

Form 1—Vendor's statement

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

- 1 Purchaser:
Address:
- 2 Purchaser's registered agent: **NOT APPLICABLE**
Address:
3. Vendor: **JACK STORM BENJAMIN HARMER**
Address: **26 MAIN SOUTH ROAD NORMANVILLE SA 5204**
- 4 Vendor's registered agent: **OUWENS CASSELY REAL ESTATE PTY. LTD.**
Address: **210 GREENHILL ROAD EASTWOOD SA 5063**
- 5 Date of contract (if made before this statement is served): / /2024
- 6 Description of the land: **26 MAIN SOUTH ROAD NORMANVILLE SA 5204 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5942 FOLIO 723 BEING ALLOTMENT 53 DEPOSITED PLAN 67838 IN THE AREA NAMED NORMANVILLE HUNDRED OF YANKALILLA**

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2—Time for service

The cooling-off notice must be served—

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

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

3—Form of cooling-off notice

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

4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:
26 MAIN SOUTH ROAD NORMANVILLE SA 5204
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
EMAIL: JOHN.L@OCRE.COM.AU
(being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:
210 GREENHILL ROAD EASTWOOD SA 5063
(being the agent's address for service under the *Land Agents Act 1994*)

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

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

5—Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

I, JACK STORM BENJAMIN HARMER,
of 26 MAIN SOUTH ROAD NORMANVILLE SA 5204 being the vendor in relation to the
transaction state that the Schedule contains all particulars required to be given to you
pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*
Date:

06 / 11 / 2024

Signed: 

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

(section 9)

To the purchaser:

I, MELANIE SUSAN WOMERSLEY of 147 FROME STREET ADELAIDE SA 5000

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

Exceptions: Nil

Date: 4/11/24



Signed:

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

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

(section 7(1)(b))

Note—

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

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

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

Table of particulars

Column 1

Column 2

Column
3

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

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

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

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

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

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

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

1. General

<p>1.1 Mortgage of land</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> CERTIFICATE OF TITLE</p> <p>Number of mortgage (if registered): 13308542</p> <p>Name of mortgagee: COMMONWEALTH BANK OF AUSTRALIA</p>	<p>YES</p> <p>YES</p> <p>YES</p>
<p>1.2 Easement (whether over the land or annexed to the land)</p> <p>Note—</p> <p>"Easement" includes rights of way and party wall rights</p> <p>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> PROPERTY INTEREST REPORT – STATUTORY EASEMENTS</p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p> <p>Nature of easement: STATUTORY EASEMENTS</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A</p> <p>If YES, give details:</p>	<p>YES*</p> <p>NO</p> <p>YES</p>

1.3	Restrictive covenant NOT APPLICABLE	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>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?</p> <p>If NO, give details:</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) NOT APPLICABLE	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>Amount of rent or licence fee:</p> <p>Is the lease, agreement for lease etc in writing?</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>	
5. Development Act 1993			
5.1	section 42—Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 42 AND AUTHORISATIONS</p> <p>Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 42 AND AUTHORISATIONS</p>	<p>YES</p> <p>NO</p> <p>YES</p>
6. Repealed Act conditions			
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) NOT APPLICABLE	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITIONS</p> <p>Nature of condition(s):</p>	<p>YES</p>

7. Emergency Services Funding Act 1998

7.1	section 16—Notice to pay levy	<i>Is this item applicable?</i>	YES
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES
		<i>Are there attachments?</i> CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE	YES
		Date of notice: 28/10/2024	
		Amount of levy payable: \$78.55	

21. Local Government Act 1999

21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	<i>Is this item applicable?</i>	YES
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES
		<i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 187	YES
		Date of notice, order etc.: 29/10/2024	
		Name of council by which, or person by whom, notice, order etc. is given or made: DISTRICT COUNCIL OF YANKALILLA	
		Land subject thereto: 26 MAIN SOUTH ROAD NORMANVILLE SA 5204	
		Nature of requirements contained in notice, order etc.: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 187	
		Time for carrying out requirements: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 187	
		Amount payable (if any): REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 187	

29. Planning, Development and Infrastructure Act 2016

29.1	Part 5- Planning and Design Code	<i>Is this item applicable?</i>	YES
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
		<i>Are there attachments;</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, PART 5 – PLANNING AND DESIGN CODE, AND PLANSA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES	YES
		Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	
		ZONE: NEIGHBOURHOOD (N)	
		SUBZONE: NO	
		ZONING OVERLAYS: REFER PLANSA DATA EXTRACT ZONING OVERLAYS	
		Is there a State heritage place on the land or is the land situated in a State heritage area? NO	
		Is the land designated as a local heritage place? NO	
		Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO	

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

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

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

Is this item applicable?

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

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

Annexures

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Local Government (Council) Search

SA Water, Emergency Service Levy and Land Tax Searches

Form R3 – Buyers Information Notice

Acknowledgement of Receipt

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

Dated this _____ day of _____ 2024

Signed: _____

Purchaser(s)

Property Interest Report

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

Title Reference	CT 5942/723	Reference No. 2618322
Registered Proprietors	J S*HARMER	Prepared 25/10/2024 14:28
Address of Property	26 MAIN SOUTH ROAD, NORMANVILLE, SA 5204	
Local Govt. Authority	THE DISTRICT COUNCIL OF YANKALILLA	
Local Govt. Address	POST OFFICE BOX 9, YANKALILLA, SA 5203	

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

Table of Particulars

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

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

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

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

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

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

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

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

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

also

Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |

2. Aboriginal Heritage Act 1988

- | | | |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.11	section 85(6), 85(10) or 106 - Enforcement order	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply also Contact the vendor for these details

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
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8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
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18. *Landscape South Australia Act 2019*

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

Act

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

19. *Land Tax Act 1936*

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

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
26. <i>Natural Resources Management Act 2004 (repealed)</i>		
26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title
27. <i>Outback Communities (Administration and Management) Act 2009</i>		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

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

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Statewide Bushfire Hazards Overlay** - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).
- Code Amendment**
- 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**
- Lot 42 Hay Flat Road** – seeks to adjust the current Rural and Neighbourhood zone boundaries to allow for efficient development of the site, including 11 additional residential allotments and a new public road. This rezoning will implement key targets of the 30-Year Plan for Greater Adelaide by providing opportunity for increased housing diversity in proximity to community infrastructure and services. 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
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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 | <i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply |
| 31.3 | <i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with) | Public Health in DHW has no record of any order affecting this title
also
Contact the Local Government Authority for other details that might apply |

32. **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 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply |

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

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

34. **Water Industry Act 2012**

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

also

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

also

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

also

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

also

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

35. **Water Resources Act 1997 (repealed)**

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

36. Other charges

- 36.1

Charge of any kind affecting the land (not included in another item)

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5942/723
Status: CURRENT
Edition: 4

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5942 Folio 723

Parent Title(s) CT 5799/723
Creating Dealing(s) RTC 10224148
Title Issued 17/06/2005 Edition 4 Edition Issued 03/06/2020

Estate Type

FEE SIMPLE

Registered Proprietor

JACK STORM BENJAMIN HARMER
OF 26 MAIN SOUTH ROAD NORMANVILLE SA 5204

Description of Land

ALLOTMENT 53 DEPOSITED PLAN 67838
IN THE AREA NAMED NORMANVILLE
HUNDRED OF YANKALILLA

Easements

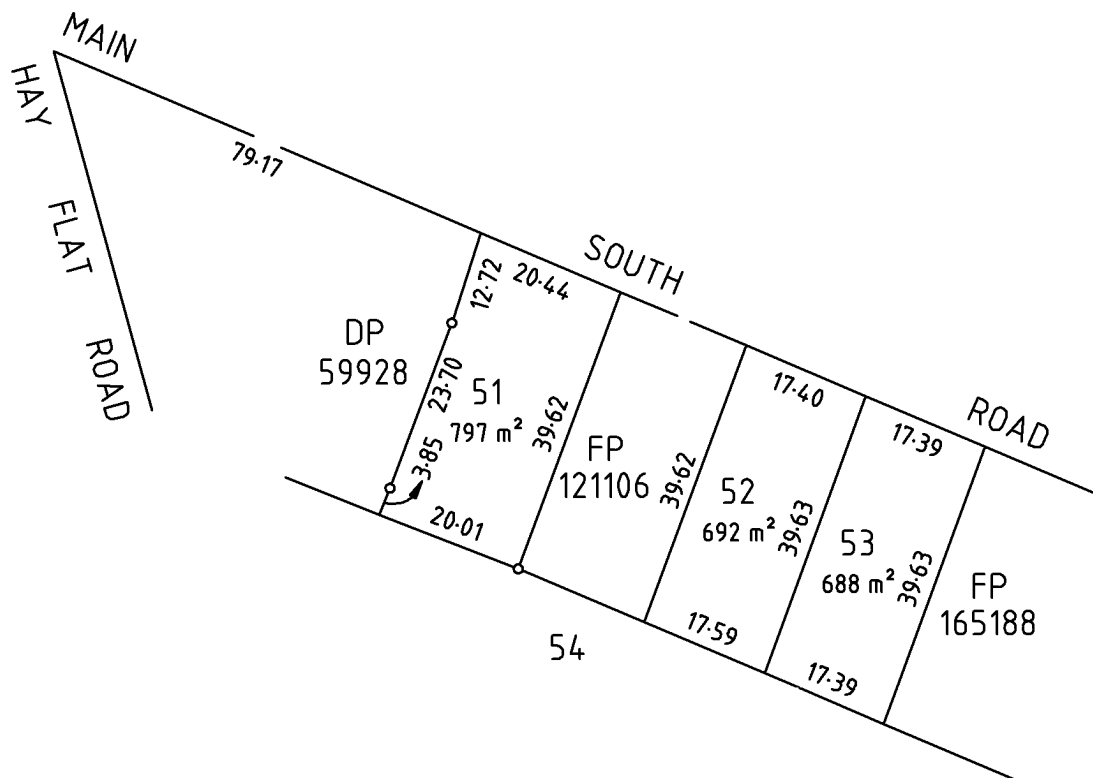
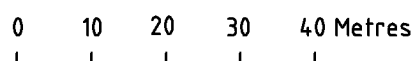
NIL

Schedule of Dealings

Dealing Number	Description
13308542	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

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



Certificate of Title

Title Reference CT 5942/723
Status CURRENT
Easement NO
Owner Number 18439417
Address for Notices 26 MAIN SOUTH RD NORMANVILLE, SA 5204
Area 688m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

JACK STORM BENJAMIN HARMER
OF 26 MAIN SOUTH ROAD NORMANVILLE SA 5204

Description of Land

ALLOTMENT 53 DEPOSITED PLAN 67838
IN THE AREA NAMED NORMANVILLE
HUNDRED OF YANKALILLA

Last Sale Details

Dealing Reference TRANSFER (T) 13308541
Dealing Date 27/05/2020
Sale Price \$270,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13308542	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2608125003	CURRENT	26 MAIN SOUTH ROAD, NORMANVILLE, SA 5204

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	2608125003
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2005
Property Location	26 MAIN SOUTH ROAD, NORMANVILLE, SA 5204
Local Government	YANKALILLA
Owner Names	JACK STORM BENJAMIN HARMER
Owner Number	18439417
Address for Notices	26 MAIN SOUTH RD NORMANVILLE, SA 5204
Zone / Subzone	N - Neighbourhood
Water Available	Yes
Sewer Available	No
Land Use	1100 - House
Description	5HG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D67838 ALLOTMENT 53	CT 5942/723

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$230,000	\$395,000			
Previous	\$199,000	\$375,000			

Building Details

Valuation Number	2608125003
Building Style	Not Available
Year Built	Not Available
Building Condition	Not Available
Wall Construction	Not Available
Roof Construction	Not Available
Equivalent Main Area	0 sqm
Number of Main Rooms	Not Available

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



DISTRICT COUNCIL OF YANKALILLA
PO Box 9, Yankalilla SA 5203
Council Office: 1 Charles Street, Yankalilla SA 5203
Phone: (08) 8558 0200
Fax: (08) 8558 2022
Email: council@yankalilla.sa.gov.au
ABN: 17163010187

Cert. No: 8355

Ref: 2608125003

Your Ref:

29 October 2024

JSB HARMER
C/- FORM ONE ON FROME
L1 147 FROME ST
ADELAIDE SA 5000

Dear Sir/Madam,

REQUEST FOR INFORMATION

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act 1999 and/or the Land and Business (Sale and Conveyancing) Act 1994.

Updates to Certificate of Liabilities are not provided verbally. If you require an update, please e-mail a request to Council, at council@yankalilla.sa.gov.au, with a copy of Page 1 from this certificate, and Council will e-mail a reply.

Be aware that fines/interest are imposed each month on any rates and arrears owing. Certificates older than three months from date of issue must be searched again and a new fee paid. Any certificate issued in a previous rating year must also be re-searched and a new fee paid. In addition, this Council is unable to process 24 hour urgent searches, but we will do our best to process these requests as quickly as possible.

Please advise Council of the name/s in full of the new owner/s of this property, including their **postal** address, immediately after settlement and/or transfer is effected.

Yours faithfully,

A handwritten signature in black ink, appearing to be "J. Harmer", written over a horizontal line.

Chief Executive Officer

Enc.

APPLICANT:**Page 1**

JSB HARMER
C/- FORM ONE ON FROME
L1 147 FROME ST
ADELAIDE SA 5000

Cert No: 8355

Date: 29 October 2024
Applicants Ref:

LAND DETAILS**Property Address:** 26 Main South Rd, NORMANVILLE 5204**Property Description:** Lot 53 D67838 Hd Yankalilla **CV:** \$395000.00**Owners:** Jack Storm Benjamin Harmer**Assessment Number:** A47312**Valuation Number:** 2608125003**Certificate of Title:** 5942/723**Approx. Area:** 0.0688 Ha**CERTIFICATE OF LIABILITIES**
Section 187 of Local Government Act 1999

(a) The amount of any liability for rates or charges on the land imposed	Differential General Rates 2024/25	\$1477.95
	Add Regional Landscape Levy 2024/25	\$39.15
	Less Council Remission/Rebate	- \$0.00
	Less Payments Received	- \$0.00
	Add Fines, Interest and Arrears	\$400.55
	Add Debt Collection Costs	\$0.00
	<u>BALANCE</u>	<u>\$1917.65</u>

(b) Instalments	Number	Due Date	Owing
	1	02 September 2024	\$764.25
	2	02 December 2024	\$395.40
	3	03 March 2025	\$379.00
	4	02 June 2025	\$379.00

- (c) Balance is outstanding as at the date of this certificate, **29 October 2024**.
(Amounts shown as paid on this certificate may be subject to clearance by a bank.)

If you wish to pay outstanding rates using BPay, details for **this** property are: **Biller Code:** 45377, **Reference No:** 1000473128 .

Minimum Differential General Rate for 2024/25, applicable to non contiguous (non adjoining) properties, is **\$1100.00**.

The Local Government Act provides that Councils impose an initial fine of 2% on any Rate Instalment not paid on or before the due date. Upon the expiration of each month after the date the Instalment first becomes due, additional interest as prescribed under the Local Government Act 1999 will be calculated on the outstanding amount including any interest that has been previously levied. **Fines/interest are imposed each month on any rates and arrears owing.**

Works may be carried out, for which charges will be raised, in addition to this Sec 187 Certificate. (See attached notice where applicable.)

Certificates older than three (3) months from date of issue must be searched again and a new fee paid. Any certificate issued in a previous rating year must also be re-searched and a new fee paid. If you require an update within the three (3) months, please send a request to Council, at council@yankalilla.sa.gov.au, with a copy of this page from the original certificate, and Council will e-mail a reply.

Please advise Council of the name/s and **postal address** in full of the new owner/s of this property immediately after settlement and/or transfer is effected.

See Rates section at www.yankalilla.sa.gov.au for details about rating methods. If you have any queries regarding the Certificate of Liabilities, please ask for our Rates Department on 8558 0200.

Certified finance section:**Date:** 1/11/2024

PART 1 – ITEMS THAT MUST BE INCLUDED IN STATEMENT
Section 12 of Land and Business (Sale & Conveyancing) Act 1994 and Regulations 1995

PRESCRIBED ENCUMBRANCE**OTHER PARTICULARS REQUIRED*****Development Act 1993 (repealed)***

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

NOT APPLICABLE OR **See attached authorisation** OR
YES, but records incomplete

PLEASE NOTE: Council will include all available copies of conditions on record for your information

Repealed Act conditions

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

NOT APPLICABLE OR See attached approval OR
YES, but records incomplete

PLEASE NOTE: Council will include all available copies of conditions on record for your information

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

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

See section 7 Report – PDI Act

Is there a State Heritage place on the land or is the land situated in a State Heritage area?

See section 7 Report – PDI Act

Is the land designated as a local heritage place?

See section 7 Report – PDI Act

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

See section 7 Report – PDI Act

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

Please refer to;

https://plan.sa.gov.au/have_your_say/general_consultations

Section 127 – Condition (that continues to apply) of a development authorisation

NOT APPLICABLE OR See attached notice

PART 2 – ITEMS TO BE INCLUDED IF LAND AFFECTED

Section 12 of Land and Business (Sale & Conveyancing) Act 1994 and Regulations 1995

PRESCRIBED ENCUMBRANCE**OTHER PARTICULARS REQUIRED*****Development Act 1993 (repealed)***

Section 50(1) - Requirement to vest land in a Council or the Crown to be held as open space	NOT APPLICABLE OR See attached requirement
Section 50(2) - Agreement to vest land in a Council or the Crown to be held as open space	NOT APPLICABLE OR See attached agreement
Section 55 – Order to remove or perform work	NOT APPLICABLE OR See attached order
Section 56 - Notice to complete development	NOT APPLICABLE OR See attached notice
Section 57 - Land management agreement	NOT APPLICABLE OR See attached land management agreement
Section 69 - Emergency order	NOT APPLICABLE OR See attached order
Section 71 - Fire safety notice	NOT APPLICABLE OR See attached notice
Section 84 - Enforcement notice	NOT APPLICABLE OR See attached notice
Section 85(6), 85(10) or 106 - Enforcement order	NOT APPLICABLE OR See attached order
Part 11 Division 2 - Proceedings	NOT APPLICABLE OR See attached proceedings or determination
Confirmed – Planning/development section:  ...Date:...29/10/2024.....	

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed)) –
Notice to take action to prevent outbreak or
spread of fire
If you have any queries, please ask for our Fire
Prevention Officer on 8558 0200.

NOT APPLICABLE OR See attached notice

Confirmed – Enforcement/compliance section:



...Date:...29/10/2024.....

Food Act 2001

Section 44 – Improvement notice

NOT APPLICABLE OR See attached notice

Section 46 – Prohibition order

NOT APPLICABLE OR See attached order

Confirmed – Environmental health section:



...Date:...29/10/2024.....

Housing Improvement Act 1940 (repealed)

Section 23 – declaration that house is
undesirable or unfit for human habitation

NOT APPLICABLE – check with SA Housing Trust OR
See attached declaration

Part 7 (rent control for substandard houses)
– Notice or declaration

NOT APPLICABLE – check with SA Housing Trust OR
See attached declaration

Confirmed – Building/development section:



...Date:.....29/10/2024....

Land Acquisition Act 1969

Section 10 – Notice of intention to acquire

NOT APPLICABLE OR See attached notice, order etc.

Local Government Act 1934 (repealed)

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

NOT APPLICABLE OR See attached notice, order etc.

Local Government Act 1999

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

NOT APPLICABLE OR See attached notice, order etc.

Confirmed – General section:



...Date:.....29/10/2024.....

Local Nuisance and Litter Control Act 2016

Section 30 – Nuisance or litter abatement notice

NOT APPLICABLE OR See attached notice**Planning, Development and Infrastructure Act 2016**

Section 141 – Order to remove or perform work

NOT APPLICABLE OR See attached order

Section 142 - Notice to complete development

NOT APPLICABLE OR See attached notice

Section 155 - Emergency order

NOT APPLICABLE OR See attached order

Section 157 - Fire safety notice

NOT APPLICABLE OR See attached notice

Section 192 or 193 – Land management agreement

NOT APPLICABLE OR See attached agreement

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

NOT APPLICABLE OR See attached requirement

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

NOT APPLICABLE OR See attached agreement

Part 16 Division 1 - Proceedings

NOT APPLICABLE OR See attached proceedings or determination

Section 213 - Enforcement notice

NOT APPLICABLE OR See attached notice

Section 214(6), 214(10) or 222 – Enforcement order

NOT APPLICABLE OR See attached order**Confirmed – Building/development section:****...Date:...29/10/2024.....**

Public and Environmental Health Act 1987 (repealed)

Part 3 - Notice

NOT APPLICABLE OR See attached notice*Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 – Condition (that continues to apply) of an approval**NOT APPLICABLE** OR See attached approval OR
YES, but records incomplete*Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 – Maintenance order (that has not been complied with)**NOT APPLICABLE** OR See attached order**Confirmed – Environmental health section:**

...Date:.....29/10/2024.....

South Australian Public Health Act 2011

Section 92 - Notice

NOT APPLICABLE OR See attached notice*South Australian Public Health (Wastewater) Regulations 2013* Part 4 – Condition (that continues to apply) of an approval**NOT APPLICABLE** OR See attached approval OR
YES, but records incomplete**Other charges**

Charge of any kind affecting the land (not included in another item)

NOT APPLICABLE OR See attached**Confirmed – Health section:**

...Date:...29/10/2024.....

PARTICULARS OF BUILDING INDEMNITY INSURANCE

Section 12 of Land and Business (Sale & Conveyancing) Act 1994 and Regulations 1995

Note: Building indemnity insurance is not required for –

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

Building Indemnity Insurance is required.

No OR See attached details OR No record**Exemption from holding insurance:**

If particulars of insurance are not given –

Has an exemption been granted under Section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

No OR See attached details.**PARTICULARS RELATING TO ENVIRONMENT PROTECTION**

Section 12 of Land and Business (Sale & Conveyancing) Act 1994 and Regulations 1995

Further information held by councils

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

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

No OR Yes, see following details.

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

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

It should be noted that-

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

Certified Development Section:

Date:.....29/10/2024.....

If you have any queries regarding questions in the Development Section, please ask for our **Development Section** on 8558 0200.

DISTRICT COUNCIL OF YANKALILLA
www.yankalilla.sa.gov.au

NOTES

SMOKE ALARMS: As from 1.2.1998 and within 6 months from the day on which the title is transferred, the dwelling **MUST** have a smoke alarm or smoke alarms in accordance with the Fire Safety Requirements, that are powered through a mains source of electricity.

ENCUMBRANCES: Refer to Certificate of Title for charges or encumbrances over land of which the Council has the benefit.

UNMADE ROAD RESERVES: If there are unmade road reserves on or adjoining this property, Council may be issuing invoices for Permits for business purposes under Sec 222 of the Local Government Act 1999.

FIRE PREVENTION: Sec 105F of Fire & Emergency Services Act 2005 requires owners of private land to take reasonable steps to prevent or inhibit the outbreak and spread of fires. Fire Danger Season starts on 1 December and ends 30 April, subject to change by CFS depending on seasonal conditions. Contact our Fire Prevention Officer on 8558 0200 for requirements and further information.

DOGS: Legislation in SA requires all dogs of or over 3 months of age must be registered. Council has for some time now placed limits on the number of dogs per dwelling. Contact us on 8558 0200 for requirements and further information.

WASTE & RECYCLING: Collection day varies across the region, please refer to www.fleurieuregionalwasteauthority.com.au for collection schedule. For all waste & recycling enquiries, contact Fleurieu Regional Waste Authority on 08 8555 7405 or admin@frwa.com.au.

STATE GOVERNMENT CONCESSIONS: Contact the ConcessionsSA Hotline 1800 307 758 or go to www.sa.gov.au/concessions for more information.

RATES: District Council of Yankalilla has adopted a rating system using a Differential General Rate, based on Land Use, with a minimum rate. This is applied to the Capital Valuations, supplied by State Valuation Office, to calculate rates. For 2024/25, the rates in the dollar declared are:

0.374173 cents in the dollar	Residential/Commercial/Industrial/Other Land Uses
0.374173 cents in the dollar	Primary Production Land Use
0.505133 cents in the dollar	Vacant Land
<u>Minimum rate declared</u>	<u>\$1100.00</u>

Council is required to collect the Regional Landscape Levy for the Hills and Fleurieu Landscape Board. A separate rate of 0.009921 cents in the dollar was declared for 2024/25. Council is operating as a revenue collector for the Hills and Fleurieu Landscape Board in this regard and does not retain this revenue or determine how the revenue is spent.

WATER SUPPLY: If you are moving into the district, be aware you may not receive a water supply to your property. Check with SA Water if unsure.

POSTAL DELIVERY: If you are moving into the district, be aware you may not receive postal delivery to your property. Check with the local Post Office, as **you may need to organise a PO Box number.**

For a new resident pack please contact us on 8558 0200 and one can be organised for you.

Data Extract for Section 7 search purposes

Valuation ID 2608125003

Data Extract Date: 29/10/2024

Parcel ID: D67838 A53

Certificate Title: CT5942/723

Property Address: 26 MAIN SOUTH RD NORMANVILLE SA 5204

Zones

Neighbourhood (N)

Subzones

No

Zoning overlays

Overlays

Hazards (Bushfire - Urban Interface) (Urban Interface)

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

Major Urban Transport Routes

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

Native Vegetation

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

Prescribed Water Resources Area

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

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.

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

FILE COPY



Dated : 27.10.15
Registered: 27.10.15

RUSSELL ALLEN
1/16 MALLARD CRESCENT
SEAFORD RISE SA 5169

Development Application No: 260/261/15

Assessment: A47312

VG No: 2608125003

LOCATION OF PROPOSED DEVELOPMENT

No: 26	Lot No: 53	Street: MAIN SOUTH ROAD
Certificate of Title: 5942/723	Deposited Plan: D67838	Town: NORMANVILLE

NATURE OF PROPOSED DEVELOPMENT:

GARAGE

In respect of this proposed development you are informed that :

NATURE OF DECISION	CONSENT	APPROVAL DATE	NUMBER OF CONDITIONS
Development Plan Consent	Approved	04/11/2015	3
Building Rules Consent	Approved	12/11/2015	0
DEVELOPMENT APPROVAL	Approved	17/11/2015	3

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained.

If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval (*the shaded box above must state "approved" in the consent column*)

SIGNED: _____ DATE: 17/11/2015

Corinne Hewett
Authorised Officer

District Council of Yankalilla, 1 Charles Street, Yankalilla.
Postal Address: PO Box 9, Yankalilla 5203. ABN 17 163 010 187
Email: council@yankalilla.sa.gov.au Phone: (08) 8558 0200 Fax: (08) 8558 2022
Website: www.yankalilla.sa.gov.au

1593 3.117
DEVELOPMENT APPLICATION NO : 260/261/15

DEVELOPMENT PLAN CONSENT

Conditions:

1. Development shall proceed in accordance with the plans and written documentation accompanying the application, unless varied by the following conditions
2. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.
3. The method of stormwater disposal must not result in the entry of water into any building or on to the land of any adjoining owner without their consent.

Notes:

You should advise your neighbour of your intentions to build on your common boundary, prior to commencing construction.

Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.

It is the builder's responsibility

- to ensure the Council's footpaths, roads, kerbing and drainage pits etc are protected from damage during the construction of the development
- to provide the necessary signage on the footpath and road, where hazards are created as a result of the development
- to repair any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the construction on the allotment.

To limit damage, a single temporary access location **to the frontage of the allotment** (ie the future driveway location) is to be established and utilised for machinery, delivery of building materials and general vehicular access. If required, existing footpath paving can be removed during the construction period to define the access location, and relayed at the completion of construction.

Council is to be supplied with dated photos and measurements of any defects that existed prior to the commencement of work; otherwise it will be assumed that all damage was caused during construction.

Reinstatement of damaged infrastructure must be carried out to the satisfaction of the Council. Failure to do so will result in such repairs being carried out by the Council and invoiced to the builder.

All work undertaken within the road verge between the property boundary and the carriageway edge requires approval from Council. Approval shall be obtained for the following activities

- construction of a driveway across Council verge
- underground electrical connection
- stormwater connection from property to the road
- landscaping or earthworks including filling, retaining walls, removal and/or planting of vegetation

All wastes derived from building or demolition activities are to be sorted into the following categories prior to entering one of Council's Landfill or Transfer Station Depots.

Note: The categories listed below are not exhaustive, as new technologies and efficiencies are continually discovered.

Contact your local depot for current category parameters and the associated discounted (or free) charges applicable.

- Paper and cardboard
- Steel
- Copper (wiring included)
- Clean fill
- Rock/Concrete
- Tree prunings

- Composting Green Organics
- Inert wastes
- Putrescible wastes (any material which can breakdown or rot)
- Asbestos Hazardous wastes and liquid wastes are not presently accepted at
- Council Depots by EPA license condition.

DEVELOPMENT APPLICATION NO : 260/261/15

BUILDING RULES CONSENT

BUILDING CLASSIFICATION : 10A NON LIVING - GARAGE CARPORT SHED

Conditions:

No Building Conditions

Notes:

Pursuant to Regulation 74 Development Regulations 2008 the applicant or builder proposing to undertake the development is advised of their obligation to give Council one (1) days notice of the commencement of the development and at the stages notified by Council with the Development Approval. The notice of commencement shall include the names of the persons who will be signing the Statement of Compliance required by Regulation 83AB (8) of the Development Regulations 2008.

This report is based on the building rules assessment only and does not suggest or infer compliance with any other legislation

Notes for Applicant/Owner

1. You may have a right of appeal if this notification is:
 - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
 - a consentSuch an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environmental Resources and Development Court allows.
For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.
2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environmental Resources and Development Court to find out if there has been an appeal lodged.
3. If this is a consent or consent with conditions:
 - the development must be substantially commenced within 12 monthsAND
 - Any act or work authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.
 - You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.

ALLOTMENT BOUNDARIES:

Allotment Boundaries will not be certified by Council Staff. The onus of ensuring that buildings are sited in the approved position on the correct allotment is the responsibility of the owner.

VARIATIONS:

Any variations or additions to the original application must be submitted to the Council for Approval

PROTECTION OF PROPERTY:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entranceways must be approved by Council.

S.A. WATER:

Townships - where an allotment is served by S.A. Water Sewer, the owner is required to give notice to that department of the intended building work.

ETSA:

This report does not imply compliance with the Electricity Act 1996, as amended or the regulations thereunder. It is the responsibility of the owner and the person erecting the Building to ensure compliance with the same.

WARNINGS:

- The owner is warned that the Council is required to approve the minimum allowable footing sizes under the regulations and A.S.2870. Such designs do not provide a guarantee against footing failures. Advice from a qualified engineer in this matter is recommended.
- This approval does not imply compliance with the (State) Electricity Trust of South Australia Act 1946, Equal Opportunity Act, 1984 and the Commonwealth Disability Discrimination Act 1993 as amended or the regulations thereunder. It is the responsibility of the applicant and the person erecting the building to ensure compliance with same.



DECISION NOTIFICATION FORM

Dated : 03.11.15

Registered : 27.11.15

LONGRIDGE GROUP PTY LTD
158 RAILWAY TCE
MILE END SA 5031

Development Application No: 260/309/15

Assessment: A47312

VG No: 2608125003

LOCATION OF PROPOSED DEVELOPMENT

No: 26	Lot No: 53	Street: MAIN SOUTH ROAD
Certificate of Title: 5942/723	Deposited Plan: D67838	Town: NORMANVILLE

NATURE OF PROPOSED DEVELOPMENT:

DWELLING - SINGLE STOREY

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT	APPROVAL DATE	NUMBER OF CONDITIONS
Development Plan Consent	Approved	22/12/2015	10
Building Rules Consent	Approved	28/01/2016	0
DEVELOPMENT APPROVAL	Approved	02/02/2016	10

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained.

If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval (*the shaded box above must state "approved" in the consent column*)

SIGNED:


 Jo Cowan
 Authorised Officer

DATE: 02/02/2016

District Council of Yankalilla, 1 Charles Street, Yankalilla.
 Postal Address: PO Box 9, Yankalilla 5203. ABN 17 163 010 187
 Email: council@yankalilla.sa.gov.au Phone: (08) 8558 0200 Fax: (08) 8558 2022
 Website: www.yankalilla.sa.gov.au

DEVELOPMENT PLAN CONSENT

Conditions:

1. Development shall proceed in accordance with the plans and written documentation accompanying the application, unless varied by the following conditions
2. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.
3. The method of stormwater disposal must not result in the entry of water into any building or on to the land of any adjoining owner without their consent.
4. All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the reasonable satisfaction of Council.
5. During construction of the development, hay bales (or other soil erosion control methods as approved by Council) shall be placed above and below the excavated/filled site to prevent soil moving off the allotment during periods of rainfall.
6. The perimeter of the building shall be enclosed from the bottom of the walls to ground level, with materials that match the external wall linings or other materials approved by Council prior to occupation of the building.
7. Access to/from Lot 53 shall be via a single 4.0 metre wide access. No additional direct access to/from Main South Road shall be permitted.
8. All vehicles shall enter and exit the site in a forward direction. A vehicle manoeuvring bay shall be provided to facilitate this.
9. Stormwater run-off shall be collected on-site and discharged without jeopardising the integrity and safety of Main South Road. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.
10. The driveway access from the edge of the sealed road to the property boundary shall be constructed in a material that: - provides all weather access - does not result in loose debris being deposited on the sealed road - provides suitable vehicle traction when exiting the site - Maintains the flow path of any existing side drain.

Notes:

Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.

It is the builder's responsibility

- to ensure the Council's footpaths, roads, kerbing and drainage pits etc are protected from damage during the construction of the development
- to provide the necessary signage on the footpath and road, where hazards are created as a result of the development
- to repair any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the construction on the allotment.

To limit damage, a single temporary access location **to the frontage of the allotment** (ie the future driveway location) is to be established and utilised for machinery, delivery of building materials and general vehicular access. If required, existing footpath paving can be removed during the construction period to define the access location, and relayed at the completion of construction.

Council is to be supplied with dated photos and measurements of any defects that existed prior to the commencement of work; otherwise it will be assumed that all damage was caused during construction.

Reinstatement of damaged infrastructure must be carried out to the satisfaction of the Council. Failure to do so will result in such repairs being carried out by the Council and invoiced to the builder.

All work undertaken within the road verge between the property boundary and the carriageway edge requires approval from Council. Approval shall be obtained for the following activities

- construction of a driveway across Council verge
- underground electrical connection
- stormwater connection from property to the road
- landscaping or earthworks including filling, retaining walls, removal and/ or planting of vegetation

All wastes derived from building or demolition activities are to be sorted into the following categories prior to entering one of Council's Landfill or Transfer Station Depots.

Note: The categories listed below are not exhaustive, as new technologies and efficiencies are continually discovered.

Contact your local depot for current category parameters and the associated discounted (or free) charges applicable.

- Paper and cardboard
- Steel
- Copper (wiring included)
- Clean fill
- Rock/Concrete
- Tree prunings
- Composting Green Organics
- Inert wastes
- Putrescible wastes (any material which can breakdown or rot)
- Asbestos Hazardous wastes and liquid wastes are not presently accepted at
- Council Depots by EPA license condition.

Please be advised that where a Private Certifier is appointed to undertake the Building Rules Assessment, Council does not provide a service of advising the Private Certifier of site conditions or any matters relevant to the building assessment. It is recommended that Private Certifier undertakes his or her own investigations and inspection of the site to become acquainted with site conditions and any other relevant matter.

DEVELOPMENT APPLICATION NO : 260/309/15

BUILDING RULES CONSENT

BUILDING CLASSIFICATION : 1A DWELLING
10A NON LIVING - GARAGE CARPORT SHED

For conditions of Building rules consent, please refer to the Private Certifiers Decision Notification Form – Provisional Building Rules Consent and any notes attached.

Please contact the *Private Certifier* if you have any enquiries in relation to the Conditions of Development Building Consent.

Notes for Applicant/Owner

1. You may have a right of appeal if this notification is:
 - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
 - a consentSuch an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environmental Resources and Development Court allows.
For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.
2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environmental Resources and Development Court to find out if there has been an appeal lodged.
3. If this is a consent or consent with conditions:
 - the development must be substantially commenced within 12 monthsAND
 - Any act or work authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.
 - You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.

NOTIFICATION STAGES

The owner or builder must notify Council at the following stages:

1. Prior to the commencement of any building work on the site.

NOTE: *It is at this time the name, address and phone no of the person who is to provide the "statement of compliance" must be given.*

2. After completion of the steel reinforcement and prior to pouring of concrete in footings and other reinforced concrete members.
3. After completion of timber, steel or other structural framework and before such framework is covered by any roof or wall linings/cladding. This includes both internal and external claddings eg bricks to brick-veneer buildings
4. After completion of the building as notified pursuant to Regulation 74(1)(d)

NOTE: At least one business days notice of commencement of any stage of the building work must be given to the inspector. Reg 74

DECISION NOTIFICATION FORM

For Development Application

Registered 19 Jan 2016

Development Number 260/309/15

KBS Job Number 20150796

To: Longridge Group Pty Ltd
158 Railway Terrace
MILE END SA 5031

DISTRICT COUNCIL
OF YANKALILLA

29 JAN 2016

RECEIVED

Location of Proposed Development

Lot 53 (No 26) Main South Rd, Normanville

Nature of Proposed Development

Dwelling - single storey

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions
Development Plan Consent	—	—
Building Rules Consent	28 Jan 2016	Nil
DEVELOPMENT APPROVAL	—	See Notes

Details of the building classification and the approved number of occupants under the Building Code are attached, if applicable.

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

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

Date of Decision: 28 Jan 2016

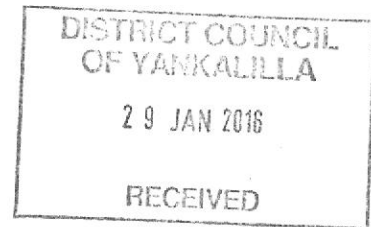
☒ Sheets Attached

Signed:


Neil Kirkham PC043

☒ Private Certifier

BUILDING RULES CONSENT CONDITIONS AND NOTES



Proposed Building Work Dwelling - single storey
Site Address Lot 53 (No 26) Main South Rd, Normanville
Applicant Longridge Group Pty Ltd
Classification 1A Dwelling & 10A Verandah, Porch

Conditions

Nil

Notes

- If an excavation penetrates a plane inclined downwards at a slope of 1 vertical to 2 horizontal from a point 600mm below the surface at the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- If fill exceeds 200mm within 600mm of the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- Brush fences are not permitted within 3 metres of a Class 1 (dwelling) building unless there is an appropriate level of protection (1 hour fire rating – 60/60/60 FRL) in accordance with the Minister's Specification SA76C.
- All stormwater must be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create insanitary conditions. It is recommended where possible to drain stormwater from the building and paved areas to the street watertable.
- The Building Rules requires the installation of a smoke alarm. Where there more than one smoke alarm they shall be interconnected. Appropriate maintenance is important. You should test for audible alarm 3 monthly and replace the battery when necessary.
- During the period that the development is being undertaken care should be taken to ensure all paper, plastic, rubbish and other waste material associated with the building work is secured and contained within the subject land.
- A copy of the completed **Statement of Compliance, Parts A & B** (attached to the applicant's copy of this consent) for the building work must be provided to KBS Consultants within 10 business days after a notice of completion with respect to the building work is given.
- This assessment is for compliance with the requirements of the Building Rules as defined in the Development Act (and Regulations), and does not imply compliance with any other Act or Regulation. Building work cannot commence until the development is approved under the Act.

A handwritten signature in black ink, appearing to read "Neil Kirkham".

Neil Kirkham PC043
Registered Private Certifier
Date of Decision: **28 Jan 2016**

ALLOTMENT BOUNDARIES:

Allotment Boundaries will not be certified by Council Staff. The onus of ensuring that buildings are sited in the approved position on the correct allotment is the responsibility of the owner.

VARIATIONS:

Any variations or additions to the original application must be submitted to the Council for Approval

PROTECTION OF PROPERTY:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entranceways must be approved by Council.

S.A. WATER:

Townships - where an allotment is served by S.A. Water Sewer, the owner is required to give notice to that department of the intended building work.

ETSA:

This report does not imply compliance with the Electricity Act 1996, as amended or the regulations thereunder. It is the responsibility of the owner and the person erecting the Building to ensure compliance with the same.

WARNINGS:

- The owner is warned that the Council is required to approve the minimum allowable footing sizes under the regulations and A.S.2870. Such designs do not provide a guarantee against footing failures. Advice from a qualified engineer in this matter is recommended.
- This approval does not imply compliance with the (State) Electricity Trust of South Australia Act 1946, Equal Opportunity Act, 1984 and the Commonwealth Disability Discrimination Act 1993 as amended or the regulations thereunder. It is the responsibility of the applicant and the person erecting the building to ensure compliance with same.

STATEMENT OF COMPLIANCE

Regulation 83AB requires a Statement of Compliance (copy of the appropriate form under Schedule 19A attached) for Class 1a buildings, to be provided upon completion to the relevant authority.

Part A of this statement must be signed by a *licensed building work contractor* who has been responsible for carrying out the building work or, if there is no such person – *a registered building work supervisor or a private certifier and*,

Part B of this statement must be signed by the owner of the land, or by someone acting on his or her behalf. This statement must be provided to the relevant authority within 10 business days of completion or occupation of the building and must be in the form indicated in **Schedule 19A** of the Development Regulations 1993. **Reg 83AB**

BUILDING WORK AFFECTING OTHER LAND

For building work prescribed in Regulation 75 (cut/fill), the building owner must, at least 28 days before the building work is commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform building work and the nature of such work, as required by Section 60.

The owner of the site is advised that if any cut or fill is proposed on the boundary of the site a retaining wall may be required.

Any retaining wall less than 1000mm high on the site boundary is, pursuant to Schedule 3, deemed not to be a development, however, under the provisions of Section 60 and Regulation 75 the associated excavation/filling is deemed to be building work which affects the stability of the adjoining land and requires notice to be served on the adjoining owner.

NOTIFICATIONS DURING BUILDING WORK
Section 74 Development Act 1993

Development Number: 260/309/15

Site Address:

House No: **26**, Lot No: **53**, Street: **MAIN SOUTH RD**, Town: **NORMANVILLE**

The following periods or stages are prescribed for the purposes of Section 59(1)

**Date
Notified**

Name of Council Officer Notified

.....24 hours prior notice of the intended commencement
of building work on the site.

.....24 hours prior notice of the intended commencement
of concrete pour for footings/floor slab

.....24 hours prior notice of the intended commencement
of the wall and conventional roof framing

48 hours **prior** notice to concealment of roof truss framing

.....24 hours prior notice of the intended commencement
of completion of the building work.

STATEMENT OF COMPLIANCE
Development Act 1993
Development Regulations 2008 – Regulations 83AB- Schedule 19A

Development Number: 260/309/15

NOTE: Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

This statement relates to the building located at the following location:

Lot: 53 MAIN SOUTH RD NORMANVILLE

Description of building work to which this statement relates: **DWELLING - SINGLE STOREY**

Date of approval of building work to which the statement relates **02/02/2016**

This statement must be accompanied by any Certificates, Reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008.

PART A – BUILDERS STATEMENT

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier.

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority*
3. All requirements under regulation 76 of the Development Regulations 2008 relating to essential safety provisions have been satisfied.*
4. All notifications required under section 59 of the Development Act 1993 have been given in accordance with the Act and the requirements of the Development Regulations 2008*

**Strike out any item that is not relevant*

Date.....

Signed.....

Name.....

Status.....

Licence Number.....

Address.....

Contact No:.....

PART B – OWNER'S STATEMENT

This part of the statement must be signed by owner of the relevant land, or by someone acting on his/her behalf.

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued on 02/02/2016
2. Any conditions of approval relating to the building work have been satisfied.

**Strike out any item that is not relevant*

Date.....

Signed.....

Name.....

Address.....

.....

Contact No:.....

**Residential Builders' Warranty
Insurance
Certificate of Insurance**

Policy Number 600055268BWI-549

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



RUSSELL ALLEN
UNIT 1 16 MALLARD CRES
SEAFORD RISE 5169

Name of Intermediary
PSC-WRIGHT FAHEY
LEVEL 2, 257 MELBOURNE ST
NORTH ADELAIDE, SA 5006

DISTRICT COUNCIL
OF YANKALILLA

29 JAN 2016

RECEIVED

Account Number
60SAFPSCW
Date Issued
10/11/2015

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

In Respect of	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At	LOT 53,26 MAIN SOUTH ROAD NORMANVILLE SA 5204
Carried Out By	BUILDER LONGRIDGE GROUP PTY-LTD ABN: 45 100 117 922
Declared Contract Price	\$71,269.00
Contract Date	06/11/2015
Builders Registration No.	UBLD175837
Building Owner / Beneficiary	RUSSELL ALLEN

Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place.
These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

NOTIFICATION OF CHANGE OF OWNERSHIP for the District Council of Yankalilla

Vendor/purchaser or representative of same to complete and return to :

District Council of Yankalilla
PO Box 9
YANKALILLA SA 5203

Phone enquiries: 8558 0200

Fax : 8558 2022

Email: council@yankalilla.sa.gov.au

Property No or Billing No:.....

Certificate of title No:.....Valuation No:.....

Property Address:.....

Vendor's Name:.....

Vendor's Forwarding Address/Phone No:.....

Purchaser's name(Mr/Mrs/Ms/Miss):.....

Purchaser's name(Mr/Mrs/Ms/Miss):.....

Email Address:

Phone No:

Postal Address for Rates Notice:.....

Please be aware that a large portion of our council area does not receive postal delivery to the property.

Residential Address (if different to above):.....

Date of settlement:.....

.....
Name of Purchaser/Agent

.....
Signature of Purchaser/Agent

Date:

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:
J S HARMER

Water & Sewer Account
Acct. No.: 26 08125 00 3

Amount: _____

Address:
26 MAIN SOUTH RD NORMANVILLE LT
53 D67838

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2608125003



Bill code: 8888
Ref: 2608125003

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: 2608125003



**Government of
South Australia**

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

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



ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2618322

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

DATE OF ISSUE

28/10/2024

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

18439417

OWNERSHIP NAME

J S HARMER

PROPERTY DESCRIPTION

26 MAIN SOUTH RD / NORMANVILLE SA 5204 / LT 53 D67838

ASSESSMENT NUMBER

2608125003

TITLE REF.

(A "+" indicates multiple titles)

CT 5942/723

CAPITAL VALUE

\$395,000.00

AREA / FACTOR

R2
0.500

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2024-2025

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 74.40
\$ 45.85
\$ 0.00
\$ 0.00
\$ 78.55

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

26/01/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

18439417

OWNERSHIP NAME

J S HARMER

ASSESSMENT NUMBER

2608125003

AMOUNT PAYABLE

\$78.55

AGENT NUMBER

100019412

AGENT NAME

FORM 1 ON FROME

EXPIRY DATE

26/01/2025

+80013618900022> +001571+ <0550898337> <0000007855> +444+

Doc ID: 7b08e3053d4da9893d43a22fbc6990b027b47a1b

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936**CERTIFICATE OF LAND TAX PAYABLE**

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

PIR Reference No: 2618322

DATE OF ISSUE

28/10/2024

FORM 1 ON FROME
L1/147 FROME ST
ADELAIDE SA 5000**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

J S HARMER

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

26 MAIN SOUTH RD / NORMANVILLE SA 5204 / LT 53 D67838

ASSESSMENT NUMBER

2608125003

TITLE REF.

(A "+" indicates multiple titles)

CT 5942/723

TAXABLE SITE VALUE

\$230,000.00

AREA

0.0688 HA

DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= <u>AMOUNT PAYABLE</u>	\$	0.00			

Please Note:

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

ON OR BEFORE**26/01/2025****Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE**PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

IMPORTANT NOTICE
SMOKE ALARM LEGISLATION

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

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

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

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