

# Customer Information Bulletin

18 March 2021

Issue 355

## **SAILIS Form 1 & PIR updates- Planning and Design Code / Aluminium Composite Panelling**

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### **SAILIS Form 1 and Property Interest Report (PIR) updates**

Form 1 & PIR templates will be updated in the South Australian Integrated Land Information System (**SAILIS**) from Friday 19 March 2021 to include new *Planning, Development and Infrastructure Act 2016 (PDI Act)* provisions.

Updated product examples, showing how a Form 1 & PIR product ordered in SAILIS on or after 19 March will appear, will be available on the Land Services SA website on 19 March. ([https://www.landservices.com.au/\\_data/assets/pdf\\_file/0022/5458/Land-Services-SA-Product-Brochure-2020.pdf](https://www.landservices.com.au/_data/assets/pdf_file/0022/5458/Land-Services-SA-Product-Brochure-2020.pdf).)

While the SAILIS Form 1 Templates will be updated in SAILIS from 19 March 2021, Consumer and Business Services (**CBS**) have advised that a transition period will be in place until 30 June 2021 to allow practitioners who have developed their own templates time to update their forms.

To assist those practitioners whose forms do not yet cater for the new PDI Act related information, a prescribed attachment template which provides for inclusion of the required information is available on the CBS website. To access this, as well as a fact sheet outlining updates to vendor disclosure requirements, please visit <https://www.cbs.sa.gov.au/news/important-vendor-disclosure-updates-real-estate-vendors>.

Any enquiries relating to the updating and service of Form 1, as prescribed in the Regulations under the *Land and Business (Sale and Conveyancing Act) 1994*, should be directed to CBS either by phone on 131 882 or via their website at [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au).

### **SAILIS and Zoning Information**

It is important to note that, due to the large volume of properties impacted by Phase 3 of the PDI Act, updates to SAILIS zoning information will take place over the weekend of 20-21 March 2021.

Any Title and Valuation Package, and Valuation Details searches conducted in SAILIS between 19-21 March (the **interim period**) will continue to show the pre-existing Development Act "zone/policy/precinct" data for Phase 3 properties.

During the interim period, a message will be displayed against the zoning field on the two affected products, advising that the data being displayed may not align to the new PDI Act. Users will be directed to search the current PDI Act zoning information in the SA Property and Planning Atlas (SAPPA) <https://sappa.plan.sa.gov.au/>.

The updated zoning information will be available in SAILIS from Monday 22 March 2021, and practitioners may prefer to wait until this date to order PIR and Form 1 products.

For those vendors **selling property by auction from Friday 19 March 2021**, updated zoning, subzone and overlay information required to complete the relevant attachments can be obtained by emailing Planning and Land Use Services [DIT.PDBuildingBranch@sa.gov.au](mailto:DIT.PDBuildingBranch@sa.gov.au) **up until close of business 18 March 2021**. From Friday 19 March 2021 this information will be available from SAPPA.

### **Aluminium Composite Panelling (ACP)**

Information has been added to the PIR that requires vendors of buildings identified as having a Moderate, High or Extreme risk rating as part of the 2017 South Australian Cladding Audit to disclose specific information about those buildings. It will be therefore be necessary to contact the vendor for relevant detail in relation to this item.

### **Future Updates**

CBS has advised that further changes to the Form 1 & PIR are scheduled in order to update a range of legislative references that have changed since the last Form 1 update. Details and the timing of these changes will be provided in the coming months.



Jenny Cottnam  
REGISTRAR-GENERAL



Michael Burdett  
SURVEYOR-GENERAL