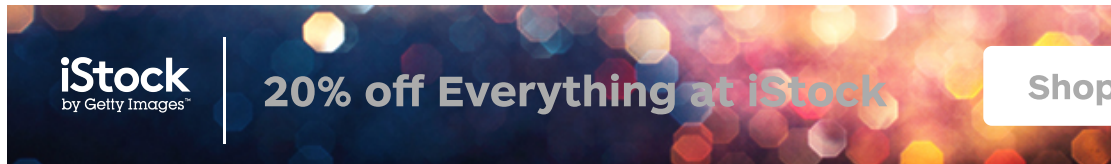




Advertisement

[Read Today's Paper](#)[Tributes](#)

4:50pm Thursday, December 3rd, 2020

 [Rewards](#)[Adelaide](#) Today  11°/27°

The Advertiser

 Hi, John [My
Local](#)[SA](#)[National](#)[World](#)[Opinion](#)[Business](#)[Entertainment](#)[Lifestyle](#)[Sport](#)[News](#) > [South Australia](#)

Sellers made to disclose cladding fire risk

Vendors wanting to sell their apartments would have to disclose if the buildings contain potentially flammable cladding under proposed new laws.

[Renato Castello](#) [@Rencastello](#) November 30, 2020 - 9:09AM The Advertiser [8 comments](#)

Vickie Chapman has revealed her department is drafting amendments to real estate transfer forms, known as a Form 1, which would put the onus on vendors to disclose if any aluminium composite panel cladding had been identified on any buildings on the land. Picture: TAIT SCHMAAL

People selling apartments in dozens of buildings containing potentially flammable cladding will have to disclose its presence when selling their properties in South Australia or risk legal action.

Attorney-General Vickie Chapman has revealed her department is drafting amendments to real estate transfer forms, known as a Form 1, which would put the onus on vendors to disclose if any aluminium composite panel cladding had been identified on any buildings on the land.

Failure to do so could trigger a buyer to cool-off on the sale or seek civil damages.

It comes as Ms Chapman revealed for the first time that 550 people in 28 private buildings were advised the results of an initial statewide cladding audit in October last year found their properties were a “high or extreme” fire risk.

The investigation, which identified 300 public and private buildings of interest, was sparked by the deadly 2017 Grenfell Tower inferno in London that killed 72 people.

A second statewide review downgraded the fire danger rating to low or moderate in 18 of the 28 private buildings, but 10 were still deemed of significant danger.

Councils are working with owners of high-risk buildings on solutions.

Ms Chapman told Budget Estimates this week that any landlord or owner of a property that was subject to a cladding audit where there was a high or moderate risk, must be “disclosing fully” to any prospective buyer.

Plumes of black smoke have billowed across Sydney's CBD from a large...

She later told The Advertiser that the government had worked “lock-step” with councils and their building fire safety committees, which includes MFS members, to alert all tenants in buildings with potentially dangerous cladding.

“Our challenge now is how to notify prospective buyers of any ACP cladding issues associated with a building,” she said.

“This is vital in order to protect consumers, and encourage property investment in South Australia.”

Ms Chapman's office said the amended Form 1 would start about the same time as the final phase of the state's new planning system came into operation, which is expected in the first quarter of next year.

In the interim, a “non-statutory” statement has been added to the Form 1 reminding vendors and buyers they should “take reasonable steps” to determine if ACP is on the land and the status of any remediation works.

Ms Chapman also revealed toilet blocks at Sturt Street School in Adelaide and the Avenues College at Windsor Gardens were the two public buildings deemed as high risk but have since been repaired.

The locations of private buildings identified with ACP cladding remains secret on the advice of the MFS, in consultation with SA Police, that revealing their whereabouts could encourage arsonists.

More Coverage

[Buildings still at 'extreme' fire danger rating](#)

[Dangerous dozen: 12 clad buildings remain high risk](#)

Follow @Rencastello

Join the conversation (8 comments)

More related stories



Police & Courts

Gardener accused of stealing water for 12 years

A gardener has faced court accused of tapping one of SA's major pipelines and siphoning it, for 12 years, to water his employer's vineyard.



Police & Courts

Alleged crash driver on the run, teen girl critically hurt

Police want to speak to a 25-year-old woman they fear is seriously hurt after she allegedly ran from a crash that left a teenage girl fighting for life at Gawler East.

Good Afternoon John Recommended based on what you've read



Tim Horan: How rugby can win over a new legion of fans



Five days of no new cases in SA



Shocking new details in Porsche tragedy

PLAY-DOH GAMES FOR EVERY MILESTONE

SPONSORED

Trending now

Messenger

Adelaide City Council forced into cuts, higher fees, spendin...



Truecrimeaustralia

Adelaide remand escape Jason Burdon arrested on driveway at ...



News

MP Troy Bell's theft case to proceed as ICAC methods ruled l...



Truecrimeaustralia

Gawler East: 16yo girl fighting for life after crash Advert...



Truecrimeaustralia

Gardener 'siphoned Adelaide pipeline to water vineyard', cou...



Most commented

Fresh markets sought to soften China blow

98

South Rd project could force Vili's bakery interstate: Owner

97

Calls for change amid QR uptake

73

Search Results | The Advertiser

73

Cuts, fees, spending freeze: City council's bleak future

50

Membership

Subscription packages

Group/Corporate subscriptions

The Advertiser app

About Us

About us

Meet the team

Job opportunities

Contact Us

Help and support

FAQs

Letter to the Editor

Our News Network Our Partners

Herald Sun

Courier Mail

The Daily Telegraph

Buy Search Sell

Find Your Local

Foxsports

Our Apps



03/12/2020

Cladding: Vendors made to disclose flammable cladding risks | The Advertiser

[Today's Paper](#)

[Code of conduct](#)

[Photo Sales](#)

[news.com.au](#)

[Foxtel](#)

[Newsletters](#)

[Subscription FAQs](#)

[Advertise with us](#)

[The Australian](#)

[Hipages](#)

[My Tributes](#)

[Subscription terms](#)

[The Mercury](#)

[Kayo](#)

[Rewards](#)

[App only subscription terms](#)

[Geelong Advertiser](#)

[Punters](#)

[Financial Hardship Policy](#)

[The Cairns Post](#)

[odds.com.au](#)

[Gold Coast Bulletin](#)

[racenet.com.au](#)

[Townsville Bulletin](#)

[realestate.com.au](#)

[The Chronicle](#)

[NT News](#)

[The Weekly Times](#)



A NOTE ABOUT RELEVANT ADVERTISING: We collect information about the content (including ads) you use across this site and use it to make both advertising and content more relevant to you on our network and other sites. Find out more about our policy and your choices, including how to opt-out.

Nationwide News Pty Ltd © 2020. All times AEST (GMT +10). Powered by WordPress.com VIP

[Privacy policy](#)

[Relevant ads opt-out](#)

[Cookie policy](#)

[Terms of use](#)