

Form 1—Vendor's statement

(Section 7 *Land and Business (Sale and Conveyancing) Act 1994*)

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

The *Aboriginal Heritage Act 1988* protects any Aboriginal site or object on the land. Details of any such site or object may be sought from the "traditional owners" as defined in that Act.

If you desire additional information, it is up to you to make further inquiries as appropriate.

Instructions to the vendor for completing this statement:

means the Part, Division, particulars or item may not be applicable.

If it is applicable, ensure the box is ticked and complete the Part, Division, particulars or item.

If it is not applicable, ensure the box is empty or strike out the Part, Division, particulars or item. Alternatively, the Part, Division, particulars or item may be omitted, but not in the case of an item or heading in the table of particulars in Division 1 of the Schedule that is required by the instructions at the head of that table to be retained as part of this statement.

** means strike out or omit the option that is not applicable.*

All questions must be answered with a YES or NO (inserted in the place indicated by a rectangle or square brackets below or to the side of the question).

If there is insufficient space to provide any particulars required, continue on attachments.

Part A—Parties and land

- 1 Purchaser:
Address:
- 2 Purchaser's registered agent: **NOT APPLICABLE**
Address:
- 3 Vendor: **CHRISTOPHER ALAN HAMILTON AS EXECUTOR OF THE ESTATE OF LYNDON LANCE WOODING**
Address: **33 SAINT GEORGES STREET WILLUNGA SA 5172**
- 4 Vendor's registered agent: **Ouwens Casserly Real Estate Pty. Ltd.**
Address: **210 Greenhill Road Eastwood SA 5063**
- 5 Date of contract (if made before this statement is served): / /2024
- 6 Description of the land: **107 SCOTT ROAD YUNDI SA 5172 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 6188 FOLIO 517 BEING ALLOTMENT 21 DEPOSITED PLAN 67506 IN THE AREA NAMED YUNDI HUNDRED OF KUITPO**

Part B—Purchaser's cooling-off rights and proceeding with the purchaser

To the purchaser:

Right to cool-off (section 5)

1—Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS—

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

2—Time for service

The cooling-off notice must be served—

- (a) if this form is served on you before the making of the contract—before the end of the second clear business day after the day on which the contract was made; or
- (b) if this form is served on you after the making of the contract—before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

3—Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:
33 SAINT GEORGES STREET WILLUNGA SA 5172
 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
EMAIL: NICKV@OCRE.COM.AU
 (being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:
210 GREENHILL ROAD EASTWOOD SA 5063
 (being the agent's address for service under the *Land Agents Act 1994*)

Note—Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that—

- (a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing;
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5—Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served. You are then entitled to the return of any money you paid under the contract other than—

- (a) the amount of any deposit paid if the deposit did not exceed \$100; or
- (b) an amount paid for an option to purchase the land.

Proceeding with the purchase

If you wish to proceed with the purchase—

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage;
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract;
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

I, CHRISTOPHER ALAN HAMILTON AS EXECUTOR OF THE ESTATE OF LYNDON LANCE WOODING,

of 33 SAINT GEORGES STREET WILLUNGA SA 5172 being the vendor in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*

Date:

18 / 10 / 2024

Signed:

Part D—Certificate with respect to prescribed inquiries by registered agent

(section 9)

To the purchaser:

I, LISA MARIE AMABILI of 147 FROME STREET ADELAIDE SA 5000

certify that the responses to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions: nil

Date: 18/10/24

Signed:

Person authorised to act on behalf of Vendor's agent (pursuant to the agent's written authority)

Schedule—Division 1—Particulars of mortgages, charges and prescribed encumbrances affecting the land

(section 7(1)(b))

Note—

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.

Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless—

- (a) there is an attachment to this statement and—
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance—
 - (i) is one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.4 Lease, agreement for lease, tenancy agreement or licence
 - 1.5 Caveat
 - 1.6 Lien or notice of a lien
 - (B) under the heading 36. Other charges—
 - 36.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1

Column 2

Column
3

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of—

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
- (c) the heading "6. Repealed Act conditions" and item 6.1; and
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

which must be retained as part of this statement whether applicable or not.]

[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in bold type must be set out in column 3 and all other particulars must be set out in column 2.]

[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]

[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

<p>1.1</p>	<p>Mortgage of land</p> <p>NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>Number of mortgage (if registered):</p> <p>Name of mortgagee:</p>	
<p>1.2</p>	<p>Easement (whether over the land or annexed to the land)</p> <p>Note—</p> <p>"Easement" includes rights of way and party wall rights</p> <p>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> PROPERTY INTEREST REPORT – STATUTORY EASEMENTS</p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p> <p>Nature of easement: STATUTORY EASEMENTS</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A</p> <p>If YES, give details:</p>	<p>YES*</p> <p>NO</p> <p>YES</p>

<p>Easement (whether over the land or annexed to the land)</p>	<p><i>Is this item applicable?</i> YES <i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p>
<p>Note— "Easement" includes rights of way and party wall rights</p>	<p><i>Are there attachments?</i> CERTIFICATE OF TITLE, DP67506, FP251521 AND T12578983 YES REFER THE LAND MARKED A ON FP251521 Description of land subject to easement: PORCION OF THE LAND MARKED A ON FP251521 Nature of easement: SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A ON F251521 (T12578983) Are you aware of any encroachment on the easement? NO If YES, give details: If there is an encroachment, has approval for the encroachment been given? N/A If YES, give details:</p>
<p>1.3 Restrictive covenant NOT APPLICABLE</p>	<p><i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> Nature of restrictive covenant: Name of person in whose favour restrictive covenant operates: Does the restrictive covenant affect the whole of the land being acquired? If NO, give details: Does the restrictive covenant affect land other than that being acquired?</p>
<p>1.4 Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) NOT APPLICABLE</p>	<p><i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> Names of parties: Period of lease, agreement for lease etc: Amount of rent or licence fee: Is the lease, agreement for lease etc in writing? If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify— (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):</p>

5. Development Act 1993			
5.1	section 42—Condition (that continues to apply) of a development authorisation	<i>Is this item applicable?</i>	YES
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
		<i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 42 AND AUTHORISATIONS	YES
		Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 42 AND AUTHORISATIONS	
6. Repealed Act conditions			
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) NOT APPLICABLE	<i>Is this item applicable?</i>	
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	
		<i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITIONS	YES
		Nature of condition(s):	
7. Emergency Services Funding Act 1998			
7.1	section 16—Notice to pay levy	<i>Is this item applicable?</i>	YES
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES
		<i>Are there attachments?</i> CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE	YES
		Date of notice: 20/09/2024 Amount of levy payable: \$244.00	
18. Landscape South Australia Act 2019			
18.2	section 78—Notice to pay levy in respect of right to take water or taking of water *THE VENDOR ADVISES THAT THE WATER LICENCE IS BEING SOLD WITH THE LAND AND WILL BE TRANSFERRED TO THE PURCHASER WITH THE PROPERTY	<i>Is this item applicable?</i>	YES*
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO*
		<i>Are there attachments?</i> DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 24/09/2024 AND WATER LICENCE NO. WL-114447	YES
		Date of notice: 24/09/2024 Amount of levy payable: REFER DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 24/09/2024 AND WATER LICENCE NO. WL-114447	
18. Landscape South Australia Act 2019			
18.10	Section 135—Water resource works approval NOT APPLICABLE	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i>	

		<i>Are there attachments?</i> DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 24/09/2024 AND WATER LICENCE NO. WL-114447	YES
Details of site where works are authorised:			
18. Landscape South Australia Act 2019			
18.11	Section 142—Site use approval	<i>Is this item applicable?</i>	
	NOT APPLICABLE	<i>Will this be discharged or satisfied prior to or at settlement?</i>	
		<i>Are there attachments?</i> DEPARTMENT FOR ENVIRONMENT AND WATER RESPONSE DATED 24/09/2024 AND WATER LICENCE NO. WL-114447	YES
Details of location where water use is allowed:			
21. Local Government Act 1999			
21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	<i>Is this item applicable?</i>	YES
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES
		<i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH CERTIFICATE OF LOCAL GOVERNMENT CHARGES PURSUANT TO THE LOCAL GOVERNMENT ACT 1999	YES
		Date of notice, order etc.: 01/10/2024	
		Name of council by which, or person by whom, notice, order etc. is given or made: ALEXANDRINA COUNCIL	
		Land subject thereto: 107 SCOTT ROAD YUNDI SA 5172	
		Nature of requirements contained in notice, order etc.: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH CERTIFICATE OF LOCAL GOVERNMENT CHARGES PURSUANT TO THE LOCAL GOVERNMENT ACT 1999	
		Time for carrying out requirements: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH CERTIFICATE OF LOCAL GOVERNMENT CHARGES PURSUANT TO THE LOCAL GOVERNMENT ACT 1999	
		Amount payable (if any): REFER LOCAL GOVERNMENT (COUNCIL) SEARCH CERTIFICATE OF LOCAL GOVERNMENT CHARGES PURSUANT TO THE LOCAL GOVERNMENT ACT 1999	
29. Planning, Development and Infrastructure Act 2016			
29.1	Part 5- Planning and Design Code	<i>Is this item applicable?</i>	YES
	<i>Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</i>	<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
		<i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANNING, DEVELOPMENT PART 5 – PLANNING AND DESIGN CODE, PLANSA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES	YES

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):

ZONE: PRODUCTIVE RURAL LANDSCAPE (PRUL)

SUBZONE: NO

ZONING OVERLAYS: REFER PLANSA DATA EXTRACT

ZONING OVERLAYS

Is there a State heritage place on the land or is the land situated in a State heritage area? **NO**

Is the land designated as a local heritage place? **NO**

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? **UNKNOWN**

Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation: **YES**

Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au

29.2 section 127—Condition (that continues to apply) of a development authorisation
NOT APPLICABLE

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement?

Are there attachments: LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION **YES**

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

31. Public and Environmental Health Act 1987 (repealed)

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval*

Is this item applicable?

YES

Will this be discharged or satisfied prior to or at settlement?

NO

Are there attachments? LOCAL GOVERNMENT (COUNCIL) SEARCH PUBLIC AND ENVIRONMENTAL HEALTH (WASTE CONTROL) 2010 (OR 1995) (REVOKED) PART 2 - CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL AND AUTHORISATIONS **YES**

Date of approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PUBLIC AND ENVIRONMENTAL HEALTH (WASTE CONTROL) 2010 (OR 1995) (REVOKED) PART 2 - CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL AND AUTHORISATIONS

Name of relevant authority that granted the approval:
**REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PUBLIC
 AND ENVIRONMENTAL HEALTH (WASTE CONTROL) 2010
 (OR 1995) (REVOKED) PART 2 - CONDITION (THAT
 CONTINUES TO APPLY) OF AN APPROVAL AND
 AUTHORISATIONS**

Condition(s) of approval: **REFER LOCAL GOVERNMENT
 (COUNCIL) SEARCH PUBLIC AND ENVIRONMENTAL
 HEALTH (WASTE CONTROL) 2010 (OR 1995) (REVOKED)
 PART 2 - CONDITION (THAT CONTINUES TO APPLY) OF AN
 APPROVAL AND AUTHORISATIONS**

Schedule—Division 2—Other particulars

(section 7(1)(b))

Particulars of transactions in last 12 months

If the vendor, within 12 months before the date of the contract of sale—

- (a) obtained title to the land; or
- (b) obtained an option to purchase the land; or
- (c) entered into a contract to purchase the land (whether on the vendor's own behalf or on behalf of another),

the vendor must provide the following particulars of all transactions relating to the acquisition of the interest that occurred within that 12 month period:

- 1 The name and address of each party to the transaction and of each person in whom an interest vested as a result of the transaction: **CHRISTOPHER ALAN HAMILTON AS EXECUTOR OF THE ESTATE OF LYNDON LANCE WOODING C/- 33 SAINT GEORGES STREET WILLUNGA SA 5172**
- 2 The date and nature of each instrument registered on the certificate of title or, if no such instrument has been registered, the date and nature of each document forming the whole or part of a contract relating to the transaction: **TRANSMISSION APPLICATION TO BE LODGED AT THE LANDS TITLES OFFICE PRIOR TO OR AT SETTLEMENT**
- 3 Particulars of the consideration provided for the purposes of the transaction: **NIL**

The above particulars must be provided for each transaction.

Annexures

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Local Government (Council) Search

Department For Environment and Water response dated 24/09/2024 and Water Licence
No. WL-114447

DP67506, FP251521

T 12578983

SA Water, Emergency Service Levy and Land Tax Searches

Form R3 – Buyers Information Notice

Acknowledgement of Receipt

*I/We, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* with the annexures as set out above.

Dated this _____ day of _____ 2024

Signed: _____

Purchaser(s)

Property Interest Report

Provided by Land Services SA on behalf of the South Australian Government

Title Reference	CT 6188/517	Reference No. 2607386
Registered Proprietors	L L*WOODING	Prepared 19/09/2024 14:39
Address of Property	107 SCOTT ROAD, YUNDI, SA 5172	
Local Govt. Authority	ALEXANDRINA COUNCIL	
Local Govt. Address	PO BOX 21 GOOLWA SA 5214	

This report provides information that may be used to complete a Form 1 as prescribed in the *Land and Business (Sale and Conveyancing) Act 1994*

Table of Particulars

Particulars of mortgages, charges and prescribed encumbrances affecting the land as identified in Division 1 of the Schedule to Form 1 as described in the Regulations to the *Land and Business (Sale and Conveyancing) Act 1994*

All enquiries relating to the Regulations or the Form 1 please contact Consumer & Business Services between 8:30 am and 5:00 pm on 131 882 or via their website www.cbs.sa.gov.au

Prescribed encumbrance Particulars (Particulars in bold indicates further information will be provided)

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

Note--"Easement" includes rights of way and party wall rights

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title

also

Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |
- ### 2. Aboriginal Heritage Act 1988
- | | | |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title

also

Refer to the Certificate of Title

3. ***Burial and Cremation Act 2013***

- 3.1 section 8 - Human remains interred on land

Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title

also

contact the vendor for these details

4. ***Crown Rates and Taxes Recovery Act 1945***

- 4.1 section 5 - Notice requiring payment

Crown Lands Program in DEW has no record of any notice affecting this title

5. ***Development Act 1993 (repealed)***

- 5.1 section 42 - Condition (that continues to apply) of a development authorisation

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

also

Contact the Local Government Authority for other details that might apply

- 5.2 section 50(1) - Requirement to vest land in a council or the Crown to be held as open space

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.3 section 50(2) - Agreement to vest land in a council or the Crown to be held as open space

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

State Planning Commission in the Department for Housing and Urban Development has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

- | | | |
|------|--|---|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 5.11 | section 85(6), 85(10) or 106 - Enforcement order | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 5.12 | Part 11 Division 2 - Proceedings | Contact the Local Government Authority for other details that might apply

also

Contact the vendor for these details |

6. Repealed Act conditions

- | | | |
|-----|--|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
|-----|--|---|

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au |
|-----|---------------------------------|---|

8. Environment Protection Act 1993

- | | | |
|-----|---|---|
| 8.1 | section 59 - Environment performance agreement that is registered in relation to the land | EPA (SA) does not have any current Performance Agreements registered on this title |
| 8.2 | section 93 - Environment protection order that is registered in relation to the land | EPA (SA) does not have any current Environment Protection Orders registered on this title |
| 8.3 | section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 8.4 | section 99 - Clean-up order that is registered in relation to the land | EPA (SA) does not have any current Clean-up orders registered on this title |
| 8.5 | section 100 - Clean-up authorisation that is registered in relation to the land | EPA (SA) does not have any current Clean-up authorisations registered on this title |
| 8.6 | section 103H - Site contamination assessment order that is registered in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 8.7 | section 103J - Site remediation order that is registered in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 8.8 | section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination) | EPA (SA) does not have any current Orders registered on this title |

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
9. <i>Fences Act 1975</i>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10. <i>Fire and Emergency Services Act 2005</i>		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
11. <i>Food Act 2001</i>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i>		
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
13. <i>Heritage Places Act 1993</i>		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
14. <i>Highways Act 1926</i>		
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
15. <i>Housing Improvement Act 1940 (repealed)</i>		
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
16. <i>Housing Improvement Act 2016</i>		

- | | | |
|------|--|--|
| 16.1 | Part 3 Division 1 - Assessment, improvement or demolition orders | Housing Safety Authority has no record of any notice or declaration affecting this title |
| 16.2 | section 22 - Notice to vacate premises | Housing Safety Authority has no record of any notice or declaration affecting this title |
| 16.3 | section 25 - Rent control notice | Housing Safety Authority has no record of any notice or declaration affecting this title |

17. Land Acquisition Act 1969

- | | | |
|------|---|---|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire
also
Contact the Local Government Authority for other details that might apply |
|------|---|---|

18. Landscape South Australia Act 2019

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|-------|---|---|
| 18.1 | section 72 - Notice to pay levy in respect of costs of regional landscape board | The regional landscape board has no record of any notice affecting this title |
| 18.2 | section 78 - Notice to pay levy in respect of right to take water or taking of water | DEW will respond with details relevant to this item |
| 18.3 | section 99 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 18.4 | section 107 - Notice to rectify effects of unauthorised activity | The regional landscape board has no record of any notice affecting this title
also
DEW has no record of any notice affecting this title |
| 18.5 | section 108 - Notice to maintain watercourse or lake in good condition | The regional landscape board has no record of any notice affecting this title |
| 18.6 | section 109 - Notice restricting the taking of water or directing action in relation to the taking of water | DEW has no record of any notice affecting this title |
| 18.7 | section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object | The regional landscape board has no record of any notice affecting this title |
| 18.8 | section 112 - Permit (or condition of a permit) that remains in force | The regional landscape board has no record of any permit (that remains in force) affecting this title
also
DEW has no record of any permit (that remains in force) affecting this title |
| 18.9 | section 120 - Notice to take remedial or other action in relation to a well | DEW has no record of any notice affecting this title |
| 18.10 | section 135 - Water resource works approval | DEW will respond with details relevant to this item |
| 18.11 | section 142 - Site use approval | DEW will respond with details relevant to this item |
| 18.12 | section 166 - Forest water licence | DEW has no record of a forest water licence affecting this title |
| 18.13 | section 191 - Notice of instruction as to keeping or management of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 18.14 | section 193 - Notice to comply with action order for the destruction or control of animals or plants | The regional landscape board has no record of any notice affecting this title |
| 18.15 | section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve | The regional landscape board has no record of any notice affecting this title |
| 18.16 | section 196 - Notice requiring control or quarantine of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 18.17 | section 207 - Protection order to secure compliance with specified provisions of the | The regional landscape board has no record of any notice affecting this title |

Act

- | | | |
|-------|--|---|
| 18.18 | section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.19 | section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.20 | section 215 - Orders made by ERD Court | The regional landscape board has no record of any notice affecting this title |
| 18.21 | section 219 - Management agreements | The regional landscape board has no record of any notice affecting this title |
| 18.22 | section 235 - Additional orders on conviction | The regional landscape board has no record of any notice affecting this title |

19. **Land Tax Act 1936**

- | | | |
|------|---|---|
| 19.1 | Notice, order or demand for payment of land tax | A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au |
|------|---|---|

20. **Local Government Act 1934 (repealed)**

- | | | |
|------|---|---|
| 20.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

21. **Local Government Act 1999**

- | | | |
|------|---|---|
| 21.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
|------|---|---|

22. **Local Nuisance and Litter Control Act 2016**

- | | | |
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| 22.1 | section 30 - Nuisance or litter abatement notice | Contact the Local Government Authority for other details that might apply |
|------|--|---|

23. **Metropolitan Adelaide Road Widening Plan Act 1972**

- | | | |
|------|--|---|
| 23.1 | section 6 - Restriction on building work | Transport Assessment Section within DIT has no record of any restriction affecting this title |
|------|--|---|

24. **Mining Act 1971**

- | | | |
|------|---|---|
| 24.1 | Mineral tenement (other than an exploration licence) | Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title |
| 24.2 | section 9AA - Notice, agreement or order to waive exemption from authorised operations | Contact the vendor for these details |
| 24.3 | section 56T(1) - Consent to a change in authorised operations | Contact the vendor for these details |
| 24.4 | section 58(a) - Agreement authorising tenement holder to enter land | Contact the vendor for these details |
| 24.5 | section 58A - Notice of intention to commence authorised operations or apply for lease or licence | Contact the vendor for these details |
| 24.6 | section 61 - Agreement or order to pay compensation for authorised operations | Contact the vendor for these details |
| 24.7 | section 75(1) - Consent relating to extractive minerals | Contact the vendor for these details |
| 24.8 | section 82(1) - Deemed consent or agreement | Contact the vendor for these details |

24.9 Proclamation with respect to a private mine Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

25. *Native Vegetation Act 1991*

25.1 Part 4 Division 1 - Heritage agreement DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.2 section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

25.4 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation DEW Native Vegetation has no record of any refusal or condition affecting this title

26. *Natural Resources Management Act 2004 (repealed)*

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act The regional landscape board has no record of any authorisation affecting this title

27. *Outback Communities (Administration and Management) Act 2009*

27.1 section 21 - Notice of levy or contribution payable Outback Communities Authority has no record affecting this title

28. ***Phylloxera and Grape Industry Act 1995***

- 28.1 section 23(1) - Notice of contribution payable The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

29. ***Planning, Development and Infrastructure Act 2016***

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority

also

Code Amendment

Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

Goolwa North - The Designated Entity, Ambo Pty Ltd, is proposing to rezone approx. 241 hectares of land between Alexandrina Rd and Byrnes Rd, Goolwa (the Affected Area) to accommodate a low density and low scale residential community. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).

Code Amendment

Old Bull Creek Road, Strathalbyn - Nevarc Developments Pty Ltd proposes to rezone approximately 19.9 hectares of land located approx. 1km from the town's main street. The Affected Area is zoned 'Deferred Urban' and 'Neighbourhood' and is identified within The 30-Year Plan for Greater Adelaide as 'planned urban lands to 2045'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

Ancillary Accommodation and Student Accommodation Definitions Review Code

Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

Milang Local Heritage - proposal from Alexandrina council to provide appropriate recognition and protection of local heritage assets. For more information, visit the Code Amendments webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

Lakeside Goolwa - Goolwa Tourist Resort Pty Ltd are proposing to rezone land located to the north and east of the existing Lakeside Goolwa Residential Park to facilitate future expansion. For more information, visit the Code Amendments webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

Lot 485 Randell Road Hindmarsh Island - seeks to rezone approximately 9.4 hectares of land from the Rural Living Zone to the Rural Neighbourhood Zone to facilitate very low-density residential development outcomes. For more information, visit the Code Amendments webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

76 Kessell Road Goolwa - Seeks to facilitate the future development of this site, as an expansion of the adjoining Discovery Parks caravan park located at 40 Kessell Road. The intention is for 76 Kessell Road to be rezoned Caravan and Tourist Park, to align with the existing caravan park. For more information, visit the Code Amendments webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

Future Living - seeks to enhance housing diversity by providing housing options for smaller household types, and responding to the ageing demographics of the state's population by providing greater opportunities for ageing in place. For more information, visit the Code Amendments webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

29.2	section 127 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.7 section 155 - Emergency order State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement Refer to the Certificate of Title

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.14 section 214(6), 214(10) or 222 - Enforcement order Contact the Local Government Authority for details relevant to this item

also

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests Plant Health in PIRSA has no record of any notice or order affecting this title

31. *Public and Environmental Health Act 1987 (repealed)*

31.1 Part 3 - Notice Public Health in DHW has no record of any notice or direction affecting this title

also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

- 31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with) Public Health in DHW has no record of any order affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32. *South Australian Public Health Act 2011***
- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply
- 33. *Upper South East Dryland Salinity and Flood Management Act 2002 (expired)***
- 33.1 section 23 - Notice of contribution payable DEW has no record of any notice affecting this title
- 34. *Water Industry Act 2012***
- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement **An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**
also
The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title
also
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.
also
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.
also
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.
- 35. *Water Resources Act 1997 (repealed)***
- 35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title
- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title
- 36. Other charges**
- 36.1 Charge of any kind affecting the land (not included in another item) Refer to the Certificate of Title
also
Contact the vendor for these details
also
Contact the Local Government Authority for other details that might apply

Other Particulars

Other particulars as identified in Division 2 of the Schedule to Form 1 as described in the *Regulations to the Land and Business (Sale and Conveyancing) Act 1994*

- | | | |
|-----|---|---|
| 1. | Particulars of transactions in last 12 months | Contact the vendor for these details |
| 2. | Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation |
| 3. | Particulars relating to strata unit | Enquire directly to the Secretary or Manager of the Strata Corporation |
| 4. | Particulars of building indemnity insurance | Contact the vendor for these details
also
Contact the Local Government Authority |
| 5. | Particulars relating to asbestos at workplaces | Contact the vendor for these details |
| 6. | Particulars relating to aluminium composite panels | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details. |
| 7. | Particulars relating to court or tribunal process | Contact the vendor for these details |
| 8. | Particulars relating to land irrigated or drained under Irrigation Acts | SA Water will arrange for a response to this item where applicable |
| 9. | Particulars relating to environment protection | Contact the vendor for details of item 2
also
EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title
also
Contact the Local Government Authority for information relating to item 6 |
| 10. | Particulars relating to <i>Livestock Act, 1997</i> | Animal Health in PIRSA has no record of any notice or order affecting this title |

Additional Information

The following additional information is provided for your information only.
These items are not prescribed encumbrances or other particulars prescribed under the Act.

- | | | |
|-----|--|---|
| 1. | Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. | State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. | SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. | South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. | Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. | ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. | Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. | Dog Fence (<i>Dog Fence Act 1946</i>) | The Dog Fence Board has no current interest in Dog Fence rates relating to this title. |
| 9. | Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 10. | Heritage Branch DEW (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 11. | Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title. |

Notices

Notices are printed under arrangement with organisations having some potential interest in the subject land. You should contact the identified party for further details.

Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water and sewage)

Building restrictions

It is an offence under section 86 of the *Electricity Act 1996* to erect a building or structure within a prescribed distance of aerial or underground powerlines. In some, but not all, cases approval may be obtained from the Technical Regulator. Generally, however, land owners must not build, or alter a building or structure, with the result that any part of the resulting building or structure is within the minimum clearance distance required from certain types of powerlines. These building limitations are set out in the *Electricity (General) Regulations 2012* regulations 81 and 82. Purchasers intending to redevelop the property to be purchased should therefore be aware that the restrictions under the *Electricity Act* and *Regulations* may affect how, or if, they are able to redevelop the property.

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:

- a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
- b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
- c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

Contact the Office of the Technical Regulator in DEM on 8226 5500 for further details.

Statutory easements

Statutory easements for purposes such as (and without limitation) electricity, telecommunications, gas, water and sewage, may also exist, but may not be registered or defined on the title for the land.

Separate from the above building restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation.

This notice does not necessarily imply that any statutory or other easement exists.

However, where in existence, statutory easements may provide these organisations and businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any pipelines, electricity or telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (For example, see Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

For further clarification on these matters, please contact the relevant organisations or businesses, such as SA Power Networks' Easements Branch on telephone 8404 5897 or 8404 5894.

If you intend to excavate, develop or subdivide land, it is suggested that you first lodge a 'Dial Before you Dig' enquiry. Dial Before You Dig is a free referral service that provides information on the location of underground infrastructure. Using the Dial Before you Dig service (<https://1100.com.au>) may mitigate the risk of injury or expense resulting from inadvertent interference with, damage to, or requirement to relocate infrastructure.

Land Tax Act 1936 and Regulations thereunder

Agents should note that the current owner will remain liable for any additional charge accruing due before the date of this certificate which may be assessed on the land and also that the purchaser is only protected in respect of the tax for the financial year for which this certificate is issued. If the change of ownership will not occur on or before the 30th June, another certificate should be sought in respect of the next financial year or requests for certificate should not be made until after 30th June.

Animal and Plant Control (Agriculture Protection and other purposes) Act 1986 and Regulations

Agents should note that this legislation imposes a responsibility on a landholder to control and keep controlled proclaimed plants and particular classes of animals on a property.

Information should be obtained from:

- The vendor about the known presence of proclaimed plants or animals on the property including details which the vendor can obtain from records held by the local animal and plant control board
- The local animal and plant control board or the Animal and Plant Control Commission on the policies and priorities relating to the control of any serious proclaimed plants or animals in the area where the property is located.

Landscape South Australia 2019

Water Resources Management - Taking of underground water

Under the provisions of the *Landscape South Australia Act 2019*, if you intend to utilise underground water on the land subject to this enquiry the following apply:

- A well construction permit accompanied by the prescribed fee is required if a well/bore exceeding 2.5 meters is to be constructed. As the prescribed fee is subject to annual review, you should visit the webpage below to confirm the current fee
- A licensed well driller is required to undertake all work on any well/bore
- Work on all wells/bores is to be undertaken in accordance with the *General specification for well drilling operations affecting water in South Australia*.

Further information may be obtained by visiting <https://www.environment.sa.gov.au/licences-and-permits/water-licence-and-permit-forms>. Alternatively, you may contact the Department for Environment and Water on (08) 8735 1134 or email DEWwaterlicensing@sa.gov.au.

Certificate of Title

Title Reference: CT 6188/517
Status: CURRENT
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
15/10/2024	18/10/2024	14380818	WITHDRAWAL OF CAVEAT	REGISTERED

Data Available - Dealings completed since 20/07/2024 and unregistered Dealings

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

REAL PROPERTY ACT, 1886



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 6188 Folio 517

Parent Title(s) CT 5949/560
Creating Dealing(s) T:N 12578983
Title Issued 16/03/2017 **Edition** 3 **Edition Issued** 18/10/2024

Estate Type

FEE SIMPLE

Registered Proprietor

LYNDON LANCE WOODING
OF 107 SCOTT ROAD YUNDI SA 5172

Description of Land

ALLOTMENT 21 DEPOSITED PLAN 67506
IN THE AREA NAMED YUNDI
HUNDRED OF KUITPO

Easements

SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A ON F251521 (T 12578983)

Schedule of Dealings

NIL

Notations

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

Certificate of Title

Title Reference	CT 6188/517
Status	CURRENT
Easement	YES
Owner Number	05132539
Address for Notices	CARE SOUTHERN VALES LEGAL PO Box 693 MCLAREN VALE SA 5171, AUS
Area	23.45ha (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

LYNDON LANCE WOODING
OF 107 SCOTT ROAD YUNDI SA 5172

Description of Land

ALLOTMENT 21 DEPOSITED PLAN 67506
IN THE AREA NAMED YUNDI
HUNDRED OF KUITPO

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

Dealing Type	Dealing Number	Beneficiary
CAVEAT	14158673	ROSE MARIA GAUCI

Valuation Numbers

Valuation Number	Status	Property Location Address
4595091404	CURRENT	107 SCOTT ROAD, YUNDI, SA 5172

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	4595091404
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2005
Property Location	107 SCOTT ROAD, YUNDI, SA 5172
Local Government	ALEXANDRINA
Owner Names	LYNDON LANCE WOODING
Owner Number	05132539
Address for Notices	CARE SOUTHERN VALES LEGAL PO Box 693 MCLAREN VALE SA 5171, AUS
Zone / Subzone	PRuL - Productive Rural Landscape
Water Available	No
Sewer Available	No
Land Use	1992 - House And Livestock (Non-Viable)
Description	7HCP MS HS
Local Government Description	Primary Production

Parcels

Plan/Parcel	Title Reference(s)
D67506 ALLOTMENT 21	CT 6188/517

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$630,000	\$890,000			
Previous	\$590,000	\$820,000			

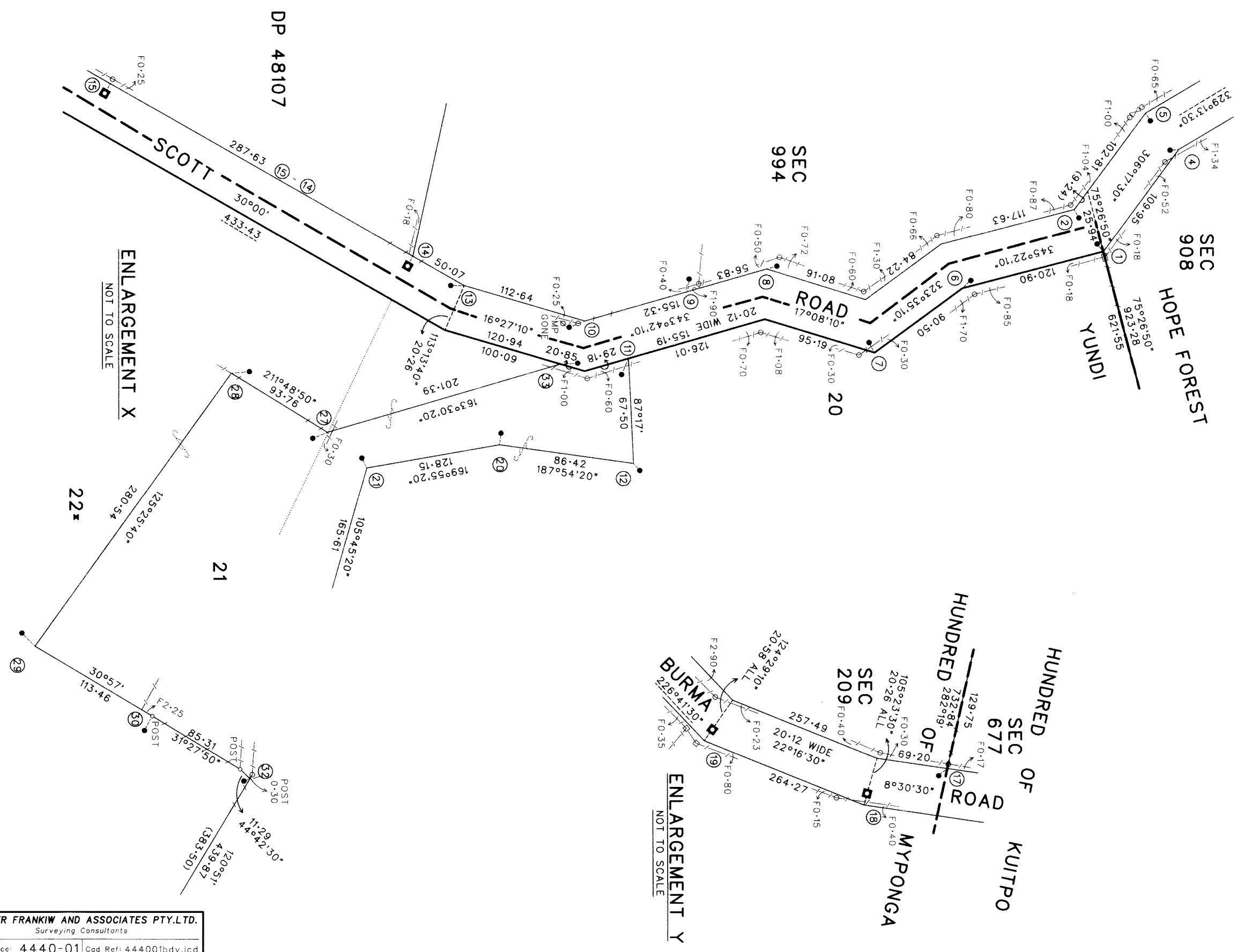
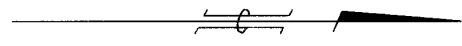
Building Details

Valuation Number	4595091404
Building Style	Conventional
Year Built	1982
Building Condition	Basic

Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	185 sqm
Number of Main Rooms	6

Note – this information is not guaranteed by the Government of South Australia


PLAN NUMBER
DP 67506
 DEPOSITED 29.6 / 2005
 ACCEPTED FOR FILING PRO REGISTRAR GENERAL
 THIS IS SHEET 2 OF MY PLAN IN 2 SHEETS
 DATED 14 / 12 / 2004
 [Signature] LICENSED SURVEYOR
 SCALE NOT TO SCALE METRES
 STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS



REFERENCE MARKS

Cnr	Bearing	From	Distance	PM.No.
1	74°22'	MP	1-07	
2	253°12'	MPFD	0-52	
4	326°32'	MP	4-63	
5	235°31'	MPFD	0-49	
6	155°36'	MP	2-87	
7	47°07'	MP	1-13	
8	176°49'	MPFD	0-64	NEW FIX
9	100°21'	MPFD	0-96	NEW FIX
10	338°36'	MP	1-54	
11	302°11'	MP	1-48	
12	229°45'	MP	1-10	
13	4°04'	MPFD	0-57	NEW FIX
14	295°52'	MPFD	0-91	6627/15402
15	282°29'	MPFD	0-95	6627/15403
17	290°53'	MP	0-87	
18	105°24'	MPFD	1-01	6627/16811
19	124°29'	MPFD	1-01	6627/16812
20	92°23'	MP	0-91	
21	52°02'	MP	1-43	
27	328°17'	MP	1-05	
28	178°25'	MP	1-20	
29	49°04'	MP	1-43	
30	302°34'	MP	0-82	
32	336°27'	MP	0-90	
33	142°39'	MP	0-92	

WEBER FRANKIW AND ASSOCIATES PTY.LTD.
 Surveying Consultants
 Reference: 4440-01 Cad Ref: 444001bdy.lcd
 178 Main Road McLaren Vale South Australia 5171
 Telephone (08) 8323 8991 Facsimile (08) 8323 9686
 ACN 008 173 957

PURPOSE:	EASEMENT	AREA NAME:	YUNDI	APPROVED:	MATTHEW LETHBRIDGE 25/10/2016	 FX251521 SHEET 1 OF 3 52810_text_01_v04_Version_4
MAP REF:	6627/32/B, 6627/29/Q, 6627/32/A	COUNCIL:	ALEXANDRINA COUNCIL	FILED:	MATTHEW LETHBRIDGE 25/10/2016	
LAST PLAN:		DEVELOPMENT NO:				

AGENT DETAILS:	WEBER FRANKIW & ASSOCIATES 178 MAIN ROAD MCLAREN VALE SA 5171 PH: 83238991 FAX:	SURVEYORS CERTIFICATION:
AGENT CODE:	WEBLP	
REFERENCE:	4440-03	

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5949	560		ALLOTMENT(S)	21	D	67506	KUITPO KUITPO		SECTION 733 SECTION 782
CT	6103	792		ALLOTMENT(S)	9	D	87829	KUITPO KUITPO KUITPO KUITPO MYPONGA		SECTION 733 SECTION 782 SECTION 689 CLOSED ROAD SECTION 354

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

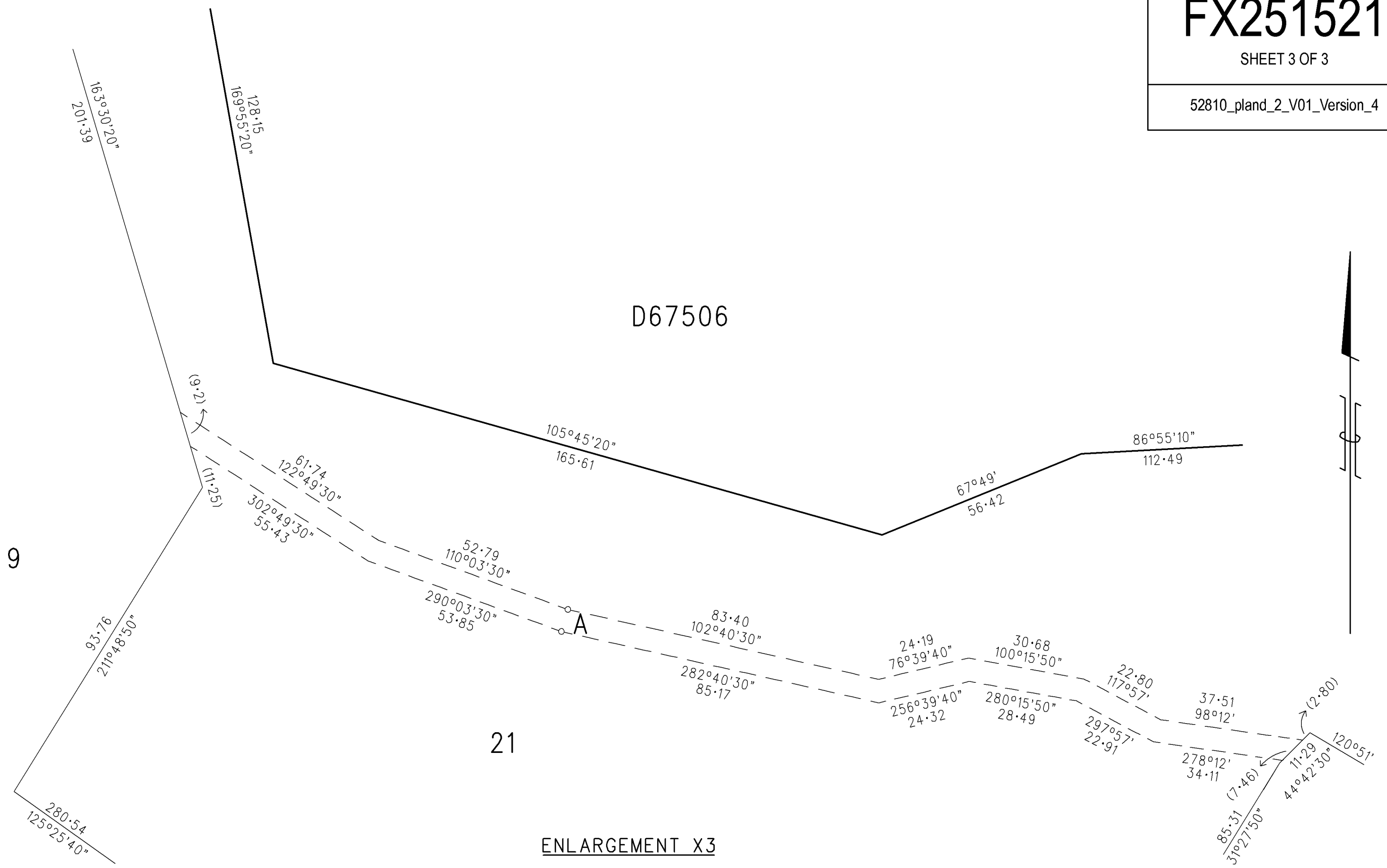
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
PROPOSED	21	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	A		9	

ANNOTATIONS:

FX251521

SHEET 3 OF 3

52810_pland_2_V01_Version_4

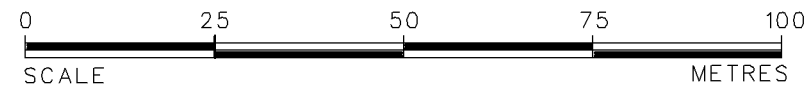


D67506

9

21

ENLARGEMENT X3

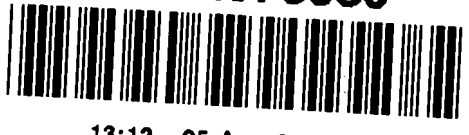


WEBER FRANKIW AND ASSOCIATES PTY.LTD.
Surveying Consultants

CAD Ref: 4440-03esm

178 Main Road McLaren Vale South Australia 5171
Telephone (08) 8323 8991
Email admin@wfasurvey.com.au
ACN 008 173 957

Orig. T 12578983



13:12 05-Aug-2016
5 of 5

509

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

MEMORANDUM OF TRANSFER

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

Prefix
T
Series No.
45

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

[Signature]

Solicitor/Registered Conveyancer/Transferee
Conveyancer A. Hendry

AGENT CODE

Lodged by: **RC + VI HENDRY** RVH1

Correction to: RC & VI HENDRY RVH1

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1.
- 2.
- 3.
- 4.

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

1.
2.
3.
4.

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE
UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE

RevenueSA - Stamp Duty - ABN 19 040 349 865 ©

RevNetID/PRA Bundle No.: **135368839**

Orig/Copy 1 of with - copies

Consideration/Value/Security: \$ **600,000.00**

SA Proportion (if applicable): \$ -

SD: \$ **26,830.00** LTO Fees: \$ **4,613.00**

Int: \$ - Pch/Add Tax: \$ -

Signature: *[Signature]* Date: **4/8/2016**

NEW C.T. TO ISSUE

② Allot 9 DP 37829 Tog with A
in name of transferee

① Allot 21 DP 67506 Sub to
A in name of Lyndon Lance Woody

RC & VI HENDRY CONVEYANCERS have
taken reasonable steps to verify the identity
of the TRANSFEREE / TRANSFEROR /
APPLICANT

[Signature]

Aaron James Hendry
Registered Conveyancer

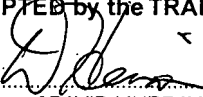
Sandy

CORRECTION 31/8	PASSED <i>[Signature]</i>
REGISTERED 2 MAR 2017	<i>[Signature]</i> REGISTRAR-GENERAL SOUTH AUSTRALIA

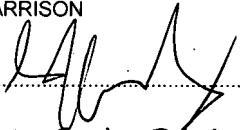
pro

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ACCEPTED by the TRANSFEREE(S)



Signature of DAVID MURRAY HARRISON



Signature of WITNESS

PO Box 38 BRIMTON 5048.

Address of Witness

51

MEMORANDUM OF TRANSFER

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 6103 FOLIO 792
AND CT VOLUME 5949 FOLIO 560

ESTATE AND INTEREST

ESTATE IN FEE SIMPLE

ENCUMBRANCES

NIL

TRANSFEROR (Full name and address)

LYNDON LANCE WOODING OF 107 SCOTT ROAD YUNDI SA 5172

CONSIDERATION (Words and figures)

SIX HUNDRED THOUSAND DOLLARS (\$600,000.00)

TRANSFeree (Full name, address and mode of holding)

DAVID MURRAY HARRISON OF C/- 131B THE ESPLANADE BRIGHTON SA 5048

OPERATIVE CLAUSE

THE TRANSFEROR ACKNOWLEDGING RECEIPT OF THE ABOVE THE CONSIDERATION
TRANSFERS TO THE TRANSFeree THE ESTATE AND INTEREST HEREIN
SPECIFIED IN THE LAND

*~~ABOVE~~ / HEREINAFTER

DESCRIBED SUBJECT TO THE ABOVE ENCUMBRANCES

DEFINE THE LAND
BEING TRANSFERRED
INCORPORATING THE
REQUIRED EASEMENT(S)
ETC. WHERE APPROPRIATE

BEING THE WHOLE OF LAND IN CT ~~6103-792~~ *Delete the inapplicable
ALLOTMENT 9 IN DP 87829 TOGETHER WITH A FREE AND UNRESTRICTED RIGHT OF
WAY OVER THAT PORTION OF ALLOTMENT 21 IN DP 67506 AS IS MARKED A IN FP
251521 TO BE HELD APPURTENANT TO THE WHOLE OF THE LAND IN CT VOLUME
6103 FOLIO 792 BEING PORTION OF CT 5949-560

DATED 4TH August 2016

EXECUTION

SEE ANNEXURE

Signature of LYNDON LANCE WOODING

Signature of WITNESS - Signed in my presence by LYNDON LANCE
WOODING who is either personally known to me or has satisfied me
as to his or her identity. A penalty of up to \$2000 or 6 months
imprisonment applies for improper witnessing.

Print Full name of Witness (BLOCK LETTERS)

Address of Witness

Business Hours Telephone No

To be completed by lodging party ANNEXURE to Transfer dated 4-8-2016 over Certificate of Title Volume: 6103 Folio: 792	NUMBER Office use only
---	----------------------------------

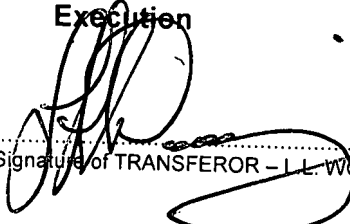
Transferor: Lyndon Lance Wooding and ~~Natalie Kaye Hobba~~

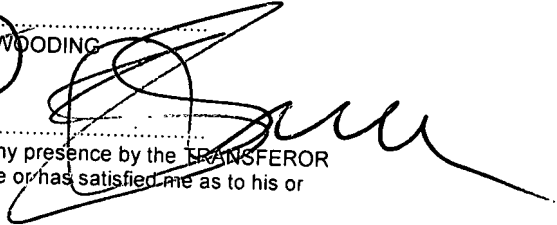
Consideration: SIX HUNDRED THOUSAND DOLLARS \$600,000.00

Transferee: David Murray Harrison

Dealing: Estate in fee simple

Execution


 Signature of TRANSFEROR - L.L. WOODING


 Signature of WITNESS - Signed in my presence by the TRANSFEROR who is either personally known to me or has satisfied me as to his or her identity.*

Print Full Name of Witness

Geoffrey Victor Showell

671 Zwerner Drive

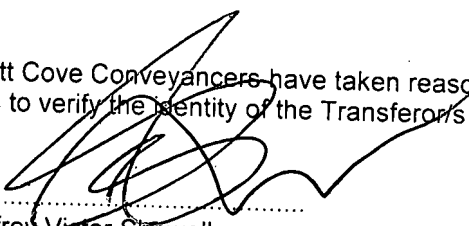
Hallett Cove SA 5158

Ph 08 8387 0900

Address of Witness

Business Hours Telephone Number.....

Hallett Cove Conveyancers have taken reasonable steps to verify the identity of the Transferor/s


 Geoffrey Victor Showell
 Registered Conveyancer



Search No: 41453
Ref No: A19760
Email: info@form1onfrome.com.au

20/09/2024

**FORM ONE ON FROME
LEVEL 1
147 FROME STREET
ADELAIDE SA 5000**

To Whom It May Concern

Re: Request for Information

Thank you for your recent request for information.

Please find attached particulars and documentary material Council is obligated to provide pursuant to the provisions of the Local Government Act and the Land and Business (Sale and Conveyancing) Act 1994.

Yours sincerely,

SEARCHES DEPARTMENT



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

**Certificate of
LOCAL GOVERNMENT CHARGES
Pursuant to the Local Government Act, 1999**

Search No: 41453	Assessment No: A19760		
Bpay Biller Code: 36012	Valuation No: 4595091404		
Reference: 1000197608			
Property Described as: 107 SCOTT ROAD YUNDI SA 5172			
Owners Name: LYNDON LANCE WOODING			
<u>Section</u>	<u>Allotment</u>	<u>Plan</u>	<u>Certificate of Title</u>
P733	21	DP67506	6188/517

RATES/CHARGES

Period ending **30/06/25** - declared date: **24/06/24** - First Due Date **01/09/24**

Rates and fines in arrears b/fwd 1st July	2,078.30
Rates for current Financial year	2,828.75
Service Charges	0.00
Less Pensioner Concessions - Not applicable	0.00
Interest/Legal fees to date	0.00
Fines to date	0.00
Sundry Debtors	0.00
Hills & Fleurieu Regional Landscape Levy	89.00
Less payments made	0.00
TOTAL OUTSTANDING AT DATE OF THIS CERTIFICATE	4,996.05

Rates not paid on or before the **DUE DATE** are subject to a **FINE** of 2.00% with further **INTEREST CHARGES** of 0.7625% being added to **ARREARS** each month following.

Miscellaneous: AN AMOUNT OF \$2807.85 IS OVERDUE. PLEASE CONTACT THIS OFFICE PRIOR TO SETTLEMENT AS OTHER CHARGES MAY INCUR.

NEXT QUARTERLY PAYMENT OF \$729.40 IS DUE BY 01/12/2024.

Authorised Officer: Bryan Francis

Date : 01/10/2024

ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 41453
Assessment No: A19760

Development Act 1993 Repealed

Section 42 - Condition (that continues to apply) of a development authorisation	Attached
---	----------

Repealed Act conditions

Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil
--	-----

Planning, Development and Infrastructure Act 2016

Part 5 - Planning and Design Code - Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	Refer to Attached Plan SA Report
---	----------------------------------

Is there a State heritage place on the land or is the land situated in a State heritage area?	No
---	----

Is the land designated as a local heritage place?	No
---	----

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	No
--	----

Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Yes
---	-----

Section 127 - Condition (that continues to apply) of a development authorisation	Refer to Attached Plan SA Report
--	----------------------------------

Development Act 1993 (repealed)

Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil
---	-----

Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil
---	-----

Section 55 - Order to remove or perform work	Nil
--	-----

Section 56 - Notice to complete development	Nil
---	-----

ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 41453

Assessment No: A19760

Section 57 - Land management agreement	No
Section 69 - Emergency order	Nil
Section 71 - Fire safety notice	Nil
Section 84 - Enforcement notice	Nil

Section 85(6), 85(10) or 106 - Enforcement order	Nil
Part 11 Division 2 - Proceedings	Nil

Fire and Emergency Services Act 2005

Section 105F (or Section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Nil
---	-----

Food Act 2001

Section 44 - Improvement Notice	Nil
Section 46 - Prohibition Order	Nil

Housing Improvement Act 1940 (repealed)

Section 23 - Declaraion that house is undesirable or unfit for human habitation	Nil
Part 7 (rent control for substandard houses) - Notice or declaration	Nil

Land Acquisition Act 1969

Section 10 - Notice of intention to acquire	Nil
---	-----

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
---	-----

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
---	-----



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 41453
Assessment No: A19760

Local Nuisance and Litter Control Act 2016

Section 30 - Nuisance or litter abatement notice	Nil
--	-----

Planning, Development and Infrastructure Act 2016

Section 141 - Order to remove or perform work	Nil
---	-----

Section 142 - Notice to complete development	Nil
--	-----

Section 155 - Emergency order	Nil
-------------------------------	-----

Section 157 - Fire safety notice	Nil
----------------------------------	-----

Section 192 or 193 - Land management agreement	No
--	----

Section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil
--	-----

Section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil
--	-----

Part 16 Division 1 - Proceedings	Nil
----------------------------------	-----

Section 213 - Enforcement notice	Nil
----------------------------------	-----

Section 214(6), 214(10) or 222 - Enforcement order	Nil
--	-----



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 41453
Assessment No: A19760

Public and Environmental Health Act 1987 (repealed)

Part 3 - Notice	Nil
<i>Public and Environmental Health (Waste Control) 2010 (or 1995) (revoked)</i> Part 2 - Condition (that continues to apply) of an approval	Attached
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> Regulation 19- Maintenance order (that has not been complied with)	Nil

South Australian Public Health Act 2011

Section 92 - Notice	Nil
<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part4-Condition (that continues to apply) of an approval.	Nil

Other Charges

Charges of any kind affecting the land (not included in another item)	Nil
---	-----



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 41453
Assessment No: A19760

Particulars of Building indemnity insurance

Note: Building indemnity insurance is not required for -

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May 1987; or
- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- (e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

Details of Building Indemnity Insurance still in existence for Building Work on the Land

Building indemnity insurance required	No
---------------------------------------	----

Name(s) of person(s) insured: NOT APPLICABLE

Name of insurer:

Limitations on the liability of the insurer:

Name of the Builder:

Builders Licence Number:

Date of issue of Insurance:

Description of insured building work:



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 41453
Assessment No: A19760

Exemption from holding insurance

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

No

If **Yes**, give details:

- a) Date of the exemption:
- b) Name of builder granted the exemption:
- c) Licence number of Builder granted the exemption:
- d) Details of building work for which the exemption applies:
- e) Details of conditions (if any) to which the exemption is subject:



ALEXANDRINA COUNCIL PRESCRIBED INFORMATION

Search No: 41453
Assessment No: A19760

Particulars Relating to Environment Protection

Further information held by councils

Does the council hold details of any development approvals relating to-

- (a) commercial or industrial activity at the land; or
- (b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993*) or the *Planning, Development and Infrastructure Act 2016*?

No

Note-

The question relates to information that the council for the area in which the land is situated may hold. If the council answers "YES" to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

A "YES" answer to paragraph (a) of the question may indicate that a **potentially contaminating activity** has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

It should be noted that-

- (a) the approval of development by a council does not necessarily mean that the development has taken place;
- (b) the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

CONFIRMED BY

ENVIRONMENTAL HEALTH OFFICER	Tony Pearson	
BUILDING OFFICER	Andreas Karaikos	
PLANNING &	Cameron Gibbons	
DATE & TIME	1/10/2024	3:20:55PM

DISTRICT COUNCIL OF WILLUNGA

DECISION NOTIFICATION FORM

For Development Application Dated 17/ 4/97
Registered on 18/ 4/97

Development Number
130/97/0219

TO : P Lawrence
RSD Phillips Road
via WILLUNGA 5172

LOCATION OF PROPOSED DEVELOPMENT : Assessment No 495092003

House No: Lot No: Street: Scott Road Town: Hope Forest

Section No. (full/part): 782 Hundred: Hope Forest Volume: 1146 Folio: 5

Nature of Proposed Development: Garage Class 10

FROM : DISTRICT COUNCIL OF WILLUNGA

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Expiry Date	Not Applicable
Provisional Development Plan consent	14.5.97		14.5.98	
Land Division				X
Land Division (Strata)				X
Provisional Building Rules consent	21.4.97	1		
Public Space				X
Septic Application				X
DEVELOPMENT APPROVAL (★)	14.5.97	1		

(★) SUBJECT TO ATTACHED CONDITIONS

Date of Decision: 14.5.97

Signed : 

Date 16.5.97

- Development Assessment Commission or Delegate
- Council District Manager or Delegate
- Private Certifier
- Sheets Attached

District Council of Willunga

CONDITION ADVICE FORM

Development Number

130 / 97 / 0219

CONDITIONS OF PROVISIONAL BUILDING RULES CONSENT

- (1) Stormwater to be discharged away from the building in 90mm diameter PVC pipes to prevent water lying against any part of the building.

Reason for condition(s)

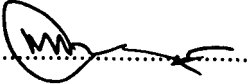
To ensure adequate compliance with the provisions of the Development Act 1993.

Reason for decision

The proposed development is consistent with the relevant provisions of the Development Plan.

FURTHER ADVICE

- 1 Any condition imposed or expressed under this consent shall be binding upon and enforceable against all persons who may thereafter acquire the benefit of this consent.
- 2 This consent is valid for 36 months only. If development is not substantially commenced within 12 months of the date of this consent or substantially completed within 36 months of this consent a fresh consent must be obtained.

Date of Decision	14.5.97	<input type="checkbox"/>	Development Assessment Commission or Delegate
Signed		<input checked="" type="checkbox"/>	Council District Manager or Delegate
Date	16.5.97	<input type="checkbox"/>	Private Certifier

COPY

ALEXANDRINA COUNCIL

Postal address:
PO Box 21
GOOLWA SA 5214

Ph: 08) 8555 2202
Fax: 08) 8555 3603

Ph: 1300 363 763
(local area only)

Ref: 455/340/97

M P Lawrence
RSD Phillips Road
VIA WILLUNGA SA 5172

Dear Sir,

RE: WASTE CONTROL SYSTEM APPLICATION
LOT 782 SCOTT ROAD, HOPE FOREST

In reference to your application dated the 3rd June 1997 for approval to install a waste control system at the above mentioned site, you are advised that approval is granted subject to the following conditions:

1. The installation is to be carried out by a competent person and in accordance with:
 - (a) The plans and other documentation forming part of the approval and any notation thereon.
 - (b) All sanitary plumbing and drainage work associated with the connection of the sanitary fixtures to the waste control system be installed in accordance with the requirements of the Standard for the Construction, Installation and Operation of Septic Tank Systems in South Australia, National Plumbing and Drainage Code, AS3500-2, Sanitary Plumbing and Sanitary Drainage and any SAHC variation as prescribed by the Public and Environmental Health (Waste Control) Regulations and South Australian Water amendments.
 - (c) All work on the plumbing and drainage system is to be carried out by a trades person holding a current registration under the Sewerage Act or the Plumbers and Gasfitters and Electricians Act and operating under the direct supervision of a registered master plumber under the Sewerage Act, or a plumbing contractor licensed under the Plumbers and Gasfitters and Electricians Act. All such persons must be authorised to work in a proclaimed drainage area under the Sewerage Act.

All communication must be addressed to the Chief Executive Officer

.../2

Head Office:
Dawson Street,
Goolwa

PRESERVING THE PAST - SECURING THE FUTURE

Branch Office:
1 Colman Terrace,
Strathalbyn

2. The use of the waste control system shall not vary from that indicated in this approval and that it be completed prior to use.
3. This approval must not be varied without obtaining further consent from the Council.
4. This approval shall become void if the waste control system is not completed within twenty four months from the date of approval.
5. **REQUIREMENTS FOR INSPECTION**

Persons undertaking the alteration of a Waste Control System are required to give Council at least one business days notice at the following stages:

- a) Underfloor plumbing completed (with work under water test)
- b) Drains completed, but not backfilled (drains to be under water test)
- c) Final inspection on completion of the whole system prior to occupation.

Please contact the Environmental Health Section of Council on (08) 8555 2202 to arrange for these inspections.

Should clarification be required on any of the above provisions, please contact Mr Kim Vivian, on the above telephone number.

Approved by:



K E VIVIAN

Environmental Health Officer, operating under delegated authority under the Public and Environmental Health (Waste Control) Regulations for and on behalf of the Alexandrina Council.

Dated 24th July, 1997.

Data Extract for Section 7 search purposes

Valuation ID 4595091404

Data Extract Date: 24/09/2024

Parcel ID: D67506 A21

Certificate Title: CT6188/517

Property Address: 107 SCOTT RD YUNDI SA 5172

Zones

Productive Rural Landscape (PRuL)

Subzones

No

Zoning overlays

Overlays

Environment and Food Production Area

The Environment and Food Production Area Overlay is an area of rural, landscape, environmental or food production significance within Greater Adelaide that is protected from urban encroachment

Hazards (Bushfire - High Risk) (High)

The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency service vehicles and situating activities that increase the number of people living and working in the area away from areas of unacceptable bushfire risk.

Hazards (Flooding - Evidence Required)

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.

Limited Land Division

The Limited Land Division Overlay seeks to limit fragmentation of land to avoid undermining primary production.

Murray-Darling Basin

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Water Resources Area

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

River Murray Tributaries Protection Area

The River Murray Tributaries Protection Area Overlay seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area.

State Significant Native Vegetation

The State Significant Native Vegetation Overlay seeks to protect, retain and restore significant areas of native vegetation.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

<http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx>

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

No

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: <https://plan.sa.gov.au/>

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

<https://code.plan.sa.gov.au/>

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

Land Management Agreement (LMA)

No

Swimming Pool Safety



REQUIREMENTS ON SALE OF PROPERTY

Pools approved, constructed or installed before 1st July 1993;

Safety barriers must be brought into line with the requirements of Ministerial Building Standard – MBS 004 - Swimming Pool Safety – designated safety features for pools built before 1 July 1993

Pools approved, constructed or installed from 1st July 1993 to the present;

Safety barriers must comply with the rules in place when the pool was approved;

- ↗ From 1st July 1993 to 1st December 2010 child resistant doorsets were permitted
 - doors opening into a pool enclosure were required to be self-closing and self-latching with the latch at least 1500mm above the floor
 - windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm
- ↗ From 2nd December 2010 child resistant door sets were not permitted
 - a fence was required between any doorway from the house and the pool
 - windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm

Safety Fence Inspections

If you have a property for sale that has a swimming pool, it is your responsibility to ensure the pool safety barrier is compliant with Ministerial Building Standard-MBS 004 and the legislation at the time of approval. It is recommended that you should have the pool safety barrier checked by a consultant specializing in pool fencing well before the property transfer is settled. This will allow time to upgrade anything that is deficient or not complying before the settlement date. Please Note: Alexandrina Council does not undertake such inspections.

For further details log onto the State Government website <https://www.sa.gov.au/topics/housing-property-and-land/building-and-development/residential-building-regulations/safety-regulations-around-the-home/pool-and-spa-safety> or contact the Building Team of Council on 8555 7000

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
45 95091 40 4	CT6188517	20/9/2024	7627	2607386

FORM 1 ON FROME
 LEVEL 1 147 FROME ST
 ADELAIDE SA 5000
 info@form1onfrome.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: L L WOODING
 Location: 107 SCOTT RD YUNDI
 Description: 7HCP MS HS Capital Value: \$ 890 000
 Rating: Residential

Periodic charges

Raised in current years to 30/9/2024

		\$
	Arrears as at: 30/6/2024	0.00
Water main available:	Water rates	0.00
Sewer main available:	Sewer rates	0.00
	Water use	0.00
	SA Govt concession	0.00
	Recycled Water Use	0.00
	Service Rent	0.00
	Recycled Service Rent	0.00
	Other charges	0.00
	Goods and Services Tax	0.00
	Amount paid	0.00
	Balance outstanding	0.00

Degree of concession: 00.00%
 Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 0.00 Sewer: 0.00 Bill: 13/11/2024

This account is not rateable for water or sewer.

SA Water has no record of an Encumbrance on this property as at the date of issue of this certificate.

South Australian Water Corporation

Name: **Water & Sewer Account**
LL WOODING Acct. No.: 45 95091 40 4 Amount: _____

Address:
107 SCOTT RD YUNDI

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 4595091404



Bill code: 8888
Ref: 4595091404

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au



Paying online

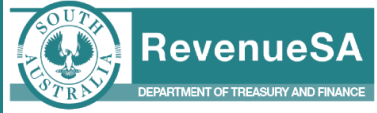
Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 4595091404



ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2607386

FORM 1 ON FROME
L1/147 FROME ST
ADELAIDE SA 5000

DATE OF ISSUE

20/09/2024

ENQUIRIES:
Tel: (08) 8226 3750
Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
05132539	ESTATE OF L L WOODING			
PROPERTY DESCRIPTION				
107 SCOTT RD / YUNDI SA 5172 / LT 21 D67506				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
4595091404	CT 6188/517	\$890,000.00	R2 0.500	RU 0.300
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	125.75	
	- REMISSION	\$	52.35	
	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	120.60	
	= AMOUNT PAYABLE	\$	244.00	
FINANCIAL YEAR				
2024-2025				

Please Note: If a concession amount is shown, the validity of the concession should be checked prior to payment of any outstanding levy amount. The expiry date displayed on this Certificate is the last day an update of this Certificate will be issued free of charge. **It is not the due date for payment.**

EXPIRY DATE 19/12/2024



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

05132539

OWNERSHIP NAME

ESTATE OF L L WOODING

AGENT NUMBER

100019412

ASSESSMENT NUMBER

4595091404

AGENT NAME

FORM 1 ON FROME

AMOUNT PAYABLE

\$244.00

EXPIRY DATE

19/12/2024

+80013428840022> +001571+ <0550094321> <0000024400> +444+

Please Note:

Please check that the property details shown on this Certificate are correct for the land being sold.

The amount payable on this Certificate is accurate as at the date of issue.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the ESL.

If the amount payable is not paid in full, the purchaser may become liable for all of the outstanding ESL as at the date of settlement.

The owner of the land as at 12:01am on 1 July in the financial year of this Certificate will remain liable for any additional ESL accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of ESL Assessment by the due date.

If the owner of the subject land is receiving an ESL pensioner concession but was not living in the property as their principal place of residence as at 12:01am on 1 July of the current financial year, or is now deceased, you must contact RevenueSA prior to settlement.

For more information:

Visit: www.revenuesa.sa.gov.au

Email: revsupport@sa.gov.au

Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

This form is a statement of land tax payable pursuant to Section 23 of the *Land Tax Act 1936*. The details shown are current as at the date of issue.

PIR Reference No: 2607386

FORM 1 ON FROME
L1/147 FROME ST
ADELAIDE SA 5000

DATE OF ISSUE
20/09/2024

ENQUIRIES:
Tel: (08) 8226 3750
Email: landtax@sa.gov.au

OWNERSHIP NAME ESTATE OF L L WOODING		FINANCIAL YEAR 2024-2025	
PROPERTY DESCRIPTION 107 SCOTT RD / YUNDI SA 5172 / LT 21 D67506			
ASSESSMENT NUMBER 4595091404	TITLE REF. (A "+" indicates multiple titles) CT 6188/517	TAXABLE SITE VALUE \$630,000.00	AREA 23.4500 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 0.00	SINGLE HOLDING	\$ 0.00
- DEDUCTIONS	\$ 0.00		
+ ARREARS	\$ 0.00		
- PAYMENTS	\$ 0.00		
= <u>AMOUNT PAYABLE</u>	\$ 0.00		

Please Note: If the Current Tax details above indicate a Nil amount, the property may be subject to an Exemption. This exemption should be validated prior to settlement. In order to ensure indemnity for the purchaser of this land, full payment of the amount payable is required:

ON OR BEFORE 19/12/2024



See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

Please check that the property details shown on this Certificate are correct for the land being sold.

This Certificate is only valid for the financial year shown.

If the change of ownership will occur in the following financial year, you must obtain another Certificate after 30 June.

Payment should be made as part of the settlement process.

The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the land tax.

If the amount payable is not paid in full on or before the due date shown on this Certificate, the purchaser will not be released from liability of the whole amount of the land tax outstanding as at the date of settlement.

The owner of the land as at midnight on 30 June immediately before the financial year of this Certificate will remain liable for any additional land tax accrued before the date of this Certificate, even if the amount payable on this Certificate has been paid.

The amount payable on this Certificate is the land tax payable at the date of issue. However, land tax for a particular financial year may be reassessed at any time, changing the amount payable.

Should a reassessment occur after this Certificate has been paid in full, the purchaser will remain indemnified and will not be responsible for payment of the new land tax payable amount. The owner at the beginning of the relevant financial year will be responsible for payment of any additional land tax payable.

Should a reassessment occur after this Certificate has been issued but not paid in full, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Should a reassessment occur after this Certificate has been paid in full and the Certificate is subsequently updated, the purchaser will not be indemnified and may become responsible for payment of the new land tax payable amount.

Provision of this Certificate does not relieve the land owner of their responsibility to pay their Notice of Land Tax Assessment by the due date.

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



24 September 2024

FORM 1 ON FROME
LEVEL 1, 147 FROME STREET
ADELAIDE SA 5000

Water and River Murray Group

Water Licensing Branch
11 Helen Street
Mount Gambier SA 5290
PO Box 1046
Mount Gambier SA 5290
Australia
Tel (08) 8735 1134

Dear Sir/Madam

dew.lcwaterlicensing@sa.gov.au
www.environment.sa.gov.au
www.waterconnect.sa.gov.au

I refer to your enquiry concerning the following property:

Reference No: 2607386
Title Reference: CT6188/517 D67506 AL21
Property Address: 107 SCOTT ROAD, YUNDI SA 5172
Owners Name: LL WOODING

I advise as follows:

Notice to pay levy under section 78 of the <i>Landscape South Australia Act 2019</i> (or under a corresponding previous enactment).	Yes*
--	-------------

***Please refer to the below ADVICE OF LICENCE(S) ISSUED UNDER THE LANDSCAPE SOUTH AUSTRALIA ACT 2019 report detailing levies payable under Section 78, any Water Resource Works Approval under Section 135, any Site Use Approval under Section 142 & any Forest Water Licence under Section 166 of The Landscape South Australia Act 2019.**

Copies of the relevant application forms can be found at www.waterconnect.sa.gov.au/Water-Management/Licences-and-Permits or by contacting this office.

If an interested party is registered against a water licence an application to remove the interest will also need to be submitted. The licence holder/s will need to confirm if an interest is registered against a water licence. Any information in relation to licences will only be given to the licensees or a third party who has written permission from the licensee to access the information.

The Minister is required to keep a record of Permits, Licences, Allocations, Approvals and details relating to these. The NRM Register is publicly available online and is updated daily <https://www.waterconnect.sa.gov.au/Systems/WLPR/Pages/default.aspx>. To protect the privacy of licensees, limited information is available on the register. The NRM register provides access to information by entering the licence/permit number or the land parcel details endorsed on the licence/permit. All care and diligence has been taken to access the above information from available records.

Should you have any queries regarding this Property Interest Report please contact this office.

All other enquires regarding the Licence should be directed to the DEW Branch located at the bottom of this report.

Yours sincerely

Dimity Fisher
Water Licensing Support Officer



WATER & RIVER MURRAY GROUP ADVICE OF LICENCE (S) ISSUED UNDER THE LANDSCAPE SOUTH AUSTRALIA ACT 2019

Take Note

The *Landscape South Australia Act 2019* provides that a water licence is a property right issued to a person, which is not directly linked to the land. A licence may however, authorise water to be taken or used in relation to specific land parcels. If the land parcel(s) specified on a licence are sold, the licence remains in the possession of the licence holder unless separate approval is obtained to transfer or vary the water allocation endorsed on that licence. An application to transfer or vary a licensed water allocation must be made in accordance with the licensing provisions of the *Landscape South Australia Act 2019*. The provisions relevant to this prescribed resource are attached.

Licence Details

Licence Number: WL-114447
Licence Status: Current
Prescribed Region: Eastern Mount Lofty Ranges Prescribed Water Resources Area
Licensee(s): Lyndon Lance Wooding
Water Allocation: Groundwater Taking 7,660 kL

Fees charged to this licence:	Charged	Outstanding
Right to take water - 1/7/2024 to 30/06/2025	Not Yet Levied	\$400.00

Property Details:

CT6188/517 D67506 A21

Additional Information

Information provided current as at 24 September 2024.

Any outstanding fees are to be paid before a licence can be transferred to a new account.

Comments

If the water licence is to be transferred to a new property owner, the current licence holder must complete an application to transfer a water licence, which must be signed by all parties and returned to the below office accompanied by the prescribed fee.

All enquires regarding the Licence should be directed to:

Department for Environment and Water
Water and River Murray Group
Water Licensing Branch
2 Wade Street
BERRI SA 5343

Postal enquires should be forwarded to:

Department for Environment and Water
Water and River Murray Group
Water Licensing Branch
PO Box 240
BERRI SA 5343

Telephone: (08) 8595 2053

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: www.cbs.sa.gov.au

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: www.cbs.sa.gov.au

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.

IMPORTANT NOTICE
SMOKE ALARM LEGISLATION

Legislation relating to smoke alarms came into force on the 1st day of February 1998.

- If the home you are purchasing was built on or after the 1st of January 1995, then it should already have an operational mains powered smoke alarm installed. If not, it is the responsibility of the vendor to install it prior to settlement at the vendor's cost.
- If the home was built prior to the 1st of January 1995, but purchased by the vendor on or after 1st February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-removeable permanently connected batteries. Again, it is the responsibility of the vendor to install such an alarm prior to settlement, and at the vendor's cost.
- In all other cases, the home you are buying must have at least, a battery operated smoke alarm which you are required to upgrade to mains power (or an alarm fitted with 10 year life, non-replaceable, non-removeable permanently connected batteries) within six months of the date of purchase. It is recommended that at least one smoke alarm be installed on each floor of a multi storey dwelling.

The smoke alarms must be installed by a licensed electrician and must comply with the Australian Standard. A maximum penalty of \$750.00 for a breach of the legislation applies.

Besides this penalty, there is also a risk that damage caused by fire to a dwelling, which does not have a smoke alarm installed as required under the legislation, may not be covered by insurance.
