

Fixtures and Chattels: What You Need to Know in South Australia

Buying or selling a home is exciting, but understanding **fixtures** and **chattels** is essential to avoid costly disputes.

Fixtures are attached to the property and stay with it at settlement (e.g., built-in bookshelves or rainwater tanks). **Chattels** are removable items that belong to the vendor unless otherwise agreed (e.g., TVs, fridges, rugs).

South Australian Legislation

Under the **Land and Business (Sale and Conveyancing) Act 1994 (SA)**:

- Fixtures remain with the property; chattels remain with the vendor unless stated.
- All inclusions and exclusions must be clearly defined in the **Contract of Sale**.
- Vendors must accurately disclose what is included in the sale.

Key Considerations

- Clarify which items are included or excluded in the Contract.
- Agree in writing on chattels like kitchen appliances or pot plants.
- Factor in costs for taking over payments or replacing items, and repair costs if removal is needed.

At **Beltana Conveyancing**, we guide you through South Australian property laws, ensuring all fixtures and chattels are properly documented. Whether buying or selling, we make your transaction smooth, clear, and stress-free.