accommodation, or if they require temporary crisis accommodation.

Keeping tenant information

When you apply for a rental premises in South Australia you will be asked to provide personal details to complete your application.

This information is protected by law against misuse, interference, loss, unauthorised access, modification or disclosure. Some information you can't be asked for, as detailed on pages 7 and 8.

Disclosure of personal details

A person who holds tenant information or prospective tenant information must not disclose the information except:

- with the consent of the person whose information it is
- as required or authorised by law, or a residential tenancy agreement to which the person who provided the information is a party
- in accordance with an order of a court or tribunal.

If tenant information that relates to you has been dealt with in a way that breaches the requirements, you may make an application to SACAT seeking compliance.

Misleading information

Residential tenancy laws also prohibit any exchange of falsified information or documents between landlords/agents, tenants and those applying for a tenancy.

Refund of bond

The bond money belongs to the tenant. It is important for the tenant to arrange for the bond to be refunded when the tenancy ends.

It is important for the tenant to provide their landlord/agent or CBS with their forwarding address so they can be informed of the bond refund process.

Where parties agree

At the end of the tenancy when the tenant and landlord agree how the bond is to be repaid, the bond can be refunded by submitting a claim online. If a bond refund form is lodged, it should be completed and signed by both parties (signature verification must be provided). The bond can be paid via electronic funds transfer.

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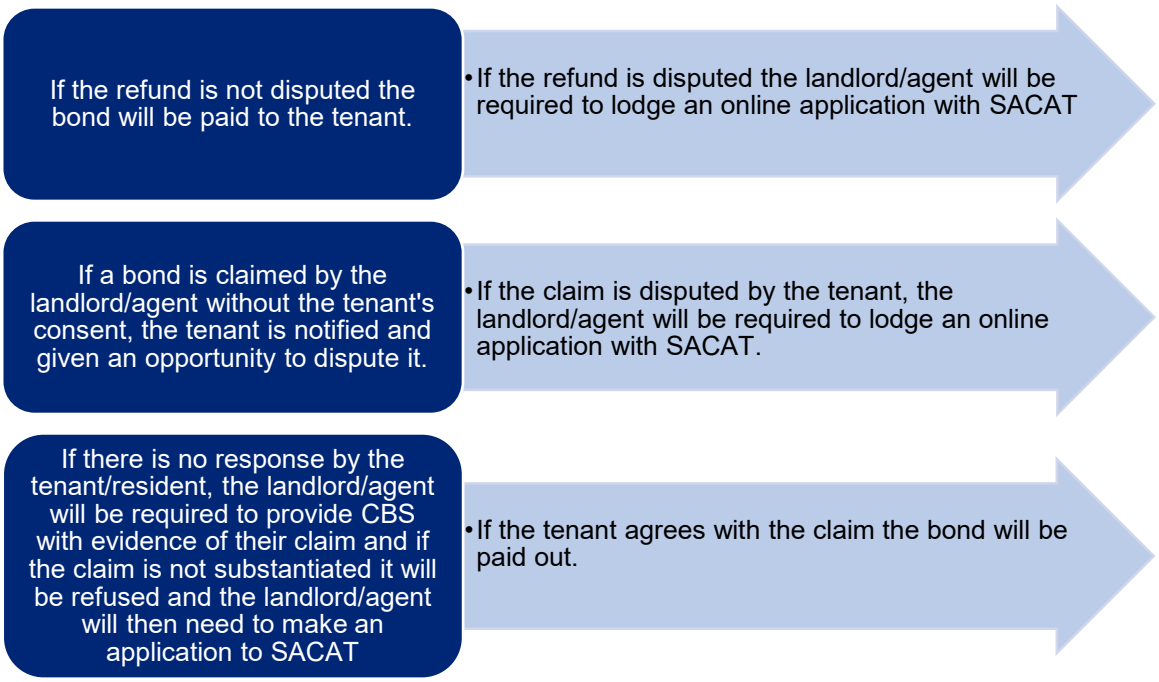
Notice of claim

If a bond is requested by the tenant/co-tenants without the landlord/agent's consent, the landlord/agent is notified and given an opportunity to dispute it.



Bonds may also be claimed in equal/unequal shares by co-tenants. If an application proposes that the bond be paid to co-tenants in unequal shares (and the landlord has agreed to their share of the bond, if any), the Commissioner must pay the bond as proposed in the application (if all co-tenants have consented to the proposal). If a balance of a bond (after a specified amount is to be paid to the landlord) is proposed to be paid in equal shares to co-tenants, then only one of the tenants must consent.

Disputed bonds

A bond dispute will be referred to SACAT which will list the matter for a conference or hearing. If an agreement cannot be reached at a conference, a full hearing may be set down for a later date.

If a dispute arises over how the bond should be refunded, either party can contact CBS for advice on 131 882.

RentRight SA can provide free and independent advocacy support at SACAT. For more information about its services call 1800 060 462 or email rentrightsa@syc.net.au.

Unclaimed money

If a bond has been paid for a property rented in the past and the refund of that bond has not been applied for, that bond may still be held in the Residential Tenancies Fund. After providing details about the tenancy in question (that is, the exact address, the other party's name, the bond amount and proof of identity), CBS can refund the bond accordingly.

If you believe there is unclaimed money belonging to you held in the Fund, please search the bond status at https://portal.cbs.sa.gov.au/consumer/s/search-bond or contact CBS on 131 882.

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Sub-letting and assignment

A tenant has the right, with the landlord's written approval, to sub-let the rental premises, or assign their interest to another party. The landlord cannot unreasonably refuse tenants sub-letting rental properties and may only seek reasonable expenses arising from the sub-letting of premises.

- **To 'sub-let' means that a tenant rents out all or part of the premises to someone else, and in effect becomes the landlord to the subtenant.**
- **To 'assign' means to transfer a tenancy to someone else. That does not mean, however, that the original tenant no longer has responsibility for the tenancy.**
- **Before sub-letting or assigning a tenancy, it is advisable to first contact CBS.**

Dispute resolution

It is the role of CBS to give information to landlords and tenants. Any party to a residential tenancy dispute may apply to SACAT.

SACAT may, either before or during the hearing of proceedings, appoint a mediator to achieve a negotiated settlement. SACAT may also refer the matter to a conference or hearing.

If you are a party to a tenancy dispute and require advice, contact CBS on 131 882.

SACAT hearings

SACAT is an independent specialist Tribunal that provides a prompt and informal way of determining disputes between landlords and tenants. Both landlords and tenants may apply to SACAT to have disputes determined.

There is a cost to apply to SACAT. Members of SACAT conduct hearings with a minimum of formality. Both parties are expected to attend and usually present their own cases. SACAT is located at Level 4, 100 Pirie Street, Adelaide and can be contacted on free call 1800 723 767 or visit sacat.sa.gov.au.

Community housing organisations

Community housing providers and housing co-operatives are community managed organisations. They provide affordable housing for people on low incomes or with special housing needs who can't access or maintain other forms of accommodation.

The tenants of community housing organisations are covered by the Act, but there are some sections that are varied or don't apply. Community housing organisations can apply to SACAT for further exemptions or variations of a section of the Act.

For information about accommodation through a community housing organisation visit Renting from a community group on the sa.gov.au website.

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More information

For more detailed information and advice about tenancy matters, contact:

Consumer and Business Services
Customer Service Centre
4-6 Chesser Street
ADELAIDE SA 5000
(GPO Box 965, ADELAIDE SA 5001)

Telephone: 131 882
Website: sa.gov.au/housing/private-rentals

Regional CBS office

9 Mackay Street, PORT AUGUSTA

Bond lodgement facilities are available at Service SA offices located at:

- Berri
- Gawler
- Kadina
- Mount Gambier
- Murray Bridge
- Naracoorte
- Port Augusta
- Port Lincoln
- Port Pirie
- Whyalla

Please note, only cash, cheque or money orders can be taken at these offices.

Forms Live Sign
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Translating and Interpreting Service

If you have difficulty in understanding this pamphlet, ring the Translating and Interpreting Service on 131 450. Don't hang up, your call will be answered (Local call cost only).

Arabic

إذا كنت تواجه صعوبة في فهم هذه النشرة، فيرجى الاتصال بخدمة الترجمة التحريرية والشفوية على الرقم 131 450. لا تُغلق الخط، سيتم الرد على اتصالك (يتم احتساب تكلفة المكالمة المحلية فقط).

Amharic

ይህን በራሪ ወረቀት ለመረዳት ካስቸገርዎ በስልክ 131 450 ለትርጉምና አስተርጓሚ አገልግሎት ደውሎ ማነጋገር። ስልኩን አይዝጉ ጥሪዎ መልስ እስኪያገኝ ድረስ (በአካባቢ ጥሪ ዋጋ ብቻ ነው)።

Chinese Simplified

如果您不太能理解本手册，请拨打翻译与传译服务热线 131

450。接通后请勿挂断，有人会与您通话（仅需支付本地电话费）。

Croatian

Ako imate poteškoća razumjeti ovu brošuru, nazovite Službu za prevođenje i tumačenje na 131 450. Nemojte spuštati slušalicu, na vaš će poziv biti odgovoreno (po cijeni mjesnog poziva).

Farsi (Persian)

اگر درک این جزوه برای شما سخت است، با خدمات ترجمه کتبی و شفاهی به شماره 131 450 تماس بگیرید. قطع نکنید، به تماس شما پاسخ داده خواهد شد. (فقط هزینه تماس داخلی)

Greek

Εάν δυσκολεύεστε να κατανοήσετε αυτό το φυλλάδιο, καλέστε την Υπηρεσία Μετάφρασης και Διερμηνείας στο 131 450. Μην κλείσετε το τηλέφωνο, η κλήση σας θα απαντηθεί (Μόνο κόστος τοπικής κλήσης).

Hazaragi

اگه شمو کدم مشکل قد فامیدون ازی ورقه مالوماتی دیرین، بلدی خدمات ترجمانی نوشته شده و گفتاری د شماره 131 450 زنگ بزنین تیلفون ره قد نکنین، زنگ از شمو جواب دیده موشه (هزینه شی به اندازه زنگ د شماره محلی استه).

Hungarian

Ha a közlemény megértése nehézséget okoz, hívja a TIS fordító- és tolmácsszolgálatot a 131 450 számon. Kérjük, legyen türelemmel, hívását fogadják majd. (Helyi hívásnak számít.)

Italian

Se avete difficoltà a comprendere questo opuscolo, chiamate il Servizio di Traduzione e Interpretariato al numero 131 450. Non riattaccate, vi risponderanno (solo al costo di una chiamata locale).

Forms Live Sign
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Khmer

ប្រសិនបើអ្នកមានការលំបាកក្នុងការយល់អំពីខិត្តប័ណ្ណនេះ សូមទូរសព្ទទៅសេវាបកប្រែភាសាសរសេរ និងបកប្រែផ្ទាល់មាត់
តាមលេខ
131 450។ សូមកុំដាក់ទូរសព្ទចុះ ការហៅទូរសព្ទរបស់អ្នកនឹងត្រូវបានគេឆ្លើយតប
(បង់តម្លៃការហៅទូរសព្ទក្នុងតំបន់ប៉ុណ្ណោះ)។

Polish

Jeśli masz trudności ze zrozumieniem tej broszury, zadzwoń do Telefonicznej Służby Tłumaczy (TIS National) pod numer 131 450. Nie rozłączaj się, połączenie zostanie odebrane (tylko cena połączenia lokalnego).

Portuguese

Se tiver dificuldade em compreender este folheto, ligue para o Serviço de Tradução e Interpretação em 131 450. Não desligue, a sua chamada será atendida (apenas custo de chamada local).

Romanian

Dacă aveți probleme în a înțelege acest pamflet, sunați la Serviciul de Traduceri și Interpretări la numărul 131 450. Nu închideți, apelul dumneavoastră va fi preluat. (Costul este ca pentru un apel local.)

Russian

Если вы испытываете трудности с пониманием данного памфлета, позвоните в Переводческую службу «Translating and Interpreting Service» по номеру 131 450. Не вешайте трубку, на ваш звонок ответят (применим тариф местного звонка).

Serbian

Ако вам је тешко да разумете овај памфлет, позовите Преводилачку и тумачку службу (Translating and Interpreting Service) на 131 450. Не прекидајте везу, добићете одговор (По цени локалног позива).

Spanish

Si tiene dificultades para comprender este folleto, llame al Servicio de Traducción e Interpretación, en el 131 450. No cuelgue, atenderán su llamada (costo de llamada local solamente).

Tamil

இந்தத் துண்டு வெளியீட்டைப் புரிந்துகொள்வதில் உங்களுக்குச் சிரமம் இருந்தால், 131 450 என்ற மொழிபெயர்ப்பு மற்றும் மொழிபெயர்துரைப்புச் சேவையை அழைக்கவும். அழைப்பைத் துண்டிக்காதீர்கள். உங்கள் அழைப்புக்கு பதிலளிக்கப்படும் (உள்ளூர் தொலைபேசி அழைப்பின் விலைக்கு இது கிடைக்கிறது).

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Turkish

Bu broşürü anlamakta zorlanıyorsanız 131 450 numaralı telefondan Yazılı ve Sözlü Çeviri Hizmetleri'ni arayın. Telefonu kapatmayın, çağrınız yanıtlanacaktır (Yalnızca yerel arama ücretleri uygulanır).

Ukrainian

Якщо вам важко зрозуміти цю брошуру, зателефонуйте до Служби письмового та усного перекладу за номером 131 450. Не кладіть слухавку, на ваш дзвінок дадуть відповідь (вартість дзвінка – лише за місцевими тарифами).

Tigrinya

ነዙይ ጽሑፋዊ ወረቐቲ ንክትርድኣ እንተ ጸጊሙካ ነቲ ኣገልግሎት ትርጉምን ምስትርጓም ብስልኪ 131 450 ምድዋል። ነቲ ስልኪ ኣይትእጸዎ ነቲ ደወል ምላሽ ኪወሃበካ እዩ (ብናይ ከባቢ ደወል ዋጋ ጥራይ እዩ)።

Vietnamese

Nếu quý vị gặp trở ngại không hiểu được tập sách nhỏ này, hãy gọi cho Dịch vụ Thông Phiên Dịch qua số 131 450. Đừng gác máy, cuộc gọi của quý vị sẽ được trả lời (Chỉ tính phí cuộc gọi địa phương).