

Vendor disclosure updates

Updates to Form 1 and Form 2 disclosure requirements

March 2021

On Friday 19 March 2021, the final stage of changes to South Australia's Planning Code and reforms to the *Planning, Development and Infrastructure Act 2016* ('the PDI Act') come into effect.

As a result, the information that needs to be declared on Form 1 and Form 2 disclosure statements will also be changing.

This document outlines that changes that have been made, and the additional information that will be required on forms served on or after this date.

What's changing

As of March 19, both Form 1 and Form 2 disclosure statements will need to also include information outlined in the relevant attachment documents for either [Form 1](#) or [Form 2](#), namely:

- Whether the vendor has been advised of the presence of Aluminium Composite Panel Cladding (ACP) on the exterior of the building
- Updated information regarding the zone, subzone and overlay in which the land is located, in line with the updated Planning Code.

Additional changes have been made, but these essentially involve the same information and have been updated to reflect changes made under the reforms to the PDI Act.

Please note, these forms are prescribed forms and therefore must be used without any modification.

For forms served on or after 19 March 2021, if the updated information is not provided through completion of the attachments or by updating the forms themselves, **they will be defective** – which could allow the purchaser to either cool off or sue the vendor for damages.

Should you have any concerns about what these changes mean, we would encourage you to contact your real estate agent or conveyancer for advice.

Should you require detail around how to access the information needed in these attachments, please consult your Property Interest Report for more detail.

