

Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

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Part A—Parties and land

- 1 Purchaser:
Address:
- 2 Purchaser's registered agent: _____
Address:
- 3 Vendor: **David John Wissler Knox**
Address: **25 Garden Avenue BURNSIDE SA 5066**
- 4 Vendor's registered agent:
Address:
- 5 Date of contract (if made before this statement is served): / /20
- 6 Description of the land:
[Identify the land including any certificate of title reference]

Allotments 341 & 342 Filed Plan 18763 in the area named Burnside Hundred of Adelaide and known as 25 Garden Avenue BURNSIDE SA 5066 being the whole of the land comprised in Certificates of Title Volume 5660 Folio 960 & Volume 5661 Folio 350

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.

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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:
25 Garden Avenue BURNSIDE 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:

(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;
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract;
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

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Part C—Statement with respect to required particulars

(section 7(1))


To the purchaser:

I, David John Wissler Knox
of 25 Garden Avenue BURNSIDE SA 5066

being the vendor/~~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*.

23 October 2024

Date:

Signed: 

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



(section 9)

To the purchaser:

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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:

Nil

Date: 24 October 2024

Signed: 

*Vendor's/Purchaser's agent

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

ESSENTIAL forms & contracts pty ltd**Schedule—Division 1—Particulars of mortgages, charges and prescribed encumbrances affecting the land****(section 7(1)(b))****Note—**

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

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

- (a) there is an attachment to this statement and—
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance—
 - (i) is one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.2 Lease, agreement for lease, tenancy agreement or licence
 - 1.3 Caveat
 - 1.4 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.

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Table of particulars

Column 1	Column 2	Column 3
<p><i>[If an item is applicable, ensure that the box for the item is ticked and complete the item.]</i></p> <p><i>[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, <u>but not</u> in the case of—</i></p> <p style="margin-left: 20px;"><i>(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and</i></p> <p style="margin-left: 20px;"><i>(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and</i></p> <p style="margin-left: 20px;"><i>(c) the heading "6. Repealed Act conditions" and item 6.1 and</i></p> <p style="margin-left: 20px;"><i>(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,</i></p> <p><i>which must be retained as part of this statement whether applicable or not.]</i></p> <p><i>[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.]</i></p> <p><i>[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 <u>each</u> such mortgage, charge or prescribed encumbrance.</i></p> <p><i>[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.</i></p> <p><i>If <u>all</u> of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table,</i></p> <p><i>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.]</i></p>		

1. General

1.1	<p>Mortgage of land</p> <p>[Note—</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable]</i></p>	<p><i>Is this item applicable?</i> <input type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> YES/NO</p> <p><i>Are there attachments?</i> YES/NO</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Certificate of Title Volume 5660 Folio 960 & Volume 5661 Folio 350</p> <p>Number of mortgage (if registered):</p> <p>Name of mortgagee:</p>	
1.2	<p>Easement (whether over the land or annexed to the land)</p> <p>Note—</p> <p>"Easement" includes rights of way and party wall rights</p> <p>[Note—</p> <p><i>Do not omit this item. The item and its heading must be</i></p>	<p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p><i>Are there attachments?</i> YES</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Certificate of Title Volume 5661 Folio 350 and T 929238</p> <p>Description of land subject to easement: Land marked A on Certificate of Title Volume 5661 Folio 350</p> <p>Nature of easement: See T 929238</p>	

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	<p><i>included in the statement even if not applicable]</i></p>	<p>Are you aware of any encroachment on the easement? NO If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? [*YES/NO] If YES, give details:</p>
<p>1.3</p>	<p>Restrictive covenant</p> <p>[Note-</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable]</i></p>	<p><i>Is this item applicable?</i> F</p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> YES/NO</p> <p><i>Are there attachments?</i> YES/NO If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired? YES/NO If NO, give details:</p> <p>Does the restrictive covenant affect land other than that being acquired? YES/NO</p>
<p>1.4</p>	<p>Lease, agreement for lease, tenancy agreement or licence</p> <p>(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.)</p> <p>[Note-</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable]</i></p>	<p><i>Is this item applicable?</i> F</p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> YES/NO</p> <p><i>Are there attachments?</i> YES/NO If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties: _____</p> <p>Period of lease, agreement for lease etc: From _____ to _____</p> <p>Amount of rent or licence fee: \$ _____ per _____ (period)</p> <p><i>Is the lease, agreement for lease etc in writing?</i> [*YES/NO]</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—</p> <p>— (a) — the Act under which the lease or licence was granted:</p> <p>— (b) — the outstanding amounts due (including any interest or penalty):</p>

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5. Development Act 1993 (repealed)

5.1	section 42—Condition (that continues to apply) of a development authorisation	Is this item applicable?	<input checked="" type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	NO
	[Note- Do not omit this item. The item and its heading must be included in the statement even if not applicable]	Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): SEE PAGE 1 AND ATTACHED DECISION NOTIFICATION FORMS OF RESPONSES TO ENQUIRIES FROM CITY OF BURNSIDE	YES
		Conditions of Authorisation: SEE PAGE 1 AND ATTACHED DECISION NOTIFICATION FORMS OF RESPONSES TO ENQUIRIES FROM CITY OF BURNSIDE	

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1974 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	YES/NO
	[Note- Do not omit this item. The item and its heading must be included in the statement even if not applicable]	Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	YES/NO
		Nature of condition(s):	

7. Emergency Services Funding Act 1998

7.1	section 16—Notice to pay levy	Is this item applicable?	<input checked="" type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	YES
		Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): EMERGENCY SERVICES LEVY CERTIFICATE	YES
		Date of notice: SEE ATTACHED EMERGENCY SERVICES LEVY CERTIFICATE	
		Amount of levy payable: SEE ATTACHED EMERGENCY SERVICES LEVY CERTIFICATE	

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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.]	<p>Is this item applicable? <input checked="" type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? NO</p> <p>Are there attachments? YES</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer Plan SA Section 7 Report attached to enquiries from City of Burnside and page 8 of the Property Interest Report</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)::</p> <p>Refer Plan SA Section 7 Report attached to enquiries from City of Burnside</p> <p>Is the land situated in a State Heritage place? NO</p> <p>Is the land designated as a place of local heritage value? NO</p> <p>Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land? UNKNOWN</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES</p> <p>Note:- For further information about the Planning and Design Code visit www.code.plan.sa.gov</p>	
29.2	<p>section 127—Condition (that continues to apply) of a development authorisation</p> <p>[Note- Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? YES/NO</p> <p>Are there attachments? YES/NO</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Date of authorisation: _____</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	

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Schedule—Division 2—Other particulars



(section 7(1)(b))

Particulars of transactions in last 12 months



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

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

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

- 1 The name and address of each party to the transaction and of each person in whom an interest vested as a result of the transaction: **Clare Elizabeth Knox of 25 Garden Avenue BURNSIDE SA 5066 as Transferor and David John Wissler Knox of 25 Garden Avenue BURNSIDE SA 5066 as Transferee**
- 2 The date and nature of each instrument registered on the certificate of title or, if no such instrument has been registered, the date and nature of each document forming the whole or part of a contract relating to the transaction: **23 October 2024 Transfer Pursuant to the Stamp Duties Act 1923 Section 71CB**
- 3 Particulars of the consideration provided for the purposes of the transaction: **Nil**

The above particulars must be provided for each transaction.

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Annexures

* The following documents are annexed hereto -

- * Certificates of Title Volume 5660 Folio 960 & Volume 5661 Folio 350
 - * T 929238
 - * Responses to Enquiries from the City of Burnside (Including PlanSA Section 7 Report)
 - * Emergency Services Levy Certificate
 - * Land Tax Certificate
 - * SA Water Certificate
 - * Property Interest Reports
 - * Form R3 – Buyers Information Notice
-

Acknowledgement of Receipt

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

Dated this _____ day of _____ 20

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

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CERTIFICATES OF TITLE
VOLUME 5660 FOLIO 960 & VOLUME 5661 FOLIO 350



Product Register Search (CT 5660/960)
 Date/Time 17/10/2024 11:43AM
 Customer Reference 12704
 Order ID 20241017004184

REAL PROPERTY ACT, 1986



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 5660 Folio 960

Parent Title(s) CT 4008/548
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 08/06/1999 Edition 4 Edition Issued 09/09/2024

Estate Type

FEE SIMPLE

Registered Proprietor

CLARE ELIZABETH KNOX
 OF 25 GARDEN AVENUE BURNSIDE SA 5066

Description of Land

ALLOTMENT 341 FILED PLAN 18763
 IN THE AREA NAMED BURNSIDE
 HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

NIL

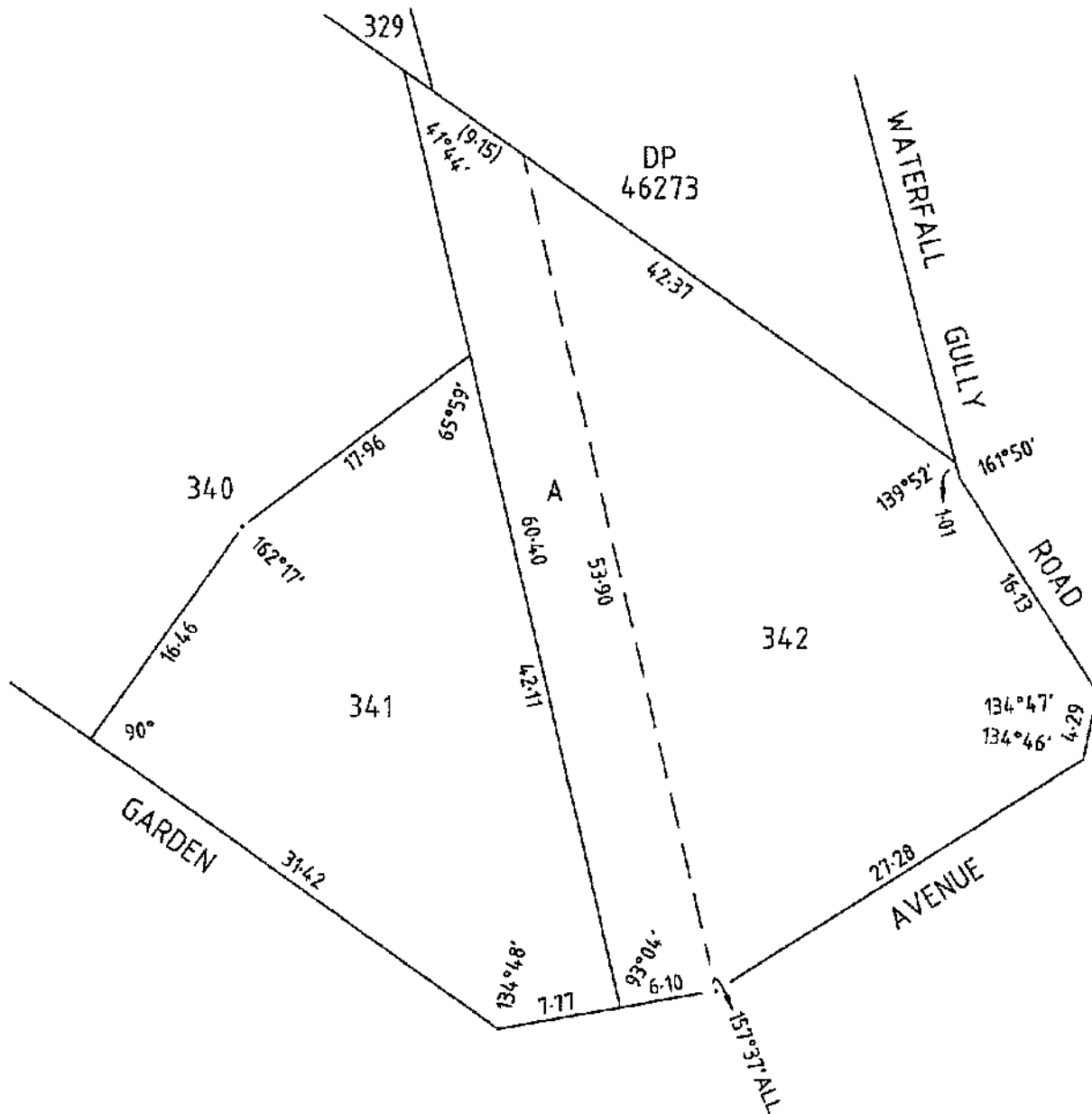
Notations

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



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5660/960)
17/10/2024 11:43AM
12704
20241017004184





Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5661/350)
17/10/2024 11:43AM
12704
20241017004184

REAL PROPERTY ACT, 1999



South Australia

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



Certificate of Title - Volume 5661 Folio 350

Parent Title(s) CT 4008/547
Creating Dealing(s) CONVERTED TITLE
Title Issued 09/06/1999 Edition 4 Edition Issued 06/09/2018

Estate Type

FEE SIMPLE

Registered Proprietor

CLARE ELIZABETH KNOX
OF 25 GARDEN AVENUE BURNSIDE SA 5066

Description of Land

ALLOTMENT 342 FILED PLAN 18763
IN THE AREA NAMED BURNSIDE
HUNDRED OF ADELAIDE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE COUNCIL FOR THE AREA (T 929238)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes

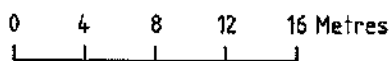
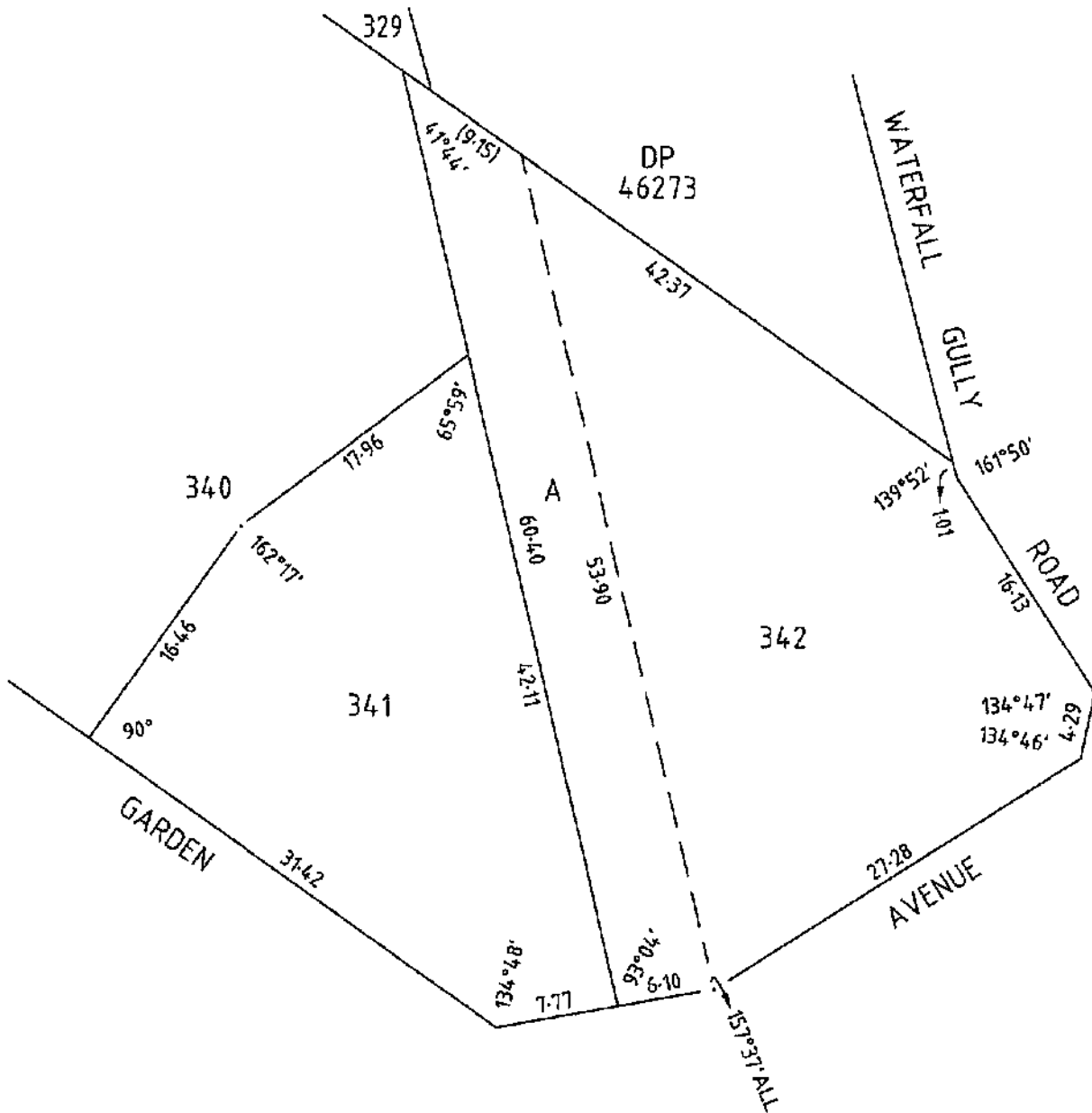
FOR INFORMATION PURPOSES ONLY FX255521

Administrative Interests NIL



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5661/350)
17/10/2024 11:43AM
12704
20241017004184



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T 929238

929238

MEMORANDUM OF TRANSFER.

Pt. Sections 268 & 269

RMO
5x16

situated in Hd. of Adelaide

W. G. McALLAN

Vendor.

DISTRICT COUNCIL OF BURNSIDE

Purchaser.

Memorandum:—A Memorial of the within Instrument

No. 929238 was entered in the Register Book,

Vol. 1319 Fol. 92

the 23 day of June 1925

at 7 o'clock

one thousand nine hundred and

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

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

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

and that the said

did freely and voluntarily sign the same, and at that time of sound mind.

Appoered before me at Adelaide the third day of June one thousand nine hundred and twenty five

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



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

16 NOV 1926
25 FEB 1938
23 MAR 1938

LICENSED LAND BROKER.

10/6/25 \$2.50

Mr Downman for S & B
Plan searched - checked
on the 26/6 June 1926

Appoered before me at
the day of
one thousand nine hundred and
the part executing the within instrument, being person well known to me and did freely and voluntarily sign the same.

WILKINSON, SANDO, & WYLES, LIMITED, Adelaide.

South Australia.

Memorandum of Transfer.



WILLIAM GEORGE McALLAN formerly of Brinkworth but now of
Seaside Farmer

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
THE WHOLE of the land comprised in Certificates of Title Register Books
Volume 254 folio 249 and Volume 261 folio 108

In consideration of the pieces of land shown in the plan attached hereto
and therein marked Easement for Drain being used for an Easement for Drain
and in consideration of the sum of FIVE SHILLINGS paid to me by DISTRICT
COUNCIL OF BURNSIDE do hereby grant to the said DISTRICT COUNCIL OF BURNSIDE
an Easement for the said purpose in and over the said pieces of land marked
Easement for Drain.

In consideration of the sum of £ W. G. M. = a

paid to _____ by W. G. M. = a

the receipt of which sum _____ hereby acknowledge, do hereby transfer to the said

all _____ estate and interest in the said

above described W. G. M. = a

And I hereby certify that the transaction hereby effected does not form part
of a larger transaction or of a series of transactions in respect of which
the amount or value or the aggregate amount or value of the consideration
exceeds Five Hundred Pounds.

In Witness whereof I have hereunto subscribed my name this third
day of June one thousand nine hundred and twenty five

Signed on the day above named by the said

WILLIAM GEORGE McALLAN

W. G. M. = Allan

in the presence of

Charles Hughes J.P.

*District Council of Burnside accepts the within land
for an Easement for Drain*
W. G. M. = a
Chairman
CLERK

diag to pag.

PURSUANT to MEMORANDUM of TRANSFER No. *929238*

~~NEW CERTIFICATE of TITLE for~~ of the LAND in VOL. FOLIO

The District Council of Burnside!

is the proprietor of an estate in fee simple, *entitled*

subject, nevertheless, to such incumbrances, liens, and interests as are notified by memorial under-

written or indorsed hereon, in *to an easement for, drawn in & over*

of land situated in the *those pieces*
H^o of Adell. Coy of Adell.

268 and
being Pths of Secs, 269 & m.p.d & ldd etc blue
& mhd Easement.

(3)

which said Section is delineated in the Public Map of the said *H^o.*
deposited in the Lands and Survey Office, at Adelaide.

12-3.23 1899

pieces mhd. Easement for drawn
in above Sr. color blue &
mhd Easement.

25
25
25

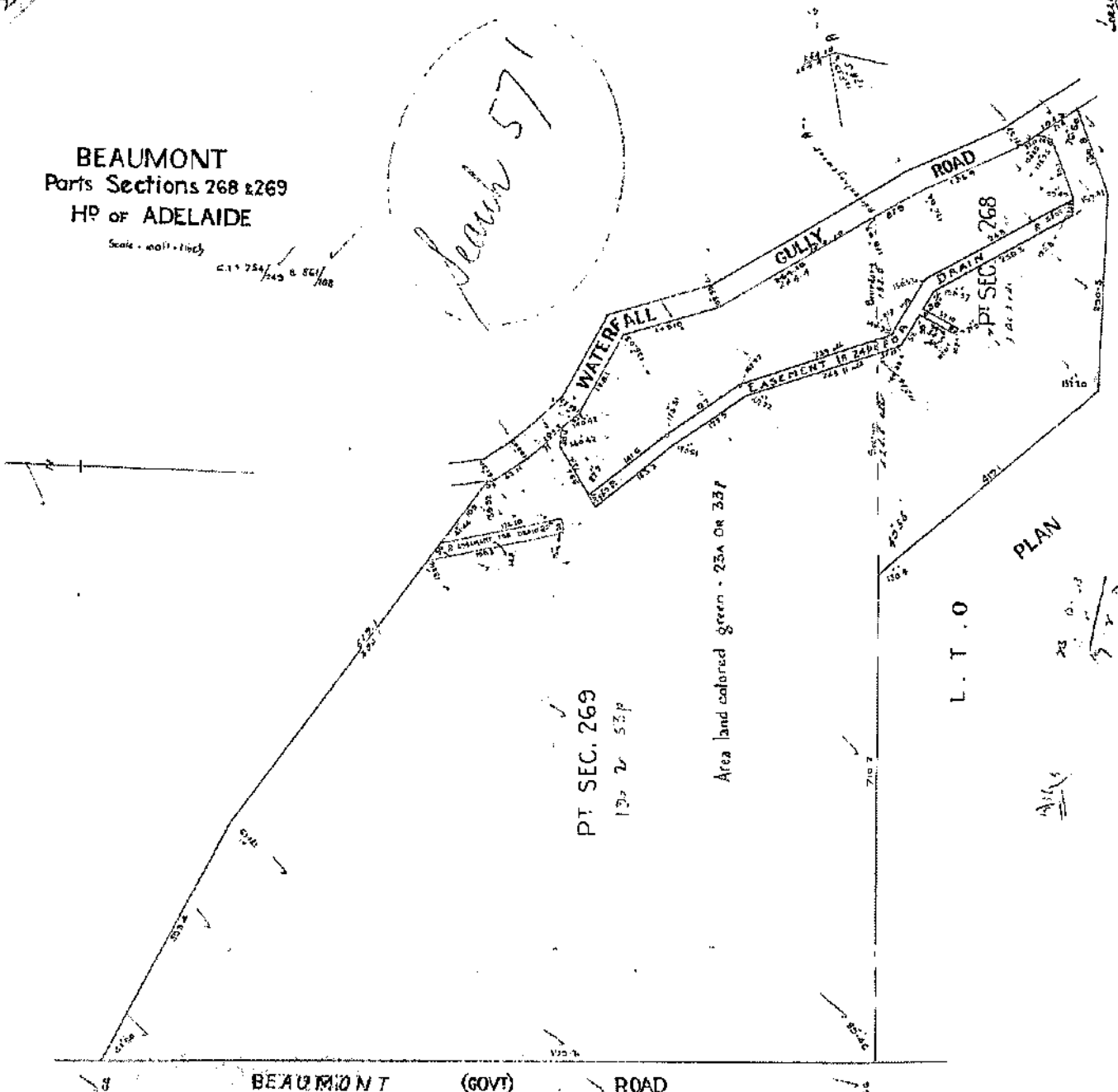
929 235

Handwritten notes and signatures in the top right corner.

BEAUMONT
Parts Sections 268 & 269
HP of ADELAIDE

Scale - 1:1000
C. 1 754 / 240 & 861 / 108

Search 571



2016

PT SEC. 269
132 2 53P

Area land colored green - 25A Or 337

L.T.O
PLAN

BEAUMONT (GOVT) ROAD

L.T.O PLAN 2975

Handwritten notes and signature in the bottom right corner.
May 2016
Jobalder

ESSENTIAL forms & contracts pty ltd

**RESPONSES TO ENQUIRIES
FROM
CITY OF BURNSIDE
(Including PlanSA Section 7 Report)**



Civic Centre: 401 Greenhill Road, Tusmore SA 5065
 Postal Address: PO Box 9, Glenside SA 5065
 ABN: 66 452 640 504
 Telephone: (08) 8366 4200
 Fax: (08) 8366 4299

**Land and Business (Sale and Conveyancing) Act
 Property Interest Report**

Request No.:	Cert1491\24	Date of Issue:	21/10/2024
Applicant:	Essential Conveyancing Pty Ltd 7a/259 Glen Osmond Road FREWVILLE SA 5063	CT No.:	ALLOT 342 Sec 269 FP 18763 Vol 5661 Fol 350 & ALLOT 341 Sec 269 FP 18763 Vol 5660 Fol 960
Property:	25 Garden Avenue BURNSIDE 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\096\108 180\1337\105
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 State Planning Commission 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 1989	
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				
<small>INDEMNITY ATTRIBUTE RECORD MAY BE MISSING FROM APPLICATION. SEE CERTIFICATES IMH/HL FOR MORE INFORMATION.</small>				
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.

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 1845250006

Data Extract Date: 21/10/2024

Parcel ID: F18763 A341, F18763 A342

Certificate Title: CT5660/960, CT5661/350

Property Address: 25 GARDEN AV BURNSIDE 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 (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

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.

Traffic Generating Development

The Traffic Generating Development Overlay aims to ensure safe and efficient vehicle movement and access along urban transport routes and major urban transport routes.

Urban Transport Routes

The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

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 Application:	180\0961\08
Applicant:	J Manfredi
Nature of Development:	Alterations and additions to existing dwelling
Location	25 Garden Avenue BURNSIDE SA 5066

Application Received:	16/09/2008	DAC Reference:	
Application Lodged:	16/09/2008	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	14/10/2008	1
Land Division Consent	-	-	-
Land Division Community Title Consent	-	-	-
Building Rules Consent	Granted	20/11/2008	3
Public Space	-	-	-
Other	-	-	-
DEVELOPMENT APPROVAL	Granted	20/11/2008	4

Building Classification Granted: 1a

Details of any conditions imposed on this 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: Council Chief Executive Officer or Delegate

Dated: ERD Court

Sheets Attached

cc Owner,



DEVELOPMENT APPLICATION NO. 180\0961\08

Development Plan Consent Conditions

- 1 The development granted Development Plan Consent for Development Application 180\0961\08 shall be undertaken in accordance with the plans received by Council on 16 September 2008 to the satisfaction of Council except where varied by conditions below (if any).

Reason:

To ensure that the development is undertaken in accordance with the application details.



DEVELOPMENT APPLICATION NO. 180\0961\08

Building Rules Consent Conditions

- 1 The owner of the land on which domestic building work is to be performed by a building work contractor must ensure that a certificate of insurance (building indemnity insurance policy required under Division 3 of Part 5 of the Building Work Contractors Act 1995), in relation to that work is lodged with the Council on or before giving notice of commencement of the building work under Development Regulations 1993 (regulation 74)

Reason:

Requirement of the Development Regulations 1993, regulation 2.

- 2 Smoke alarms complying with AS3786 and connected to the consumer mains shall be installed on or near the ceiling in -
 - (a) any storey containing bedrooms -
 - (i) between each part of the dwelling containing bedrooms and the remainder of the dwelling; and
 - (ii) where bedrooms are served by a hallway, in the hallway, and
 - (b) any other storey not containing a bedroom (including garages, attics and the like).
- 3 In a class 1 building, occupants must be provided with automatic warning on the detection of smoke so that they may evacuate in the event of a fire to a place of safety.

The door to a fully enclosed sanitary compartment must:

- (a) open outwards; or
- (b) slide; or
- (c) be readily removable from the outside of the compartment

unless there is a clear space of at least 1.2 metres between the closet pan within the sanitary compartment and the nearest part of the doorway.

Reason:

To enable access into the sanitary compartment to remove a person within.



DEVELOPMENT APPLICATION NO. 180\0961\08

Advisory Notes

1 Building Consent

Development Approval will not be granted until Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.

2 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.

3 Boundaries

It is recommended that as the Applicant is undertaking work on or near the boundary, the Applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

4 Other Authorities

The Applicant must ensure that any consent from other authorities (including but not limited to SA Water, Telstra, Native Vegetation Board, ETSA, AGL, Australia Post) that may be required to undertake the development, has been granted by that authority prior to the commencement of the development and any alterations that may be required are to be at the Applicant's expense.

5 Crossing Places

Any variation to the crossing places, including modifications to existing crossing places, redundant crossing places or new crossing places, must be approved by Council.

Any work required in relation to crossing places will be undertaken by Council and the Applicant will be charged directly for the work. A quotation for the work will be provided by Council to the Applicant prior to the work being undertaken.

For further information in relation to crossing places, please contact Council's Customer Service Centre on 8366 4200. Application forms are available from our webpage: www.burnside.sa.gov.au

6 Drainage Water

Collected drainage water from any landscaped areas, planter boxes, seepage collection systems, water features, swimming pools and air conditioning units must be discharged to the sewer.



DEVELOPMENT APPLICATION NO. 180\0961\08

Advisory Notes (continued)

7 Street Trees

In relation to any street trees adjacent to the proposed development:

- The sewerage serving the development shall be laid out and designed in such a manner which ensures retention of the existing street tree(s) notwithstanding the requirements of the Regulations under the Sewerage Act, 1929;
- No existing street tree(s) will be pruned to maintain lines of sight to the proposed sign or the building / façade. Any pruning of the tree(s), necessary to maintain the clearance between the tree(s) and the structure shall only be carried out by Council;
- No street tree(s) will be removed; and
- Should the Applicant wish to remove a street tree, a separate approval is required.

For further information in relation to street trees, please contact Council's Customer Service Centre on 8366 4200.

8 Stormwater Discharge

In relation to any proposed stormwater discharge from the property, the following requirements shall be complied with:

- The Applicant must ensure that stormwater run off from the proposed development is collected and discharged to the building stormwater system. All down pipes required to discharge the stormwater run off must be installed within the property boundary.
- All car parks, driveways and vehicle manoeuvring areas shall be graded to ensure that no surface water or rubble from within the property is transported across the footpath.
- The connection of any building stormwater system to any part of Council's underground drainage system shall be in accordance with Council guidelines.

For further information in relation to stormwater discharge, please contact Council's Customer Service Centre on 8366 4200.

9 Noise

The emission of noise is subject to control under the Environment Protection Act and Regulations, 1993 and the Applicant (or person with the benefit of this consent) should comply with those requirements.

10 Fences Act 1975

The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence a 'Notice of Intention' must be served to adjoining Owners. Please contact the Legal Services Commission for further advice on 8463 3555.



DEVELOPMENT APPLICATION NO. 180\0961\08

Advisory Notes (continued)

11 Consultation with Adjoining Owners

In addition to notification and other requirements under the Development Act and Fences Act, it is recommended that the Applicant/Owner consult with adjoining Owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues needed resolution such as boundary fencing, retaining walls, trees / roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc.

12 Building Site Management

Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

Construction Hours

That construction shall take place between 7am and 7pm Monday to Saturday and between 9am and 6pm on Sundays and public holidays. All such work shall be undertaken in such a manner so as not to cause any nuisance or annoyance to any of the occupiers of buildings within the locality.

Dust Emissions

That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

Waste Receptacle

That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste. This receptacle shall be located on site for the duration of the construction period and be emptied as required.

Stormwater Runoff

That all runoff and stormwater from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the stormwater system.

Hard Waste Litter Storage

That all hard building materials be stored in a manner that secures it on site during the construction works.

Site Security

That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.

Public Realm

That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.

Damage to Council's Footpath/Kerbing/Road Pavement/Verge

Section 779 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the Owner/Applicant shall be responsible for the cost of Council repairing the damage.



DEVELOPMENT APPLICATION NO. 180\0961\08

Advisory Notes (continued)

Right of Way

The Applicant shall ensure that any rights of way that may be associated with the site are not blocked or access restricted during the construction of the development.

Asbestos Removal

For information in relation to the removal and disposal of asbestos, please contact Safework SA's Mineral Fibres Unit on 8303 0405 or the EPA on 8204 2004.

Water Restrictions

Water must not be used for dust suppression and compaction unless from a hand held hose fitted with a trigger nozzle or directly from a motor designed and approved to carry/ deposit water.

Water Restrictions Penalties:

People who fail to comply with restrictions will be issued with a notice reminding them of their responsibilities. If non-compliance continues, a \$315 expiation notice will be issued. Serious and ongoing breaches could result in court action and fines of up to \$5000 for individuals or \$10,000 for businesses.

Water Restrictions Exemptions & Permits

Exemptions and permits may be available under certain circumstances. Contact SA Water for details.

For further information in relation to the above, please call either Council, the EPA or SafeWork SA.



Decision Notification Form

Development Application:	180\1337\05
Applicant:	Steve Slaughter Tree Services
Nature of Development:	Tree removal (one) River Red Gum (<i>Eucalyptus camaldulensis</i>)
Location	25 Garden Avenue Burnside SA 5066

Application Received:	12/12/2005	DAC Reference:
Application Lodged:	13/12/2005	ERD Court Reference:

In respect of this proposed development you are informed that:

NATURE OF CONSENT	Consent Status	Date of Decision	No. of Conditions
Provisional Development Plan Consent	Granted	19/01/2006	2
Land Division Consent	-	-	-
Land Division Community Title Consent	-	-	-
Provisional Building Rules Consent	-	-	-
Public Space	-	-	-
Other	-	-	-
DEVELOPMENT APPROVAL	Granted	19/01/2006	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: Council Chief Executive Officer or Delegate

Dated: ERD Court

Sheets Attached

cc Owner



DEVELOPMENT APPLICATION NO. 180\1337\05

Provisional Development Plan Consent Conditions

- 1 The development granted Provisional Development Plan Consent for Development Application 180\1337\05 shall be undertaken in accordance with the plans / amended plans received by Council on 12 December 2005 to the satisfaction of Council except where varied by conditions below (if any).

Reason:

To ensure that the development is undertaken in accordance with the application details.

- 2 Two (2) SA Blue Gums (*Eucalyptus leucoxylon*) of providence seed stock shall be planted on the allotment, within the next (2006) planting season. Council shall be advised at the time of planting. The tree(s) shall be retained and maintained in good condition at all times, to the satisfaction of Council and will be inspected after one year of planting by Council's Tree Management Officer. Any dead or diseased trees must be replaced to the reasonable satisfaction of council.

Reason:

To ensure that the existing amenity of the locality is re established and maintained



DEVELOPMENT APPLICATION NO. 180\1337\05

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.

- 2 **Public Utilities**
The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.



LOCAL GOVERNMENT SEARCH

Cert1491\24

17/10/2024

Essential Conveyancing Pty Ltd
 7a/259 Glen Osmond Road
 FREWVILLE SA 5063

Billing number: 568247 Valuer General No: 1845250006

Owner: Clare E Knox
 Property Address: 25 Garden Avenue BURNSIDE SA 5066

Legal Description: ALLOT 342 Sec 269 FP 18763 Vol 5661 Fol 350 & ALLOT 341 Sec 269 FP 18763 Vol 5660 Fol 960

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 02/12/2024, 03/03/2025, 02/06/2025	4,807.75
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	0.00
Less Rate Capping Rebate	0.00
Less amount paid for current financial year	(1,202.05)
Balance of rates and other monies due and payable	\$3,605.70
Instalment/s Due:	
Due 02/12/2024	\$1,201.90
Due 03/03/2025	\$1,201.90
Due 02/06/2025	\$1,201.90

ON BEHALF OF THE CITY OF BURNSIDE

Street Numbering

Please note Council's official street number for this property is **25 Garden Avenue BURNSIDE 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: 568247

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EMERGENCY SERVICES LEVY CERTIFICATE



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

ABN 19 040 349 865
Emergency Services Funding Act 1998

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2615669

ESSENTIAL CONVEYANCING
SUITE 7A, 259 GLEN OSMOND RD
FREWVILLE SA 5063

DATE OF ISSUE

17/10/2024

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
14539381	C E KNOX			
PROPERTY DESCRIPTION				
25 GARDEN AVE / BURNSIDE SA 5066 / LTS 341 342				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
1845250006	CT 5660/960+	\$2,675,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	1,007.90	
FINANCIAL YEAR	- REMISSION	\$	620.60	
2024-2025	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	0.00	
	= AMOUNT PAYABLE	\$	437.30	

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 15/01/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

14539381

OWNERSHIP NAME

C E KNOX

ASSESSMENT NUMBER

1845250006

AMOUNT PAYABLE

\$437.30

AGENT NUMBER

100019061

AGENT NAME

ESSENTIAL CONVEYANCING

EXPIRY DATE

15/01/2025

+80013570170022> +001571+ <0550436488> <0000043730> +444+

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LAND TAX CERTIFICATE



CERTIFICATE OF LAND TAX PAYABLE

GEN 10 010 340 865
Land Tax Act 1936

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: 2615669

**ESSENTIAL CONVEYANCING
SUITE 7A, 259 GLEN OSMOND RD
FREWVILLE SA 5063**

DATE OF ISSUE

17/10/2024

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

OWNERSHIP NAME		FINANCIAL YEAR	
C E KNOX		2024-2025	
PROPERTY DESCRIPTION			
25 GARDEN AVE / BURNSIDE SA 5066 / LTS 341 342			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
1845250006	CT 5660/960+	\$1,500,000.00	0.2324 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		
= AMOUNT PAYABLE	\$ 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 15/01/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

ESSENTIAL forms & contracts pty ltd

SA WATER CERTIFICATE



Account Number 18 45250 00 6	L.T.O Reference CT5661350	Date of issue 18/10/2024	Agent No. 1848	Receipt No. 2615669
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ESSENTIAL CONVEYANCING
 SUITE 7A, 259 GLEN OSMOND ROAD
 FREWVILLE SA 5063
 Kathy@essentialconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MS CE KNOX
Location: 25 GARDEN AVE BURNSIDE LTS 341 342
Description: 8H G SP CH/RMS **Capital Value:** \$2 675 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2024

		Arrears as at: 30/6/2024	:	\$ 0.00
Water main available:	1/7/1981	Water rates	:	157.20
Sewer main available:	1/7/1981	Sewer rates	:	831.92
		Water use	:	959.16
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	1,109.04CR
		Balance outstanding	:	839.24

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

Next quarterly charges: Water supply: 78.60 Sewer: 415.96 Bill: 8/1/2025

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

The last Water Use Year ended on 05/04/2024.

A total SERVICE RENT charge for mains connections of \$314.40 (provisional) calculated to the end of the current financial year is not included in the above statement.

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.



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



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.

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

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/>



South Australian Water Corporation

Name:
MS CE KNOX

Water & Sewer Account
Acct. No.: 18 45250 00 6

Amount: _____

Address:
25 GARDEN AVE BURNSIDE LTS 341 342

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1845250006



Bill code: 8888
Ref: 1845250006

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: 1845250006



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

ESSENTIAL forms & contracts pty ltd

PROPERTY INTEREST REPORTS

Property Interest Report

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

Title Reference	CT 5660/960	Reference No. 2615669
Registered Proprietors	C E*KNOX	Prepared 17/10/2024 11:43
Address of Property	25 GARDEN AVENUE, BURNSIDE, 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

<u>Prescribed encumbrance</u>	<u>Particulars (Particulars in bold indicates further information will be provided)</u>
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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 *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)
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

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

- 8.9 section 103P - Notation of site contamination audit report in relation to the land EPA (SA) does not have any current Orders registered on this title
- 8.10 section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land EPA (SA) does not have any current Orders registered on this title
- 9. *Fences Act 1975***
 - 9.1 section 5 - Notice of intention to perform fencing work Contact the vendor for these details
- 10. *Fire and Emergency Services Act 2005***
 - 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. *Food Act 2001***
 - 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. *Ground Water (Qualco-Sunlands) Control Act 2000***
 - 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. *Heritage Places Act 1993***
 - 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. *Highways Act 1926***
 - 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. *Housing Improvement Act 1940 (repealed)***
 - 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. *Housing Improvement Act 2016***

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

- 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. *Native Vegetation Act 1991*

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

Refer to the Certificate of Title

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

Refer to the Certificate of Title

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title also

Refer to the Certificate of Title

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.] Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
 also

Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
 also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

Code Amendment

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

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

Code Amendment

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.

- 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 statement even if not applicable.]

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

also

Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access

Contact the vendor for these details
- 29.4 section 140 - Notice requesting access

Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply
- 29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply
- 29.9 section 192 or 193 - Land management agreement

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

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

also

Contact the Local Government Authority for other details that might apply
- 29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply
- 29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply
- 29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply
- 29.14 section 214(6), 214(10) or 222 - Enforcement order

Contact the Local Government Authority for details relevant to this item

also

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

30. Plant Health Act 2009

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

31. Public and Environmental Health Act 1987 (repealed)

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

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for other details that might apply

31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with) Public Health in DHW has no record of any order affecting this title also

Contact the Local Government Authority for other details that might apply

32. South Australian Public Health Act 2011

32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title

32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title also

Contact the Local Government Authority for other details that might apply

32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title also

Contact the Local Government Authority for other details that might apply

33. Upper South East Dryland Salinity and Flood Management Act 2002 (expired)

33.1 section 23 - Notice of contribution payable DEW has no record of any notice affecting this title

34. Water Industry Act 2012

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement **An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title
- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

36. Other charges

- 36.1 Charge of any kind affecting the land (not included in another item)
 - Refer to the Certificate of Title
 - also
 - Contact the vendor for these details
 - also
 - Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Product
Date/Time

Check Search
23/10/2024 03:23PM

Certificate of Title

Title Reference: CT 5660/960

Status: CURRENT

Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
04/09/2024	09/09/2024	14353391	DISCHARGE OF MORTGAGE	REGISTERED
23/10/2024		14386839	TRANSFER	UNREGISTERED

Data Available - Dealings completed since 25/07/2024 and unregistered Dealings

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



Product Historical Search
 Date/Time 17/10/2024 11:43AM
 Customer Reference 12704
 Order ID 20241017004184

Certificate of Title

Title Reference: CT 5660/960
 Status: CURRENT
 Parent Title(s): CT 4008/548
 Dealing(s) Creating Title: CONVERTED TITLE
 Title Issued: 08/06/1989
 Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
04/09/2024	09/09/2024	14353391	DISCHARGE OF MORTGAGE	REGISTERED	10855498
08/05/2012	28/05/2012	11756496	VESTING (GLOBAL UPDATE)	REGISTERED	BIG SKY BUILDING SOCIETY LTD. 10855498
07/12/2007	08/01/2008	10855498	MORTGAGE	REGISTERED	BIG SKY CREDIT UNION LTD.
07/12/2007	08/01/2008	10855497	TRANSFER	REGISTERED	CLARE ELIZABETH KNOX
07/12/2007	08/01/2008	10855496	TRANSMISSION APPLICATION	REGISTERED	MARGARET ELIZABETH PANK (DECD), JANE ELIZABETH NEWLAND (EXEL), SUSAN HELEN HUNT (EXEL)
15/10/2004	14/12/2004	10089341	APPLICATION TO NOTE DEATH	REGISTERED	DAVID LEON PANK (DECD), MARGARET ELIZABETH PANK
15/10/2004	14/12/2004	10089340	DISCHARGE OF ENCUMBRANCE	REGISTERED	3586615
15/10/2004	01/12/2004	10089339	TRANSMISSION APPLICATION (SUBSIDIARY INTEREST)	REGISTERED	MARJORY NICHOLLS (DECD), TERENCE LESLIE NICHOLLS (EXEC), JOHN WILLIAM NICHOLLS (EXEC), IAN MORTIMER MARTENS (EXEC) 3586615
15/10/2004	01/12/2004	10089338	APPLICATION TO REGISTER DEATH (SUBSIDIARY INTEREST)	REGISTERED	LESLIE DONALD NICHOLLS (DECD), MARJORY NICHOLLS 3586615
05/03/1974	05/03/1974	3586615	ENCUMBRANCE	REGISTERED	



Product Title and Valuation Package
 Date/Time 17/10/2024 11:43AM
 Customer Reference 12704
 Order ID 20241017004184

Certificate of Title

Title Reference CT 5660/960
Status CURRENT
Easement NO
Owner Number 14539381
Address for Notices 25 GARDEN AVE BURNSIDE 5066
Area NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

CLARE ELIZABETH KNOX
 OF 25 GARDEN AVENUE BURNSIDE SA 5066

Description of Land

ALLOTMENT 341 FILED PLAN 18763
 IN THE AREA NAMED BURNSIDE
 HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 10855497
Dealing Date 07/12/2007
Sale Price \$2,000,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1845250006	CURRENT	25 GARDEN AVENUE, BURNSIDE, SA 5066

Notations

Dealings Affecting Title

NIL

Notations on Plan



Product Title and Valuation Package
 Date/Time 17/10/2024 11:43AM
 Customer Reference 12704
 Order ID 20241017004184

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number 1845250006
Type Site & Capital Value
Date of Valuation 01/01/2024
Status CURRENT
Operative From 01/07/1981
Property Location 25 GARDEN AVENUE, BURNSIDE, SA 5066
Local Government BURNSIDE
Owner Names CLARE ELIZABETH KNOX
Owner Number 14539381
Address for Notices 25 GARDEN AVE BURNSIDE 5066
Zone / Subzone HN - Hills Neighbourhood
Water Available Yes
Sewer Available Yes
Land Use 1100 - House
Description 8H G SP CH/RMS
Local Government Description Residential

Parcels

Plan/Parcel	Title Reference(s)
F18763 ALLOTMENT 342	CT 5661/350
F18763 ALLOTMENT 341	CT 5660/960

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$1,500,000	\$2,675,000			
Previous	\$1,375,000	\$2,625,000			

Building Details

Valuation Number 1845250006



Product	Title and Valuation Package
Date/Time	17/10/2024 11:43AM
Customer Reference	12704
Order ID	20241017004184

Building Style	Contemporary
Year Built	1958
Building Condition	Excellent
Wall Construction	Rendered
Roof Construction	Galvanised Iron
Equivalent Main Area	473 sqm
Number of Main Rooms	8

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

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

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

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

- 8.9 section 103P - Notation of site contamination audit report in relation to the land EPA (SA) does not have any current Orders registered on this title
- 8.10 section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land EPA (SA) does not have any current Orders registered on this title
- 9. Fences Act 1975**
 - 9.1 section 5 - Notice of intention to perform fencing work Contact the vendor for these details
- 10. Fire and Emergency Services Act 2005**
 - 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. Food Act 2001**
 - 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. Ground Water (Qualco-Sunlands) Control Act 2000**
 - 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. Heritage Places Act 1993**
 - 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. Highways Act 1926**
 - 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. Housing Improvement Act 1940 (repealed)**
 - 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. Housing Improvement Act 2016**

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

- 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. Native Vegetation Act 1991

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

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

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

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

26. Natural Resources Management Act 2004 (repealed)

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

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

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

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

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

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

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

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

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

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

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

27. Outback Communities (Administration and Management) Act 2009

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.] Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
 also

Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title

also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

Code Amendment

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

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

Code Amendment

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.

- 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 statement even if not applicable.)

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

also

Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access

Contact the vendor for these details
- 29.4 section 140 - Notice requesting access

Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply
- 29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply
- 29.9 section 192 or 193 - Land management agreement

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

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

also

Contact the Local Government Authority for other details that might apply
- 29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply
- 29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply
- 29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply
- 29.14 section 214(6), 214(10) or 222 - Enforcement order

Contact the Local Government Authority for details relevant to this item

also

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

30. Plant Health Act 2009

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

31. Public and Environmental Health Act 1987 (repealed)

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

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for other details that might apply

31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with) Public Health in DHW has no record of any order affecting this title
also

Contact the Local Government Authority for other details that might apply

32. South Australian Public Health Act 2011

32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title

32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title
also

Contact the Local Government Authority for other details that might apply

32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title
also

Contact the Local Government Authority for other details that might apply

33. Upper South East Dryland Salinity and Flood Management Act 2002 (expired)

33.1 section 23 - Notice of contribution payable DEW has no record of any notice affecting this title

34. Water Industry Act 2012

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement **An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title
- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

36. Other charges

- 36.1 Charge of any kind affecting the land (not included in another item)
 - Refer to the Certificate of Title
 - also
 - Contact the vendor for these details
 - also
 - Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Product
Date/Time

Check Search
23/10/2024 03:24PM

Certificate of Title

Title Reference: CT 5661/350
Status: CURRENT
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
23/10/2024		14386839	TRANSFER	UNREGISTERED

Data Available - Dealings completed since 25/07/2024 and unregistered Dealings

Priority Notices

NIL

Registrar-General's Notes

FOR INFORMATION PURPOSES ONLY FX255521



Product Historical Search
 Date/Time 17/10/2024 11:43AM
 Customer Reference 12704
 Order ID 20241017004184

Certificate of Title

Title Reference: CT 5661/350
 Status: CURRENT
 Parent Title(s): CT 4008/547
 Dealing(s) Creating Title: CONVERTED TITLE
 Title Issued: 09/06/1999
 Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
03/09/2018	06/09/2018	12981607	DISCHARGE OF MORTGAGE	REGISTERED	10855498
08/05/2012	28/05/2012	11756496	VESTING (GLOBAL UPDATE)	REGISTERED	BIG SKY BUILDING SOCIETY LTD. 10855498
07/12/2007	08/01/2008	10855498	MORTGAGE	REGISTERED	BIG SKY CREDIT UNION LTD.
07/12/2007	08/01/2008	10855497	TRANSFER	REGISTERED	CLARE ELIZABETH KNOX
07/12/2007	08/01/2008	10855496	TRANSMISSION APPLICATION	REGISTERED	MARGARET ELIZABETH PANK (DECD), JANE ELIZABETH NEWLAND (EXEL), SUSAN HELEN HUNT (EXEL)
15/10/2004	14/12/2004	10089342	DISCHARGE OF ENCUMBRANCE	REGISTERED	3586614
15/10/2004	14/12/2004	10089341	APPLICATION TO NOTE DEATH	REGISTERED	DAVID LEON PANK (DECD), MARGARET ELIZABETH PANK
05/03/1974	05/03/1974	3586614	ENCUMBRANCE	REGISTERED	



Product	Title and Valuation Package
Date/Time	17/10/2024 11:43AM
Customer Reference	12704
Order ID	20241017004184

Certificate of Title

Title Reference CT 5661/350
Status CURRENT
Easement YES
Owner Number 14539381
Address for Notices 25 GARDEN AVE BURNSIDE 5066
Area NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

CLARE ELIZABETH KNOX
 OF 25 GARDEN AVENUE BURNSIDE SA 5066

Description of Land

ALLOTMENT 342 FILED PLAN 18763
 IN THE AREA NAMED BURNSIDE
 HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 10855497
Dealing Date 07/12/2007
Sale Price \$2,000,000
Sale Type TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1845250006	CURRENT	25 GARDEN AVENUE, BURNSIDE, SA 5066

Notations

Dealings Affecting Title

NIL

Notations on Plan



Product Title and Valuation Package
 Date/Time 17/10/2024 11:43AM
 Customer Reference 12704
 Order ID 20241017004184

NIL

Registrar-General's Notes

FOR INFORMATION PURPOSES ONLY FX255521

Administrative Interests

NIL

Valuation Record

Valuation Number 1845250006
 Type Site & Capital Value
 Date of Valuation 01/01/2024
 Status CURRENT
 Operative From 01/07/1981
 Property Location 25 GARDEN AVENUE, BURNSIDE, SA 5066
 Local Government BURNSIDE
 Owner Names CLARE ELIZABETH KNOX
 Owner Number 14539381
 Address for Notices 25 GARDEN AVE BURNSIDE 5066
 Zone / Subzone HN - Hills Neighbourhood
 Water Available Yes
 Sewer Available Yes
 Land Use 1100 - House
 Description 8H G SP CH/RMS
 Local Government Description Residential

Parcels

Plan/Parcel	Title Reference(s)
F18763 ALLOTMENT 342	CT 5661/350
F18763 ALLOTMENT 341	CT 5660/960

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$1,500,000	\$2,675,000			
Previous	\$1,375,000	\$2,625,000			

Building Details

Valuation Number 1845250006



Product	Title and Valuation Package
Date/Time	17/10/2024 11:43AM
Customer Reference	12704
Order ID	20241017004184

Building Style	Contemporary
Year Built	1958
Building Condition	Excellent
Wall Construction	Rendered
Roof Construction	Galvanised Iron
Equivalent Main Area	473 sqm
Number of Main Rooms	8

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

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FORM R3
BUYERS INFORMATION NOTICE

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A

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 the Office of Consumer and Business Affairs recommends that you check the website:

www.ocba.sa.gov.au/Realestate/

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 preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorines (now banned) or other **toxic** termiticides as 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?

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- 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? 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.ocba.sa.gov.au/consumeradvice/realestate

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.