

Expression of interest - **LETTER OF OFFER.**



*Ranger Estate*  
PRESTIGE LIVING • MT BARKER

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## Your journey to **Prestige Living** starts here.

Hello,

Thank you for your interest in Ranger Estate Mt. Barker. The following pages outline all the information you need to know to secure your dream block. Our clear sales process ensures you know exactly what to expect at every step to ensure a simple, streamlined, and stress-free experience.

That way, once your ideal allotment is locked in, you can start planning your prestige lifestyle without delay.

If you need further information or to submit your "LETTER OF OFFER", contact our consultant via the channels listed below.

### CONSULTANT

**Russell Searby**

0413 731 700

[info@rangerestate.com.au](mailto:info@rangerestate.com.au)

[rangerestate.com.au](http://rangerestate.com.au)

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## Sales procedure and terms of offering.

- Each allotment will be offered for sale by “LETTER OF OFFER”. This will ensure the vendor can deal expediently with all interested parties.  
This “LETTER OF OFFER” will confirm that the purchaser wishes to commit to contract on a particular allotment. A “LETTER OF OFFER” form is provided on page 9 and 10 of this document.
- It is important therefore that all interested parties provide the selling consultant a copy of the “LETTER OF OFFER” form as soon as possible.
- Unconditional offers of purchase will receive priority over those subject to conditions. For example - your offer is subject to financial approval.
- House and Land Finance will not be accepted or considered. Land only conditions will receive consideration from the vendor.
- No subject to sale will be considered.
- No land holds will be taken during the day of release.
- Once all prospective purchasers have had the opportunity to forward their “LETTER OF OFFER” for their nominated allotment(s), offers will be presented to the vendor and our consultant will advise all parties of their success or otherwise as soon as possible.
- A minimum deposit of 10% unless otherwise agreed by the vendor will be required at the expiration of the cooling off period.
- Settlement of land to occur 45 days from deposit of plan and issue of titles.
- This summary has been provided in good faith in an endeavour to ensure all interested parties are clear on the procedure and terms of offering.
- If you are uncertain on any issue it is important to talk to the Consultant.

NB: This summary has been provided in good faith in an endeavor to ensure that all interested parties are clear on the procedure and terms of offering. If you are uncertain on any issue, it is important to talk to the our consultant on 0413 731 700 or email [info@rangerestate.com.au](mailto:info@rangerestate.com.au) for clarification.

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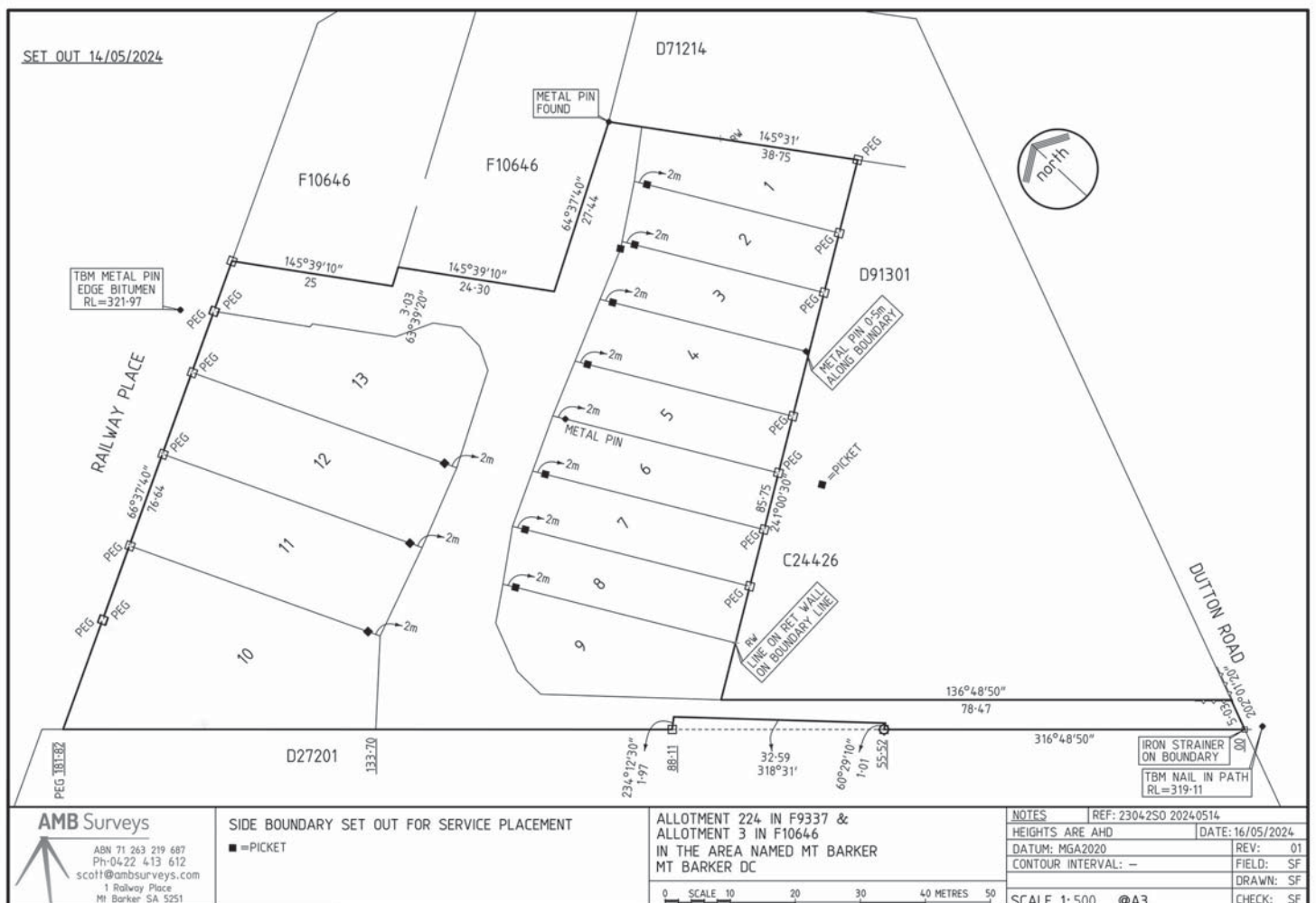
## Allotment details.

LOT	FRONTAGE	DEPTH	AREA	FEATURES
1	8.5m	33m	332m <sup>2</sup>	*+
2	9.5m	33m	305m <sup>2</sup>	*+
3	9.5m	34m	307m <sup>2</sup>	*+●
4	10m	35m	345m <sup>2</sup>	*+●
5	9m	36m	317m <sup>2</sup>	*+
6	9m	37m	327m <sup>2</sup>	*+
7	9m	38m	335m <sup>2</sup>	*+
8	9m	38m	336m <sup>2</sup>	*+
9	10m	38m	434m <sup>2</sup>	*+
10	15m	40m+	959m <sup>2</sup>	^+
11	15m	43m	625m <sup>2</sup>	^+
12	13m	43m	572m <sup>2</sup>	^+
13	15m	43m	643m <sup>2</sup>	^+

### FEATURES KEY:

- \* Existing rear fencing
- ^ Open Style fencing to reserve
- + Existing retaining completed by Developer (Purchaser to tailor front & rear of allotments to their requirements.)
- Easement - 2m on Lot 3, 1m on Lot 4

NB: Dimensions are approximate only



## Mt Barker District Council **considerations.**

Ranger Estate falls within the historic area overlay of the Mt Barker District Council's Planning & Design Code. When building in a heritage, historic, or character area of Mount Barker, it's important to strike the right balance between modern living and respect for the town's unique history. The following five must-knows outline the essentials every property owner, designer, or builder should understand before starting a new project.

### **Scale & Form**

The new dwelling should reflect the height, bulk, and proportions of surrounding contributory buildings. Oversized or dominating designs are usually not approved.

### **Setbacks & Orientation**

Street setbacks, fencing, gardens and building orientation need to align with the traditional streetscape.

### **Materials & Finishes**

Preference is for traditional or compatible materials (stone, brick, corrugated iron roofs, timber joinery). Ultra-modern claddings like large expanses of glass, shiny metal or composite panels are discouraged on street-facing sides.

### **Roof form**

Pitched or hipped roofs consistent with the area's heritage era are usually expected.

### **Facade treatment**

New builds should have facade articulation (windows, verandahs, doors) that reflect the rhythm and proportions of older houses nearby.

### **Colours**

External colours should be sympathetic (often muted, earthy, heritage tones) rather than bright or reflective modern schemes.

For more detailed guidance and personalised advice, contact Mount Barker District Council — they're there to help you bring your vision to life while honouring the town's unique character.

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## Form R3 - Buyer's Information Notice.

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

*Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17*

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: **[www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)**

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorized 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 e.g. sheds and fences?
- Does the property have any significant defects e.g. cracking or salt damp? Have the wet areas been waterproofed?
- Is the property in a bushfire prone area?
- Are the electrical wiring, gas installation, plumbing and appliances in good working order and in good condition? Is a safety switch (RCD) installed? Is it working?
- Are there any prohibited gas appliances in bedrooms or bathrooms?
- Are smoke alarms installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a swimming pool and/or spa pool installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any termite or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other toxic termiticides?

*continued overleaf...*

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## Form R3 - Buyer's Information Notice.

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- Has fill been used on the site? Is the soil contaminated by chemical residues or waste?
- Does the property use cooling towers or manufactured warm water systems? If so, what are the maintenance requirements?

### Enjoyment

- Does the property have any stormwater problems?
- Is the property in a flood prone area? Is the property prone to coastal flooding?
- Does the property have an on-site wastewater treatment facility such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a sewer mains connection available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near power lines? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any significant trees on the property?
- Is this property a unit on strata or community title? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of noise or the emission of materials or odors 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?

continued overleaf...

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## Form R3 - Buyer's Information Notice.

continued...

### Value

- Are there any illegal or unapproved additions, extensions or alterations to the buildings on the property?
- How energy efficient is the home, including appliances and lighting? What energy sources (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained mains water? Is a mains water connection available? Does the property have a recycled water connection? What sort of water meter is located on the property (a direct or indirect meter - an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have alternative sources of water other than mains water supply (including bore or rainwater)? If so, are there any special maintenance requirements?

For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

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## Expression of interest - **LETTER OF OFFER.**

LOT NUMBER:	OFFER \$	DATE:
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### PURCHASER DETAILS Full name of each person including all middle names.

1. SURNAME:	GIVEN NAMES:
2. SURNAME:	GIVEN NAMES:

### CONTACT DETAILS

1. HOME ADDRESS:	SUBURB:		
STATE:	POSTCODE:	MOBILE:	EMAIL:
2. HOME ADDRESS:	SUBURB:		
STATE:	POSTCODE:	MOBILE:	EMAIL:

### OCCUPANCY DETAILS (PLEASE TICK ONE)

☐ OWNER OCCUPIER ☐ INVESTOR

### MORTGAGE BROKER/BANK DETAILS

NAME:	CONTACT:
PHONE:	EMAIL:
FINANCE REQUIRED \$	<input type="checkbox"/> CONDITIONAL <input type="checkbox"/> UNCONDITIONAL

### CONVEYANCER

NAME:	CONTACT:		
ADDRESS:	SUBURB:		
STATE:	POSTCODE:	MOBILE:	EMAIL:

**NOTE: BE SURE TO READ THE TERMS AND CONDITIONS OVERLEAF CAREFULLY THEN SIGN, DATE AND RETURN WITH THIS FORM.**

## Terms and Conditions.

1. The "LETTER OF OFFER" form is solely intended as an expression of interest in acquiring a specific land allotment from Res Non Verba Pty Ltd.
2. Submission of this form does not constitute a legally binding agreement, hold, or contract on the said allotment.
3. The "LETTER OF OFFER" form will not be accepted unless all sections have been completed in full.
4. Preferences will go to unconditional contracts.
5. Our representative retains the right to consider or decline the request at its discretion.
6. Any subsequent negotiations or agreements will be subject to a separate, formal contractual arrangement.

### PURCHASER 1

SIGNED:	DATE:
PRINT FULL NAME:	

### PURCHASER 2

SIGNED:	DATE:
PRINT FULL NAME:	

NB: This is not a contract of sale document. Both the Purchaser and Vendor must sign a contract of sale document before this offer becomes legally binding. An offer may be withdrawn at any time before signing a contract of sale document.

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