



ANNO TRICESIMO SEXTO

# ELIZABETHAE II REGINAE

A.D. 1987

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No. 69 of 1987

An Act to amend the Real Property Act, 1886.

[Assented to 29 October 1987]

The Parliament of South Australia enacts as follows:

**Short title.** 1. (1) This Act may be cited as the "Real Property Act Amendment Act (No. 2), 1987".

(2) The Real Property Act, 1886, is in this Act referred to as "the principal Act".

**Commencement.** 2. This Act will come into operation on a day to be fixed by proclamation.

**Insertion of new s. 119a.** 3. The following section is inserted after section 119 of the principal Act:

**Standard terms and conditions of lease.**

119a. (1) A person may deposit with the Registrar-General for filing in the Lands Titles Registration Office a document containing terms and conditions for incorporation as standard terms and conditions in leases under this section.

(2) A lease may provide that standard terms and conditions, as contained in a document deposited with the Registrar-General under subsection (1)—

(a) are incorporated in the lease;

or

(b) are incorporated in the lease subject to exclusions or amendments specified in the lease,

and, in that event, the lease has effect as if those terms and conditions were (subject to any exclusions or amendment specified in the lease) contained in the lease.

(3) Where a lease makes provision for incorporation of standard terms and conditions (either with or without exclusions or amendments), the lessor must, before execution of the lease by the lessee, provide the lessee with a copy of the standard terms and conditions.

Penalty: \$500.

(4) Non-compliance with subsection (3) does not affect the validity or effect of a lease.

In the name and on behalf of Her Majesty, I hereby assent to this Bill.

D. B. DUNSTAN, Governor