



PROPERTY INTEREST REPORT

The PIR and related products are available through Property Assist

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 to the purchaser 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) Variation Regulations 2008 the form and content of the vendor's statement is defined.

Property Interest Report

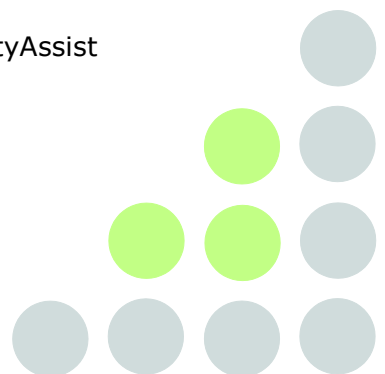
Land Services Group provide a product known as the Property Interest Report (PIR). This is a replacement to the product commonly known as a Section 7 Statement. The Property Interest Report provides clients with information about various prescribed interests and other additional information for all properties 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.

The Property Interest Report is neither a vendor's statement nor a Form 1, but 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 the Property Interest Report is available from the Land Services Group website www.landservices.sa.gov.au. Please refer to the Property Rights and Restrictions link under Public.

Property Interest Reports can be ordered using the online application, PropertyAssist www.propertyassist.sa.gov.au.



Property Interest Report Refresh

To assist in maintaining up to date information prior to property settlement, a Property Interest Report Refresh is also available within 90 days of the original PIR purchase. A Refresh will confirm any new or cancelled interests compared to the original Property Interest Report.

A Property Interest Report Refresh can be ordered using the online application, PropertyAssist www.propertyassist.sa.gov.au

Certificate of Charges

The Certificate of Charges function enables the ordering of a SA Water Certificate of Charges that provides information sourced from SA Water.

The Certificate provides the rates and charges applied to the property for water and sewer services.

A Certificate of Charges contains:

- The availability of water and sewer mains
- Water and sewer rates and charges
- Concession amounts if applicable
- The financial status of the account
- SA Water encumbrance information

Certificate of Charges can be ordered using the online application, PropertyAssist www.propertyassist.sa.gov.au. For queries relating to Certificate of Charges, please contact the SA Water Customer Contact Centre on 1300 650 950.

Special Meter Readings

When a Special Meter Reading is requested SA Water provides a certificate containing details of the SA Water charges owing on a property as at the nominated date of the Special Meter Reading. This advises the purchaser of any water use charges that may have been incurred before they take possession of the property.

A Special Meter Reading contains:

- Details of current charges and any balance outstanding
- Information on future charges, which may apply
- Details of any encumbrances that may exist on the property
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Special Meter Readings can be ordered using the online application, PropertyAssist www.propertyassist.sa.gov.au. For queries relating to Special Meter Readings, please contact the SA Water Customer Contact Centre on 1300 650 950.

PropertyAssist

PropertyAssist online ordering is available Monday to Friday, 8am to 8pm and generally available on Saturdays and Sundays, 9am to 5pm.

Enquiries relating to PropertyAssist products and services may be directed to Customer Services on 8226 3983 or at lsgcustomersupport@sa.gov.au

This fact sheet is courtesy of Land Services Group. For further information please contact Land Services Group at lsgfeedback@sa.gov.au.

