

Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

- 1 Purchaser:
Address:
- 2 Purchaser's registered agent: **NOT APPLICABLE**
Address:
- 3 Vendor: **ANH TUAN PHUNG**
Address: **3 BRAESIDE AVENUE TERINGIE SA 5072**
- 4 Vendor's registered agent: **Ouwens Casserly Real Estate Pty. Ltd.**
Address: **210 Greenhill Road Eastwood SA 5063**
- 5 Date of contract (if made before this statement is served): / /2024
- 6 Description of the land: **3 BRAESIDE AVENUE TERINGIE SA 5072 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5695 FOLIO 87 BEING ALLOTMENT 71 DEPOSITED PLAN 19758 IN THE AREA NAMED TERINGIE HUNDRED OF ADELAIDE**

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:
3 BRAESIDE AVENUE TERINGIE SA 5072
 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
EMAIL: MARKB@OCRE.COM.AU
 (being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:
210 GREENHILL ROAD EASTWOOD SA 5063
 (being the agent's address for service under the *Land Agents Act 1994*)

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, ANH TUAN PHUNG,


of 3 BRAESIDE AVENUE TERINGIE SA 5072 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:

09 / 07 / 2024

Signed: 

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

(section 9)

To the purchaser:

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

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

Exceptions:

Date: 08/07/24



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

1.1	Mortgage of land	<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): 13502553</p> <p>Name of mortgagee: AFSH NOMINEES PTY. LTD.</p>	<p>YES</p> <p>YES</p> <p>YES</p>
1.2	<p>Easement (whether over the land or annexed to the land)</p> <p>Note—</p> <p>"Easement" includes rights of way and party wall rights</p> <p>*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 If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A If YES, give details:</p>	<p>YES*</p> <p>NO</p> <p>YES</p>
	Easement (whether over the land or annexed to the land)	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p>	<p>YES</p> <p>NO</p>

<p>Note— "Easement" includes rights of way and party wall rights</p>	<p><i>Are there attachments?</i> CERTIFICATE OF TITLE AND GP47/1854</p> <p>REFER THE LAND MARKED ALLOTMENTS 70 AND 71 IN GP 47/1854 (GRO NO.75 BOOK 73) AS DESCRIBED ON THE CERTIFICATE OF TITLE</p> <p>Description of land subject to easement: PORTION OF THE LAND MARKED ALLOTMENTS 70 AND 71 IN GP 47/1854 (GRO NO.75 BOOK 73) AS DESCRIBED ON THE CERTIFICATE OF TITLE</p> <p>Nature of easement: TOGETHER WITH RIGHT(S) OF WAY OVER ALLOTMENTS 70 AND 71 IN GP 47/1854 (GRO NO.75 BOOK 73)</p> <p>Are you aware of any encroachment on the easement? NO If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A If YES, give details:</p>	<p>YES</p>
<p>1.3 Restrictive covenant NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>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>	
<p>1.4 Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></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>	
<p>5. Development Act 1993</p>		
<p>5.1</p>	<p><i>Is this item applicable?</i></p>	<p>YES</p>

	section 42—Condition (that continues to apply) of a development authorisation	<p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) YES</p> <p>SEARCH SECTION 42 AND AUTHORISATIONS</p> <p>Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 42 AND AUTHORISATIONS</p>
5.2	<p>section 50(1)— Requirement to vest land in a council or the Crown to be held as open space</p> <p>NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> STATE PLANNING COMMISSION YES</p> <p>RESPONSE DATED 28/06/2024</p> <p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p>
5.3	<p>section 50(2)—Agreement to vest land in a council or the Crown to be held as open space</p> <p>NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> STATE PLANNING COMMISSION YES</p> <p>RESPONSE DATED 28/06/2024</p> <p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p>
6. Repealed Act conditions		
6.1	<p>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)</p> <p>NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) YES</p> <p>SEARCH REPEALED ACT CONDITIONS</p> <p>Nature of condition(s):</p>
7. Emergency Services Funding Act 1998		
7.1	<p>section 16—Notice to pay levy</p>	<p><i>Is this item applicable?</i> YES</p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> YES</p> <p><i>Are there attachments?</i> CERTIFICATE OF EMERGENCY YES</p> <p>SERVICES LEVY PAYABLE</p> <p>Date of notice: 04/07/2024</p> <p>Amount of levy payable: \$82.40</p>

29. Planning, Development and Infrastructure Act 2016		
29.1	Part 5- Planning and Design Code	<p><i>Is this item applicable?</i> YES</p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p><i>Are there attachments</i> LOCAL GOVERNMENT (COUNCIL) YES SEARCH PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, PART 5 – PLANNING AND DESIGN CODE, PLANSA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): ZONE: SUBURBAN NEIGHBOURHOOD (SN) SUBZONE: NO ZONING OVERLAYS: REFER PLANSA DATA EXTRACT ZONING OVERLAY</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? NO</p> <p>Is the land designated as a local heritage place? NO</p> <p>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</p> <p>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</p> <p>Note - For further information about the Planning and Design Code visit www.code.plan.sa.gov.au</p>
29.2	section 127—Condition (that continues to apply) of a development authorisation 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) YES SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION</p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>
29.10	section 198(1)— Requirement to vest land in a council or the Crown to be held as open space 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> REFER STATE PLANNING COMMISSION RESPONSE DATED 28/06/2024 YES</p> <p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p>

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

NOT APPLICABLE

Is this item applicable?

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

Are there attachments? REFER STATE PLANNING
 COMMISSION RESPONSE DATED 28/06/2024

YES

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

Annexures

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Local Government (Council) Search

GP 47/1854

State Planning Commission response dated 28/06/2024

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 5695/87	Reference No. 2579574
Registered Proprietors	A T*PHUNG	Prepared 26/06/2024 15:34
Address of Property	3 BRAESIDE AVENUE, TERINGIE, SA 5072	
Local Govt. Authority	ADELAIDE HILLS COUNCIL	
Local Govt. Address	PO BOX 44 WOODSIDE SA 5244	

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

State Planning Commission in the Department for Trade and Investment 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 Trade and Investment will respond with details relevant to this item

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 Trade and Investment will respond with details relevant to this item

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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any notice affecting this title

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

also

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. **Land Tax Act 1936**

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

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

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

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

21. **Local Government Act 1999**

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

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

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

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

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

24. **Mining Act 1971**

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.**
- Code Amendment**
- 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.**
- 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 Trade and Investment 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
- Contact the vendor for these details

notice may require access

- 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment will respond with details relevant to this item**
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 Trade and Investment will respond with details relevant to this item**
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 Trade and Investment 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 Trade and Investment has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

- 31.1 Part 3 - Notice
Public Health in DHW has no record of any notice or direction affecting this title
also
Contact the Local Government Authority for other details that might apply
- 31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval
Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply
- 31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)
Public Health in DHW has no record of any order affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32. *South Australian Public Health Act 2011***
- 32.1 section 66 - Direction or requirement to avert spread of disease
Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice
Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval
Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply
- 33. *Upper South East Dryland Salinity and Flood Management Act 2002 (expired)***
- 33.1 section 23 - Notice of contribution payable
DEW has no record of any notice affecting this title
- 34. *Water Industry Act 2012***
- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement
**An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**
also
The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title
also
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.
also
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.
also
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.
- 35. *Water Resources Act 1997 (repealed)***
- 35.1 section 18 - Condition (that remains in force) of a permit
DEW has no record of any condition affecting this title
- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy
DEW has no record of any notice affecting this title
- 36. Other charges**

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5695/87
Status: CURRENT
Edition: 6

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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 5695 Folio 87

Parent Title(s) CT 4289/674
Creating Dealing(s) CONVERTED TITLE
Title Issued 23/09/1999 Edition 6 Edition Issued 19/04/2021

Estate Type

FEE SIMPLE

Registered Proprietor

ANH TUAN PHUNG
OF 3 BRAESIDE AVENUE TERINGIE SA 5072

Description of Land

ALLOTMENT 71 DEPOSITED PLAN 19758
IN THE AREA NAMED TERINGIE
HUNDRED OF ADELAIDE

Easements

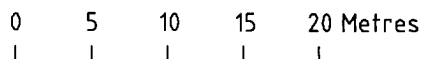
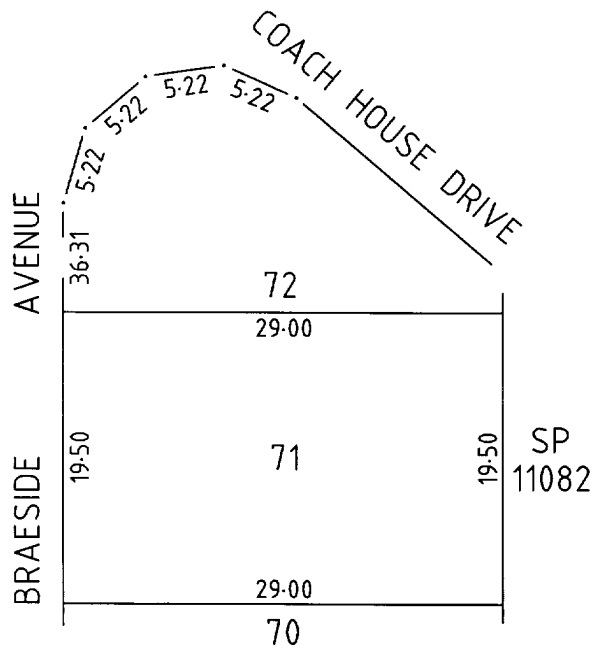
TOGETHER WITH RIGHT(S) OF WAY OVER ALLOTMENTS 70 AND 71 IN GP 47/1854 (GRO NO.75 BOOK 73)

Schedule of Dealings

Dealing Number	Description
13502553	MORTGAGE TO AFSH NOMINEES PTY. LTD. (ACN: 143 937 437)

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 5695/87
Status CURRENT
Easement YES
Owner Number 18797804
Address for Notices 3 BRAESIDE AV TERINGIE, SA 5072
Area 565m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

ANH TUAN PHUNG
OF 3 BRAESIDE AVENUE TERINGIE SA 5072

Description of Land

ALLOTMENT 71 DEPOSITED PLAN 19758
IN THE AREA NAMED TERINGIE
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 13502552
Dealing Date 13/04/2021
Sale Price \$1
Sale Type NOT TRUE VALUE

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13502553	AFSH NOMINEES PTY. LTD. (ACN: 143 937 437)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0309617009	CURRENT	3 BRAESIDE AVENUE, TERINGIE, SA 5072

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0309617009
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/1987
Property Location	3 BRAESIDE AVENUE, TERINGIE, SA 5072
Local Government	ADELAIDE HILLS
Owner Names	ANH TUAN PHUNG
Owner Number	18797804
Address for Notices	3 BRAESIDE AV TERINGIE, SA 5072
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	8HDCPRVSHD
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D19758 ALLOTMENT 71	CT 5695/87

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$385,000	\$910,000			
Previous	\$365,000	\$820,000			

Building Details

Valuation Number	0309617009
Building Style	High Quality Conventional
Year Built	1988
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	242 sqm
Number of Main Rooms	8

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

© Lots 61, 62, 64 & Pt lots 58, 59, 60, 63 & 68 redefined vide Dkt 502/84 (F.P. 20316, 20317 20318) Pro. P.D.O. 23/3/87.
 Portion of Allotment 1 redefined vide Docket 359/1986 (F.P. 23481) pro. R.G. 5-9-86

The Road on the north of the within lot 65 has been closed vide confirmation order in Gazette of the 21st May 1903 page 965 tracing to
 The Road adjoining lots 42 and 43 from lot 45 and 46 has been closed vide confirmation order in Gazette of the 19th March 1904 page 76 (y)
 The portion of the Road on the north of the within lots 21 and 27 as highway has been acquired by the Crown vide Act 17th 12/19 of 1915

Portion of Lot 31 taken for New Road vide R.P. 8970 pro. R.G. 1-7-88

Partners For Road Purposes
 Lot 21 to Council vide Tr. 2435/55
 Lot 54 to Council vide Tr. 2415/52
 Pt. lot 3 to Council vide Dkt. 1625/53
 Pt. lot 7 to Council vide Tr. 2548/54
 Pt. lot 8 to Council vide Tr. 2548/54
 Pt. lot 6 to Council vide Dkt. 1582/54
 Pt. lot 51 to Council vide Dkt. 2298/54
 Pt. lot 42 to Council vide Tr. 2629/52
 Pt. lot 32 to Council vide Dkt. 21/67
 pro. P.D.O. 31-7-1980

Road from Lot 4 vide Lr. 551/1959
 Pt lot 25 to Council vide Dkt 815/1954
 Pro. P.D.O. 4-3-81

* Lots 17, 18, 23, 24 amended vide Lr. 3270/1966
 pro. P.D.O. 31-7-1980

Road from Lot 2 vide Lr. 607/1959
 pro. P.D.O. 1-7-1980

Road from Lot 18 vide Lr. 2632/1957
 pro. P.D.O. 31-7-1980

A.C.D. vide Lr. 840/1948
 1-9-48

PLAN
 OF
SECTIONS 342.847.848.849.851
WOODFORDE
 AND
284
FINCHLEY



* Now Public Road (F250408) vide N 12386933 pro R.G. 8-9-2015
 Additional allotments 70 & 71 vide dkt 487/75 pro R.G. 15.3.1996
 The Road adjoining Blk 49 on the south has been closed vide Tracing 4362.
 A.C.D. vide Lr. 1784/1952 15-8-53
 PORTION OF LOT 5 HAS BEEN TAKEN FOR NEW VIDE TRACING 4362
 SEC 341
 CHIEF DRAFTSMAN 1-9-59

TABLE AREAS

Lot No.	Area	Lot No.	Area	Lot No.	Area
1	1.7	17	4.1	33	1.1
2	1.1	18	3.7	34	10.2
3	1.1	19	3.7	35	10.2
4	1.1	20	3.7	36	10.2
5	1.1	21	3.7	37	10.2
6	1.1	22	3.7	38	10.2
7	1.1	23	3.7	39	10.2
8	1.1	24	3.7	40	10.2
9	1.1	25	3.7	41	10.2
10	1.1	26	3.7	42	10.2
11	1.1	27	3.7	43	10.2
12	1.1	28	3.7	44	10.2
13	1.1	29	3.7	45	10.2
14	1.1	30	3.7	46	10.2
15	1.1	31	3.7	47	10.2
16	1.1	32	3.7	48	10.2
17	1.1	33	3.7	49	10.2
18	1.1	34	3.7	50	10.2
19	1.1	35	3.7	51	10.2
20	1.1	36	3.7	52	10.2
21	1.1	37	3.7	53	10.2
22	1.1	38	3.7	54	10.2
23	1.1	39	3.7	55	10.2
24	1.1	40	3.7	56	10.2
25	1.1	41	3.7	57	10.2
26	1.1	42	3.7	58	10.2
27	1.1	43	3.7	59	10.2
28	1.1	44	3.7	60	10.2
29	1.1	45	3.7	61	10.2
30	1.1	46	3.7	62	10.2
31	1.1	47	3.7	63	10.2
32	1.1	48	3.7	64	10.2
33	1.1	49	3.7	65	10.2
34	1.1	50	3.7	66	10.2
35	1.1	51	3.7	67	10.2
36	1.1	52	3.7	68	10.2
37	1.1	53	3.7	69	10.2
38	1.1	54	3.7	70	10.2
39	1.1	55	3.7	71	10.2
40	1.1	56	3.7	72	10.2
41	1.1	57	3.7	73	10.2
42	1.1	58	3.7	74	10.2
43	1.1	59	3.7	75	10.2
44	1.1	60	3.7	76	10.2
45	1.1	61	3.7	77	10.2
46	1.1	62	3.7	78	10.2
47	1.1	63	3.7	79	10.2
48	1.1	64	3.7	80	10.2
49	1.1	65	3.7	81	10.2
50	1.1	66	3.7	82	10.2
51	1.1	67	3.7	83	10.2
52	1.1	68	3.7	84	10.2
53	1.1	69	3.7	85	10.2
54	1.1	70	3.7	86	10.2
55	1.1	71	3.7	87	10.2
56	1.1	72	3.7	88	10.2
57	1.1	73	3.7	89	10.2
58	1.1	74	3.7	90	10.2
59	1.1	75	3.7	91	10.2
60	1.1	76	3.7	92	10.2
61	1.1	77	3.7	93	10.2
62	1.1	78	3.7	94	10.2
63	1.1	79	3.7	95	10.2
64	1.1	80	3.7	96	10.2
65	1.1	81	3.7	97	10.2
66	1.1	82	3.7	98	10.2
67	1.1	83	3.7	99	10.2
68	1.1	84	3.7	100	10.2
69	1.1	85	3.7		
70	1.1	86	3.7		
71	1.1	87	3.7		
72	1.1	88	3.7		
73	1.1	89	3.7		
74	1.1	90	3.7		
75	1.1	91	3.7		
76	1.1	92	3.7		
77	1.1	93	3.7		
78	1.1	94	3.7		
79	1.1	95	3.7		
80	1.1	96	3.7		
81	1.1	97	3.7		
82	1.1	98	3.7		
83	1.1	99	3.7		
84	1.1	100	3.7		

Lot 26 & Pt lot 27 redefined vide Dkt 3005/82 (F.P. 14857) Pro. P.D.O. 22-7-83
 Arthur St, Central Ave, Shakespeare Ave, First St, Second St, Third St & Fourth St declared Public Rd vide GRG No 31 Book 542 and all rights of way to long term pursuant to Sec 306 of the Real Property Act 1908 pro R.G. 3.12.96
 SCALE OF CHAINS
 by J. M. PHINTER

I certify that the above is the Map or Plan of FINCHLEY and WOODFORDE as divided into allotments and roads which I have sold Dated this first day of April 1881 - 1954
 Witness - *[Signature]* *[Signature]*

For Closure and Opening Roads vide Confirmation Order in Gazette of the 16th May 1889 and trace of map filed by Registrar General N^o 283 also tracing by Registrar

Road from Lot 5 vide T.P. 537/62 pro. P.D.O.

Section 284 (FINCHLEY) contains 80 Acres which is subdivided into 32 allotments of 2 1/2 Acres each less their proportions of the roads

The closed road dividing sections 342 & 341 into 54 and 57 from 50, 52, 53 has been reopened as a new road and the road adjoining the within lots 51 and 52 on the south has been closed vide confirmation order in Gazette of 20th August 1902 (Tracing No 3516) *[Signature]*
 Chief Draftsman

Options of the within lot 59 have been taken for the Road (vide confirmation of Road Order in Gazette of 20th October 1909 Tracing No 2152) *[Signature]*

ARG 47/1854

SECTION 342, 847, 848, 849, 851. WOODFORDE

AND 284 FINCHLEY

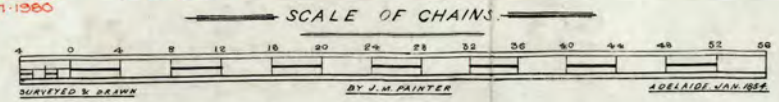
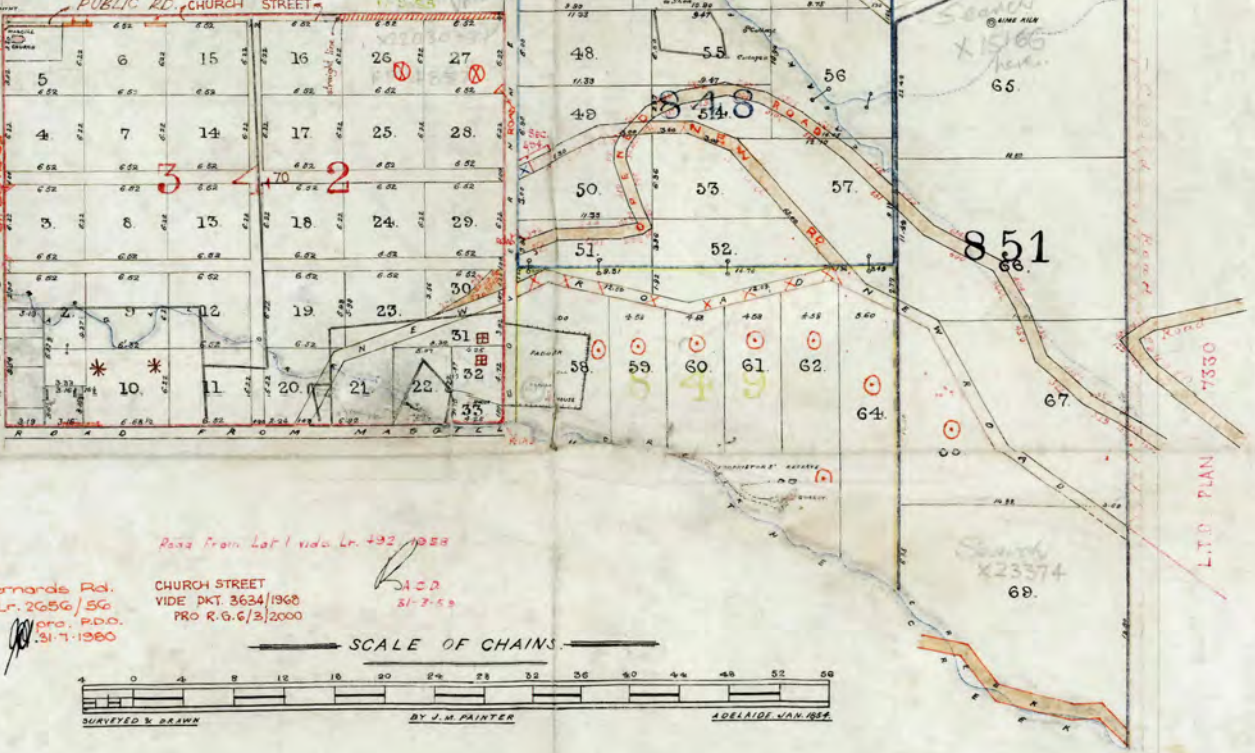
Additional allotments 70 & 71 vide dkt 4181/75 pro RG 5.2.1996
Road from Lot 4 vide Lr. 641/1850
Road from Lot 2 vide Lr. 297/1858
Road from Lot 18 vide Lr. 2062/1957
Road from Lot 15 vide TP 537/62
Road from Lot 1 vide Lr. 492/1858
St. Bernards Rd. vide Lr. 2656/56
Road from Lot 8 to Council vide Dkt. 1525/53
Road from Lot 7 to Council vide Dkt. 1524/53
Road from Lot 6 to Council vide Dkt. 1523/53
Road from Lot 5 to Council vide Dkt. 1522/53
Road from Lot 4 to Council vide Dkt. 1521/53
Road from Lot 3 to Council vide Dkt. 1520/53
Road from Lot 2 to Council vide Dkt. 1519/53
Road from Lot 1 to Council vide Dkt. 1518/53



* Now Public Road (F250408) vide N 12386939 pro RG 8.9.2015

TABLE OF AREAS table with columns for lot numbers and areas.

Section 284 FINCHLEY contains 80 Acres which is subdivided into 52 allotments, of 24 Acres each, less their proportions of the roads.



I certify that the above is the Map or Plan of Finchley and Woodforde as divided into allotments and under which I have sold Dated this 1st day of April 1854

Witness Randolph S. Stow

G. F. Duff

Allotments 61, 62, 64 & Part Allotments 52, 59, 60, 63 & 68 redefined vide Dkt 502/84 (F.P. 20316, 20317 & 20318) Pro. P.D.O. 2.3/84

The closed road dividing the within lots 54 & 57 from 50, 52, 53 has been re-opened as a new road and the road adjoining the within lots 51 and 52 on the south has been closed. Vide confirmation of Road Order in Gazette of 20 August 1942 (Tracing No 2316)

PTN. OF ALLOTMENT 5 IN SEC 342 HAS BEEN DECLARED PUBLIC RD. VIDE GM NO 8 BK 537 PRO. R.G. 7/3/2000

The Road on the north of the within lot 68 has been closed vide confirmation order in Gazette of 21 May 1903 page 985 closing 68 vide M. Giles Dep. Sec. Genl.

The Road separating Lots 42 and 43 from Lots 44, 45 and 46 has been closed. Vide confirmation of Road Order in Gazette of March 19th 1914 (Tracing No. 347)

Lot 26 & Pt lot 27 redefined vide Dkt 3005/82 (F.P. 14851) Pro P.D.O. 2.27.83

The portion of the Road on the north of the within Lots 26 and 27 as hatched has been acquired by the Crown vide Act No 1219 of 1915

Pt. Lots 31 & 32 have been redefined vide Docket 449/1985 (F.P. 22079) pro R.G. 19-8-85

Portions of the within lot 68 have been taken for New Road vide Confirmation of Road Order in Gazette of 20th October 1853.



63 Mount Barker Road
Stirling SA 5152

Telephone (08) 8408 0400

Fax: (08) 8389 7440

Email: mail@ahc.sa.gov.au

To **Form One on Frome
Level 1
147 Frome Street
Adelaide SA 5000**

**Certificate No: 28998
Certificate Date: 05/07/2024**

LOCAL GOVERNMENT INQUIRY

(Certificate of Liabilities pursuant to Section 187(1) of the Local Government Act 1999)

Land:

Assessment No:	377
Valuer-General's No:	0309617009
Owner/s:	A T Phung
Property Details:	3 Braeside Avenue Teringie 5072
Legal Description:	Lot 71 Sec: P848 DP:19758 CT:5695/87

Rates and other monies due as known by Adelaide Hills Council as at 05/07/2024

Due Dates for Payment:	1st Qtr due	01/09/2024	2nd Qtr due	01/12/2024
	3rd Qtr due	01/03/2025	4th Qtr due	01/06/2025

Arrears/Credits as at 01/07/2024		\$0.00
Rates for the 2024/2025 rating year (Declared 1/07/2024)		\$2,901.70
Rates - Residential	\$1,970.00	
Fixed Charge	\$830.00	
State Govt. Hills & Fleurieu Landscape Levy	\$101.70	
Rates Postponed (arrears and current)		\$0.00
Postponed Interest		\$0.00
PLUS Other property Related Debts		
PLUS Fines and/or Interest to date		\$0.00
PLUS other adjustments, including Legal Fees		\$0.00
LESS Rebate (if applicable)		\$0.00
LESS Payments/Rounding		\$0.00
TOTAL OWING AS AT 05/07/2024		\$2,901.70

Fines on Rates: Council Rates are deemed to be overdue if not paid by 01/09/24 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 9.05% p.a. will be added to the total amount in arrears (including amount of any unpaid fine) on the 10th of each month following until the total balance owing is paid.

Fines on Payments by Instalments: Where rates are paid quarterly the total rate is divided by four which is then required to be paid on the due dates set for September, December, March and June. If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest at the prescribed percentage rate 9.05% p.a. added on the 10th of each month following, until the total amount overdue is paid.

The charges as shown are valid for the date of the certificate.

If settlement occurs within three months from the date of this certificate, you may check the above details quoting the assessment number. If this information falls outside of the above time frame, a new Section 187 certificate is required.

Any verbal information provided by Council for the above is not deemed a certificate for the purposes of a Section 187 of the Local Government Act 1999.



Biller Code: 45369

BPay Reference Number 3772

Certified - Adelaide Hills Council

Date - 05-July-2024



PO Box 44
Woodside SA 5244

Telephone (08) 8408 0400
Fax: (08) 8389 7440
Email: mail@ahc.sa.gov.au

To: **Form One on Frome
Level 1
147 Frome Street
Adelaide SA 5000**

**Certificate No: 22439
Certificate Date: 27/06/2024**

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 and the Land and Business (Sale and Conveyancing) Act 1994.

Land:

Assessment No:	377
Valuer-General's No:	0309617009
Owner/s:	A T Phung
Property Details:	3 Braeside Avenue Teringie 5072
Legal Description:	Lot 71 Sec: P848 DP:19758 CT:5695/87

PRESCRIBED INFORMATION***Important Information to Note*****General Advice**

The Section 7 of the Land and Business (Sales & Conveyancing) Act 1994 provides information relating to a property as prescribed by legislation. Included in the search by Council is the zoning of the land and where applicable, the more recent development consents for the property.

Intended purchasers of land are requested to refer to the relevant provisions of the Planning and Design Code and contact the Development Services team on 08 8408 0558 before doing anything on the said property, if they are proposing to, for example, construct a new dwelling, undertake alterations or additions to a dwelling, construct a tennis court or swimming pool, build retaining walls, undertake boundary realignments or land divisions.

The Planning and Design Code (the document that guides development within the Council) can be viewed online at <https://code.plan.sa.gov.au>. Information sheets relating to development applications and various land uses are also available from the Department of Planning, Transport & Infrastructure or from Council's web site at www.ahc.sa.gov.au.

Development in the Mt Lofty Ranges has more development controls and restrictions compared to other areas of the State primarily due to:

- bushfire protection
- watershed protection
- retention of native vegetation

This advice is provided for your information to promote a better understanding of the requirements for development and other obligations in the Adelaide Hills Council area.

Developments prior to 1998

Council records for developments prior to 1998 may be incomplete due to differing standards of recordkeeping applied in the various Hills Councils prior to amalgamation and formation of the Adelaide Hills Council in 1998.

Building Indemnity Insurance

This is insurance taken out by a building work contractor when performing domestic building work costing \$12,000 or more that requires Council approval. This insurance protects the current building owner and future owner if:

- work has not been completed or faulty work has not been rectified; and
- the builder dies, disappears or is declared bankrupt.

Claims can usually be made up to five years from the date the building work was completed.

Source:

<https://www.cbs.sa.gov.au/campaigns/repairs-and-rebuilding-after-bushfire-or-other-catastrophic-event>

Further information can be found from the housing, property and land section of the State Government website directory www.sa.gov.au or from the Office of Consumer and Business Affairs website www.ocba.sa.gov.au.

Greg Georgopoulos
Chief Executive Officer

PRESCRIBED INFORMATION

Development Act 1993 (Repealed)

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

Yes

If yes see attached approvals

Part 2 - Items to be Included if land affected

Development Act 1993 (repealed)

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

N/A

Date Requirement given:

Name of Body giving requirement:

Nature of Requirement:

Contribution payable (if any):

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

N/A

Date of agreement:

Name of parties:

Terms of agreement:

Contribution payable (if any):

Section 55 - Order to remove or perform work

N/A

Date of order:

Terms of order:

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

Amount payable (if any):

Section 56 - Notice to complete development

N/A

Date of notice:

Requirements of notice:

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

Amount payable (if any):

PRESCRIBED INFORMATION

Section 57 - Land management agreement

No

Date of agreement:

Name of parties:

Terms of agreement:

If Yes, copy attached

Section 69 - Emergency order

N/A

Date of order:

Name of authorised officer who made order:

Nature of authority that appointed the officer:

Amount payable (if any):

Section 71 - Fire safety notice

N/A

Date of notice:

Names of authority giving notice

Requirements of notice:

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

Amount payable (if any):

Section 84 - Enforcement notice

N/A

Date notice given:

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

PRESCRIBED INFORMATION

Section 85(6), 85(10) or 106 - Enforcement order

N/A

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

Part 11 Division 2 - Proceedings

N/A

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

Refer to Supplementary Prescribed Information in Appendix 1 for *Planning Development and Infrastructure Act 2016*

Confirmed-Planning/Development Section Jessica Tonkin

Housing Improvement Act 1940

Section 23 - Declaration that house is undesirable or unfit for human habitation

N/A

Date of declaration:

Those particulars required to be provided by a council under Section 23:

Confirmed-Building/Development Section Jessica Tonkin

PRESCRIBED INFORMATION

Food Act 2001

Section 44 - Improvement Notice

N/A

Date of notice:

Name of authorised officer who served notice:

Name of authority that appointed officer:

Requirements of notice:

Section 46 - Prohibition order

N/A

Date of order:

Name of authority or person who served order:

Requirements of order:

Public and Environmental Health Act 1987 (repealed)

Part 3 - Notice

N/A

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

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

N/A

Date of approval:

Name of relevant authority that granted approval:

Conditions of approval:

Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)

N/A

Date of order:

Name of authority giving order:

Requirements of order:

Confirmed-Environmental Health Section Mignon DuRieu

PRESCRIBED INFORMATION

South Australian Public Health Act 2011

Section 92 Notice

N/A

Date of notice:

Name of Council or other relevant authority giving notice:

Requirements of notice:

South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval

N/A

Date of approval:

Name of person or body that granted the approval:

Condition(s) of approval:

Confirmed-Health Section Mignon DuRieu

PRESCRIBED INFORMATION

Local Government Act 1934 (repealed)

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

N/A

Date of Notice, order etc:

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Local Government Act 1999

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

N/A

Date of Notice, order etc:

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Confirmed-General Section Mignon DuRieu

PRESCRIBED INFORMATION

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

N/A

Date of Notice:

Person or body who issued notice:

Requirements of notice (as stated therein):

Amount payable (if any):

Confirmed-Enforcement/Compliance Section Mignon DuRieu

PRESCRIBED INFORMATION**Particulars relating to Environment Protection****Further information held by Councils**

Does the Council hold details of any development relating to -

(a) commercial or Industrial activity at the land; or

No

(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)

Development Consents Attached

No

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

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

It should be noted that-

(a) The approval of development by Council does not necessarily mean that the development has taken place;

(b) The Council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

PRESCRIBED INFORMATION

APPENDIX 1

<i>Planning, Development and Infrastructure Act 2016</i>		
<p>Repealed Act Conditions</p> <p>Conditions (that continue to apply of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), <i>The 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)</p>	<p>Nature of conditions:</p>	<p>No ongoing</p>
<p>Part 5 – Planning and Design Code</p>	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p>	<p>For zone, subzone and overlay refer Attached Section 7 Extract from Plan SA</p>
<p>Part 5 – Planning and Design Code</p>	<p>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</p>	<p>Unknown</p>
<p>Part 5 – Planning and Design Code</p>	<p>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.</p>	<p>Link to Planning and Design Code: Code Amendments PlanSA</p>
<p>Part 5 – Planning and Design Code</p>	<p>Is there a State Heritage place on the land or is the land situated in a State Heritage Area?</p>	<p>No</p>
<p>Part 5 – Planning and Design Code</p>	<p>Is the land designated as a Local Heritage place?</p>	<p>No</p>
<p>Section 127 – Condition (that continues to apply) of a development authorisation</p>	<p>Date of Authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p>No</p>

PRESCRIBED INFORMATION

APPENDIX 1

<p>Section 141 – Order to remove or perform work</p>	<p>Date of order:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>	<p>Nil</p>
<p>Section 142 – Notice to complete development</p>	<p>Date of notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>	<p>Nil</p>
<p>Section 155 – Emergency order</p>	<p>Date of order:</p> <p>Name of authorised officer who made order:</p> <p>Name of authority that appointed the authorised officer:</p> <p>Nature of order:</p> <p>Amount payable (if any):</p>	<p>Nil</p>
<p>Section 157 – Fire safety notice</p>	<p>Date of notice:</p> <p>Name of authority giving notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>	<p>Nil</p>
<p>Section 192 or 193 – Land management agreement</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p>	<p>Nil</p>
<p>Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space</p>	<p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p>	<p>Nil</p>

PRESCRIBED INFORMATION

APPENDIX 1

<p>Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p> <p>Contribution payable (if any):</p>	<p>Nil</p>
<p>Part 16 Division 1 – Proceedings</p>	<p>Date of commencement of proceedings:</p> <p>Date of determination or order (if any):</p> <p>Terms of determination or order (if any):</p>	<p>Nil</p>
<p>Section 213 – Enforcement notice</p>	<p>Date notice given:</p> <p>Name of designated authority giving notice:</p> <p>Nature of directions contained in notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>	<p>Nil</p>
<p>Section 214(6), 214(10) or 222 – Enforcement order</p>	<p>Date order made:</p> <p>Name of court that made order:</p> <p>Action number:</p> <p>Name of parties:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p>	<p>Nil</p>
<p><i>Development Act 1993 (repealed)</i></p>		
<p>Section 57 – Land Management Agreement</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p>	<p>Nil</p>

PRESCRIBED INFORMATION

APPENDIX 1

Housing Improvement Act 1940		
Part 7 (rent control for substandard houses)	Notice or Declaration: Date of Notice or Declaration: Those particulars required to be proved by the housing authority under section 60	Nil
Other Charges		
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: Nature of charge: Amount of charge (if known):	Nil

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

Details of building indemnity insurance still in existence for building work on the land:

Building Indemnity Insurance is required.... (refer above note): **No**

1. Name(s) of person(s) insured:
2. Name of insurer:
3. Limitations on the liability of the insurer:
4. Name of builder:
5. Builder's licence number:
6. Date of issue of insurance:
7. Description of insured building work:

PRESCRIBED INFORMATION

APPENDIX 1

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act? * **NO**

If **YES**, give details:

Date of the exemption	
Name of builder granted the exemption	
Licence number of builder granted the exemption	
Details of building work to which the exemption applies:	
Details of conditions (if any) to which the exemption is subject	

Certified Development Section..... Date:... 3rd July 2024

Confirmed Accurate:.....Jessica Tonkin

Data Extract for Section 7 search purposes

Valuation ID 0309617009

Data Extract Date: 03/07/2024

Parcel ID: D19758 A71

Certificate Title: CT5695/87

Property Address: 3 BRAESIDE AV TERINGIE SA 5072

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

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

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

Affordable Housing

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Hazards (Bushfire - Urban Interface) (Urban Interface)

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

Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

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, refer note below:

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

PRESCRIBED INFORMATION

<i>Local Nuisance and Litter Control Act 2016</i>		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Environmental Health Section: Alexis Black Date: 27/06/24

PRESCRIBED INFORMATION

<i>Local Nuisance and Litter Control Act 2016</i>		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Regulatory Services Section: Mignon DuRieu Date: 27/06/24

PRESCRIBED INFORMATION

<i>Land Acquisition Act 1969</i>		
Section 10 – Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in notice)	N/A

Certified by Civil Section.....Jo DriscollDate....27/6/2024

PRESCRIBED INFORMATION

<i>Land Acquisition Act 1969</i>		
Section 10 – Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in notice)	N/A

Certified by Property Section.....Jo DriscollDate...27/6/2024

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 22/10/2009 Development Number **473/1067/2009**

REGISTERED ON 22/10/2009

To:- Premium Home Improvements 78 North Terrace KENT TOWN SA 5067	ASSESSMENT NO 377 VALUER GENERAL NUMBER 0309617009
--	---

LOCATION OF PROPOSED DEVELOPMENT

Address
3 Braeside Avenue TERINGIE

LOT: 71 SEC: P848 DP: 19758 CT: 5695/87

Nature of Proposed Development
Verandah addition to existing dwelling

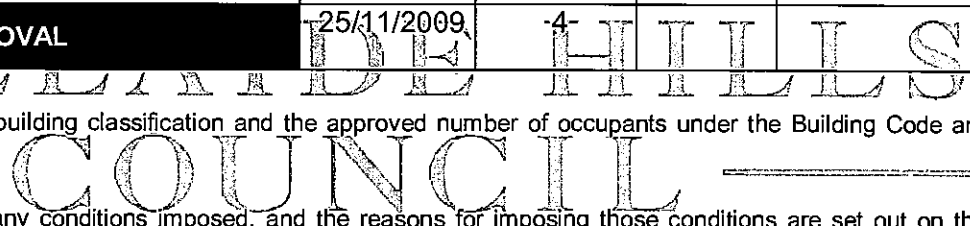
Building Classification **10a**

From **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Development Plan Consent	25/11/2009	3		
Land Division				X
Land Division (Strata)				X
Building Rules Consent	25/11/2009	1		
Public Space				X
Other				X
DEVELOPMENT APPROVAL	25/11/2009	4		

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



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

Date of Decision: 25/11/2009 Development Assessment Commission or delegate

Signed: *[Signature]* ✓ Council Chief Executive Officer or delegate

Date: 25/11/2009 Private Certifier

Expiry date: 25/11/2010 ✓ Sheets Attached.

NOTES FOR APPLICANT

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 consent

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, 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 Environment, 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 or
 - for land division, you must apply for Certificates of Approval within twelve (12) months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.

AND

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.

ADDITIONAL INFORMATION

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.

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-statement costs can be recovered from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council.

SA WATER:

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

ETSA:

The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages to the Trust.

WARNINGS:

- a) 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.
- b) 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.

Adelaide Hills Council

1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/1067/2009

- (1) The development herein approved shall be undertaken in accordance with the following plans and written submissions accompanying the application, unless varied by a separate condition:
- Elevations and Plan View produced by Premium Home Improvements, amended 25 November 2009 and received by Council 22 October 2009
 - Site Plan (Scale 1:100) received by Council 22 October 2009

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

- (2) The external finishes to the verandah herein approved shall be as follows.

ROOF: Colorbond 'Sandbank' or equivalent colour.

REASON: The external materials of buildings should have surfaces which are of a low light-reflective nature and blend with the natural rural landscape and minimise visual intrusion.

- (3) All roof runoff generated by the development hereby approved must be directed to an on-site stormwater detention tank within one month of the roof cladding being installed. The tank(s) shall have a minimum of 5,000 litre capacity with a release mechanism to ensure discharge of water takes place over a period of not less than 48 hours after a storm event. Overflow from rainwater tanks is to be directed to the street watertable or stormwater sump to the satisfaction of Council.

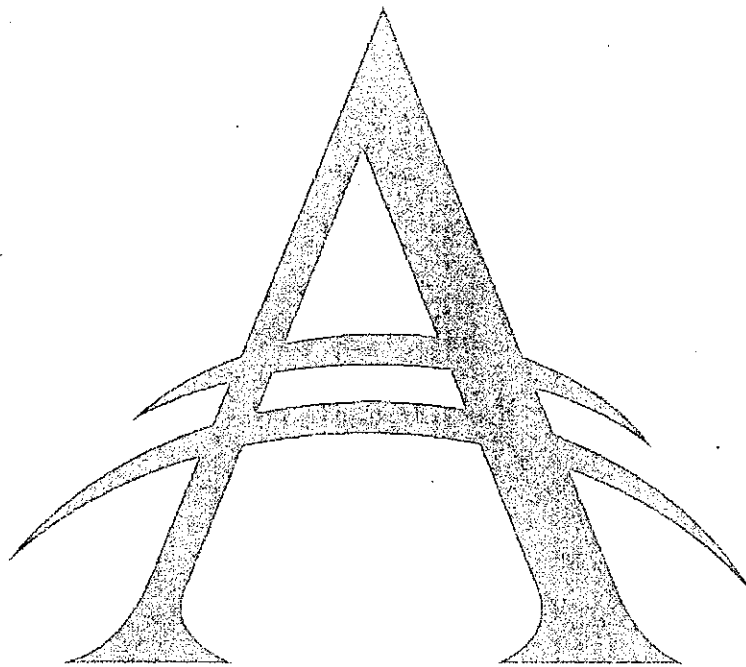
REASON: To minimise erosion, protect the environment and to ensure no ponding of stormwater resulting from development occurs on adjacent sites.

NOTES

- (1) Development Approval
This development approval is valid for a period of twelve months commencing from the date of the decision. The development hereby approved must be substantially commenced within the twelve (12) months of the approval date, and completed in accordance with the approved plans and conditions within three (3) years of the approval date. If the development is not commenced within the 12 months, the Approval will lapse unless a written request for extension is made prior, and approved by Council. The completion date may also be extended by written request to and Council approval. Please note in circumstances where an extension is not issued or, where a variation to the approved plans and conditions is sought, a fresh development application will be required for assessment.
- (2) The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.

**2. BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT
APPLICATION NO 473/1067/2009**

- (1) The building is not to be used for any other purpose than the classification approved by Council (Class 10a). Application may be made to Council for determination of a new classification.



ADELAIDE HILLS
— COUNCIL —

DECISION NOTIFICATION FORM

Development
Number

FOR DEVELOPMENT APPLICATION DATED 3.10.1998

473/1010/98

REGISTERED ON 3.10.1998

To:- J. & P. RINALDI 3 BRAESIDE AVENUE, TERINGIE SA 5072	ASSESSMENT NO A377
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LOCATION OF PROPOSED DEVELOPMENT

House No 3	Lot No 71	STREET BRAESIDE AVENUE	SUBURB TERINGIE
Sect/No FULL/Part		HUNDRED OF ADELAIDE	CERTIFICATE OF TITLE 4289/674

Nature of Proposed Development	CARPORT - OUTBUILDING(CLASS 10a)
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From	ADELAIDE HILLS COUNCIL
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In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Consent refused	Not Applicable
Provisional Development Plan Consent	28.10.1998	3		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent	28.10.1998	1		
Public Space				X
Other				X
DEVELOPMENT APPROVAL	28.10.1998	4		

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

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:- 28.10.1998

Signed: 

Date:-03/11/98

- Development Assessment Commission or delegate
- Council Chief Executive Officer or delegate
- Private Certifier
- Sheets Attached. (1)

Adelaide Hills Council

PLANNING CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/1010/98

The development hereby approved shall be in accordance with the plans and written submissions accompanying the application unless altered by the following conditions.

1. External finishes shall be of materials and colours to match those existing or at least to blend with the existing finishes to the satisfaction of Council.
REASON : To maintain and enhance the visual amenity of the locality in which the subject land is situated.
2. That the carport be free standing and not enclosed with any type of building material.
3. Roof drainage water shall be disposed to a street water table , storm water sump or other method suitable to Council within ONE (1) month of the roof cladding being installed so as to avoid nuisance to neighbours or destabilisation of building foundations.

BUILDING CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 473/1010/98

Provisional Building Rules consent has been granted subject to the following condition.

1. The building is not to be used for any other purpose than the classification approved by council (Class 10A). Applications may be made to Council for determination of a new classification.

WARNING This approval does not imply that this application conforms in all respects with the requirements of other government or statutory bodies , especially ETSA , TELSTRA and S A WATER. The owner is advised to check with other relevant bodies.

Steve J Ryles
Senior Building Officer

NOTES FOR APPLICANT

1. You may have a right of appeal if this Notification is:

- a refusal
- or
- a consent with conditions.

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Planning Appeal Tribunal may allow.

Please contact the Planning Appeal Tribunal if you wish to appeal. (Refer South Australian Government Section of the Telephone Directory under 'Courts Department').

2. If your Application was the subject of third-party representations, any consent or consent subject to conditions shall not operate until after twenty-one days from the date of this Notification, or such longer period that the Tribunal may allow for instituting an appeal. (Note: The period is extended where days between 24 December and 2 January, inclusive, are involved.

If there is an appeal by a third party, any consent or consent with conditions shall not operate until determination of the appeal. It is suggested that twenty-one days after the date of this Notification you contact the Planning Appeal Tribunal to find out if there has been an appeal lodged.

3. If there is a consent or a consent with conditions:

- the development must be substantially commenced
- or
- for land division, you must apply for certificates of approval within twelve months of the date of this Notification unless this period has been extended by the Council or Planning Commission.

AND

- Any act or work authorised or required by this Notification must be completed within three years of the date of the Notification or a longer time as allowed by the Council or the Planning Commission.

You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.

4. The premises or land should not be occupied or used for the purposes approved until all the conditions of consent have been complied with.
5. Any condition imposed is binding and enforceable against all persons who may hereafter acquire the benefit of the consent.
6. Advertising signs not detailed in your application may require future Council approval. Please contact the Council Office if advertising signs are proposed.

DISTRICT COUNCIL OF EAST TORRENS
1 Crescent Drive, Norton Summit, S.A. 5136

Development Number 030/ 253/87
Assessment Number

BUILDING DECISION NOTIFICATION

To G & M P Rinaldi, 454 Regency Rd BLAIR ATHOL 5084

Location of Lt 71 Braeside Ave, Teringie Hd of Adelaide Proposed Building work
--

Nature of Proposed 2 storey Building Building work

Your plans & specifications for proposed building work are hereby

refused

Date of Decision **10/2/88**.....

approved

Conditions:—

approved subject to (**3**) condition(s)

- 1. Inspection of building work by Soil Engineer in relation to foundation and footings as stated in his report.**
- 2. Conditions imposed by Building Surveyor (copy of report attached)**
- 3. Further details requested pursuant to Building Surveyor's report are to be submitted and approved prior to commencement of that particular work.**

This consent is valid for twelve months from the date of approval and if the building work is not substantially commenced within that time the consent lapses.

NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II TO IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED.

.....
Building Inspector

10th February, 1988

.....
District Clerk

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Development Number 0301 252187
Assessment Number

Building Act:

- (1) Building work must be constructed in all respects with the Building Act 1970-71 (as amended), Regulations and S.A.A. Codes.

Pouring of Concrete:

- (2) One normal working day's notice must be given to the Council office before pouring footings. A footing certificate will not be issued by the Council. Arrangements must be made with your engineer prior to pouring of concrete as required by his report.

Allotment Boundaries:

- (3) 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.

Secondhand Materials:

- (4) Where secondhand materials are used, they are to be of good quality and appearance and made available for inspection before erection.

Septic Tanks:

- (5) Plans of septic tank installations are to be submitted to the Central Board of Health, Adelaide.

Protection of Property:

- (6) Your co-operation is sought in ensuring that the street, road, kerb, gutter and footway are protected from damage during the 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.

E.T.S.A.:

- (7) The Electricity Trust of South Australia should be notified of all proposed additions and alterations to existing buildings and those proposals to erect signs, awnings, temporary scaffolding or other structures near overhead electricity services and street mains. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages to the Trust.

DISTRICT OF EAST TORRENS

BUILDING ACT, 1971

BUILDING SURVEYOR'S REPORT TO COUNCIL

PURSUANT TO SECTION 9

DWELLING: LOT 71, BRAESIDE AVE., TERINGIE
OWNER: MR. & MRS. J. RINALDI

CLASSIFICATION: CLASS I

The proposed building work does not comply with the Building Act in all respects. The Building Act will be complied with if the undermentioned conditions be observed.

It is recommended that under Sections 9 and 44 the Council, approve in writing the technical details, particulars, plans, drawings and specifications, subject to such conditions.

1. Dampproofing of the "wet areas" shall be as prescribed in Specification 47.8a.

Reg. 47.8a

2. Roof truss details and roof truss member sizes shall be submitted to and approved by the Council prior to such work being commenced.

Reg. 41.1

NOTE

WARNING: The owner shall be aware that the building site is located in a Bushfire Prone Area. Section 10 of the Building Act 1971 and Regulation 16.1a requires the owner and the builder to perform the building work in accordance with the requirements of Regulation 16.1a

Whenever a building is constructed precautions shall be taken to ensure the safety of people using any adjoining premises, land or public place. Particulars of the precautions shall be submitted to the building surveyor by the builder at least three clear working days of the building surveyor before any building work is to be commenced.

This recommendation does not include beyond site boundaries. A separate application shall be made in respect of such work.

Calculations submitted have been checked for the purposes of approval under the Building Act 1971.

Building fee payable to Council assessed in report dated 11/12/87

Plans, specifications and calculations returned herewith.


R. KATNICH
BUILDING SURVEYOR

4/2/88.

Approved subject
to conditions
DC: Griff, arch.
date: 90-2-88

Account Number 03 09617 00 9	L.T.O Reference CT569587	Date of issue 1/7/2024	Agent No. 7627	Receipt No. 2579574
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FORM 1 ON FROME
LEVEL 1 147 FROME ST
ADELAIDE SA 5000
info@form1onfrome.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: A T PHUNG
Location: 3 BRAESIDE AVE TERINGIE LT 71
Description: 8HDCPRVSHD Capital Value: \$1 000 000
Rating: Residential

Periodic charges

Raised in current years to 30/6/2024

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/1987	Water rates	0.00
Sewer main available:	1/1/1988	Sewer rates	0.00
		Water use	0.00
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	0.00
		Goods and Services Tax	0.00
		Amount paid	0.00
		Balance outstanding	0.00

Degree of concession: 100.00% Date granted: 14/5/2024

Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 78.60 Sewer: 155.50 Bill: 28/8/2024

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

The last Water Use Year ended on 22/05/2024.

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

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

South Australian Water Corporation

Name: **Water & Sewer Account**
A T PHUNG Acct. No.: 03 09617 00 9 Amount: _____

Address:
3 BRAESIDE AVE TERINGIE LT 71

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 0309617009



Bill code: 8888
Ref: 0309617009

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: 0309617009



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: 2579574

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

DATE OF ISSUE

04/07/2024

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
18797804	A T PHUNG			
PROPERTY DESCRIPTION				
3 BRAESIDE AVE / TERINGIE SA 5072 / LT 71				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
0309617009	CT 5695/87	\$1,000,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	376.80	
	- REMISSION	\$	298.40	
	- CONCESSION	\$	46.00	
	+ ARREARS / - PAYMENTS	\$	0.00	
	= AMOUNT PAYABLE	\$	82.40	
FINANCIAL YEAR				
2024-2025				

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

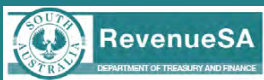
EXPIRY DATE 25/09/2024



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
18797804

OWNERSHIP NAME
A T PHUNG

ASSESSMENT NUMBER
0309617009

AMOUNT PAYABLE
\$82.40

AGENT NUMBER
100019412

AGENT NAME
FORM 1 ON FROME

EXPIRY DATE
25/09/2024

+80012996710022> +001571+ <0550960741> <0000008240> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2579574

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

DATE OF ISSUE

04/07/2024

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

OWNERSHIP NAME A T PHUNG		FINANCIAL YEAR 2024-2025	
PROPERTY DESCRIPTION 3 BRAESIDE AVE / TERINGIE SA 5072 / LT 71			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
0309617009	CT 5695/87	\$405,000.00	0.0565 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 25/09/2024



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 664
saplanningcommission@sa.gov.au

Contact	Planning Services
Email	Dti.planningservices@sa.gov.au
Phone:	7133 3030

28 June 2024

Form 1 on Frome
L1, 147 Frome Street
ADELAIDE SA 5000

Dear Sir/Madam

**Re: *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry*
Property at 3 Braeside Avenue, Teringie
Registered Proprietor(s): A Phung**

I refer to your enquiry to the Department for Trade and Investment (DTI) concerning the parcel of land comprised in Certificate of Title Volume 5695 Folio 87 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2579574 dated 26/6/24).

Items 5.2 and 5.3 of the PIR indicate that the State Planning Commission (SPC) will respond with details of a possible requirement under Section 50 (1) or agreement under Section 50 (2) of the *Development Act 1993 (repealed)* respectively to vest land in a council or the Crown to be held as open space.

I therefore advise that land division proposal/s (030/D002/89) recorded against this property have been carried on, in error, from a previous title for the property. There is no proposed land division over allotment 71 in DP 19758 and accordingly Section 50 of the *Development Act (repealed)* does not apply.

The Department of Trade and Investment records will be amended to remove the reference from the above Certificate of Title.

In addition, Section 198 of the *Planning, Development and Infrastructure Act 2016* does not apply (refer items 29.10 and 29.11 of the PIR).

Yours faithfully

Planning Services Unit
on behalf of
STATE PLANNING COMMISSION

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.
