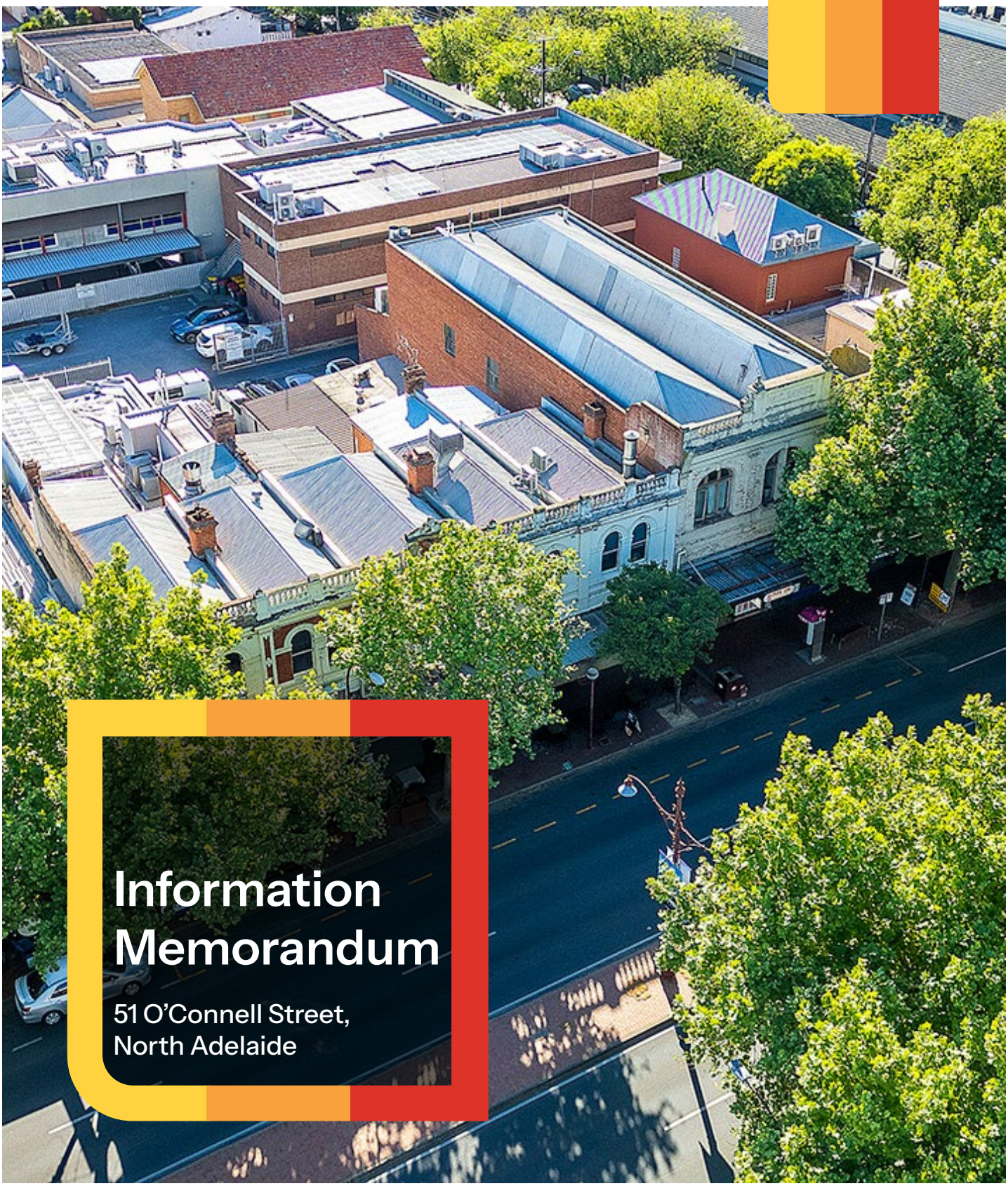

Information Memorandum

51 O'Connell Street,
North Adelaide

Mario Bonomi | Mark Tettis

2026

LJ Hooker Commercial Adelaide

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Introduction

LJ Hooker Commercial Adelaide are pleased to present this Information Memorandum on behalf of the vendor for the sale of

51 O'Connell Street, North Adelaide

This Information Memorandum outlines key information in relation to the property and has been prepared to assist prospective purchasers with their due diligence. Potential purchasers should however undertake their own due diligence especially in relation to the contract for sale and lease documentation.

On behalf of the Vendor, we thank you for taking an interest in this property and trust you will find this Information Memorandum of use. Private one on one inspections can be arranged via appointment by contacting the exclusive selling agents.

Mark Tettis
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Mario Bonomi
Principal
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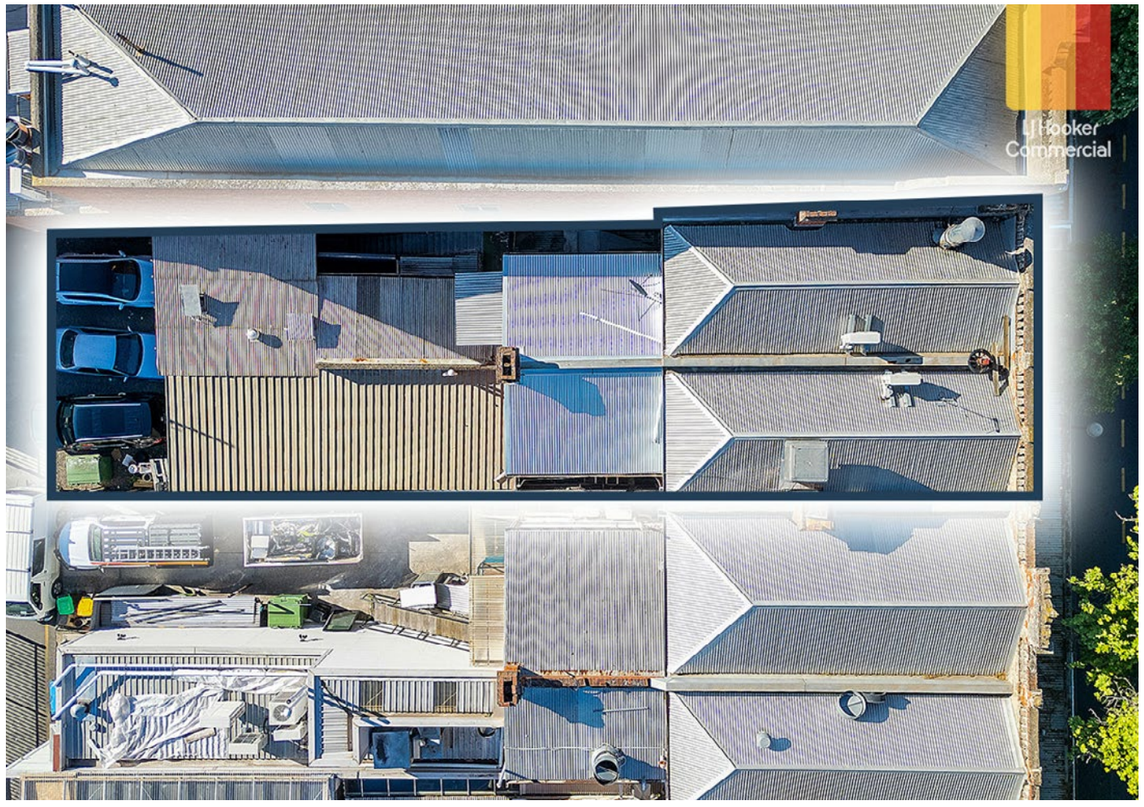

Executive Summary

Address	51 O'Connell Street, North Adelaide
Overview	Key Selling Points: • Mixed use • Prominent position • Rear access • Dual income streams
Present Use	Leased
Local Government Authority	City of Adelaide
Zoning	Main Zone: City Main Street - CMS Sub Zone: City High Street - CiHS
Legal Description	The property is the whole land comprised and described in Certificates of Title Register Book Volume 5174 Folios 535 & 536 being Allotments 9 & 3 in Filed Plans 106543 & 106663, in the area named North Adelaide Hundred of Yatala.
Site Particulars	Comprises two near level, rectangular shaped inside allotments with a combined frontages of 8.64*m to O'Connell Street and Walter Place and a depth of 32.75m* and a total site area of 283 sqm*
Building Area	The property comprises two tenancies: Commercial – 139 sqm* Residential – 121 sqm* Gross Lettable Area – 260 sqm*
Method of Sale	Public Auction on-site Wednesday 25th November 2026 at 12 p.m.

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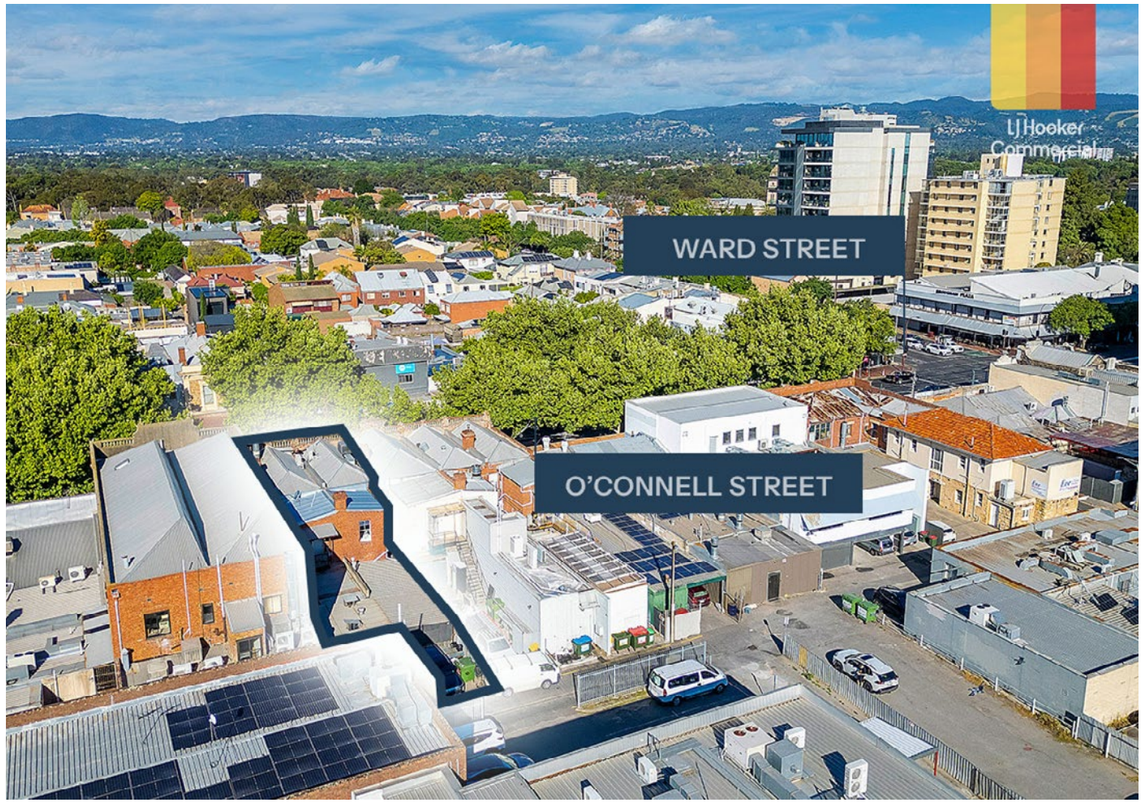
*Approximately



Location Overview

North Adelaide is one of Adelaide's most established and tightly held inner-city precincts, positioned immediately north of the Adelaide CBD and separated from the city centre by the Adelaide Park Lands and River Torrens. The suburb combines significant heritage character with premium residential housing, established commercial activity and proximity to major employment, education, medical, sporting and entertainment facilities.

At the heart of the suburb is O'Connell Street, North Adelaide's principal retail and commercial high street. The corridor accommodates a broad mix of cafés, restaurants, hotels, specialty retail, supermarkets, professional services, medical and allied health operators and other service-based businesses. Its combination of local residents, workers and visitors provides activity across both daytime and evening trading periods. O'Connell Street is also an important north-south transport corridor, connecting the Adelaide CBD with Adelaide's inner northern suburbs. City of Adelaide planning material has previously identified traffic volumes of up to approximately 34,000 vehicle movements per day along the corridor.

O'Connell Street – a precinct in transition

O'Connell Street is entering an important period of renewal, driven by substantial private and public investment. The most significant catalyst has been the completion and opening of Eighty Eight O'Connell, the landmark redevelopment of the former Le Cornu site, which had remained largely dormant for more than three decades.

Completed in 2025, the approximately $300 million mixed-use development comprises three residential buildings containing 158 premium residences, together with more than 17 retail and commercial tenancies. The precinct introduces a significant new residential population directly onto O'Connell Street while accommodating retail, hospitality, health, medical and wellbeing uses.

The development has attracted operators including Mercato and National Pharmacies, together with hospitality and health-related businesses, materially expanding the depth of the existing O'Connell Street offering. The addition of permanent residents, employees and destination-based visitors is expected to support increased pedestrian activity and expenditure throughout the broader precinct.

This investment is being complemented by the City of Adelaide's O'Connell Street Main Street Revitalisation, incorporating improvements to footpaths, lighting, landscaping, street furniture, pedestrian crossings and greening. The works are intended to improve walkability, amenity and the overall trading environment while reinforcing O'Connell Street as one of Adelaide's key main streets.

Changing residential landscape

While North Adelaide has traditionally been characterised by established detached housing, cottages, terraces and lower-density apartments, its residential landscape is gradually evolving. Eighty Eight O'Connell represents a significant benchmark for higher-density, premium apartment living within the suburb and demonstrates the potential for appropriately located mixed-use development along the O'Connell Street corridor.

The introduction of additional apartment living is broadening the precinct's residential catchment and placing more residents within walking distance of retail, hospitality, medical and professional services. This increasing residential density has the potential to strengthen the local customer base, increase demand for convenience and lifestyle services and support greater activation of O'Connell Street throughout the week.

Key industries and economic drivers

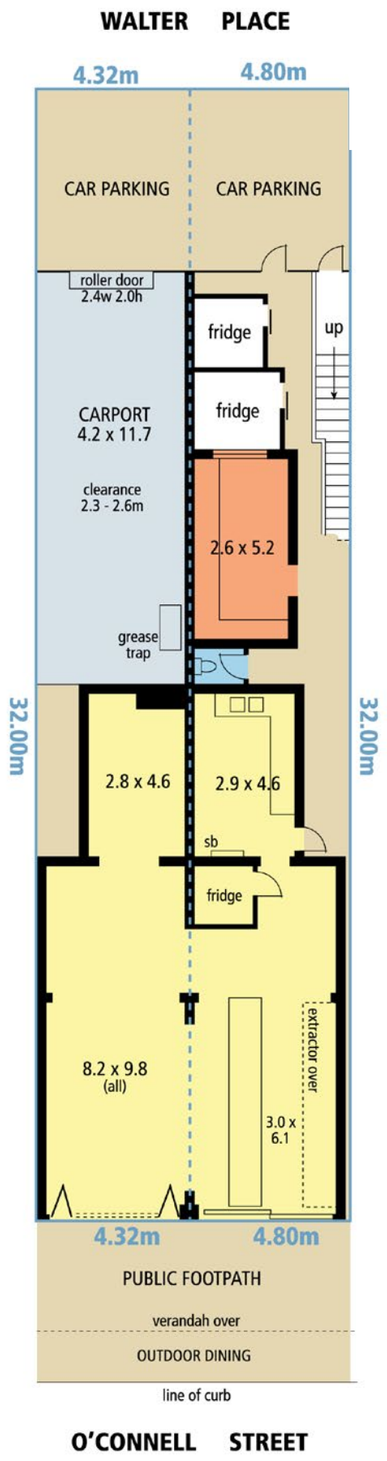
Key industries and activities within North Adelaide and the immediate O'Connell Street precinct include hospitality and food services; retail and specialty shopping; medical, health and allied health services; professional and business services; accommodation and tourism; education; property and financial services; and entertainment and recreation.

The precinct also benefits considerably from its proximity to the Adelaide CBD, Adelaide Oval, Women's and Children's Hospital, universities, Adelaide Park Lands and major cultural and entertainment destinations. Collectively, these attributes position O'Connell Street as an established inner-city commercial precinct with an increasingly strong residential and mixed-use character.

Property Overview

Main Building Type	Retail/Residential (Mixed Use)
Land Use Code	2316 - Hamburgers
Current Use	Tenanted
Street Appeal	Good
Age	Circa 1900's
Tenancy Configuration	Ground floor retail – 139 sqm* Upper floor residential – 121 sqm*
Gross lettable Area	261 sqm*
Floor Construction	Concrete and timber
Main Walls	Solid brick, render
Roof	Corrugated iron
Windows	Timber & aluminum
Car Accommodation	Up to 3 on-site parks
Ancillary Improvements	Verandah and balcony
Land Size	283 sqm*

Floorplan



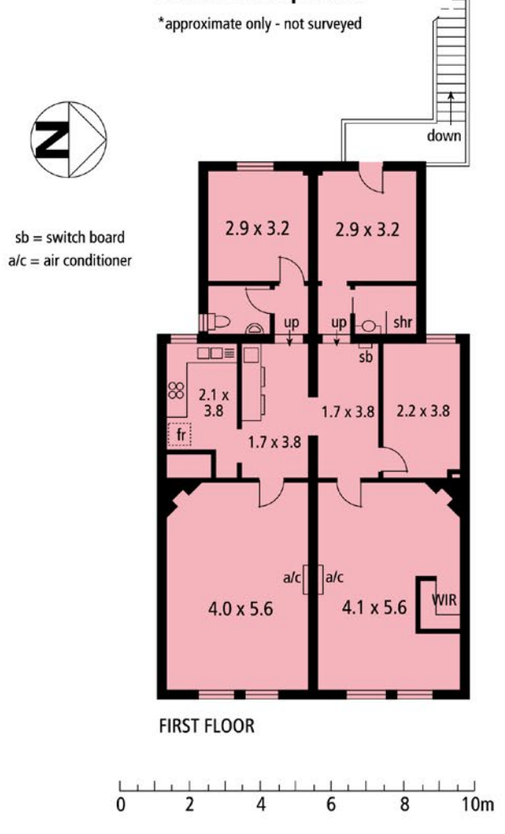
51 O'Connell Street, North Adelaide
ESTIMATED GROSS LETTABLE AREA

GROUND FLOOR SHOP:	121 sq.metres
PREP ROOM:	16 sq.metres
AMENITIES:	2 sq.metres
UPPER RESIDENTIAL:	121 sq.metres
TOTAL GROSS LA:	**260 sq.metres**

Complies with the PCA Method of Measurement

CARPORT:	49 sq.metres

Site Area: 292 sq.metres*
*approximate only - not surveyed



Lease Overview

Ground Floor Commercial – Sofra Kebabs	
Lessee	Sumar Grocery Pty Ltd ACN 649 368 418
Premises	Portion of CT Volume 5174 Folios 535 and 536; ground floor shop, store, garage and utility areas per Annexure A
Lease Commencement	1 June 2024
Lease Expiry	31 May 2031
Lease Term	7 Year(s)
Option	Two (2) further term of Five (5) years commencing 1 June 2031 and 1 June 2036
Current Rent	$110,250 p.a. (Gross)
Rent Reviews	Fixed 5% increases annually, market at renewal
Permitted Use	Retail Food/Takeway
Outgoings	0% Gross Lease
Bank Guarantee	Equivalent to two (2) months rent including GST
Make Good	Removal of tenant property and alterations; reinstatement, repairs, painting and cleaning
Re-Development Clause	Yes

Sublease Disclosure

The property is subject to an existing sublease between Sumar Grocery Pty Ltd (Sublessor) and Dawan Bayz Ismail Khoshnaw (Sublessee), commencing on 15 February 2026 and expiring on 14 February 2027, with further rights of renewal.

The sublease operates under the existing head lease, and prospective purchasers are advised to make their own enquiries regarding its terms and conditions.

A copy of the sublease, including details of the rental arrangements, renewal options and other relevant provisions, is available to genuine prospective purchasers upon request.

Lease Overview

First Floor Residential	
Tenant	Kira Blake
Premises	Level 1, 51 O'Connell Street, North Adelaide SA 5006
Lease Commencement	25 June 2026
Lease Expiry	24 June 2027
Lease Term	Twelve (12) months – fixed term
Options	Nil specified
Current Rent	$680 per week
Annual Rent	$35,360 p.a.
Rent Reviews	Market if extended
Bond	$1,720
Outgoings	Rent is inclusive of electricity, subject to review following increases in electricity charges by the service provider. Water charges are not expressly allocated in the agreement.
Permitted Use	Residential accommodation
Lease Type	Fixed-term residential tenancy agreement governed by the Residential Tenancies Act 1995 (SA)

Income Overview

Tenant	Recoverable Outgoings	Rental	
Ground Floor - Commercial – Sofra Kebabs	$0	$ 110,250.00	
First Floor - Residential	$0	$ 35,360	
Total	**$0**	**$ 145,610.00**	
	Estimated Gross Income		$ 145,610.00
Less Budgeted Outgoings			
	Budgeted Outgoings	$ 23,143.37	
	Land Tax (On a single Holding Basis)	$0	Below Threshold
			$ 23,143.37
Net Income after Land Tax			
			$ 122,466.63

Budgeted 26/27 Outgoings		
Statutory		
SA Water	$ 3,273.57	
Emergency Services Levy	$ 1,931.65	
Council Rates - Commercial	$ 8,444.25	
Council Rates - Residential	$ 2,310.90	
Land Tax (Single Holding)	$ 0	Below Threshold
General		
Insurance	$ 7,183.00	
Total		**$ 23,143.37**

*Approximately

Tenancy Schedule

51 O'Connell Street, North Adelaide

1st Nov 2026

Shop	Use	Tenant	Area	Rent rate $/sqm	Gross Rental $PA	Outgoings recov. $PA	Lease Term yrs	Start Date	Options yrs	Expiry Date	% of Area	WALE	Lease Type	Next Review	Rent Reviews
Ground Floor	Retail	Sofra Kebabs	139.0	$793.17	$110,250	$0	7.0	1-Jun-24	Nil	31-May-31	53.46%	2.447	Gross	7-Jun-27	5%
Upper	Residential	Residential Tenants	121.0	$292.23	$35,360	$0	1.0	25-Jun-26	Nil	24-Jun-27	46.54%	0.299	Gross		Market
ACCOMMODATION TOTALS			**260.0**		**$145,610**	$0					100.00%	2.75			

Zoning

In the Planning Development and Infrastructure Act, the property is zoned: **City Main Street Zoning.**

Desired Outcome	
DO 1	A mixed use zone providing important shopping, hospitality, commercial, community, cultural and entertainment facilities for the city supported by medium to high-density residential development. Non-residential activities including shops, restaurants and licensed premises positively contribute to the day and evening economies, public safety, walkability and city vibrancy.
DO 2	The built form positively contributes to: 1. a streetscape that is visually interesting at human-scale, comprising articulated buildings with a high level of fenestration and balconies oriented towards the street 2. a fine-grain public realm comprising buildings with active frontages that are designed to reinforce the street rhythm and intimate character, that consider the facades, articulation and massing of existing buildings and any spaces between them, and provide narrow tenancy footprints at ground level.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 A vibrant mix of land uses adding to the vitality of the area and extend activities outside shop hours, including restaurants, educational, community and cultural facilities and visitor and residential accommodation.	DTS/DPF 1.1 Development comprises one or more of the following: 1. Child care facility 2. Consulting Room 3. Dwelling 4. Educational Facility 5. Hotel 6. Licensed Premises 7. Office 8. Residential Flat Building 9. Retirement Facility 10. Student Accommodation 11. Supported Accommodation 12. Shop 13. Tourist Accommodation
PO 1.2 Retail, office, entertainment and recreation related uses, supplemented by other businesses that provide a range of goods and services to the city and the surrounding district.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land uses typically open during night time hours incorporate activities along street frontages at ground level that encourage day time activation compatible with surrounding land uses.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities that contribute to making the main street locality and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.	DTS/DPF 1.3 Dwellings developed in conjunction with non-residential uses sited: 1. at upper levels of buildings with non-residential uses located at ground level or 2. behind non-residential uses on the same allotment.
PO 1.5 Development of well-designed and diverse medium to high density accommodation options, including dwellings, supported accommodation, student accommodation, short term accommodation, either as part of a mixed use development or wholly residential development.	DTS/DPF 1.5 None are applicable.
PO 1.6 Ground floor level uses generate high levels of pedestrian activity and contribute to an active and vibrant main street.	DTS/DPF 1.6 Shop, office, or consulting room uses located on the ground floor level of buildings.
PO 1.7 Changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within activity centres.	DTS/DPF 1.7 A change of use to a shop, office, consulting room or any combination of these uses where all of the following are achieved: 1. the area to be occupied by the proposed development is located in an existing building and is currently used as a shop, office, consulting room or any combination of these uses; 2. if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10m from the site of a dwelling (other than a dwelling directly associated with the proposed shop) 3. if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30m of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions 4. if the change in use involves a gross leasable floor area greater than 250m2 and has direct frontage to an arterial road, it achieves either (i) or (ii): 1. the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road 2. the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared

Sub-Zone

Desired Outcome	
DO1.	Development of: 1. Gouger Street as a mix of retail, restaurant, commercial and mixed business uses, including professional services, wholesaling and culturally diverse community activities that contribute to the unique character and vibrancy of the street during the day and evening and 2. Grote Street as an active restaurant and shopping street that complements the main entrance and vibrancy of the Adelaide Central Market and supports the retail, community and diverse cultural functions of the area.
DO2.	Development of Gouger Street respects a cohesive streetscape derived from the predominant 2 to 3 storey high buildings along the street edge.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Gouger and Grote streets continue to develop as an active restaurant and shopping precinct complementing the main entry points and activity of the adjacent Adelaide Central Market, while also supporting the retail, community and diverse cultural function of the wider precinct.	DTS/DPF 1.1 None are applicable.
PO 1.2 Licensed premises, nightclubs or bars that: 1. are small in scale 2. secondary to the primary land uses mix of the street 3. are located above or below ground level 4. limited in number 5. do not detract from the streets daytime activation 6. minimise negative impacts on nearby residential development. 7. are avoided at the interface with the City Living Zone.	DTS/DPF 1.2 None are applicable.
PO 1.3 Mix of land uses within 'Chinatown' around Moonta Street is reinforced and opportunities for new precincts, such as in minor streets and lanes, established.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dwellings developed in conjunction with non-residential uses to support business, entertainment and recreational activities that contribute to making the main street locality and pedestrian thoroughfares safe, walkable, comfortable, pleasant and vibrant places.	DTS/DPF 1.3 Dwellings developed in conjunction with non-residential uses sited: 1. at upper levels of buildings with non-residential uses located at ground level or 2. behind non-residential uses on the same allotment.
Built Form and Character	
PO 2.1 Buildings are informed by local context frame Gouger Street and nearby public realm, and provide overall visual relief from building mass at ground level.	DTS/DPF 2.1 Buildings: 1. include a clearly defined podium or street wall with a maximum building height of 6 building levels and 2. have levels above the defined podium or street wall setback of 3m or more from that wall.
PO 2.2 Buildings fronting Gouger Street are designed to reinforce the prevailing datum heights and parapet levels of the street through articulated facades that provide a clear distinction between levels above and below the prevailing datum line.	DTS/DPF 2.2 None are applicable.

Overlays

Airport Building Heights (Regulated) (O0303) - All structures over 80 metres AHD

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Affordable Housing (O0306)

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Building Near Airfields (O0601)

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Design (O1203)

The Design Overlay seeks to ensure significant development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

Hazards (Flooding - Evidence Required) (O2416)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Noise and Air Emissions (O4201)

The Noise and Air Emissions Overlay seeks to protect new noise and air quality sensitive development from adverse impacts of noise and air emissions.

Prescribed Wells Area (O4804)

The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas.

Regulated and Significant Tree (O5404)

The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment.

The code provides the following Variations:

Maximum Building Height (Metres) (V0002)

Maximum building height is 43m

Concept Plan (V0006)

Concept Plan 79 - Primary Pedestrian Area

For more informatiom about Zoning, scan the QR Code or go to:

https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code

Sales Process

Under instructions from the vendor we are pleased to offer the Certificates of Title for:

51 O'Connell Street, North Adelaide

with the sales campaign being finalised by way of:

Public Auction on-site Wednesday 25th November 2026 at 12:00 p.m.

We welcome any further questions you may have in relation to the sale of the property and look forward to your prospective enquires.

Settlement Terms:

Settlement: Sixty (60) days

Deposit: 10% payable

Variations will need to be negotiated prior to the auction as outlined above

We welcome any further questions you may have in relation to the sale of the property and look forward to your prospective enquires.

Conclusion

LJ Hooker Commercial Adelaide is proud to present this property to the market, which we believe would be ideal for your next investment.

On behalf of LJ Hooker Commercial Adelaide, we thank you for the opportunity to submit this proposal for your consideration.

Should you have any further questions, please feel free to contact:

Mark Tettis
Director | Commercial Sales & Leasing
0433 139 892
mark.tettis@ljhcommercialadelaide.com.au

Mario Bonomi
Principal
0412 080 993
mario.bonomi@ljhcommercialadelaide.com.au

Certificate of Title

Product	Register Search (CT 5174/535)
Date/Time	08/10/2026 07:29AM
Customer Reference	51 Ocon NA
Order ID	20261008000278

REAL PROPERTY ACT, 1886
South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

Certificate of Title - Volume 5174 Folio 535

Parent Title(s) CT 4146/667

Creating Dealing(s) CONVERTED TITLE

Title Issued 11/03/1994 **Edition** 6 **Edition Issued** 30/11/2017

Estate Type

FEE SIMPLE

Registered Proprietor

51 O'CONNELL STREET PTY. LTD. (ACN: 621 704 630)
OF CARE L 1 193 WAKEFIELD STREET ADELAIDE SA 5000

Description of Land

ALLOTMENT 9 FILED PLAN 106543
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A (T 2052781)

TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B (T 2052781)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED C

Schedule of Dealings

Dealing Number	Description
12832901	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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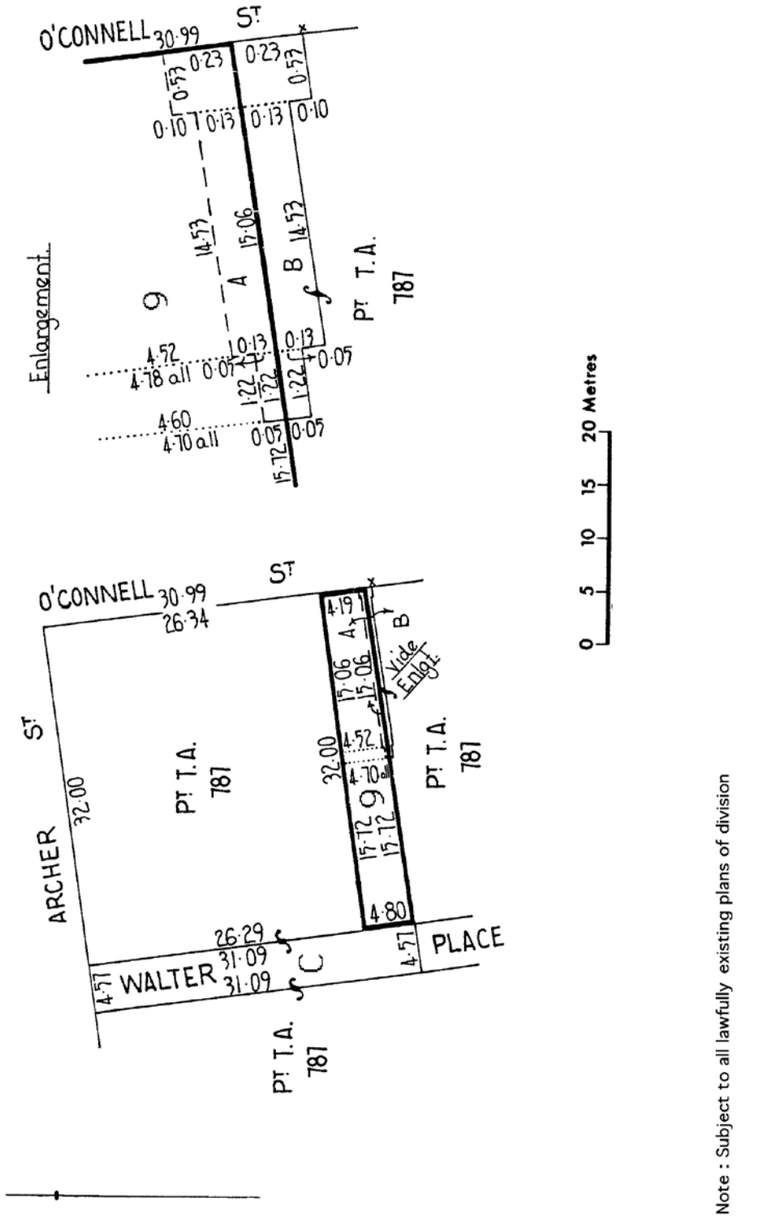
LAND SERVICES SA

Product Register Search (CT 5174/535)
Date/Time 08/10/2026 07:29AM
Customer Reference 51 Ocon NA
Order ID 20261008000278



REAL PROPERTY ACT, 1886
South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

REGISTRAR - GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5174 Folio 536

Parent Title(s) CT 4323/934

Creating Dealing(s) CONVERTED TITLE

Title Issued 11/03/1994 **Edition** 6 **Edition Issued** 30/11/2017

Estate Type

FEE SIMPLE

Registered Proprietor

51 O'CONNELL STREET PTY. LTD. (ACN: 621 704 630)
OF CARE L 1 193 WAKEFIELD STREET ADELAIDE SA 5000

Description of Land

ALLOTMENT 3 FILED PLAN 106663
IN THE AREA NAMED NORTH ADELAIDE
HUNDRED OF YATALA

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A (T 2052781)

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED C (T 2630886)

TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B (T 2052781)

TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED D (T 2630886)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED E AND F

Schedule of Dealings

Dealing Number	Description
12832901	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

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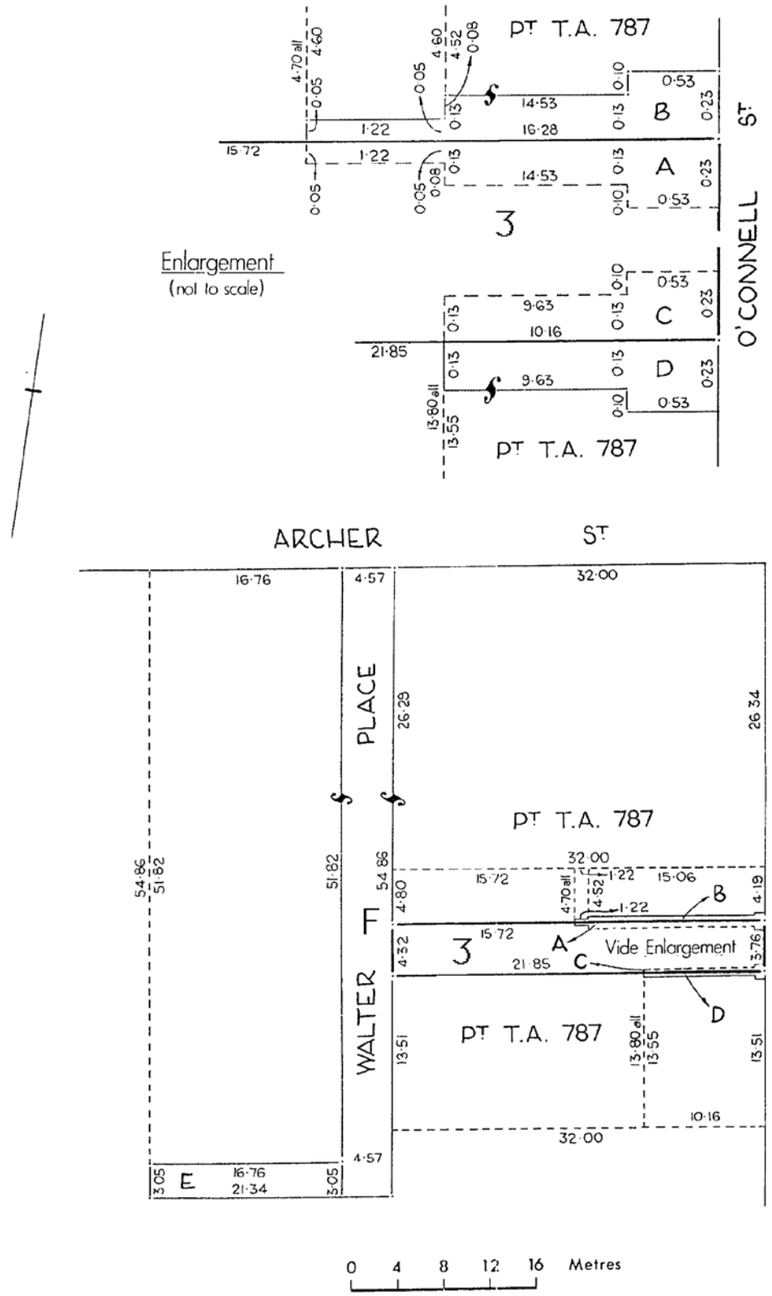
LAND SERVICES SA

Product	Register Search (CT 5174/536)
Date/Time	08/10/2026 07:31AM
Customer Reference	
Order ID	20261008000282

This plan is scanned from Certificate of Title 4323/934
See title text for easement details.



Note : Subject to all lawfully existing plans of division

Heritage Overview

SA Heritage Places Database Search

Search by Location | Search by ID | Search by Keywords | Extract by Council Area | About Heritage Places

Heritage Places

Heritage Place Details

LOCATION

Map	Show Map
Address	45,47, 49a & 51 O'Connell Street NORTH ADELAIDE
Accuracy	H - high level confidence
Council Area	ADELAIDE Council
Polygon Type	P - parcel (from DCDB)

DESCRIPTION

Details (Known As)	Row shops
Registered Name	
Extent of listing	Frontage and side wall returns visible from the street
Class	Local
Local Heritage Place Class Type	-

STATUS

Authorisation Date	01-NOV-2001

REFERENCE

LGA	Adelaide
Heritage Number	259
Council Reference	

SECTION 23 INFORMATION

Section 23	a - it displays historical, economic or social themes that are of importance to the local area c - it has played an important part in the lives of local residents d - it displays aesthetic merit, design characteristics or construction techniques of significance to the local area

Disclaimer

While due care has been taken to ensure that the SA Heritage Places Database accurately reflects the South Australian Heritage Register and listings of Local Heritage Places in Council areas, the State of South Australia does not accept liability for the use of the SA Heritage Database for any purpose. Users should consult the Department for Environment and Water - Heritage South Australia to confirm the listing of State Heritage Places and the Planning and Design Code or their local council for Local Heritage Places.

In the majority of cases, the maps of State Heritage Places on this web site show the footprints of the most significant structures on a registered Place. However, sometimes they simply indicate the complete area of land comprising the Place. Work is proceeding to further refine the mapping of such places. It is also important to note that development control is not limited to the registered structures but extends to their setting and structures nearby (what is termed 'development affecting' a State Heritage Place). Hence it is vital that exact details of the listed place and implications for any proposed development be discussed with Heritage South Australia staff, as they cannot be deduced solely from the information on this web site. The inclusion of a place in the SA Heritage Register gives no right of public access. Permission to visit properties must be sought from the owners. The accuracy of the mapping of State Heritage Places is not guaranteed. Please contact Heritage SA (https://www.environment.sa.gov.au/topics/heritage/sa-heritage-register) if you believe there is an error.

GIS files

To access downloadable GIS files, go to **Data.SA**.

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Form R7

Warning notice

Financial and investment advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

Government of South Australia
Attorney-General's Department

Disclaimer

Confidentiality

By accepting the information contained in this Information Memorandum ("IM"), information appended to this IM or information subsequently provided to the recipient ("Recipient") of this IM ("Information"), whether orally or in writing by or on behalf of Business name trading as LJ Hooker Commercial Office Name, or any person named in or involved in the preparation of the Information or any of their respective directors, officers, shareholders, partners, affiliates, employees or agents (collectively the "Discloser"), the Recipient agrees to keep the Information confidential.

Important notice

The Information is provided to the Recipient solely for the purpose of assisting the Recipient and their professional advisors in deciding whether to proceed to acquire an interest in the subject Site.

The Information is provided on the express understanding that it is to be used for only that purpose.

The Information does not purport to contain all of the information that may be relevant to the Recipient.

The Discloser does not make or give an express or implied guarantee, representation or warranty concerning:

- The accuracy or completeness of the Information; or
- Whether reasonable care has been or will be taken in compiling, preparing and furnishing the Information.

The Discloser does not make any representations or give any warranties with respect to the legality of the current use of the subject Site, compliance with any development approvals or Council requirements and the holding of any relevant certificates of classifications that may or may not be required for the subject Site or any improvements on the subject Site.

No person is authorised to give information other than the Information in this IM or in another brochure or document authorised by the Agents.

All warranties, conditions, liabilities or representations in relation to the Information, advice or other service constituted by this IM are hereby expressly negated and excluded to the maximum extent permitted by law.

The Recipient agrees, to the maximum extent permitted by law, that they shall not seek to sue or to hold the Discloser or any employees, agents or advisors of or to the Discloser liable in any respect (including in contract, negligence or equity, under statute or otherwise) by reason of provision of the Information.

Any reliance placed by the Recipient on the Information shall be at their own risk and the Discloser shall not be liable for any loss, including indirect or consequential loss, arising from or in connection with any such reliance.

In furnishing the Information, the Discloser does not undertake any obligation to provide the Recipient with access to any additional information or updated information or to correct any inaccuracies in the Information which may become apparent.

Our commercial team

LJ Hooker Group comprises one of the largest residential and commercial sales and property management networks, comprising 420 offices (20 being Commercial) and a team of 4,300 sales professionals, property managers, and support staff across the Tasman.

The team at LJ Hooker Commercial Adelaide offers you local knowledge, commitment and dedication. All backed by the marketing strengths of one of Australia's best known and respected real estate companies.

ARIO BONOMI
irector

RINO PANCIONE
Director

CLAUDE BUCCELLA
Director

MARK TETTIS
Director, Commercial Sales and Leasing

JO CHAPLEY
Commercial Sales and Leasing

KOFI ADIH
Commercial Sales and Leasing

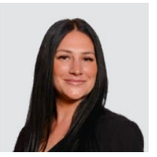
ANIEL FERRARO
ommercial Sales and easing - Partner

BROOKE STEAD
Commercial Sales and Leasing

JULIAN RULLO
Commercial Sales and Leasing

CHARLES PARLETTA
Sales and Leasing Manager

MICHAEL VAUGHAN
Commercial Property Manager



DANIELA VEITCH
Commercial Property Manager

ANYA SCARPELLINI
ommercial Property anager

ANTON FARANDA
Commercial Property Manager

MAXIMO IRRANCA
Commercial Property Manager

PETER MOURTZIOS
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