



## Property Interest Reports (previously Section 7)

In South Australia under Section 7 of the Land and Business (Sale and Conveyancing) Act 1994, the vendor of real property is obliged to provide the purchaser with a vendor's statement before settlement.

The Land and Business (Sale and Conveyancing) Act 1994 and Regulations are set in place to provide consumer protection for those purchasing property in South Australia.

The vendor's statement must include details of all mortgages, charges and prescribed encumbrances affecting the land subject to sale along with any prescribed matters.

Under Section 7 of the Land and Business (Sale and Conveyancing) Regulations 1995, the form and content of the vendor's statement is defined.

### Property Interest Report

Land Services Group provides a product known as the Property Interest Report, providing clients with information about various state government interests in all properties in South Australia. Information contained within the Property Interest Report, is used to complete the required Form 1 given to purchasers of real estate prior to property settlement. Whilst the LSG product is neither a vendor's statement or a Form 1, it is the most practical way to gather the following information:-

- The necessary particulars for completion of Division 1 of Form 1
- Certain aspects for completion of Division 2 of Form 1
- Register Search for the relevant Certificate of Title
- Certificate of SA Water charges
- Certificate of Emergency Services levy payable
- Certificate of Land Tax Payable

Additional Information on Property Interest Report related products is available from the Land Services Group website. Please refer to Dealing with Land/Property Rights, Obligations and Restrictions (Section 7).

**For Further Information please contact M Kley Pty Ltd – Registered Conveyancers**

**Monica Kley – Registered Conveyancer**

**P.O. Box 903, St Agnes SA 5097, T: 0412 538 103**

**Information Courtesy of Land Services Group**