

Form 1—Vendor's statement

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

Contents

Preliminary

Part A—Parties and land

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

Part C—Statement with respect to required particulars

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

Schedule

Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

All questions must be answered with a YES or NO (inserted in the place indicated by 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: **JOYCE CHAPMAN REID**
Address: **2 CLARENCE STREET HYDE PARK SA 5061**
- 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): / /2025
- 6 Description of the land: **41 SPRIGG ROAD Crafers SA 5152 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5916 FOLIO 701 BEING ALLOTMENT 105 DEPOSITED PLAN 61998 IN THE AREA NAMED Crafers Hundred of Onkaparinga**

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:
2 CLARENCE STREET HYDE PARK SA 5061
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
EMAIL: DALEG@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, JOYCE CHAPMAN REID,

Of 2 CLARENCE STREET HYDE PARK SA 5061 being the vendor in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*

Date:

18 / 11 / 2025



Signed:

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

(section 9)

To the purchaser:

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

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

Exceptions: **THE PROPERTY HAS BEEN USED AS A LUXURY SHORT STAYS PROPERTY BY THE CURRENT VENDOR. A COPY OF THE MANAGEMENT AGREEMENT IS ATTACHED. THE PURCHASER SHOULD MAKE THEIR OWN ENQUIRIES.**

Date: 18/11/2025



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

<p>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? 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.)</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> THE PROPERTY HAS BEEN USED AS A LUXURY SHORT STAYS PROPERTY BY THE CURRENT VENDOR. A COPY OF THE MANAGEMENT AGREEMENT IS ATTACHED. THE PURCHASER SHOULD MAKE THEIR OWN ENQUIRIES.</p> <p>Names of parties: AUSTRALIAN LUXURY STAYS</p> <p>Period of lease, agreement for lease etc: From 06/01/2025 till 06/01/2026</p> <p>Amount of rent or licence fee: REFER MANAGEMENT AGREEMENT. VENDOR HAS ADVISED THE PROPERTY IS RENTED AT AN AVERAGE OF \$450.00 PER NIGHT</p> <p>Is the lease, agreement for lease etc in writing? YES – REFER MANAGEMENT AGREEMENT WITH AUSTRALIAN LUXURY STAYS</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>YES</p> <p>YES</p> <p>YES</p>
<p>5. Development Act 1993</p>		
<p>5.1 section 42—Condition (that continues to apply) of a development authorisation</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) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS</p> <p>Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS</p>	<p>YES</p> <p>NO</p> <p>YES</p>

6. Repealed Act conditions			
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971 (repealed)</i> , <i>the City of Adelaide Development Control Act 1976 (repealed)</i> , <i>the Planning Act 1982 (repealed)</i> or <i>the Planning and Development Act 1967 (repealed)</i>	<i>Is this item applicable?</i>	YES
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
		<i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITIONS AND AUTHORISATIONS	YES
Nature of condition(s): REFER LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITIONS AND AUTHORISATIONS			
29. Planning, Development and Infrastructure Act 2016			
29.1	Part 5- Planning and Design Code	<i>Is this item applicable?</i>	YES
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
		<i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016 PART 5 – PLANNING AND DESIGN CODE, PLANSA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES	YES
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): ZONE: PRODUCTIVE RURAL LANDSCAPE (PRUL) SUBZONE: NIL ZONING OVERLAYS: REFER PLANSA DATA EXTRACT ZONING OVERLAYS			
Is there a State heritage place on the land or is the land situated in a State heritage area? NO			
Is the land designated as a local heritage place? NO			
Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO			
Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation: YES			
Note - For further information about the Planning and Design Code visit https://code.plan.sa.gov.au			
29.2	section 127—Condition (that continues to apply) of a development authorisation	<i>Is this item applicable?</i>	YES
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
		<i>Are there attachments:</i> LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION AND AUTHORISATIONS	YES

Date of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION AND AUTHORISATIONS

Name of relevant authority that granted authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION AND AUTHORISATIONS

Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION AND AUTHORISATIONS

32. South Australian Public Health Act 2011

<p>32.3 <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4—Condition (that continues to apply) of an approval</p>	<p><i>Is this item applicable?</i></p>	<p>YES</p>
	<p><i>Will this be discharged or satisfied prior to or at settlement?</i></p>	<p>NO</p>
	<p><i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011 SOUTH AUSTRALIAN PUBLIC HEALTH (WASTEWATER) REGULATIONS 2013 PART 4 - CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL AND AUTHORISATION</p>	<p>YES</p>
	<p>Date of approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011 SOUTH AUSTRALIAN PUBLIC HEALTH (WASTEWATER) REGULATIONS 2013 PART 4 - CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL AND AUTHORISATION</p>	
	<p>Name of person or body that granted the approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011 SOUTH AUSTRALIAN PUBLIC HEALTH (WASTEWATER) REGULATIONS 2013 PART 4 - CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL AND AUTHORISATION</p>	
	<p>Condition(s) of approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011 SOUTH AUSTRALIAN PUBLIC HEALTH (WASTEWATER) REGULATIONS 2013 PART 4 - CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL AND AUTHORISATION</p>	

Annexures

The following documents are annexed hereto -

- Property Interest Report
- Copy of certificate(s) of title to the land
- Australian Luxury Stays Management Agreement
- Local Government (Council) Search
- SA Water, Emergency Service Levy and Land Tax Searches
- Form R3 – Buyers Information Notice

Acknowledgement of Receipt

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

Dated this _____ day of _____ 2025

Signed: _____

Purchaser(s)

Property Interest Report

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

Title Reference	CT 5916/701	Reference No. 2726283
Registered Proprietors	J C*REID	Prepared 31/10/2025 15:47
Address of Property	41 SPRIGG ROAD, CRAFTERS, SA 5152	
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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

also

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

also

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

also

Contact the vendor for these details |

6. Repealed Act conditions

- | | | |
|-----|--|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)

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

also

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

- | | | |
|-------|---|---|
| 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
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

29.14 section 214(6), 214(10) or 222 - Enforcement order

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

Plant Health in PIRSA has no record of any notice or order affecting this title

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

31.1 Part 3 - Notice

Public Health in DHW has no record of any notice or direction affecting this title

also

Contact the Local Government Authority for other details that might apply

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

Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

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

Public Health in DHW has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply

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

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

34. *Water Industry Act 2012*

- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement **An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**
also
The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title
also
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.
also
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.
also
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. *Water Resources Act 1997 (repealed)*

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

36. **Other charges**

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

Other Particulars

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

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

Additional Information

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

- | | | |
|-----|--|--|
| 1. | Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. | State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. | SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. | South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. | Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. | ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. | Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. | Dog Fence (<i>Dog Fence Act 1946</i>) | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 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 5916/701
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



South Australia

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



Certificate of Title - Volume 5916 Folio 701

Parent Title(s) CT 5286/901
Creating Dealing(s) RTU 9805675
Title Issued 20/05/2004 **Edition** 6 **Edition Issued** 02/08/2019

Estate Type

FEE SIMPLE

Registered Proprietor

JOYCE CHAPMAN REID
OF 2 CLARENCE STREET HYDE PARK SA 5061

Description of Land

ALLOTMENT 105 DEPOSITED PLAN 61998
IN THE AREA NAMED CRAFTERS
HUNDRED OF ONKAPARINGA

Easements

NIL

Schedule of Dealings

NIL

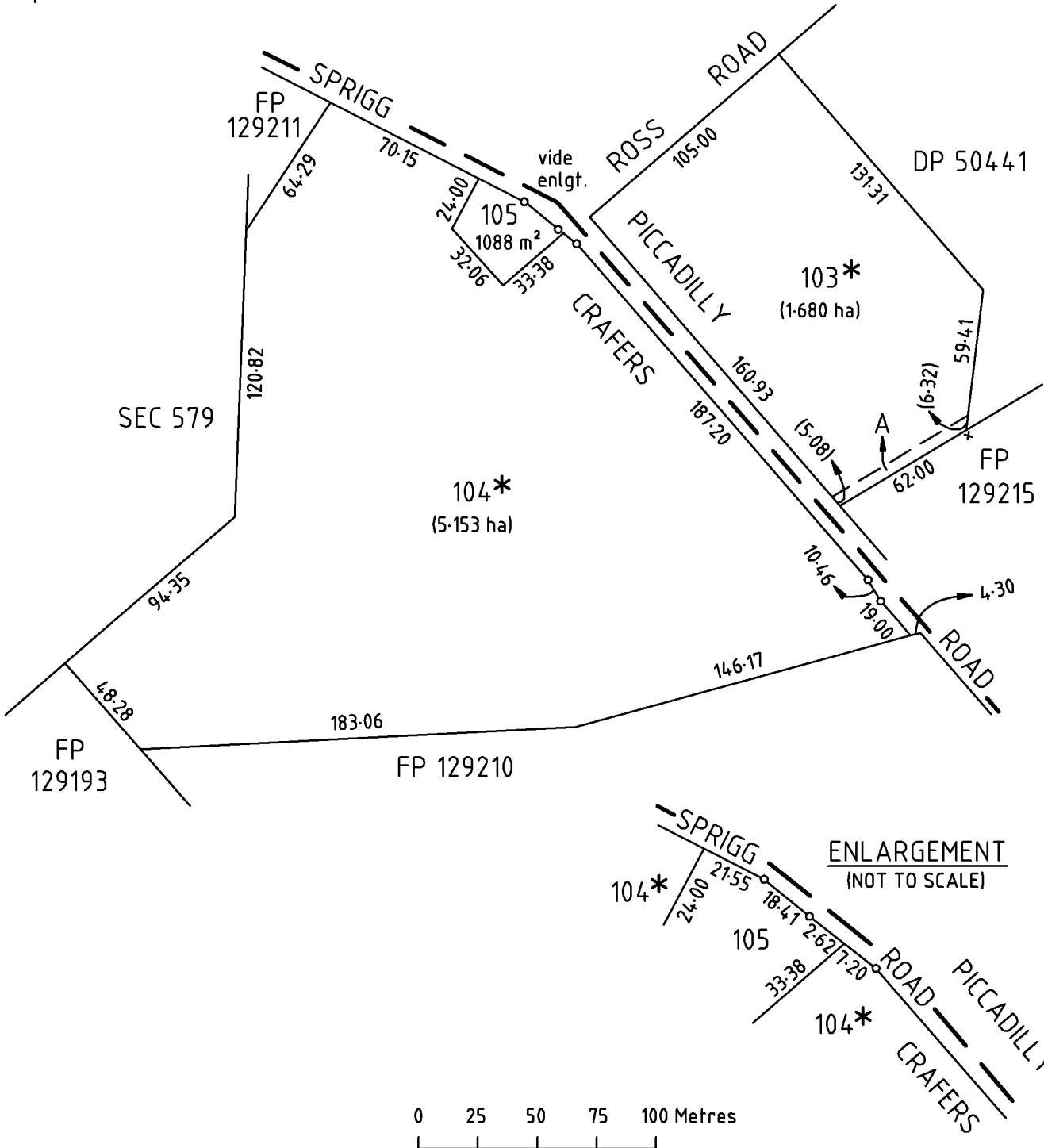
Notations

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

SCHEDULE OF PIECES COMPRISED IN ONE ALLOTMENT

PIECES COMPRISED IN ONE ALLOTMENT	TOTAL AREA
103 AND 104	6.833 ha

* Asterisk denotes PIECE identifier only.
 NOTE: All remaining parcels are each an allotment.



Certificate of Title

Title Reference CT 5916/701
Status CURRENT
Easement NO
Owner Number 09821980
Address for Notices 2 CLARENCE ST HYDE PARK, SA 5061
Area 1088m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

JOYCE CHAPMAN REID
OF 2 CLARENCE STREET HYDE PARK SA 5061

Description of Land

ALLOTMENT 105 DEPOSITED PLAN 61998
IN THE AREA NAMED CRAFTERS
HUNDRED OF ONKAPARINGA

Last Sale Details

Dealing Reference TRANSFER (T) 13146372
Dealing Date 15/07/2019
Sale Price \$580,700
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
3304970448	CURRENT	41 SPRIGG ROAD, CRAFTERS, SA 5152

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	3304970448
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2004
Property Location	41 SPRIGG ROAD, CRAFTERS, SA 5152
Local Government	ADELAIDE HILLS
Owner Names	JOYCE CHAPMAN REID
Owner Number	09821980
Address for Notices	2 CLARENCE ST HYDE PARK, SA 5061
Zone / Subzone	PRuL - Productive Rural Landscape
Water Available	No
Sewer Available	No
Land Use	1912 - Rural Residential House (House Without Primary Production)
Description	5H DIG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D61998 ALLOTMENT 105	CT 5916/701

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$510,000	\$800,000			
Previous	\$510,000	\$800,000			

Building Details

Valuation Number	3304970448
Building Style	Symmetrical Cottage

Year Built	1910
Building Condition	Very Good
Wall Construction	Iron
Roof Construction	Galvanised Iron
Equivalent Main Area	145 sqm
Number of Main Rooms	4

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



Management Agreement



Management Agreement

Content

This Agreement contains 5 sections:

1. Management Agreement – please initial each page, sign and date
2. Addendum 1, Services included in Management Fee – please initial each page
3. Addendum 2, Mandatory and Additional Services – please initial each page
4. Addendum 3, Administration Details – please complete each relevant section
5. Addendum 4, Smoke Alarm Compliance – please complete each relevant section

This agreement; made this day of 2025

BETWEEN

Allrealty Pty Ltd T/A Australian Luxury Stays.
17 Prescott Terrace Rose Park SA 5067AL 565 (NT) RLA 175884 (SA)

AND (THE PROPERTY OWNER)

Assigned Entity:		
Contact Name:	Joyce Reid	
Home Address:	2 Clarence Street, Hyde Park, SA 5061	
Telephone	Mb: <input type="text" value="0404711537"/>	Hm: <input type="text"/>
Email:	<input type="text" value="joy_reid@hotmail.com"/>	
Property Name:	Sprigg Cottage	
Property Address:	41 Sprigg Road, Crafers SA 5152	

- A. The property owner has agreed to designate and appoint Australian Luxury Stays (ALS) as its exclusive agent to manage and administer short stay accommodation of their "Unit" and ALS agrees to manage and administer short stay accommodation of the Property Owners "Unit".
- B. The fixed term of the agreement will be: 12 Months

From: To:

Unless terminated by the owner in accordance with Clause C, upon expiration of the fixed term a continuing agreement will apply until such time as this agreement is terminated. All conditions in this agreement will continue and remain unchanged.

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C. Termination: Either the Property Owner or ALS may terminate this agreement upon 60 days' written notice. Upon notice of termination, all future bookings committed to guests prior to the notice of termination shall be honoured and fulfilled by the Property Owner and ALS will commit to managing current bookings and bookings made within the 60 days up until the expiration of the 60-day notice period

In the event that the Property Owner cannot honour or fulfil future bookings, any costs associated with re-booking or cancellation of bookings including an administration fee will be borne by the Property Owner. There will be no refund of any website marketing fees.

Bookings that are transferred to the owner at the expiration of the 60 days' notice period of termination will incur the following booking fees:

Bookings that are fully paid = 20% of the total payment plus GST

Bookings where 50% deposit has been received = 20% of deposit plus GST

D. Management Fee:

Short term or holiday rent 20% plus GST

AUSTRALIAN LUXURY STAYS' TERMS AND CONDITIONS

Operate, supervise, manage, maintain, control and rent the Property Owners 'Unit' in the same manner as would a prudent owner, and use due diligence in the preservation of the property.

1. Set all rental rates for the Property Owner and negotiate rates as necessary to maximize occupancy. To advertise and promote the rental of the 'Unit'.
2. Provide a 'Unit' specific Internet photo gallery, detailed written description, and online booking system for the Property Owner's 'Unit', 24 hours per day/7 days per week, provided no technical and /or web hosting issues.
3. The 'Unit' shall be made available for rental year-round unless otherwise specified by the Property Owner.
4. Employ competent personnel for the operation, rental, supervision, cleaning, gardening and management of the 'Unit'.
5. Maintain the 'Unit' while it may be unoccupied in a state of cleanliness.
6. Maintain full and adequate books of account and such other records in keeping with generally accepted accounting principles.
7. Maintain Professional Indemnity insurance of \$2,000,000.
8. ALS will transfer to the Owner the funds collected at the end of the month, less the management fee and any other associated expenses, including any expenses the

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Property Owner direct ALS to pay. Deliver to the Property Owner, an accounting statement within 15 days of the month ending showing the 'Unit's' gross revenues and the Property Owner's net revenues.

9. ALS will prepare a complete photo inventory list at a cost to the Property Owner including but not limited to furnishings, furniture, electronic appliances, etc. ALS may make reasonable recommendations or requirements concerning the inventory to provide maximum rental opportunities.
10. In the event that the owner prepares the inventory or fails to provide an inventory ALS takes no responsibility for the accuracy of the contents and will not be responsible for any damage, loss or breakage of any contents, fixtures or fittings.
11. ALS will assess the 'Unit' and make suggestions to the Owner to upgrade to the ALS quality standards if required.
12. ALS retains the right to withdraw from Management of the 'Unit' if the Property Owner does not upgrade the Unit to meet the ALS recommended standards or comply with ALS operational and marketing requirements. ALS will recoup any costs incurred for services provided prior to the withdrawal.
13. ALS will provide the services included in the Management Fee as detailed in Addendum 1.
14. ALS will provide additional services at a cost to the owner, as detailed in Addendum 2.
15. On behalf of the Property Owner, arrange, and supervise normal wear and tear repairs and maintenance to the Unit. ALS will consult with the Property Owner via email (written notice) before any works commenced, and ALS will require (written notice) permission from the Property Owner to proceed if the estimated repair and/or maintenance is over \$1000.00. In an emergency situation, and should the Property Owner be unavailable, ALS will use its best judgment to repair, replace and/or minimize the issue that may arise.
16. ALS will conduct inventory audits as required. Each property contains a full inventory list as a reference for guests and housekeeping staff. For longer stays, guests will be asked to sign the inventory as a true and correct record.
17. ALS will arrange annual servicing of air conditioners/smoke alarms.

PROPERTY OWNER TERMS AND CONDITIONS

1. Provide the 'Unit' to ALS for short stay accommodation, fully furnished, fully equipped with electrical appliances, kitchen wares and bed linen to a standard required by ALS.

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2. Comply with ALS requirements agreed to and provide a name and theme for the 'Unit'.
3. Agree to the standards of 'Fit out' quality required by ALS and agree to discuss the replacement of furniture, furnishings and appliances as requested to achieve the maximum nightly rental return.
4. Provide evidence of current Building and Contents Insurance and Land Lord Insurance with a minimum of at least \$5,000,000 public liability insurance and an excess of no more than \$350.00 per claim.
5. The Owner will provide ALS with a copy of all relevant Insurance Policies within 7 days of signing this agreement.
6. Provide a fire extinguisher, fire blanket and household first aid kit, pool fencing and signage and any other safety items determined by ALS.
7. Provide sufficient keys, fob, remotes, and key safes to allow access to the property for ALS, guests, housekeepers and maintenance and service personnel.
8. Agree to Annual servicing of air conditioners and smoke alarms.
9. Installation of external security cameras is acceptable however there are rules around personal privacy that must be respected. The use of security cameras is for security reasons only and not for surveillance of guests. Internal cameras are prohibited. External security cameras will be clearly disclosed to guests at the time of booking.
10. Pay for the utility expenses including, but not limited to, telephone, WIFI, power, water, council rates and body corporate fees.
11. Pay for the maintenance and repair costs from normal wear and tear to the 'Unit' including replacement of breakages.
12. Pay for housekeeping and linen costs associated with all bookings including owner bookings or depending on the booking arrangements these costs are paid by the guest.
13. Pay for additional services costs in advance per Addendum 2.
14. The Property Owner will notify ALS of their intended use of the 'Unit' including family and friends via email and pay cleaning/linen costs related to that short stay. ALS will make the 'Unit' available unless otherwise occupied by a guest.
An \$93.50 inclusive of GST administration fee will be charged to the owner for all Property Owner /Owners Guest stays to arrange housekeeping services.
The 20% management fee will not be charged for Property Owner/Owners guests' stays.

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- 15. The property owner will keep owner bookings to a minimum over peak periods to maximise income and occupancy for both the Property Owner and ALS management.
- 16. The property owner is responsible for blocking the booking calendar for dates required in advance. If dates are not blocked in advance and a reservation is confirmed and the owner requests cancellation of the booking then a cancellation fee will be payable by the owner.
- 17. The Property Owner acknowledges that the Company may transfer, sell or assign their right under this agreement to a third party without the prior consent of the Property Owner and the third party shall continue to be bound by the terms and conditions of this agreement.

Australian Luxury Stays *A Printed Signature is acceptable*

Name: (Director/Property Manager)

Signed by:  Date:

Signature: Date:

Property Owner *A Printed Signature is acceptable*

Name:

DocuSigned by:  Date:

Signature: Date:

Name:

Signature: Date:

A Printed Signature is acceptable

The terms of this Agreement are subject to change without notice. We reserve the right to change this agreement at any time.

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Initials:

Addendum 1

Services Included in Management Fee

Management Agreement

PROPERTY ASSESSMENT

- Initial property assessment & recommendations up to 3 hours
- Completion of Property Appraisal of features and contents
- Discuss with owner accommodation options

ADMINISTRATION

File Maintenance

- Ensuring all documentation is current and secured both online and offline

Welcome to the Property via Touch Stay

- Provides information to guests prior to arrival
- A detailed description of the property
- Guidelines, Safety and Rules related to the stay
- Emergency contact numbers
- Body Corporate rules
- Contact details for the Property Portfolio Manager or delegate

Key Inventory

- Advice on the number of key sets required
- Key sets numbered & labelled
- Key inventory documented

Evacuation Plan (if applicable)

- Prepared for each property (plan provided by Owner)

House Rules

- House Rules are clearly displayed within the property on the Property Guide QR code
- Adapted to suit the property
- Covers noise, visitors, gatherings and functions, parking, garbage and recycling, security, swimming pools, deck and balcony areas, smoking, pets, BBQ, damages and breakages, departure arrangements, and emergency contact.
- Breach of House Rules is a breach of Terms and Conditions of Occupancy and may result in eviction.

Insurance Information

- Advice is given on the type of insurance required for short-term accommodation
- Building, landlord and contents insurance required.

Professional Photography

- Book professional photographer
- Work with the photographer to maximize the presentation of the property (one hour).
- Advise photographer on type of shots required; interior, exterior, landscape, lifestyle and locality to sell the experience.

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 Initials:



Linen and Bedding Requirements

Start-up

- Advise on start-up linen requirements, including the appropriate type of linen per property and co-ordination of colours
- Calculate start-up linen to be ordered
- If required prepare the order and present quotes to the owner for approval
- Place order & coordinate delivery

Ongoing

- Hire linen will be organised and managed by Australian Luxury Stays
- For costings, please refer to the Bedding requirements Document provided by ALS

NB: ALS takes no responsibility for the owner's linen, the quantity or quality.

MANAGEMENT

Enquiry Management

- Respond to all accommodation enquiries via phone and email from all websites, referrals and owner bookings
- All enquiries are responded to within 24 hours
- Maintain a systemized process to capture enquiry information increasing the database
- Analyse enquiry data to assist in marketing strategies

Booking Administration

- Guest confirmation formalized in writing
- Negotiate rates for additional services such as service cleans
- Ensure guests agree to the Terms and Conditions
- Obtain guest credit card details or refundable deposit as security
- Tariff setting for short, medium and long-term stays
- Update booking calendar
- Maintain accurate procedures to ensure the deposit and final payment are paid on time
- 1300 number enables guests to communicate via phone free of charge
- After hour calls are diverted to the Australian Luxury Stays mobile phone
- Designated mobile phone service for Australian Luxury Stays

Itineraries

- Provide guests with information on travel options to the location
- Assist owners in planning daily itineraries for guests
- Provide guests with places to see, activities and events

Housekeeping, Cleaning, Linen & Laundry Services, Gardening, Pool Maintenance

- Co-ordination of services on a weekly basis
- Ensure service providers adhere to quality standards at all times
- Regular review of the cost-effectiveness of services
- Stipulate and arrange preventative maintenance
- Maintain supply stocks

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Maintenance and Repairs

- Arrange general maintenance and repairs
- Seek approval from the owner unless an emergency situation
- Document maintenance and repairs for each property
- Provide feedback to the owner via phone or email

Guest Arrival and Departure

- Information about the property and directions will be emailed through the booking platform to the guest 48 hours prior to arrival. Key access is sent via the booking platform 24 hours before arrival. These arrangements vary from property to property and depend on location and guest arrival travel plans.
- Guests are provided with a written comprehensive orientation of the property via Touch Stays, a digital guide.

Terms and Conditions

- Guests accept Terms and Conditions on payment of deposit
- The Terms and Conditions are legally compliant
- Incorporates Booking Conditions, Occupancy Agreement, House Rules, By-Laws and Code of Conduct and Special Terms and Conditions relating to the particular property

Set Tariffs

- Undertake extensive comprehensive market research
- Calculate rates with seasonal adjustments
- Provide a range of nightly, weekly, and monthly rates
- Discuss rates with the owner prior to marketing
- Publish rates

FINANCE

- Collection of deposits and final payments
- Receipting payments
- Notifying owner on confirmed booking
- Ensuring all guest payments are paid on time
- Authorisation Holds
- Payment of property outgoings and disbursements, for example, cleaning and linen services, maintenance and repairs
- Issuing monthly financial statements
- End Financial Year Statement

MARKETING

- Property Name and Theme
- 24/7 Online Service for Requesting Bookings
- Prepare descriptive copy for the Marketing profile
- Newsletters and Media Releases
- Extensive marketing via social media, databases and network
- Business memberships and networking
- Guest customer feedback via review

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Initials:



Addendum 2

Additional Services

(at a cost to the owner)

Owners Reserve Fund

An initial contribution of \$500 is to be paid to cover establishment costs such as supplies, cleaning, linen hire etc.

This fund will be 'topped-up' on a regular basis so there are funds to pay for ongoing expenses, particularly when there are insufficient funds in the owners account.

All expenses incurred against this fund will be reflected on your monthly statements for taxation purposes.

Owners Reserve Fund	<input checked="" type="radio"/> (Applicable) / <input type="radio"/> (Not Applicable)	\$ 500 *no GST
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Ingoing Property Condition Report

Preparation of an Ingoing Property Condition Report with Photos	\$ 250.00 + GST
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Website and Advertising Annual fee

- Includes initial preparation to load properties onto websites: description, features and amenities for each property; selecting, correcting and arranging photographs; rates, location and activities
- AustralianLuxuryStays.com.au subscription fee (annual)
- Third-party website listing & maintenance fees (annual)
Inclusive of but not limited to Airbnb, HomeAway, TripAdvisor, Holiday Paws and realestate.com.au (if applicable)
- Monthly subscription fee on Guesty reservation booking system through ALS website allowing 24/7 booking requests
- Property sign if approval granted
- Touch Stay – digital Welcome to the property (annual fee)

Initial set-up Fee	\$500.00 + GST
Ongoing Monthly Fee	\$101.20 + GST

** All prices are current and are subject to change without notice*

PAYMENT DUE WITHIN SEVEN DAYS OF SERVICE BY EFT

Direct Transfer Account Name: Australian Luxury Stays
 BSB: 065 004
 Account Number: 1050 7614
 Reference: EFT payments to be referenced with your SURNAME

Please note: Advertising will not commence until the agreed amount is paid.

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Addendum 2

Additional Services

(at a cost to the owner)

ADDITIONAL SERVICES

At a cost to the owner - \$80.00 per hour + GST unless otherwise indicated (*)

Administration – only if required

Property Assessment & Recommendations in excess of 3 hours
Establishment and Fit-out of Property in conjunction with the owner
Preparation of Inventory & inventory audit
Purchase of Furniture and Equipment

Maintenance & Repairs – up to 15% administration fee added to all invoices

Purchase of minor/ major items/supplies at cost plus an administration fee
Major Maintenance Requirements and Staff Attendances
Annual servicing of air conditioners (see Addendum 4)
Annual servicing of smoke alarms (see Addendum 4)

Management – when required

Regular Routine Inspection of Property and Condition Report \$95.00 + GST
Insurance Claim - Processing Fee - \$250.00 + GST per hour
Furniture and Contents for Fit out – *At Cost + 15 % + GST Administration fee
Interior Design Consultancy – *At Cost + 15 % + GST Administration fee
On-Boarding Project Management fee \$250.00 - S1,000.00 + GST
Project Management For Renovation - Cost + 15% + GST
Outside of normal duties fee (e.g. meet a bank valuer) - \$80 per hour
On-boarding Fee for taking on a new management from another agent - \$250+GST
Off-boarding Fee when owner decides to move to another agency - \$250+GST

Marketing

Working with a Professional Photographer for over 1 hour
Professional Photography - *At Cost + Administration fee
Marketing Brochure – *quote provided + Administration fee

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Addendum 3

Management Agreement

Administration Details

PAYMENTS TO OWNER

Funds to be paid to the owner monthly via EFT

Bank Account Details:

Account Name: Joyce Reid Institution/Branch: Macquarie Bank
BSB: 182-182 Account Number: 020519526

INSURANCE: BUILDING, CONTENTS & LANDLORD

a. Building and Contents

Name of Insurer: Blue Zebra c/- IPMB Insurance Brokers Policy Number: TBA

b. Short-term Accommodation:

Name of Insurer: Blue Zebra c/- IPMB Insurance Brokers Policy Number: TBA

*Please provide copies of both policies.

MAINTENANCE

Maintenance expenditure allowed without Owner's approval: \$500.00

Owners Preferred Maintenance Providers:

Electrician (business name): Piccadilly Electrical (alternative is Sparrow Electrical refer b

Contact Name: TBA Mobile No: 0419808931
Phone No:

Plumber (business name): Fire Pump and house water pump -

Contact Name: Andrew Evans Mobile No: 08 83911850
Phone No:

Air Conditioner Technician (business name): Sparrow Electrical and Air Conditioning

Contact Name: Jake Sparrow Mobile No: 0448460076
Phone No:

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Initials:



Gardener/ Lawn Mowing (business name): Hills sustainable Gardens

Contact Name: Sam or wade Mobile No: 0434611108
Phone No:

Pool Maintenance (business name):

Contact Name: Mobile No:
Phone No:

General Handyman (business name):

Contact Name: Mobile No:
Phone No:

Builder (all other enquiries) (business name):

Contact Name: Mobile No:
Phone No:

IT / TV service (business name):

Contact Name: Mobile No:
Phone No:

Smoke Alarm Tested: Yes No Date: Certificate provided Yes No

Air Conditioner Serviced: Yes No Date: Report provided: Yes No

BODY CORPORATE (If applicable)

Company Name: Phone No:

Contact Name: Mobile No:

Address:

Email:

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Addendum 4

SMOKE ALARM COMPLIANCE IS REQUIRED

Management Agreement

All states in Australia have strict legislation relating to smoke alarms in residential rental properties. In all cases, a person who does not comply with the smoke alarm legislation is guilty of an offence carrying financial penalties. According to some insurance product disclosure statements, non-compliance to current smoke alarm legislation could result in rejection of claims or reductions in the insurance payout in the event of a claim. It is your legal responsibility to ensure all State and Federal legislation associated with your investment property is complied with. The maintenance required is outside the expertise of property managers as it must be completed to rigorous standards.

To protect you from fines and potential litigation, we must obtain proof in writing that your property/ies comply with current legislation.

Smoke Alarm Solutions is the largest and most professional smoke alarm service provider in Australia, offering a service with an annual fee of just \$99 with free alarms included. They will attend to your property as often as necessary during the year to ensure your property remains compliant.

Accept \$119 Annual Service + 15% + GST

- ✓ Free replacement alarms are required for compliance
- ✓ Service, clean and test all existing smoke alarms
- ✓ Unlimited service call-outs for beeping or faulty smoke alarms and lease changes
- ✓ Free 9-volt battery replacements at each visit, if required
- ✓ Compliant Statements were issued to my agent within 48 hours of every inspection, outlining the property's compliance and other relevant smoke alarm information
- ✓ This service can be cancelled at any time by advising your property manager or directly to Smoke Alarm Solutions.

Decline Annual Service

By declining this service, I will provide alternative smoke alarm maintenance and will accept all of the risks associated with non-compliance. I understand that I may be liable for fines in the event of an insurance claim may be rejected if my property is found to be non-compliant.

- ✓ I understand current smoke alarm legislation, which includes sections from both The Development Act 1993 and the Building Code of Australia. I understand that smoke alarms installed on my property must comply with Australian Standard 3786-1993.
- ✓ I understand that I will need to inspect my property's smoke alarms on a regular basis to ensure they do not become damaged or faulty.
- ✓ I understand how to correctly position smoke alarms, how to read manufacture and expiry date coding and I have the equipment necessary to test the decibel output of the smoke alarm to a minimum of 85db. I also have the correct equipment to clear any debris from each alarm.
- ✓ By declining this service, I understand I need to provide details regarding alarm types, locations and expiry dates along with a statement outlining the property's compliance.

Name:

Signature:

Date:

A printed signature is acceptable

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

Certificate No: 30626
Certificate Date: 03/11/2025

LOCAL GOVERNMENT INQUIRY

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

Land:

Assessment No:	9536
Valuer-General's No:	3304970448
Owner/s:	J C Reid
Property Details:	41 Sprigg Road Crafers 5152
Legal Description:	Lot 105 Sec: P39 DP:61998 CT:5916/701

Rates and other monies due as known by Adelaide Hills Council as at 03/11/2025

Due Dates for Payment:	1st Qtr due	01/09/2025	2nd Qtr due	01/12/2025
	3rd Qtr due	01/03/2026	4th Qtr due	01/06/2026

Arrears/Credits as at 01/07/2025		\$0.00
Rates for the 2025/2026 rating year (Declared 1/07/2025)		\$2,563.88
	Rates - Residential	\$1,605.60
	Fixed Charge	\$880.00
	State Govt. Hills & Fleurieu Landscape Levy	\$78.28
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		-\$640.88
TOTAL OWING AS AT 03/11/2025		\$1,923.00

Fines on Rates: Council Rates are deemed to be overdue if not paid by 01/09/25 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 8.5% p.a. will be added to the total amount in arrears (including amount of any unpaid fine) on the 12th 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 8.5% p.a. added on the 12th 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 95364

Certified - Adelaide Hills Council

Date - 03-November-2025



63 Mount Barker Road
Stirling SA 5152

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

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

**Certificate No: 23634
Certificate Date: 03/11/2025**

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:	9536
Valuer-General's No:	3304970448
Owner/s:	J C Reid
Property Details:	41 Sprigg Road Crafers 5152
Legal Description:	Lot 105 Sec: P39 DP:61998 CT:5916/701

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

Part 1 - Items that must be included in statement

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 Kim Sharp

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 Kim Sharp

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 Anastasia Paslavski

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

Date of approval: 10/01/2022

Name of person or body that granted the approval: AHC

Condition(s) of approval: Attached

Confirmed-Health Section Anastasia Paslavski

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>Yes, see attached</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>Yes, see attached</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:**..... **10 November 2025**.....

Confirmed Accurate:.....Kim Sharp.....
--

Data Extract for Section 7 search purposes

Valuation ID 3304970448

Data Extract Date: 10/11/2025

Important Information

This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.

Parcel ID: D61998 AL105

Certificate Title: CT5916/701

Property Address: 41 SPRIGG RD CRAFTERS SA 5152

Zones

Productive Rural Landscape (PRuL)

Subzones

No

Zoning overlays

Overlays

Environment and Food Production Area

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

Hazards (Bushfire - High Risk) (High)

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

Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

Hazards (Flooding - Evidence Required)

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

Limited Land Division

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

Mount Lofty Ranges Water Supply Catchment (Area 2)

The Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay is to protect Adelaide's drinking water supply by limiting development to that which has a beneficial impact on the quality of water harvested from the Mount Lofty Ranges Watershed

Native Vegetation

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

Prescribed Water Resources Area

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

Scenic Quality

The Scenic Quality Overlay seeks to identify areas of rural scenic quality in which urban and intense scale development is discouraged to maintain and enhance scenic value and vistas.

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.

Application ID: 21025525

Development Description: Internal alterations to existing dwelling

Site Address: 41 SPRIGG RD CRAFERS SA 5152

Development Authorisation: Building Consent

Date of authorisation: 28 August 2021

Name of relevant authority that granted authorisation: peter meline

Condition 1

All work shall comply with AS 3959 - 2018 for a Bal rating of 19.

Condition 2

All work shall be undertaken strictly in accordance with the documents submitted to Adelaide Hills Development Services (AHDS) by the applicant as follows: Plans dated 18-08-2021 Sheets A3 1-12; Engineering by Drew Rudd Engineering dated August 2021 Sheets A4 and A3 1-7; CITB Receipt of Payment # 163648 dated 26-08-2021 Sheets A4 1-2; CT retrieved 26-08-2021 Sheets A4 1-3.

Condition 3

Pursuant to Section 152 (Planning, Development and Infrastructure Act 2016) a person must not occupy a class 1a building (dwelling) unless an appropriate Certificate of Occupancy has been issued for the building. Please refer to Section 152 of the PDI Act 2016.

Condition 4

The dwelling shall be treated with a system of termite protection to comply with AS 3660.1 "Termite Management-New Building Work".

Condition 5

The door of the WC shall be fitted with removable hinges to comply with Clause 3.8.3.3 of the NCC Volume Two.

Condition 6

Prior to commencement of work a certificate of insurance shall be obtained, in relation to the domestic building work, under Division 3 of Part 5 of the Building Work Contractors Act 1995 vide Reg 36 PDI (General) Regulations 2017.

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 31 August 2021

Name of relevant authority that granted authorisation: Adelaide Hills Council

Application ID: 21033835

Development Description: Single storey dwelling alterations & additions

Site Address: 41 SPRIGG RD CRAFTERS SA 5152

Development Authorisation: Planning Consent

Date of authorisation: 12 January 2022

Name of relevant authority that granted authorisation: Assessment Manager at Adelaide Hills Council

Condition 1

The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

All external lighting shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.

Condition 3

The external finishes to the building herein approved shall be as follows. ROOF; Colorbond Surfemist or similar
WALLS: Painted natural white or similar

Condition 4

All roof runoff generated by the development hereby approved shall be connected to existing stormwater system of the dwelling within one month of the roof cladding being installed. Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal area. Stormwater should be managed on site with no stormwater to trespass onto adjoining properties.

Condition 5

ACCESS TO HABITABLE BUILDING 'The Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Objective 6.2) details the mandatory requirements for 'Private' roads and driveways to facilitate safe and effective use, operation and evacuation for firefighting and emergency personnel and evacuation of residents, occupants and visitors where required. These requirements apply when the furthest point of the building is more than 60m from the nearest public road. A clear and unobstructed vehicle or pedestrian pathway shall be provided; no greater than 60 metres in length between the most distant part of the habitable building and the nearest part of the formed public access way.

Condition 6

VEGETATION MANAGEMENT 'The Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Objective 4.2) details the mandatory requirements to establish and maintain an asset protection zone. As such landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property and maintain a fuel reduced zone for the safe movement of occupants and fire fighters. A vegetation management zone (VMZ) shall be

established and maintained within 20 metres of the habitable building (or to the property boundaries – whichever comes first) as follows: The number of trees and understorey plants existing and to be established within the VMZ shall be reduced and maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the ‘clumping’ of shrubs where desirable, for diversity, and privacy and yet achieve the ‘overall maximum coverage of 30%’. Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017. Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height. Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building. Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height. Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season. No understorey vegetation shall be established within 1 metre of the habitable building (understorey is defined as plants and bushes up to 2 metres in height). Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves. The VMZ shall be maintained to be free of accumulated dead vegetation.

Condition 7

WATER SUPPLY & ACCESS (to dedicated water supply) Ministerial Building Standard MBS008 “Designated bushfire prone areas - additional requirements” 2020, as published under the Planning, Development and Infrastructure Act 2016, provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with MBS008. ‘The Planning and Design Code’ Hazards (Bushfire – High Risk) Overlay (Performance Objective 4.3) details the mandatory requirements for the site to provide a dedicated hardstand area in a location that allows fire fighting vehicles to safely access the dedicated water supply. SA CFS notes that MBS 008, 4.0 may be applicable for this application and therefore the provision of a fire fighting water supply should not be required for this development proposal. Where a water storage facility is required to have a fire authority fitting, the following will apply: The water supply outlet shall be easily accessible and clearly identifiable from the access way. The dedicated water supply and its location should be identified with suitable signage (i.e. blue sign with white lettering “FIRE WATER”). Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres. Provision shall be made adjacent the water supply for a nominally level hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet SA CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing. A gravity fed water supply outlet may be remotely located from the tank to provide adequate access. All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level. All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting.

Development Authorisation: Building Consent

Date of authorisation: 23 March 2022

Name of relevant authority that granted authorisation: peter meline

Condition 1

A system of Hard Wired Interconnected Smoke detectors shall be installed to comply with NCC 2019 Vol. 2 Part 3.7.5

Condition 2

The Hose Reel 5Hsp Pump and Hardstand and 22,500L Static Water Reserve will comply with MBS 008.

Condition 3

Performance Solution To dispense with the need for an energy report for minor addition the proposed works are to replace an existing uninsulated kitchen and bathroom with an insulated structure to NCC requirements; existing windows will be reused in the bathroom and kitchen, which will have only one additional new window, to be glazed with comfort glazing; the new kitchen window will be shaded by a 4 metre deep by 4 metres wide roofed area; this new area is surrounded by stone walls to one metre high which will add thermal mass; the floor area will increase by 10m², only 6m² of which will be the kitchen area; the addition will add an additional 1.2 metres of width across the 9 metre width of the existing cottage the existing cottage of 80m² has been recently insulated (wall and ceiling); the existing cottage has recently had new windows installed with comfort glazing to existing window openings (no increase in window openings). BCA DTS Provisions Part 3.12 BCA Performance Requirements P 2.6.1 Vol. 2 NCC 2019 Compliance Methodology Improved functional arrangement that better suits daylight and cooling requirements (through breezes); adopted an appropriate response to the hillside location; sealed and insulated the building envelope.

Condition 4

All work shall be undertaken strictly in accordance with the documents submitted to Adelaide Hills Development Services (AHDS) by the applicant as follows: Plans by fph Architecture and Heritage Job Ref # 21.041 dated 22/1/22 Sheets A3 1-21; Building Specifications by fph Architecture and Heritage Job Ref # 21.041 dated 21/1/22 Sheets A4 1-35; Performance Solution Declaration Letter by fph Architecture and Heritage Job Ref # 21.041 dated 10/3/22 Sheets A4 1; FCR by Drew Rudd Engineering undated Sheets A4 1-37; CITB Receipt of Payment # 169329 dated 18/1/22 Sheets A4 1-2.

Condition 5

All roof stormwater shall be connected to the existing stormwater system using no less than 90mm diameter stormwater grade pipe

Condition 6

Roof trusses shall be erected, installed and braced in accordance with AS4440, the manufacturers specifications and good trade practice. The builder shall ensure that the bottom chords of the trusses are restrained in accordance with the manufacturers design.

Condition 7

An approval under the Public and Environmental Health Act, 1987 shall be obtained for the disposal of waste water from the dwelling prior to the commencement of work on the dwelling

Condition 8

The dwelling shall be treated with a system of termite protection to comply with AS 3660.1 "Termite Management-New Building Work".

Condition 9

The door of the WC shall be fitted with removable hinges to comply with Clause 3.8.3.3 of the NCC Volume Two.

Condition 10

Prior to commencement of work a certificate of insurance shall be obtained, in relation to the domestic building work, under Division 3 of Part 5 of the Building Work Contractors Act 1995 vide Reg 36 PDI (General) Regulations 2017.

Condition 11

The illumination power density of artificial lights shall not exceed 5W/m² within the dwelling and 4W/m² for all external lights.

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 1 April 2022

Name of relevant authority that granted authorisation: Adelaide Hills Council

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: 4/11/25

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: 4/11/25

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.....Lisa Smith.....Date 3/11/2025

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.....Lisa SmithDate 3/11/2025

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION

Development Number 473/D039/02

DATED: 6 June 2002

REGISTERED ON: 12 June 2002

TO: Balhannah Nominees
C/- Symonds Ryan and Cornish
214 Glen Osmond Road
FULLARTON SA 5063

LOCATION OF PROPOSED DEVELOPMENT:

Lot Nos: 21 and (Lots 101* and 102*) Street: Sprigg Road Suburb: Crafers Pt Section No: Pt 39
and Pt 1043 Hundred: Onkaparinga . Volume: 5286 and 5664 Folio: 901 and 432

NATURE OF PROPOSED DEVELOPMENT

Land Division (Boundary Realignment)

From: **DEVELOPMENT ASSESSMENT COMMISSION**

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	GRANTED	1		
Land Division	GRANTED	2		
Land Division (Strata)				
Provisional Building Rules Consent				
Public Space				
Other				
DEVELOPMENT APPROVAL	GRANTED	3		

PDPC CONDITION:

- The development hereby approved shall be in accordance with the plans and written submissions submitted with the application

LAND DIVISION CONDITION:

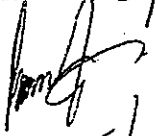
- That two copies of a certified survey plan shall be lodged for Certificate purposes.
- An 18 metre x 3.88 metre triangular portion of Lot 105 (from the north eastern corner) be vested in Council for road purposes, at no cost to Council as per the attached plan.

NOTES FOR APPLICANT :

- The development must be substantially commenced or application for certificate made within 12 months of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- You are also advised that the final land division certificate must be obtained from the Development Assessment Commission to complete the development within 3 years of the date of the Notification unless this period is extended by the Commission.
- You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.
- You have a right of appeal against the conditions which have been imposed on this Provisional Development Plan Consent or Development Approval.

- Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which you receive this notice or such longer time as the Court may allow.
- Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).

Date of Decision: 5/14/02 [x] Delegate of the Development Assessment Commiss

Signed:  [0] Sheets Attached

Date: 5/11/02

THE DISTRICT COUNCIL OF STIRLING

A9536

Application No. 330/462/92

District Office,
Box 21, Stirling, 5152

OWNER C.C. & M. ZECCHIN

92 Arthur Street MAGILL5072

BUILDER OWNER

Date 6/8/92

Dear Sir/Madam,

At a meeting of this Council, held on 6/8/92, your plans and specifications of a ADDITION TO DETACHED DWELLING - VERANDAH

being on Lot No. 21 Section No. 39 Hundred of ONKAPARINGA

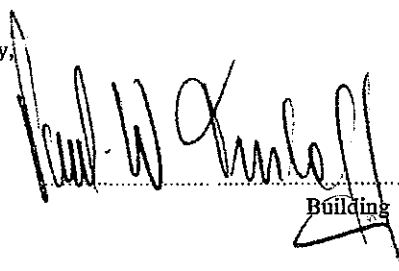
situated at 41 Sprigg Road CRAFERS (TOWNSHIP) were approved

Approval is subject to your compliance in all respects with the Building Act and Regulations, 1971, and as amended and the undermentioned conditions.

- (a) Complying with the relevant clauses on the attached information sheets.
- (b) Suitable drainage, damp and weatherproofing must be provided where necessary to prevent
 - (a) moisture or damp affecting the stability of the building
 - (b) the creation of any unhealthy or dangerous condition and
 - (c) undue damage to adjoining property

A suitable system of drainage must be provided if paving, excavation or any other work on an allotment will cause undue interference with the existing drainage of rainwater falling on the allotment whether the existing drainage is natural or otherwise. BCAF1.

Yours faithfully,



Building Inspector

CONSULTATION COPY

FOR DEVELOPMENT APPLICATION

DATED 27 / 7 / 92

REGISTERED ON 28 / 7 / 92

To C.C. & M. ZECCHIN
92 Arthur Street
MAGILL

Location of Proposed Development Lot 21, Section 39, Hundred of Onkaparinga
41 Sprigg Road
CRAFERS

Nature of Proposed Development ADDITION TO DETACHED DWELLING - VERANDAH

From DISTRICT COUNCIL OF STIRLING

In respect of this proposed development you are informed that:

- consent is refused
- consent is granted
- consent is granted subject to (5) condition(s)

representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

1. The development hereby approved shall be in accordance with the plans and written submissions accompanying the application approved by Council and contained in the docket 330:462:92.
2. All new 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.
Painting and maintaining the painting of the roof of the structure in appropriate colours to blend with the natural features of the landscape to the reasonable satisfaction of Council. This painting to be carried out within 3 months of the date of completion of the approved development.
4. Painting and maintaining the painting of the uprights and guttering in appropriate colours to blend with the natural features of the landscape of the reasonable satisfaction of Council. This painting to be carried out within 3 months of the date of completion of the approved development.
5. The existing screen of trees and shrubs around the site of the structure shall be retained and maintained to the satisfaction of Council.

Date of Decision 6/8/92
Signed _____
Date 6 / 8 / 92

- Chairman, S.A. Planning Commission
- Town Clerk
- District Clerk
- Sheets attached

Appeal(s) Yes No By Applicant By Third Party Result of Appeal

Regulation 41 Sixth Schedule
South Australia - Planning Act
Development Control Regulations
4-CONSULTATION COPY

PLANNING DECISION NOTIFICATION

Development Number

330:156:85

Duplicate

FOR DEVELOPMENT APPLICATION

DATED 04 / 03 / 85

REGISTERED ON 08 / 03 / 85

To MOSEL BROWNE & ASSOCS. PTY. LTD., for C.C. & M. Zecchin
82 GREENHILL ROAD,
WAYVILLE, S.A. 5034

Location of Proposed Development 33 SPRIGG ROAD,
PICCADILLY.
SECTIONS 39 AND 1043, HD. ONKAPARINGA

Nature of Proposed Development LAND DIVISION

From: DISTRICT COUNCIL OF STIRLING

In respect of this proposed development you are informed that:

- consent is refused
- consent is granted
- consent is granted subject to () condition(s)

.....representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

NOTE: The following will be required as conditions under the Real Property Act (Amendment Act):-

D.C. Stirling,

1. That a strip of land 3.88 metres in width, along the Sprigg Road frontage of Lots 1 and 2 be transferred to Council for road widening purposes.
2. A 5 metre corner cut-off be transferred to Council for road purposes at the boundary of Lots 1 and 2.
3. Allotment numbers be amended to Lots 21 and 22 to avoid ambiguity.

Signed: _____

Date: 13 / 05 / 85

- Chairman, S.A. Planning Commission
- Town Clerk
- District Clerk
- Sheets attached

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Regulation 41
Sixth Schedule

South Australia
Planning Act
Development Control Regulations

2-DUPLICATE



Adelaide Hills
COUNCIL

WASTEWATER WORKS APPROVAL- -SANITARY PLUMBING

DATE: 10/1/2022	ASSESS No.: A/9536	APPROVAL No.: 21/W518/473
APPLICANT DETAILS	Douglas Alexander douglas@fph.net.au	
OWNER(S) DETAILS	Joyce Reid joy_reid@hotmail.com	
LOCATION	41 Sprigg Road Crafers SA 5152	

EXISTING SEPTIC TANK <i>Minimum Effective Capacity</i>	<input type="text" value="1620"/>	LITRES (Note existing septic tanks must be pumped clean)
EXISTING EFFLUENT DISPOSAL SYSTEM <i>Soakage Trench</i>		
<input type="text" value="18m (9m x 2 trenches)"/>	<input type="text"/>	<input type="text"/>

PROPOSED WASTEWATER SYSTEM ALTERATIONS <u>Underfloor Plumbing works only</u>
--

Persons undertaking the installation of the system are required to give the Council's Environmental Health Officer one (1) business day's notice when calling for an inspection –Requests for an inspection must be made before 3pm on the preceding business day. Penalties apply for non-compliance.

MANDATORY INSPECTIONS

1. Underfloor plumbing (under water test)
2. Drain, Septic tank, Aerobic Wastewater Treatment Tank and connection to irrigation system.
3. Final inspection of completed system, backfilled with all inspection points, plumbing fixtures and irrigation system in place.

BOOK AN INSPECTION ONLINE:

https://adelaidehillscouncil.formstack.com/forms/notification_of_inspection

Please be advised that, pursuant to the South Australian Public Health (Wastewater) Regulations 2013 (the Regulations) approval is hereby granted for the installation of the above wastewater works (or part) and associated plumbing and drainage works subject to strict compliance with all of the following conditions.

Please note that penalties can apply for non- compliance with approval conditions.

Approval of the alteration of an Onsite-Wastewater System is subject to the following conditions:

- 1 The approved wastewater works incorporates:
 - 1.1 Sanitary plumbing and drainage in compliance with AS/NZS 3500
 2. The wastewater work is to be installed, commissioned, operated and maintained in accordance with:
 - 2.1 The plans and specifications submitted including any amendments made/required with this approval.
 - 2.2 Manufacturers, installers and equipment suppliers' instructions and recommendations
 - 2.4 The servicing requirements of the manufacturer including the keeping of records of all maintenance and servicing of the system.
 - 2.5 The existing Wastewater system shall be operated and maintained in accordance with the requirements of the Council.
 - 2.6 The relevant South Australian Product Approval(s).
 - 2.7 Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500).
 - 2.8 The Onsite Wastewater Systems Code 2013
 - 2.9 All other relevant standards and codes.
 - 2.10 Conditions of this approval.
 3. In accordance with the Regulations, all wastewater works (or part) including the effluent disposal area must be carried out by a suitably qualified person as defined by the Wastewater Regulation 2013. Additionally, the required signed Certificates of Compliance and "as constructed" drawings must be submitted to the relevant authority and the owner or occupier of the land on which the work was undertaken within 28 days of completion of each stage.
 4. In regards to inspection, the relevant authority reserves the right to inspect during construction, or upon completion, or not to inspect the installation. The installer is required to notify the relevant authority at least one business day before the works commence. *See Mandatory Notification and Inspection Stages.*
- BOOK AN INSPECTION ONLINE:**
https://adelaidehillscouncil.formstack.com/forms/notification_of_inspection
5. The operator of the wastewater system must ensure that the lids and access openings are raised to surface level and sealed to prevent the entry of storm water or the escape of effluent or sewer gases and are fitted so as to be childproof.
 6. The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with:
 - 6.1 The conditions of this approval.
 - 6.2 The Prescribed Codes to the extent which they are applicable.
 7. The operator of a wastewater treatment system must ensure that recycled water from the system is reused or disposed of in accordance with:
 - 7.1 The conditions of approval
 - 7.2 The Prescribed Codes to the extent which they are applicable. This includes the following requirements:

- 7.2.1 The wastewater system (including the effluent disposal area) is not to be altered without approval from the relevant authority.
 - 7.2.2. Recycled wastewater must not be allowed to pool or run off of the approved effluent disposal area.
 - 7.2.3. Other water sources are not to be connected to the recycled wastewater system.
8. Where installed, any pumps and rising mains required must be suitable for their intended loads and operating environment.
 9. This approval will expire if the works are not commenced within 12months, or are commenced but not substantially completed within 24 months after the date of approval.
 10. Pursuant to the Regulations, the relevant authority may, on its own initiative, by written notice to the operator of a wastewater system to which a wastewater works approval applies, vary or revoke a condition of the approval or impose a further condition, but in that case, the variation, revocation or imposition may not take effect until at least 6 months after the giving of the notice unless-
 - 10.1. The operator consents or-
 - 10.2. The relevant authority states in the notice that, in its opinion, the variation revocation or imposition is necessary in order to prevent or mitigate significant harm to public or environmental health or the risk of such harm.

Approval of the waste control system does not infer development approval and work should not proceed until all approvals are received

If you have any queries please do not hesitate to contact the Adelaide Hills Council on the details below.

Contact Officer: Alexis Black

Contact Telephone No: 8408 0400

Fax No. :8389 7440

Signed:



10 January 2022

Alexis Black

Authorized Officer

South Australian Public Health Act, 2011

Note 1: The approval does not abrogate responsibilities under other Acts or Regulations to obtain the necessary approvals, permits or licences from other agencies.

Note 2: Sludge from the system is to be taken away by an EPA licensed operator to an approved site in accordance with the SA Biosolids Guidelines.

Note 3: Any alterations/upgrades/modifications to this system will be subject to separate application(s) and approval from the relevant authority.

Note 4: Any variation to the works as approved must not be undertaken until that variation has received Council approval

BOOK AN INSPECTION ONLINE:

https://adelaidehillscouncil.formstack.com/forms/notification_of_inspection

South Australian Water Corporation

Name: J C REID Water & Sewer Account Acct. No.: 33 04970 44 8 Amount: _____

Address:
41 SPRIGG RD CRAFERS

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 3304970448



Bill code: 8888
Ref: 3304970448

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: 3304970448



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: 2726283

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

DATE OF ISSUE
03/11/2025

ENQUIRIES:
Tel: (08) 8372 7534
Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER		OWNERSHIP NAME		
09821980		J C REID		
PROPERTY DESCRIPTION				
41 SPRIGG RD / CRAFERS SA 5152 / LT 105 D61998				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
3304970448	CT 5916/701	\$800,000.00	R4 1.000	RE 0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	270.70
FINANCIAL YEAR		- REMISSION	\$	162.90
2025-2026		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-157.80
		= AMOUNT PAYABLE	\$	0.00

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

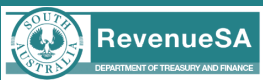
EXPIRY DATE 01/02/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

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: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7010566912</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2726283

DATE OF ISSUE

03/11/2025

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

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

J C REID

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

41 SPRIGG RD / CRAFTERS SA 5152 / LT 105 D61998

ASSESSMENT NUMBER

3304970448

TITLE REF.

(A "+" indicates multiple titles)

CT 5916/701

TAXABLE SITE VALUE

\$510,000.00

AREA

0.1088 HA

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

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	0.00			

Please Note:

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

ON OR BEFORE

01/02/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7010566821</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

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.
