

Form 1 - Vendor's statement

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

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Schedule

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 parentheses 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:

Street 1: _____

Suburb: _____ State: _____ Postcode: _____

2. Purchaser's registered agent:

Address:

Street 1: _____

~~Suburb: _____ State: _____ Postcode: _____~~

3. Vendor:

Keren Hannah Muvingi & Phillip Muvingi

Address:

Street 1: 12 Grevillea Crescent

Suburb: Stonyfell State: SA Postcode: 5066

4. Vendor's registered agent:

Ouwens Casserly Real Estate Pty Ltd (ABN 76 613 261 626) RLA 275403 ☒

Address:

Street 1: 210 Greenhill Road

Suburb: Eastwood State: SA Postcode: 5063

5. Date of contract: (if made before this statement is served) _____

6. Description of the land: *(Identify the land including any certificate of title reference)*

Allotment 16 Deposited Plan 56860 in the area named Stonyfell Hundred of Adelaide

Street 1: 12 Grevillea Crescent

Suburb: Stonyfell State: SA Postcode: 5066

being the *whole / ~~portion~~ of the land comprised in Certificate of Title

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

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:
12 Grevillea Crescent Stonyfell SA 5066

(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
markb@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* / ~~an address nominated by the agent to you for the purpose of service of the notice~~).

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; and
- (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; and
- (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/We, Keren Hannah Muvingi & Phillip Muvingi

of 12 Grevillea Crescent Stonyfell SA 5066

being the *vendor(s) / ~~person authorised to act on behalf of the vendor(s)~~ 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: 31-03-2025

Signed:



Date: 01-04-2025

Signed:



Date:

Signed:



Date:

Signed:



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

(section 9)

To the purchaser:

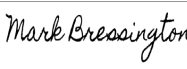
I, Mark Bressington of Owens Casserly Real Estate Pty Ltd

certify *that the responses / ~~that, subject to the exceptions stated below, 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:

Date: 01-04-2025

Signed:



*Vendor's / Purchaser's agent

*~~Person authorised to act on behalf of~~ *Vendor's/Purchaser's agent

**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 1 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

1.1 Mortgage of land

(Note: Do not omit this item. The item and its heading must be included in the statement even if not applicable.)

Is this item applicable?



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

YES

Are there attachments?

NO

If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)

Number of mortgage: (if registered)

14485835

Name of mortgagee:

Commonwealth Bank of Australia

1.2 Easement

(whether over the land or annexed to the land)

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

(Note: Do not omit this item. This item and its heading must be included in the statement even if not applicable.)

Is this item applicable?



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

NO

Are there attachments?

YES

If YES, identify the attachment(s):

(and, if applicable, the part(s) containing the particulars)

Property Interest Report - Page 13 & Title Register Search

Description of land subject to easement:

CT Volume 5850 Folio 601

Nature of easement:

(1) Statutory Easements

(2) Subject to service easement(s) over the land marked C for drainage purposes to the Council for the area (223LG RPA)

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?

If YES, give details:

1.3 Restrictive covenant

(Note: Do not omit this item. This item and its heading must be included in the statement even if not applicable.)

Is this item applicable?



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

NO

Are there attachments?

YES

If YES, identify the attachment(s):

(and, if applicable, the part(s) containing the particulars)

Encumbrance (3898923) & Encumbrance (4201067)

Nature of restrictive covenant:

(1) Refer to Encumbrance (3898923) attached

(2) Refer to Encumbrance (4201067) attached

Name of person in whose favour restrictive covenant operates:

(1) City of Burnside

(2) City of Burnside

Does the restrictive covenant affect the whole of the land being acquired?

YES

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?

YES

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.)

(Note: Do not omit this item. This item and its heading must be included in the statement even if not applicable.)

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Name of parties:

Period of lease, agreement for lease etc.

From _____ to _____

Amount of rent or licence fee:

\$ _____ per _____ (period)

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)

5. Development Act 1993 (repealed)

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

(Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.)

Is this item applicable?



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

NO

Are there attachments?

YES

*If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars):*

City of Burnside Council Search- Section 42

Condition(s) of authorisation:

Refer to Decision Notification Form for Development Application Number:
180/00476/00/DL - Boundary re-alignment & 180/0970/15 - Removal of
significant tree - Eucalyptus camaldulensis (River Red Gum)

6. Repealed Act conditions

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

(Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.)

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

~~Nature of condition(s):~~

7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

~~Date of notice:~~

~~Amount of levy payable:~~

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 attachment even if not applicable.)

Is this item applicable?



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

NO

Are there attachments?

YES

If YES, identify the attachment(s):

(and, if applicable, the part(s) containing the particulars)

City of Burnside Council Search - 11 pages

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: Hills Neighbourhood (HN)

Overlays as per Plan SA Data Extract for Section 7 search purposes included in City of Burnside Council Search

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

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

29.2 section 127 - Condition
(that continues to apply) of
a development authorisation

*(Note - Do not omit this item.
The item and its heading must
be included in the attachment
even if not applicable.)*

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

29.3 section 139 - Notice of
proposed work and notice
may require access

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Date of notice:

Name of person giving notice of proposed work:

Building work proposed: (as stated in the notice)

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Date of notice:

Name of person requesting access:

Reason for which access is sought: (as stated in the notice)

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable: (if any)

29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Date of notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable: (if any)

29.7 section 155 - Emergency order

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable: (if any)

29.8 section 157 - Fire safety notice

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Date of notice:

Name of authority giving notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable: (if any)

29.9 section 192 or 193 - Land management agreement

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Date of agreement:

Names of parties:

Terms of agreement:

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

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

~~Date requirement given:~~

~~Name of body giving requirement:~~

~~Nature of requirement:~~

~~Contribution payable: (if any)~~

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

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

~~Contribution payable: (if any)~~

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Date of commencement of proceedings:

Date of determination or order: (if any)

Terms of determination or order: (if any)

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

Building work (if any) required to be carried out:

Amount payable: (if any)

~~**Is this item applicable?**~~

☐

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

~~**Are there attachments?**~~

~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

Building work (if any) required to be carried out:

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Form R3 - Buyers Information Notice
Copy of Certificate(s) of Title to the Land
Property Interest Report
Local Government Authority prescribed inquiry
SA Water Certificate
Emergency Services Levy Certificate
Land Tax Certificate
Encumbrance (3898923)
Encumbrance (4201067)
Pool & Spa Safety Notice
Smoke Alarm 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 _____ 20 _____

Signature of purchaser(s)

Signature

Date

Signature

Date

Signature

Date

Signature

Date

(*Strike out whichever is not applicable)

Form R3

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

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

Buyers information notice

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 e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **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** (e.g. 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.

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 5850 Folio 601

Parent Title(s) CT 5661/467, CT 5661/468
Creating Dealing(s) RTC 9093146
Title Issued 06/07/2001 **Edition** 7 **Edition Issued** 25/03/2025

Estate Type

FEE SIMPLE

Registered Proprietor

KEREN HANNAH MUVINGI
OF 12 GREVILLEA CRESCENT STONYFELL SA 5066
PHILLIP MUVINGI
OF 28 OLD BELAIR ROAD MITCHAM SA 5062
AS JOINT TENANTS

Description of Land

ALLOTMENT 16 DEPOSITED PLAN 56860
IN THE AREA NAMED STONYFELL
HUNDRED OF ADELAIDE

Easements

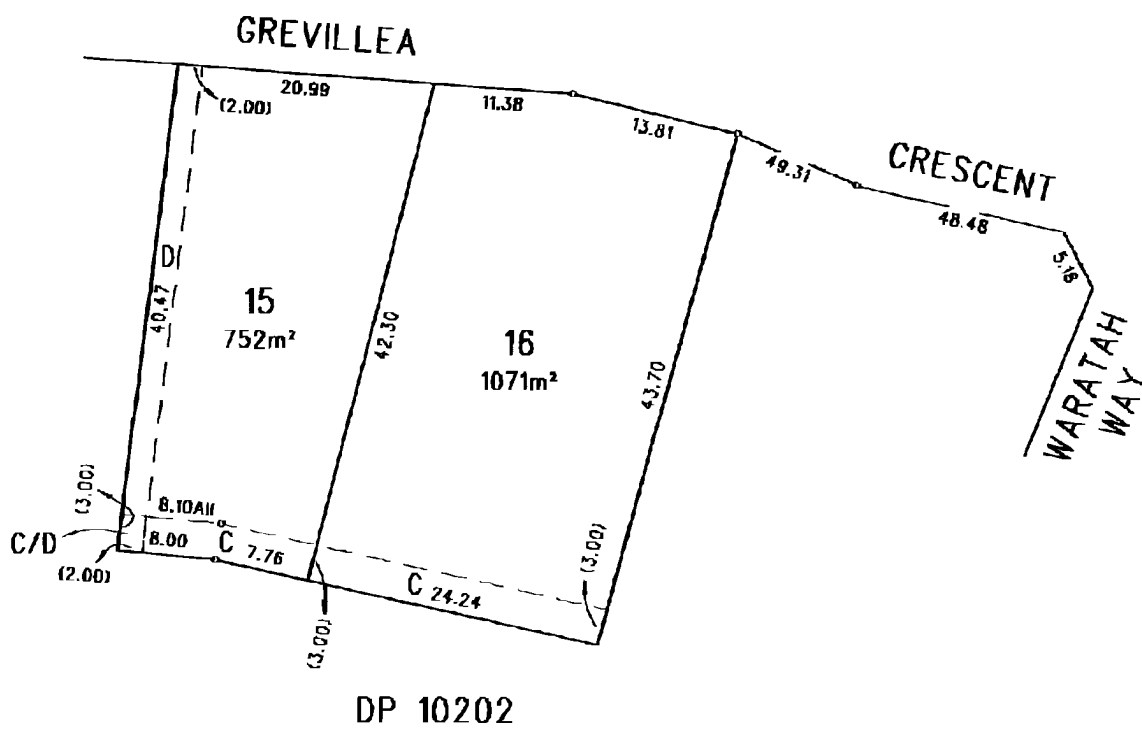
SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED C FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

Schedule of Dealings

Dealing Number	Description
3898923	ENCUMBRANCE TO CITY OF BURNSIDE
4201067	ENCUMBRANCE TO CITY OF BURNSIDE (SINGLE COPY ONLY)
14485835	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

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



Property Interest Report

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

Title Reference	CT 5850/601	Reference No. 2642468
Registered Proprietors	P & K H*MOVINGI	Prepared 23/01/2025 13:33
Address of Property	12 GREVILLEA CRESCENT, STONYFELL, SA 5066	
Local Govt. Authority	CITY OF BURNSIDE	
Local Govt. Address	PO BOX 9 GLENSIDE SA 5065	

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)
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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
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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
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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
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18. *Landscape South Australia Act 2019*

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 has no record of any notice affecting this title
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 has no record of a water resource works approval affecting this title
18.11	section 142 - Site use approval	DEW has no record of a site use approval affecting this title
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*

- | | | |
|------|--|---|
| 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. <i>Native Vegetation Act 1991</i>		
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. <i>Natural Resources Management Act 2004 (repealed)</i>		
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. <i>Outback Communities (Administration and Management) Act 2009</i>		
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

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

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.

Code Amendment

Glenside Urban Corridor (Living) – seeks to increase the maximum building height Technical and Numeric Variation (TNV) in the Glenside Development, from 8 levels to 20 levels. The broader Glenside Development, located on the corner of Fullarton and Greenhill Roads, will accommodate approximately 1000 townhouses and apartments. The proposed maximum height increase will support the development of gateway buildings. 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

Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. 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 1800 752 664.

Code Amendment

Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. 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 1800 752 664.

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. <i>Plant Health Act 2009</i>		
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. <i>Public and Environmental Health Act 1987 (repealed)</i>		
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	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (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	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (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. <i>South Australian Public Health Act 2011</i>		
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	<i>South Australian Public Health (Wastewater) Regulations 2013</i> 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. <i>Upper South East Dryland Salinity and Flood Management Act 2002 (expired)</i>		
33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
34. <i>Water Industry Act 2012</i>		
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 Lightview 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 5850/601
Status: CURRENT
Edition: 6

Dealings

No Unregistered Dealings and no Dealings completed in the last 90 days for this title

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference CT 5850/601
Status CURRENT
Easement YES
Owner Number 17180431
Address for Notices 12 GREVILLEA CR STONYFELL, SA 5066
Area 1071m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

KEREN HANNAH MUVINGI
PHILLIP MUVINGI
OF 12 GREVILLEA CRESCENT STONYFELL SA 5066
AS JOINT TENANTS

Description of Land

ALLOTMENT 16 DEPOSITED PLAN 56860
IN THE AREA NAMED STONYFELL
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 14096423
Dealing Date 08/08/2023
Sale Price \$1,700,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	3898923	CITY OF BURNSIDE
ENCUMBRANCE	4201067	CITY OF BURNSIDE
MORTGAGE	14263929	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1844625101	CURRENT	12 GREVILLEA CRESCENT, STONYFELL, SA 5066

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1844625101
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2001
Property Location	12 GREVILLEA CRESCENT, STONYFELL, SA 5066
Local Government	BURNSIDE
Owner Names	PHILLIP MUVINGI KEREN HANNAH MUVINGI
Owner Number	17180431
Address for Notices	12 GREVILLEA CR STONYFELL, SA 5066
Zone / Subzone	HN - Hills Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	11H CP SP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D56860 ALLOTMENT 16	CT 5850/601

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$1,025,000	\$1,525,000			
Previous	\$1,025,000	\$1,525,000			

Building Details

Valuation Number	1844625101
Building Style	Colonial
Year Built	1977
Building Condition	Excellent
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	360 sqm
Number of Main Rooms	11

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

LOCAL GOVERNMENT SEARCH**Cert0101\25**

23/01/2025

Bertram Form 1 Shop Pty Ltd
GPO Box 448
ADELAIDE SA 5001

Billing number: 1115444 Valuer General No: 1844625101

Owner: Keren H Muvingi & Phillip Muvingi
Property Address: 12 Grevillea Crescent STONYFELL SA 5066

Legal Description: ALLOT 16 Sec 904 DP 56860 Vol 5850 Fol 601

Pursuant to Section 187 of the Local Government Act 1999 (as amended), I certify that the following amounts are due and payable and are a charge against the above property:

Rates and Arrears - prior 30/06/2024 0.00

Legal Fees 0.00

Rates for current financial year, which fall due on 01/07/2024 and payable as four instalments on or before 02/09/2024, 02/12/2024, 03/03/2025, 02/06/2025 2,740.85

Fines and interest for current financial year (2% fine for each late instalment, and .75% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 2 of each month 32.70

Less Rate Capping Rebate 0.00

Less amount paid for current financial year (685.25)

Balance of rates and other monies due and payable \$2,088.30

Arrears Overdue \$19.05

Instalment/s Due:

Due 02/09/2024 \$13.65

Due 02/12/2024 \$685.20

Due 03/03/2025 \$685.20

Due 02/06/2025 \$685.20

ON BEHALF OF THE CITY OF BURNSIDE

Street Numbering

Please note Council's official street number for this property is **12 Grevillea Crescent STONYFELL SA 5066.***

Regulated and Significant Trees

Your attention is drawn to the requirement to obtain Development Approval before undertaking a Tree-damaging activity to a Regulated or Significant tree as defined by the Development Act 1993. Council has established the Regulated and Significant Tree Assistance Scheme which provides partial reimbursement of funds to approved works undertaken to maintain and provide for the ongoing health of Regulated and Significant Trees. Conditions apply. For more information please contact City Development and Safety on 8366 4244.

Waste Collection Service

On the 10 December 2012 the City of Burnside moved to a new 3 Bin and Food Waste Recycling system.

Each rateable property is eligible to receive a standard set of 3 bins: general waste (140L red lid), recycling (240L yellow lid) and organics (240L green lid), as well as a food waste kitchen basket and a new Waste Education Brochure and Calendar. Bins are also available in 140L and 360L (recycle) and 140L (green organics). For further information on the new system and all fees and charges, please refer to Council's web site.

All bins will be supplied by Council and remain the property of Council.

Additional bins for recycling and organic waste may be acquired through a lease agreement with Council. A pro rata charge for the collection of additional recycling and organic bins applies.

Refer to the Kerbside Waste Management Policy for further details.

Payment of Rates at Settlement

It is encouraged that payment of the full year's rates is made when a property is sold.

Section 178(3)(c) of the Local Government Act 1999, states that rates may be recovered as a debt from any other person who was at the ***time of the declaration of the rates an owner or occupier of the land.***

If you have any queries regarding this, please do not hesitate to contact the Rates Department on 8366 4200.

To pay these rates via PEXA

Bpay Biller Code: 8722

Reference Number: 1115444

Land and Business (Sale and Conveyancing) Act

Property Interest Report

Request No.:	Cert0101\25	Date of Issue:	24/01/2025
Applicant:	Bertram Form 1 Shop Pty Ltd GPO Box 448 ADELAIDE SA 5001	CT No.:	ALLOT 16 Sec 904 DP 56860 Vol 5850 Fol 601
Property:	12 Grevillea Crescent STONYFELL SA 5066		

Pursuant to the provisions of the regulations under the Land and Business (Sale and Conveyancing) Act, 1994, Council hereby provides particulars and documentary material in response to your enquiry.

PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED

Part 3 – Development Plan, Development Act 1993

• Title or other brief description of zone or policy area in which the land is situated (per the Development Plan):	N/A
• Is the land situated in a designated state heritage area?	N/A
• Is the land designated as a place of local heritage value?	N/A
• Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
• If Yes, state the name of the Council:	N/A
• Is there a Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 – condition (that continues to apply) of a development authorisation (refer attached for details if applicable):	Yes 180/00476/00/DL 180\0970\15

Part 5 - PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

• Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Z2405 (HN) Hills Neighborhood Refer to PlanSA Section 7 Report for further information.
• Is the land situated in a designated state heritage area?	No
• Is the land designated as a place of local heritage value?	Refer to PlanSA Section 7 Report for further information.
• Is there a tree declared to be a significant tree or a stand of trees declared to be significant on the land?	Refer to PlanSA Section 7 Report for further information.
• Is there a Planning and Design Code amendment released for public consultation by the <u>State Planning Commission</u> on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Yes

REPEALED ACT CONDITIONS	
Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable): <ul style="list-style-type: none"> o Building Act 1971 o City of Adelaide Development Control Act 1976 o Planning and Development Act 1966 o Planning Act 1982 	No
DEVELOPMENT ACT 1993	
Section 50(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 50(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Section 55 – order to remove work or perform work	No
Section 56 – notice to complete development	No
Section 57 – land management agreement	No
Section 48 or 58 – for the destruction or control of animal or plants	No
Section 69 – emergency order	No
Section 71 – fire safety notice	No
Section 84 – enforcement notice	No
Section 85(6), 85(10) or 106 – enforcement order	No
Part 11 Division 11 – proceedings	No
FIRE AND EMERGENCY SERVICES ACT 2005	
Section 105F – fire prevention or notice to prevent fires on private land	No
HEALTH – FOOD ACT 2001	
Section 44 – improvement notice	No
Section 46 – prohibition order	No
LOCAL NUISANCE AND LITTER CONTROL ACT 2016	
Section 30 – Nuisance or Litter abatement notice	No
SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011	
Section 92 Notice	No
LAND ACQUISITION ACT 1969	
Section 10 – Notices of intention to acquire	No
HOUSING IMPROVEMENT ACT 1940	
Section 23 – declaration that house is undesirable or unfit for human habitation	No
LOCAL GOVERNMENT ACT 1934	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
LOCAL GOVERNMENT ACT 1999	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016	
Section 141 – order to remove work or perform work	No
Section 142 – notice to complete development	No
Section 155 – emergency order	No
Section 157 – fire safety notice	No
Section 198(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 198(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Part 16 Division 1 – proceedings	No
Section 213, 214(6), 214(10), 222 – enforcement notice	No

PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987

Notice or declaration of insanitary conditions

No

BUILDING INDEMNITY INSURANCE**Approval No.****Insurer****Policy Issued****Contract Date****Builder**

Nil

ENVIRONMENT PROTECTION

- Does the council hold details of any development approvals relating to
(a) commercial or industrial activity at the land; or
(b) change in the use of the land or part of the land (per the Development Act 1993)?

No

No

Notes**Swimming Pools (if applicable)**

On or before any settlement takes place with respect to any transfer of title to the land, the vendor is required to install, replace or upgrade any prescribed designated swimming pool safety features that are required in relation to any swimming pool (including any spa pool) that is located on the land. After settlement, the purchaser (new owner) will then be required to ensure that those safety features have been so installed, replaced or upgraded as necessary on the land (and if they have not been installed, replaced or upgraded, the new owner will be required to install, replace or upgrade those designated safety features in accordance with the relevant prescribed requirements) and thereafter the new owner must ensure that those designated safety features are maintained in accordance with the relevant prescribed requirements.

Council Stormwater Pipe: There is a Council stormwater pipe that exists on site. For further details & information please contact the Engineering section of the City of Burnside on 8366 4261.

APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS

No



Authorised Officer
City of Burnside

Note:

- The information provided is as required by the Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.
- The Property Interest Report discloses prescribed information that Council has a statutory obligation to disclose.
- Refer to attached Decision Notification Forms for details of development authorisation(s) granted.

Data Extract for Section 7 search purposes

Valuation ID 1844625101

Data Extract Date: 24/01/2025

Parcel ID: D56860 AL16

Certificate Title: CT5850/601

Property Address: 12 GREVILLEA CR STONYFELL SA 5066

Zones

Hills Neighbourhood (HN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 30 metres)

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

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

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.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater.

Urban Tree Canopy

The Urban Tree Canopy Overlay seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.

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

DECISION NOTIFICATION FORM

Development Number
180/00476/00/DL
Development Assessment Commission Number
180/D036/00

FOR DEVELOPMENT APPLICATION

DATED
REGISTERED ON**11/05/2000**

To **MR G GUMPYL C/- JOHN BESTED & ASSOCIATES 362 MAGILL ROAD KENSINGTON
PARK SA 5068**

LOCATION OF PROPOSED DEVELOPMENT:Location of Development : **12 Grevillea Crescent Stonyfell SA 5066**Section No (full/part): _____ Hundred: _____ Volume: **5661** Folio: **467**

Nature of
Proposed
Development **BOUNDARY RE-ALIGNMENT**

From **CITY OF BURNSIDE**

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Not Applicable /Required
Provisional Development Plan Consent	14/06/2000	NIL		
Land Division	14/06/2000	2		
Land Division (Strata)				N/A
Provisional Building Rules Consent				N/A
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	14/06/2000	2		

Building Classification Granted: N/A

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

The Applicant may appeal this decision within two months of the date of the decision and formal third party representors may appeal within 15 business days of this decision to the Environment, Resources and Development Court.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: **14/06/2000**

Development Assessment Commission or delegate

Signed:



Council Chief Executive Officer or delegate

Date: **14/06/2000**

Private Certifier



Sheets Attached

LAND DIVISION - DEVELOPMENT APPROVAL

DEVELOPMENT APPLICATION NO. 180/00476/00/DL

DEVELOPMENT ASSESSMENT COMMISSION NO. 180/D036/00

LAND DIVISION CONDITIONS

1. The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, being met.
2. Two copies of a certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.

PROPOSED NEW IDENTIFIERS

Lot 15 – 13 Grevillea Crescent, Stonyfell (751m²)

Lot 16 – 12 Grevillea Crescent, Stonyfell (1072m²)

Decision Notification Form

Development Application:	180\0970\15
Applicant:	C T H Huynh and P T Nguyen
Nature of Development:	Removal of significant tree - Eucalyptus camaldulensis (River Red Gum)
Location	12 Grevillea Crescent STONYFELL SA 5066

Application Received:	19/10/2015	DAC Reference:
Application Lodged:	19/10/2015	ERD Court Reference:

In respect of this proposed development you are informed that:

NATURE OF CONSENT	Consent Status	Date of Decision	No. of Conditions
Development Plan Consent	Granted	02/11/2015	2
DEVELOPMENT APPROVAL	Granted	02/11/2015	2

Building Classification Granted: N/A

Details of any conditions imposed on this consent/approval or the reasons for its refusal are set out on the attached sheet.

The applicant may lodge an appeal with the Environment, Resources and Development Court against this decision within (2) months of the date of this decision.

~~..... representation(s) from third parties concerning your category 3 were received.~~

~~Any consent/approval is not operative until the period specified in the Development Act, 1993 in respect if any relevant appeals by third parties to the Environment, Resource and Development Court have expired (15 business days from the date of this decision).~~

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not undertake site works or building work or change the use of the land until notification of a Development Approval has been received.

Signed: 

Dated: 02/11/2015

☒ Council Chief Executive Officer or Delegate

☐ ERD Court

☒ Sheets Attached

DEVELOPMENT APPLICATION NO. 180\0970\15**Development Plan Consent Conditions**

- 1 The development granted Development Approval shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

Reason:

To ensure the development is undertaken in accordance with the plans and details submitted.

- 2 Three (3) replacement trees must be planted on site within three months of removal of the significant tree, and thereafter maintained to the reasonable satisfaction of the Council. The replacement trees must not be a species listed in Regulation 6A(5)(b) of the *Development Regulations 2008* and must not be planted within 10 metres of any existing dwelling or existing in-ground swimming pool (regardless of whether the dwelling or pool is within the site or on adjacent properties).

If you do not wish to plant one or more replacement trees, you may instead, **within 28 days from the date of Development Approval** pay a contribution of \$84 per tree to the Council's Urban Trees Fund. If payment is received within 28 days from the date of Development Approval, then replacement trees need not be planted. If payment is not received within this timeframe, this will be taken as confirmation that you accept that you are legally obligated to plant and maintain replacement trees as specified above.

Reason:

To satisfy Section 42(4) of the *Development Act 1993*.

Advisory Notes

- 1 **Expiration Time of Approval**
Pursuant to the provisions of Regulation 48 under the Development Act 1993, this Consent/Approval will lapse at the expiration of 12 months from the operative date of the Consent/Approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 12 months, in which case the Approval will lapse within 3 years from the operative date of the Approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the Approval will not lapse.

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
18 44625 10 1	CT5850601	24/1/2025	7836	2642468

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001
form1@bertramform1shop.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: P & K H MUVINGI
Location: 12 GREVILLEA CRES STONYFELL LT 16 D56860
Description: 11H CP SP Capital Value: \$1 525 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

			\$
Arrears as at: 30/6/2024			1.89CR
Water main available: 1/7/2001	Water rates	:	235.80
Sewer main available: 1/7/2001	Sewer rates	:	711.42
	Water use	:	547.21
	SA Govt concession	:	0.00
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	19.30
	Goods and Services Tax	:	0.00
	Amount paid	:	923.00CR
	Balance outstanding	:	588.84

Degree of concession: 00.00%
Recovery action taken: ACCOUNT SENT

Next quarterly charges: Water supply: 78.60 Sewer: 237.14 Bill: 9/4/2025

This Account is billed four times yearly for water use charges.

The last Water Use Year ended on 08/04/2024.

Please note: If you have also ordered a Special Meter Reading for this property and it comes back as estimated, please ensure you provide a photo of the meter including serial number to have the certificate reissued.

If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.

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:
P & K H MUvingI

Water & Sewer Account
Acct. No.: 18 44625 10 1

Amount: _____

Address:
12 GREVILLEA CRES STONYFELL LT 16
D56860

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1844625101



Bill code: 8888
Ref: 1844625101

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: 1844625101



**Government of
South Australia**

South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



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: 2642468

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001

DATE OF ISSUE

24/01/2025

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

17180431

OWNERSHIP NAME

P & K H MUVINGI

PROPERTY DESCRIPTION

12 GREVILLEA CRES / STONYFELL SA 5066 / LT 16 D56860

ASSESSMENT NUMBER

1844625101

TITLE REF.

(A "+" indicates multiple titles)

CT 5850/601

CAPITAL VALUE

\$1,525,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 574.60
\$ 353.80
\$ 0.00
\$ -270.80
\$ 0.00

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

24/04/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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.

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: 2642468

DATE OF ISSUE

24/01/2025

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001

ENQUIRIES:

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

OWNERSHIP NAME

P & K H MUvingI

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

12 GREVILLEA CRES / STONYFELL SA 5066 / LT 16 D56860

ASSESSMENT NUMBER

1844625101

TITLE REF.

(A "+" indicates multiple titles)

CT 5850/601

TAXABLE SITE VALUE

\$1,025,000.00

AREA

0.1071 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 **24/04/2025**

See overleaf for further information



Government of
South Australia

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

N^o.

3898923

Correct for the purposes of "The Real Property Act, 1886 (A)

MEMORANDUM OF

ENCUMBRANCET & G MUTUAL LIFE SOCIETY LIMITEDTHE CORPORATION OF THE CITY OF
BURNSIDE

MEMORANDUM: A Memorial of the within
Instrument No. _____ was entered in the
Register Book, Volume 1636 Folio 44
the 18 day of 6 1976
at _____ o'clock.

Deputy Registrar-General

Appeared before me at

the _____ day of _____ 19
of _____

a person known to me and of good repute, attesting witness to the
within instrument, and acknowledged his signature to the same, and
did further declare that

the part _____ executing the same _____ personally known to him the
said _____

that the signature _____ to the said instrument _____ in the handwriting
of the said _____

and that the said

did freely and voluntarily sign the same in the presence of him the
said _____

and _____ at that time of sound mind.

Appeared before me at

the _____ day of _____ 19

the part _____ executing the within instrument, being _____ person well-
known to me and did freely and voluntarily sign the same.

J. H. H. H.
Solicitors

PICK-UP 9833299

Subscribed before me at Adelaide the 19th
day of May 1976 by ROBERT KARP
and RONALD JOHN NANCARROWS
both of 82 King William Street Adelaide
as Attorneys for T & G Mutual Life Society
Limited two of the parties executing the
within instrument being two persons well-
known to me and who did freely and
voluntarily sign the same.

FEES PAID

Time 11.15

L.T.O. Fees \$12

Noting

Advertising

Appeared before me at

the _____ day of _____

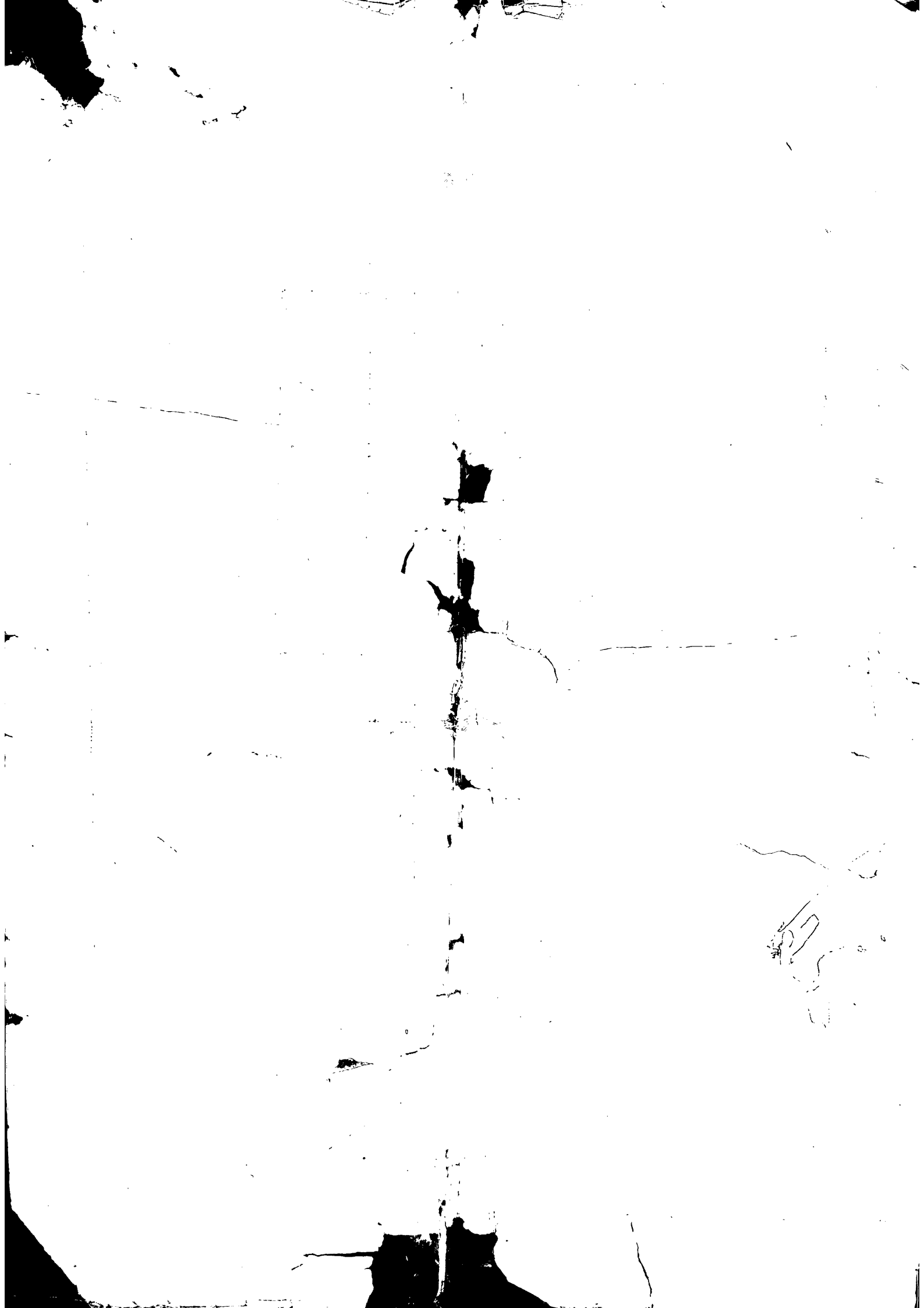
the part _____ executing the within instrument, being _____ person well-
known to me and did freely and voluntarily sign the same.

FINLAYSON & CO.

Solicitors

33 PIRIE STREET
ADELAIDE

Local Pty. Ltd. 85001 Printers—Adelaide



MEMORANDUM OF ENCUMBRANCE

25c

T & G MUTUAL LIFE SOCIETY LIMITED of Corner of Collins and Russell Streets Melbourne 3000 in the State of Victoria (hereinafter called "the encumbrancer" which expression shall be deemed to include when the encumbrancer is a Company its successors and assigns and when "the encumbrancer" is a person the heirs executors administrators and transferees of the encumbrancer and when "the encumbrancer" consists of more than one person all and every two or more of such persons jointly and each of them severally and the respective successors assigns heirs executors administrators and transferees of such Company or persons) being registered or entitled to be registered as the proprietor of an estate in fee simple subject however to such encumbrances liens and interests as are notified by memorandum underwritten or endorsed hereon in THOSE PIECES of land situated in the Hundred of Adelaide County of Adelaide being the Allotments 1 to 115 inclusive of the subdivision of portion of Section 904 in the area laid out as (~~Burnside and~~) Stonyfell more particularly delineated in the plan of subdivision attached to Lands Titles Office Docket No. 4859 of 1972 and being portions of the land comprised and described in partially cancelled Certificate of Title Register Book Volume 1636 Folio 44 subject to the rights of way more particularly shown thereon (which said estate in fee simple is hereinafter called "the said land") AND DESIRING to render the said land available for the purpose of securing to and for the benefit of THE CORPORATION OF THE CITY OF BURNSIDE of 401 Greenhill Road Tasmore 5065 in the State of South Australia in whom the roads streets and reserves delineated in the said plan are vested and as appurtenant thereto the performance of all the terms covenants and conditions hereinafter contained the payment of



the sum of money and performance and observance of the covenants on the part of the encumbrancer hereinafter contained DOTH HEREBY ENCUMBER the said land for the benefit of the said THE CORPORATION OF THE CITY OF BURNSIDE its successors and assigns (hereinafter designated "the encumbrancee" which term shall include every person for the time being entitled to the benefit of the covenants herein contained) with the payment of a perpetual yearly rent charge of Ten Cents (10¢) payable (if demanded) on the thirtieth day of June in each and every year commencing on the thirtieth day of June 1976 to the extent that the encumbrancee shall hold the said perpetual rent charge in fee simple AND DOTH HEREBY as such "the encumbrancer" and to the intent that it shall be binding on the encumbrancer and upon their respective successors and assigns and on each every such Allotment hereinbefore described and on all successive owners occupiers transferees and tenants thereof as part of a common building scheme AND with the performance or observance of the covenants by the encumbrancer hereinafter contained AND the encumbrancer hereby covenants with the said The Corporation of the City of Burnside (in addition and without prejudice to the covenants on part of the encumbrancer and the powers rights and remedies of the said The Corporation of the City of Burnside as an encumbrancee implied herein under and by virtue of the provisions of the Real Property Act 1886-1975 and amendments thereof for the time being in force except insofar as the same are hereby expressly or impliedly negatived or modified) in manner following that is to say:-

1. The encumbrancer will pay to or for the benefit of the said The Corporation of the City of Burnside during the continuance of this encumbrance the said annuity of the sum of Ten Cents (10¢) (if demanded) on the thirtieth day of June 1976 and each succeeding thirtieth day of June.

2. (1) Until such time as regulations having application to the whole of the said land have been duly made pursuant to Section 36 (4) (k) of the Planning and Development Act, 1966 as amended the encumbrancer will not cut down top lop or destroy any tree or shrub of a height of five metres or more upon the said land without the written consent of the said The Corporation of the City of Burnside first had and obtained;

(2) Paragraph (1) of this clause shall not apply to any cutting down topping lopping or destruction of any tree which may be required to comply with any obligation imposed under any Act of Parliament or which may be required in conditions of emergency to prevent the spread of bushfires;

(3) An application for consent pursuant to paragraph (1) of this clause shall be in writing and shall be submitted to the said The Corporation of the City of Burnside. The application shall be accompanied by such drawings and information in detail as may be reasonably necessary for the said The Corporation of the City of Burnside to consider the application;

(4) The said The Corporation of the City of Burnside after considering the application may with or without giving reasons for its decision give its consent either unconditionally or subject to such conditions as it thinks fit or may refuse to give its consent and the decision of the said The Corporation of the City of Burnside shall be final and binding on all parties.

3. (a) The encumbrancer will not enter into any contract to sell and will not otherwise dispose of its estate or interest in the said land or any part thereof without first having given to the intending purchaser or transferee notice in writing in the following form namely:-

"Your attention is drawn to the fact that Stonyfell and Greenhill quarries are both adjacent to the subdivision in which the allotment you are proposing to acquire is situated. The activities of those quarries are liable to generate some appreciable degree of noise and dust. Attention is also drawn to the provision concerning fencing and the prohibition of cutting down, topping or destroying any tree of a height of five metres or more without the written consent of Council."

(b) Such notice may be given by handing the same to the intending purchaser or transferee or by posting it by registered or certified mail to the intending purchaser or transferee provided that:-

- (i) If more than one person or corporation constitutes the intending purchaser or transferee such notice may be given or posted to any one of such persons or corporations.
- (ii) If the intending purchaser or transferee nominates a nominee or nominees to accept a transfer in lieu of the intending purchaser or transferee then the encumbrancer shall not be obliged to give any such notice to such nominee or nominees.
- (iii) Such notice may be given in the same document as the vendor's statement required to be given pursuant to Section 90(1) of the Land and Business Agents Act, 1973 as amended.

(c) The encumbrancer will use his their or its best endeavours to obtain from the intending purchaser or transferee a written acknowledgement of such notice.

4. The encumbrancer will not erect or cause or permit to be erected on any boundary of the said land any fence other than a brushwood or jarrah or western red cedar or stone or clay brick fence.

5. The encumbrancer will not erect or cause or permit to be erected on the said land any building or out-building the exterior of which contains any galvanised iron or other reflective material.

6. That the encumbrancer will not enter into any contract to sell and will not otherwise dispose of its estate or interest in any of the said Allotments more particularly delineated in the said plan of subdivision without first having obtained from the intending purchaser or transferee of each allotment a binding agreement to execute and lodge for registration under the provisions of the Real Property Act 1886-1975 forthwith after the registration of the memorandum of transfer in respect of such allotment an encumbrance in the form annexed hereto with the addition of:

- (1) The name and address and description of the encumbrancer;
- (2) A description of the relevant Allotment in a form required for registration.

7. Any notice or demand to be given to or made upon the encumbrancer hereunder may be given or made by posting or delivering the same in writing signed by any officer of or solicitor or agent for and on behalf of the said The Corporation

of the City of Burnside to or at the registered office for the time being of the encumbrancer or (in case any encumbrancer for the time being hereunder is not a Corporation) by posting or delivering the same so signed to or at the encumbrancer's last known place of business or abode in South Australia and any notice posted under this encumbrance shall be deemed to have been received in due course of post.

8. PROVIDED ALWAYS and it is hereby agreed and declared between The Corporation of the City of Burnside and the encumbrancer that Section 130 of The Real Property Act 1886-1975 shall not apply to this encumbrance and that the said T & G Mutual Life Society Limited and the successive transferees of the land from the said T & G Mutual Life Society Limited shall respectively be released and discharged from the payment of the said rent charge and from the performance and observance of the covenants herein contained or hereby implied forthwith upon the said T & G Mutual Life Society Limited and the successive transferees of the said land respectively ceasing to be registered as proprietors thereof.

DATED the End day of June 1976.

SIGNED by BOYD HUBERT KLAP
and RONALD JOHN NANCARROW.
as the Attorneys for T & G MUTUAL
LIFE SOCIETY LIMITED under Power
No. 3601194. in the absence
of any notification of the
revocation of such Power and in
the presence of:

Henry J. P.

THE COMMON SEAL of THE CORPORATION)
OF THE CITY OF BURNSIDE was here-)
unto affixed in the presence of:)

Margaret Bond
.....
Mayor

.....
Town Clerk

MEMORANDUM OF ENCUMBRANCE

of

(hereinafter called "the encumbrancer"

which expression shall be deemed to include when "the encumbrancer" is a Company its successors and assigns and when "the encumbrancer" is a person the heirs executors administrators and transferees of the encumbrancer and when "the encumbrancer" consists of more than one person all and every two or more of such persons jointly and each of them severally and the respective successors assigns heirs executors administrators and transferees of such Company or persons) being registered or entitled to be registered as the proprietor of an estate in fee simple subject however to such encumbrances liens and interests as are notified by Memorandum underwritten or endorsed hereon in THAT PIECE of land situated in the Hundred of Adelaide County of Adelaide being the Allotment and being the whole of the land comprised and described in Certificate of Title Register Book Volume Folio subject to Memorandum of Encumbrance No. and subject to and together with the rights of way other rights exceptions and reservations more particularly shown thereon (if any) (which said estate in fee simple is hereinafter called "the said land") AND DESIRING to render the said land available for the purpose of securing to and for the benefit of THE CORPORATION OF THE CITY OF BURNSIDE of 401 Greenhill Road Tasmore 5065 in the State of South Australia in whom the roads streets and reserves delineated in the plan of subdivision attached to Lands Titles Office Docket No. 4859 of 1972 are vested and as appurtenant thereto (the said land forming part of such subdivision) AND for the benefit of T & G MUTUAL LIFE SOCIETY LIMITED of Corner of Collins and Russell Streets Melbourne 3000 in the State of Victoria the vendor of the said land the performance of all the terms covenants and conditions hereinafter contained the payment of the sum of money and performance and observance of the covenants on the part of the encumbrancer hereinafter

contained DOTH HEREBY ENCUMBER the said land for the benefit of the said THE CORPORATION OF THE CITY OF BURNSIDE and T & G MUTUAL LIFE SOCIETY LIMITED and their and each of their respective successors and assigns (hereinafter together designated "the encumbrancee" which term shall include every person for the time being entitled to the benefit of the covenants herein contained) with the payment of a perpetual yearly rent charge of Ten Cents (10¢) payable (if demanded) on the thirtieth day of June in each and every year commencing on the thirtieth day of June next hereafter to the intent that the encumbrancee shall hold the said perpetual rent charge in fee simple AND DOTH HEREBY as such "the encumbrancer" and to the intent that it shall be binding on the encumbrancer and upon the respective successors assigns heirs executors administrators and transferees of the encumbrancer as part of a common building scheme AND with the performance or observance of the covenants by the encumbrancer hereinafter contained AND the encumbrancer hereby covenants with the said The Corporation of the City of Burnside and T & G Mutual Life Society Limited (in addition and without prejudice to the covenants on part of the encumbrancer and the powers rights and remedies of the said The Corporation of the City of Burnside and T & G Mutual Life Society Limited as encumbrancees implied herein under and by virtue of the provisions of The Real Property Act 1886 - 1975 and amendments thereof for the time being in force except insofar as the same are hereby expressly or impliedly negatived or modified) in manner following that is to say:-

1. The encumbrancer will pay to or for the benefit of the said The Corporation of the City of Burnside and T & G Mutual Life Society Limited during the continuance of this encumbrance the said annuity of the sum of Ten Cents (10¢) (if demanded) on the thirtieth day of June next hereafter and each succeeding thirtieth day of June.

2. (1) Until such time as regulations having application to the said land have been duly made pursuant to Section 36(4) (k) of the Planning and Development Act, 1966 as amended the encumbrancer will not cut down top lop or destroy any tree of a height of five metres or

more upon the said land without the written consent of the said The Corporation of the City of Burnside first had and obtained;

(2) Paragraph (1) of this Clause shall not apply to any cutting down topping lopping or destruction of any tree which may be required to comply with any obligation imposed under any Act of Parliament or which may be required in conditions of emergency to prevent the spread of bushfires;

(3) An application for consent pursuant to paragraph (1) of this clause shall be in writing and shall be submitted to the said The Corporation of the City of Burnside. The application shall be accompanied by such drawings and information in detail as may be reasonably necessary for the said The Corporation of the City of Burnside to consider the application;

(4) The said The Corporation of the City of Burnside after considering the application may with or without giving reasons for its decision give its consent either unconditionally or subject to such conditions as it thinks fit or may refuse to give its consent and the decision of the said The Corporation of the City of Burnside shall be final and binding on all parties.

3. (1) The encumbrancer will not enter into any contract to sell and will not otherwise dispose of his estate or interest in the said land without first having given to the intending purchaser or transferee notice in writing in the following form:-

"Your attention is drawn to the fact that the Stonyfell and Greenhill Quarries are both adjacent to the subdivision in which the allotment you are proposing to buy is situated. The activities of such Quarries are liable to generate some appreciable degree of noise and dust. Attention is also drawn to the provision concerning fencing and the prohibition of cutting down, topping or destroying any tree of a height of 5 metres or more without the written consent of Council".

(2) Such notice may be given by handing the same to the intending purchaser or transferee or by posting it by registered or certified mail to the intending purchaser or transferee PROVIDED THAT

(i) If more than one person or corporation constitutes the intending purchaser or transferee such notice may be given or posted to one of such persons or corporations:

(ii) If the intending purchaser or transferee nominates a nominee or nominees to accept a transfer in lieu of the intending purchaser or transferee then the encumbrancer shall not be obliged to give any such notice to such nominee or nominees;

(iii) Such notice may be given in the same document as the vendor's statement pursuant to Section 90 (1) of the Land and Business Agents Act, 1973 as amended.

(3) The encumbrancer will use his their or its best endeavours to obtain from the intending purchaser or transferee a written acknowledgement of such notice.

4. The encumbrancer will not erect or cause or permit to be erected on any boundary of the said land any fence other than a brushwood or jarrah or western red cedar or stone or clay brick fence.

5. The encumbrancer will not erect or cause or permit to be erected on the said land any building or out building the exterior of which contains any galvanised iron or other reflective material.

6. Any notice or demand to be given to or made upon the encumbrancer hereunder may be given or made by posting or delivering the same in writing signed by any officer of or solicitor or agent for and on behalf of the said The Corporation of the City of Burnside or T & G Mutual Life Society Limited (as the case may require) to or at the registered office for the time being of the encumbrancer or (in case any encumbrancer for the time being hereunder is not a corporation) by posting or delivering the same so signed to or at the encumbrancer's last known place of business or abode in South Australia and any

notice posted under this encumbrance shall be deemed to have been received in due course of post.

7. PROVIDED ALWAYS and it is hereby agreed and declared between The Corporation of the City of Burnside and T & G Mutual Life Society Limited and the encumbrancer that Section 130 of the Real Property Act 1886 - 1975 shall not apply to this encumbrance and that the said
and the successive transferees of the land from the said shall respectively be released and discharged from the payment of the said rent charge and from the performance and observance of the covenants herein contained or hereby implied forthwith upon the said
and the successive transferees of the said land respectively ceasing to be registered as proprietors thereof.

DATED the

day of

197 .

The land in C.T. 4066 - 657 is discharged
from Encumbrance 3898923 vide 4953473
Produced 8.10.1982 at 3.30 p.m.



4201067

B. M. & V. S. BEAMES

Correct for the purposes of "The Real Property Act, 1886" as amended.

No. MEMORANDUM OF ENCUMBRANCE



SINGLE COPY ONLY

of

MEMORANDUM. — A Memorial of the within instrument

No. was entered in the Register Book,

Vol. 4066 Folio 610 the day of 29. 3. 1978 at 11 o'clock.

By Randall

Registrar General

Appeared before me at the day of 19

GARRETT FRANCIS HUNTER and KAY MARGARET MARY HUNTER

within described the parties executing the within instrument, being person S well known to me, did freely and voluntarily sign the same.

J.P. or P.B.M.

Appeared before me at the day of 19

within described the part executing the within instrument, being person well known to me, did freely and voluntarily sign the same.

J.P. or P.B.M.

Appeared before me at adelaide the day of May 1978

BRIAN MURRAY BEAMES Licensed Land Broker of Adelaide 5000

(hereinafter called "the witness") a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same, and did further declare that

GARRETT FRANCIS HUNTER and KAY MARGARET MARY HUNTER

within described (hereinafter called "the signatory") the party executing the same is personally known to him the witness and that the signature to the said instrument is in the handwriting of the signatory and the signatory did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

Handwritten signature

J.P. or P.B.M.

Licensed Land Broker.

Lodged by
Correction to
Delivery of C.T. to
Delivery of to

16 MAY 1978 FEES PAID
TIME 11:10
L.T.O. FEES \$12
NOTING
ADVERTISING

*****12.00 — 1 PCA 785997 78

Appeared before me at the day of 19

(hereinafter called "the witness") a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same, and did further declare that

within described (hereinafter called "the signatory") the party executing the same is personally known to him the witness and that the signature to the said instrument is in the handwriting of the signatory and the signatory did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

Handwritten signature

J.P. or P.B.M.

B. M. & V. S. BEAMES
8 GILLES ROAD
GLEN OSMOND 5064

MEMORANDUM OF ENCUMBRANCE

GARRETT FRANCIS HUNTER of 12 Grevillea Crescent Stonyfell 5066
Surgeon and KAY MARGARET MARY HUNTER his wife ✓

(hereinafter called "the encumbrancer"
which expression shall be deemed to include when "the
encumbrancer" is a Company its successors and assigns and
when "the encumbrancer" is a person the heirs executors
administrators and transferees of the encumbrancer and when
"the encumbrancer" consists of more than one person all and
every two or more of such persons jointly and each of them
severally and the respective successors assigns heirs executors
administrators and transferees of such Company or persons)
being registered or entitled to be registered as the proprietor
of an estate in fee simple subject however to such encumbrances
liens and interests as are notified by memorandum underwritten
or endorsed hereon in THAT PIECE of land situated in the Hundred
of Adelaide County of Adelaide being the Allotment 79 Grevillea
Crescent Stonyfell 5066 ✓

and being the whole of the land comprised and described in
Certificate of Title Register Book Volume 4066 Folio 610
subject to Memorandum of Encumbrance No. 3898923 and subject
to and together with the rights of way other rights exceptions
and reservations more particularly shown thereon (if any)
(which said estate in fee simple is hereinafter called "the
said land") AND DESIRING to render the said land available
for the purpose of securing to and for the benefit of
THE CORPORATION OF THE CITY OF BURNSIDE of 401 Greenhill
Road Tusmore 5065 in the State of South Australia in whom
the roads streets and reserves delineated in the plan of
subdivision attached to Lands Titles Office Docket No. 4859
of 1972 are vested and as appurtenant thereto (the said land

forming part of such subdivision) AND for the benefit of T & G MUTUAL LIFE SOCIETY LIMITED of Corner of Collins and Russell Streets Melbourne 3000 in the State of Victoria the vendor of the said land the performance of all the terms covenants and conditions hereinafter contained the payment of the sum of money and performance and observance of the covenants on the part of the encumbrancer hereinafter contained DOETH HEREBY ENCUMBER the said land for the benefit of the said THE CORPORATION OF THE CITY OF BURNSIDE and T & G MUTUAL LIFE SOCIETY LIMITED and their and each of their respective successors and assigns (hereinafter together designated "the encumbrancee" which term shall include every person for the time being entitled to the benefit of the covenants herein contained) with the payment of a perpetual yearly rent charge of Ten Cents (10¢) payable (if demanded) on the thirtieth day of June in each and every year commencing on the thirtieth day of June next hereafter to the intent that the encumbrancee shall hold the said perpetual rent charge in fee simple AND DOETH HEREBY as such "the encumbrancer" and to the intent that it shall be binding on the encumbrancer and upon the respective successors assigns heirs executors administrators and transferees of the encumbrancer as part of a common building scheme AND with the performance or observance of the covenants by the encumbrancer hereinafter contained AND the encumbrancer hereby covenants with the said The Corporation of the City of Burnside and T & G Mutual Life Society Limited (in addition and without prejudice to the covenants on part of the encumbrancer and the powers rights and remedies of the said The Corporation of the City of Burnside and T & G Mutual Life Society Limited as encumbrancees implied herein under and by virtue of the provisions of The Real Property Act 1886-1975 and amendments thereof for the time being in force except insofar as the same are hereby

expressly or impliedly negatived or modified) in manner following that is to say :-

1. The Encumbrancer will pay to or for the benefit of the said the Corporation of the City of Burnside and T & G Mutual Life Society Limited during the continuance of this encumbrance the said annuity of the sum of Ten Cents (10¢) (if demanded) on the thirtieth day of June next hereafter and each succeeding thirtieth day of June.

2. (1) Until such time as regulations having application to the said land have been duly made pursuant to Section 36(4) (k) of the Planning and Development Act, 1966 as amended the encumbrancer will not cut down top lop or destroy any tree of a height of five metres or more upon the said land without the written consent of the said The Corporation of the City of Burnside first had and obtained;

(2) Paragraph (1) of this clause shall not apply to any cutting down topping lopping or destruction of any tree wick may be required to comply with any obligation imposed under any Act of Parliament or which may be required in conditions of emergency to prevent the spread of bushfires;

(3) An application for consent pursuant to paragraph (1) of this clause shall be in writing and shall be submitted to the said The Corporation of the City of Burnside. The application shall be accompanied by such drawings and information in detail as may be reasonably necessary for the said The Corporation of the City of Burnside to consider the application;

(4) The said The Corporation of the City of

Burnside after considering the application may with or without giving reasons for its decision give its consent either unconditionally or subject to such conditions as it thinks fit or may refuse to give its consent and the decision of the said The Corporation of the City of Burnside shall be final and binding on all parties.

(3) (1) The encumbrancer will not enter into any contract to sell and will not otherwise dispose of his estate or interest in the said land without first having given to the intending purchaser or transferee notice in writing in the following form:-

"Your attention is drawn to the fact that the Stonyfell and Greenhill Quarries are both adjacent to the subdivision in which the allotment you are proposing to buy is situated. The activities of such Quarries are liable to generate some appreciable degree of noise and dust. Attention is also drawn to the provision concerning fencing and the prohibition of cutting down, topping or destroying any tree of a height of 5 metres or more without the written consent of Council".

(2) Such notice may be given by handing the same to the intending purchaser or transferee or by posting it by registered or certified mail to the intending purchaser or transferee PROVIDED THAT

(i) If more than one person or corporation constituted the intending purchaser or transferee such notice may be given or posted to one of such persons or corporations:

(ii) If the intending purchaser or transferee nominates a nominee or nominees to accept a transfer in lieu of the intending

purchaser or transferee then the encumbrancer shall not be obliged to give any such notice to such nominee or nominees;

- (iii) Such notice may be given in the same document as the vendor's statement pursuant to Section 90 (1) of the Land and Business Agents Act, 1973 as amended.

(3) The encumbrancer will use his their or its best endeavours to obtain from the intending purchaser or transferee a written acknowledgement of such notice.

4. The Encumbrancer will not erect or cause or permit to be erected on any boundary of the said land any fence other than a brushwood or jarrah or western red cedar or stone or clay brick fence.

5. The encumbrancer will not erect or cause or permit to be erected on the said land any building or out building the exterior of which contains any galvanised iron or other reflective material.

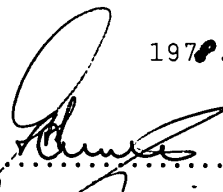
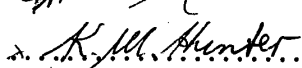
6. Any notice or demand to be given to or made upon the encumbrancer hereunder may be given or made by posting or delivering the same in writing signed by any officer of or solicitor or agent for and on behalf of the said The Corporation of the City of Burnside or T & G Mutual Life Society Limited (as the case may require) to or at the registered office for the time being of the encumbrancer or (in case any encumbrancer for the time being hereunder is not a corporation) by posting or delivering the same so signed to or at the encumbrancer's last known place of business or abode in South

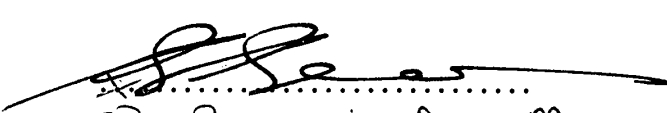
Australia and any notice posted under this encumbrance shall be deemed to have been received in due course of post.

7. PROVIDED ALWAYS and it is hereby agreed and declared between The Corporation of the City of Burnside and T & G Mutual Life Society Limited and the encumbrancer that Section 130 of the Real Property Act 1886 - 1975 shall not apply to this encumbrance and that the said GARRETT FRANCIS HUNTER and KAY MARGARET MARY HUNTER and the successive transferees of the land from the said GARRETT FRANCIS HUNTER and KAY MARGARET MARY HUNTER shall respectively be released and discharged from the payment of the said rent charge and from the performance and observance of the covenants herein contained or hereby implied forthwith upon the said GARRETT FRANCIS HUNTER and KAY MARGARET MARY HUNTER and the successive transferees of the said land respectively ceasing to be registered as proprietors thereof.

DATED the 12th day of May 1970.

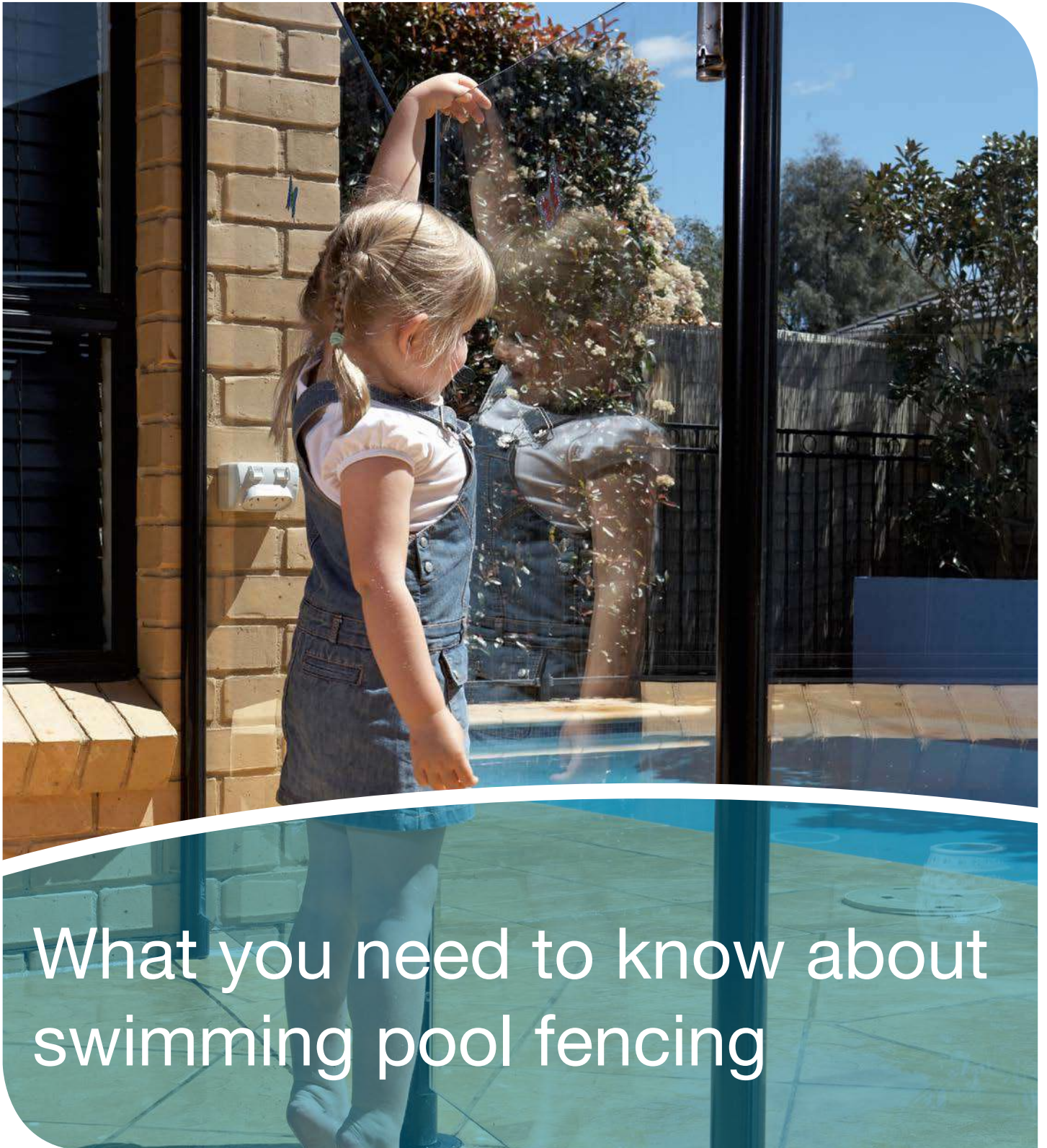
SIGNED by the said GARRETT FRANCIS HUNTER
and
KAY MARGARET MARY HUNTER
in the presence of:


.....
G.F.H.

.....
K.M.H.
KH


.....
J.P. Proclamation Bank Manager

PTO
→

is your **swimming pool** kid safe?



What you need to know about
swimming pool fencing



Government of South Australia
Department of Planning,
Transport and Infrastructure

As a swimming pool owner, YOU ARE RESPONSIBLE for safety.

Drowning is the biggest cause of accidental death for young children and most occur in private backyard swimming pools. You can reduce the risk of such an accident occurring in your swimming pool by making sure that your pool is adequately fenced and young children are supervised at all times.

Fencing

- > All swimming pools must have a continuous safety barrier that is maintained by the pool owner and which restricts access by young children to the pool.

Filtration

- > In-ground or above-ground swimming pools and spas must have a water recirculation and filtration system that complies with AS 1926.3 to reduce the risk of injury to a young child due to entrapment by suction.

Maintenance

- > Swimming pool owners must ensure that all required swimming pool safety features are maintained in working order at all times.

Supervision

- > Children can move quickly and do not recognise the dangers of a pool - close child supervision will help to reduce the number of drownings in private swimming pools.

Resuscitation

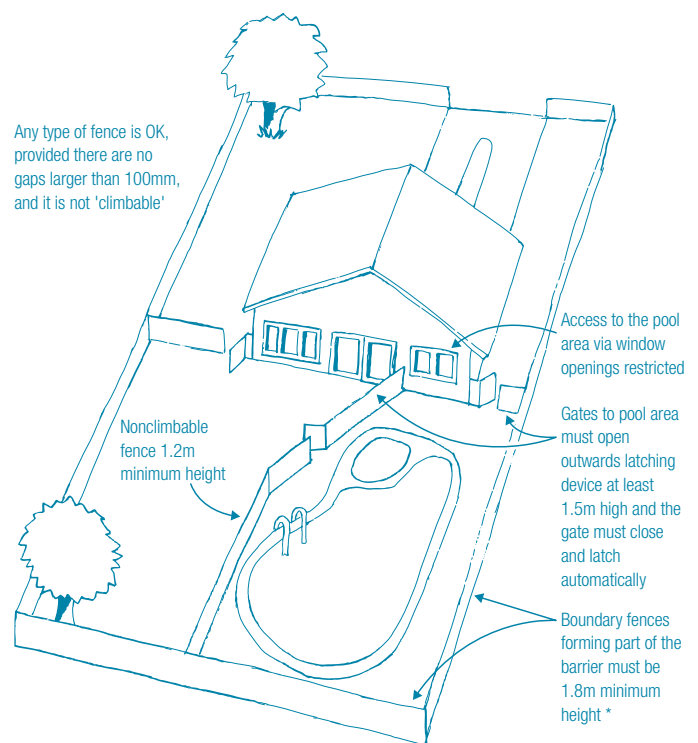
- > Resuscitation skills are crucial because they save lives – make certain that someone on the property has these skills.

LEGISLATION APPLYING TO SWIMMING POOLS IN SA

Swimming pools built before 1 July 1993

If your property contains a swimming pool built before 1 July 1993 and you are placing your property up for sale you will need to ensure that your swimming pool barriers are in line with Ministerial Building Standard MBS 004 - Swimming pool safety - designated safety features for pools built before 1 July 1993.

If the property on which a swimming pool is located is not sold, the swimming pool can continue to comply with the old *Swimming Pools (Safety) Act 1972*, which requires the swimming pool owner to ensure that the swimming pool is enclosed by a fence, wall or building or any combination of these, that restricts access by young children to the swimming pool.



* Boundary fences forming part of the barrier must be 1.8m high, with a 900mm non-climbable zone at the top on the pool side of the fence.

Swimming pools built on or after 1 July 1993

Swimming pools built from 1 July 1993 must comply with the rules that were in place when the pool or child safety barriers were approved. Contact the local Council to find out what rules apply.

Acceptable safety barriers

All pools must have suitable safety barriers to restrict access by young children to the immediate pool surrounds, constructed in accordance with Australian Standard AS 1926.1.

Barrier requirements complying with AS 1926.1

Fencing must be constructed, such that:

- > the fence is an effective barrier to young children
- > it is permanent
- > it does not provide access for young children to crawl under or to climb over by using foot and hand holds
- > it is not less than 1.2 metres high
- > boundary fences, if used as part of the child-safety barrier must be at least 1.8 metres high on the **inside**, with a 900mm non-climbable zone on the **inside** at the top. It can be less than 1.8 metres high and can be climbable on the **outside** (neighbour's side).

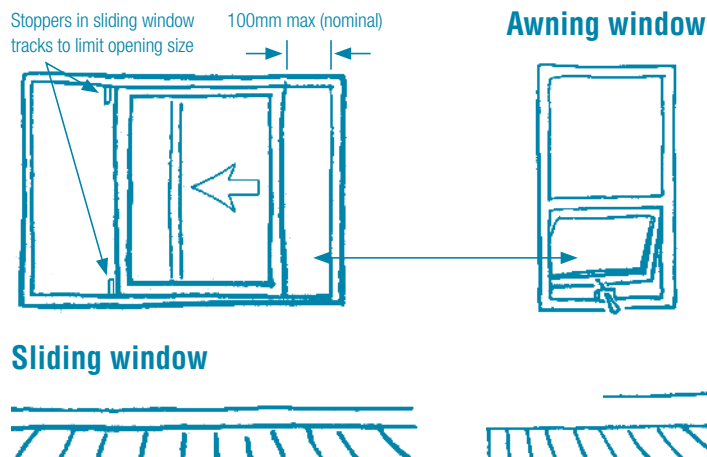
Gates to the pool area must:

- > only swing outward from the pool area
- > be self closing from any position
- > be fitted with a latching device that is out reach of small children (generally 1.5 metres above ground level)
- > you should never prop the gate open or prevent it from latching.

Security measures on awning and sliding windows complying with AS 1926.1

Where the openable part of any window is less than 1.8 metres above the finished ground level and provides direct access from the house to the pool area, it must have one of the following:

- > bars or metal screen or
- > a mechanism limiting the size of the window opening to a maximum of 100mm.



Inspections

If you are selling a property with a swimming pool, you are not required to have an inspection or compliance certificate – however some council officers, building consultants and private certifiers are able to offer advice. Only council officers have legislative authority under the *Planning, Development and Infrastructure Act 2016 (PDI Act)* to enforce requirements for swimming pool safety.

For new swimming pools, your local council will inspect the pool and safety features including the finished child safety barriers. You need to notify your council at two stages:

1. When the pool itself is ready for filling with water
2. When the **approved** child safety barriers are finished and ready to inspect

You must not fill the pool until a complying safety barrier is in place. A temporary barrier that complies with the Building Code can be used for not more than two months.

POOL SAFETY CHECKLIST

Ask yourself these questions to assess the safety of your pool.

> **Could a young child easily climb over, under or through your fence to get to the pool?**

Minimum standards for new pools require (generally) a 1.2m high permanent fence (or 1.8m in the case of a boundary fence), which a young child could not easily climb over or pass through from outside the pool enclosure.

> **Do all of the gates in your pool safety barrier close and latch properly, so that they could not easily be opened by a small child?**

Gates must be self-closing and self-latching. The release for the latching device must be at least 1.5m above ground level or otherwise out of reach. Gates must be hung so that they open outwards from the pool area. Never prop the gate open.

> **Is the pool clear of toys and other floating objects that could attract a child's attention?**

Balls and other floating toys can attract children to the water. Keep them out of the pool area when not in use.

> **Could a child get access to a swimming pool through a window in your house?**

The current requirement for new pools is broadly that, where the openable part of the window is less than 1.8m above the finished ground level, then a child could get access to the pool area through the window and as such the window must be protected to AS 1926.1

> **Do you keep an eye out for objects that could be used for climbing over a pool safety barrier?**

Objects such as garden furniture, children's toys, plants and ladders could be used by young children to climb over a safety barrier to get to the swimming pool. Keep these objects well away from the safety barriers.

> **Do you supervise young children while they are in or outside the pool area?**

Safety barriers alone are not enough to prevent young children from getting to a swimming pool. Young children are adventurous; they may climb, squeeze through or scale safety barriers to get to a swimming pool. Adequate supervision is essential.

> **Do you have resuscitation skills?**

Total responsibility includes resuscitation skills. Training for resuscitation is available from The Royal Life Saving Society, Australian Red Cross and St John Ambulance.

> **Do you maintain the fence and gates?**

The law requires that you must ensure that safety features are maintained in good working order at all times. This includes making sure that the gate closes and latches automatically.

FREQUENTLY ASKED QUESTIONS

What is a swimming pool?

The PDI Act defines a swimming pool as an excavation or structure that is capable of being filled with water and is used primarily for swimming, wading, paddling, or the like, including a bathing or wading pool, or spa pool, but not a spa bath.

People often ask if the requirements apply to a fish pond or landscaping water feature. The answer is that they do not unless it is used primarily for swimming, wading, paddling or the like.

If I buy an aboveground or inflatable pool, what do I have to do?

If the pool has a filtration system, you will need to contact your local council about obtaining approval for the pool and ensuring safety features are in place.

The sides of my aboveground pool are more than 1.2 metres high. Do I need a fence as well?

The sides of some aboveground pools can be acceptable as pool safety barriers, however if you choose to rely on the side walls the ladder/access point must be fenced.

Can I install a portable pool or spa on a deck?

If you are thinking about installing a portable pool or spa on a deck, balcony, suspended floor or near a retaining wall you should seek advice from an engineer or your local council about whether the deck or wall can take the weight of the pool without collapsing.

Do I need development approval for a new pool?

Yes. Before approval, your local council will check:

- > the details and location of safety barriers (they should restrict access to the swimming pool by young children)
- > the safety of the pump (there are a number of safety requirements in place to prevent suction-related injuries or deaths in swimming pools)
- > the adequacy of structural support for the swimming pool (particularly if the pool is to be placed on a deck, balcony or near a retaining wall)

I want to sell my house and I have a swimming pool. What are my legal obligations?

If your property contains a swimming pool that was built or installed before 1 July 1993 and you are placing your property up for sale you will need to ensure that your swimming pool barriers are in line with the relevant requirements for swimming pool safety. Fencing or barriers may need to be upgraded to meet the safety requirements.

Note: This requirement only applies to swimming pools built or installed before 1 July 1993.

It is the responsibility of the party selling the property to ensure that the swimming pool safety is in line with the current requirements.

Note: A certificate of compliance is **not required** under current legislation.

Can child-resistant doors be used as part of the safety barrier?

Child-resistant doors cannot be used for new outdoor pools – only compliant fencing can be used. For pools built before 1 July 1993 child-resistant doors can only be used in situations allowed by Ministerial Building Standard MBS 004.

How long can a temporary fence/barrier be used as the safety barrier?

For up to two months from the date of completion of the pool. The approved safety barrier must be installed before the expiration of two months.

INFORMATION

www.sa.gov.au/swimmingpools

Fencing and Safety Barriers

Your local council

Building Policy Branch

Ph 1800 752 662

Resuscitation

Royal Life Saving Australia
www.royallifesavingsa.com.au
Ph (08) 8210 4500

Australian Red Cross
www.redcross.org.au
Ph (08) 8100 4500

St John Ambulance
www.stjohnsa.com.au
Ph 1300 360 455

Child Accident Prevention

Kidsafe
www.kidsafe.org.au
Ph (08) 8161 6318



Government of South Australia
Department of Planning,
Transport and Infrastructure

This brochure was produced by the Building Policy Unit, Department of Planning, Transport and Infrastructure. Front cover photo courtesy of The Children's Hospital at Westmead.

October 2019 FIS 25619

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 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 1st 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-removable 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-removable 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.
