7. The proposed method of disposal of the roof water or stormwater from this development must not result in the entry of water into any building or on to the land of any adjoining owner without their prior consent.

8. The methods of protection against termite attack listed in AS3660.1 - "Termite Management - New Building Work" rely on regular inspection and maintenance to remain effective. The construction of the building on or adjacent to a property boundary, another structure, tank, gas bottle, water heater or other equipment may impede the inspection process and reduce the effectiveness of the termite barrier.

9. A durable notice must be placed in a prominent location, such as the meter box or the like in accordance with Appendix A of AS3660.1.

Tecon Australia
Building Surveyors

.....
KYM ROWLAND
2 November, 2007

Doc ID: c6b1ed2d3399d48e6474892a205c698fb6ceda72

DECISION NOTIFICATION FORM

For Development Application:
Dated : 05.04.05
Registered :

ALEXANDRINA

TO OLDEN & VAN SENDEN
PO BOX 708
STIRLING SA 5152

Application No: **455/9026/05**
Assessment: **A19262**

LOCATION OF PROPOSED DEVELOPMENT: **LOT: 21 GOOLWA-MEADOWS ROAD ASHBOURNE**

COPY

NATURE OF PROPOSED DEVELOPMENT: **LAND DIVISION CREATING 1 EXTRA LOT**

In respect of this proposed development you are informed that :

NATURE OF DECISION	CONSENT (A = Approved; R = Refused; N = Not Applicable)	DATE	NO OF CONDITIONS
Provisional Development Plan Consent	Approved	30/08/2005	4
Land Division	Approved	30/08/2005	2
Land Division (Community Title)	Not Applicable		
Provisional Building Rules Consent	Not Applicable		
Other	Not Applicable		
DEVELOPMENT APPROVAL	**Approved**	**30/08/2005**	**6**

NOTE: No work can commence on this development unless a **DEVELOPMENT APPROVAL** has been obtained. (i.e. consent granted by date for a Development Approval in the shaded box)

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

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

SIGNED : _____ **DATE: 01/09/2005**
Authorised Officer

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Doc ID: c6b1ed2d3399d48e6474892a205c698fb6ceda72

NOTES FOR APPLICANT

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

   * A refusal; or

   * A consent or approval with conditions

   Your appeal must be lodged with the Environment, Resources and Development Court, together with the designated fee, within two months of you receiving notice of the decision.

   A copy of your receipted appeal notice must be also served on the authority which issued the Decision Notification Form within the same two month period.

Please contact the Environment, Resources and Development Court if you wish to appeal. Ph. (08) 8204 0300

2. If your application was the subject of third party representations, any consent or approval, whether subject to conditions or not, shall not operate until the determination of any appeal. A representor has 15 business days from the date of the Decision Notification to lodge an appeal. Please contact the Environment, Resources and Development Court to see if an appeal has been lodged.

3. If this is a Development Approval:

   * the development approval must be substantially commenced;

   * for land division, you must apply to the Development Assessment Commission for a certificate.

   within 12 months of the date of this Decision Notification (or alternatively the date of the determination of any appeal) unless this period has been extended by the relevant authority.

AND

Any act or work authorised or required by this Decision Notification must be substantially or fully completed within 3 years of the date of this Notification or a longer time as allowed by the relevant authority.

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

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DECISION NOTIFICATION - CONDITIONS OF APPROVAL

APPLICANT NAME : OLDEN & VAN SENDEN

CONDITIONS OF COUNCIL LAND DIVISION CONSENT :-

1. 5.0m easemnt is to be provided for drainage purposes located over the drain marked D on the lodged plan.
2. Overflow from rainwater tanks on allotment 102 is to discharge to Kirkham Road.
3. Overflow from rainwater tanks on allotment 101 is to discharge to natural drain marked D.
4. Access to lot 102 via Kirkham Road only.

CONDITIONS OF DAC LAND DIVISION CONSENT :-

1. Payment of $1505 shall be made into the Planning and Development Fund (1 allotment at $1505 per allotment). Cheques shall be made payable and marked Not Negotiable to the Development Assessment Commission and payment made at Level 5 136 North Terrace Adelaide or sent to GPO Box 1815 Adelaide 5001 or via the internet at www.planning.sa.gov.au.
2. Two copies of a certified survey plan shall be lodged with the Development Assessment Commission for Certificate purposes.

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NOTES TO APPLICANT/OWNER REGARDING LAND DIVISION CONSENT

Not withstanding the approval of this application, the land division, must comply with all the requirements of the Development Act and Regulations and Council By-Laws Sec. 45(2).

Approval is valid for one (1) year only and should an application for a certificate not be lodged within that period a new application must be submitted. If an application for a certificate is lodged within that first year, or the development is substantially commenced, then the applicant has three (3) years to complete the development. Reg.48(1).

ELECTRICITY SUPPLY

1. The developer shall grant any easements required by the ETSA Corporation, for transformers and reticulation.
2. The developer must make all necessary arrangements with ETSA Power to service the allotments if the developer is to provide ETSA services to each allotment.
3. ETSA Power will service each allotment from the existing overhead mains where the allotments will only be via underground cable.
4. The developer must make all necessary financial and other arrangements with ETSA Power for the relocation of any existing poles that are located off boundary. If the developer does not contact ETSA Power and make these arrangements, ETSA Power will consider the existing poles to be on their standard alignment.

WATER SUPPLY

1. Water reticulation mains are to be located in road pavements, clear of footpaths.
2. The Water supply system shall generally be designed and constructed in accordance with the SA Water "Standard Specification for the Construction of Water Reticulation Systems in Land Divisions", 1996.
3. The mains shall be adequate to deliver fire fighting flows to the furthest allotments.
4. Details of the water supply scheme are to be approved by Council prior to construction.
5. If a private water supply source (ie. non-mains) is proposed, approval is sought from Council. Full chemical analysis and microbiological test reports will be required by Council prior to connection. Similarly, regular testing to monitor quality will be necessary.

DRAINAGE RESERVES, EASEMENTS FOR DRAINAGE AND ELECTRICITY SUPPLY

1. The requirements of the ETSA Corporation with respect to the provision of easements are to be met.

TELSTRA PLANT

The developer is advised that if any existing Telstra plant is required to be relocated the cost is the responsibility of the developer. It should not be assumed that Telstra will re-locate plant but will be performed at Telstra's discretion. Any information required regarding the location of Telstra cables can be obtained by calling Telstra's Free Plan service on 1100.

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File: 455/124/14
A20382
CT

02 April 2014

Peter Kane
7 Kirkham Road
ASHBOURNE SA 5157

Dear Sir/Madam

WASTEWATER WORKS APPROVAL FOR: Lot 101 (7) Kirkham Road Ashbourne

I refer to your application for wastewater works approval at the above site.

I advise that, pursuant to the South Australian Public Health (Wastewater) Regulations 2013 (the Regulations) your application has been approved subject to the following conditions.

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

1. The approved wastewater works incorporates;

   1.1. Sanitary plumbing and drainage in compliance with AS/NZS 3500
   1.2. Existing 4150 litre septic tank
   1.3. Effluent disposal - Existing
   Surface irrigation: 200 square metres
   with associated pipework and fittings as specified by the design engineer in the report submitted to Council.

2. The system 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
   2.3. In the case of any wastewater products to be installed, the relevant product approval conditions
   2.4. Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500.2)
   2.5. The Onsite Wastewater Systems Code
   2.6. All other relevant standards and codes
   2.7. Conditions of this approval

3. In accordance with the Regulations, wastewater works must be carried out by a suitably qualified person. Additionally, the required signed Certificates of Compliance and "as constructed" drawings must be

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submitted to the relevant authority and the owner or occupier of the land on which the work was undertaken within 28 days.

In regards to inspection and commissioning;

3.1. The relevant authority reserves the right to inspect during construction, or upon completion, or not to inspect the installation.

3.2. Persons undertaking wastewater works are required to give Council at least one business days notice at the following stages:

a) Underfloor plumbing completed (with work under water test)
b) Drains, septic tank and/or aerated wastewater treatment tank, pump sumps (if this forms part of the approval), other approved ancillary equipment and land application system/CWMS connection installed (drains to be under water test)
c) Final inspection on completion of the whole system prior to occupation

Please contact the Planning and Development Customer Service Officer on (08) 8555 7000 to arrange for these inspections.

4. A durable notice is to be permanently located in a prominent position (such as a power box) on the property showing;

4.1. Type of system installed
4.2. Date of system installed
4.3. Servicing / desludging frequency
4.4. Prohibited discharges
4.5. Relevant Authority / Manufacturer details

5. The operator of the wastewater system must ensure that the lids and access openings are to be 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 system must ensure that wastewater from the system is reused or disposed of in accordance with:

7.1. These approval conditions
7.2. All relevant standards and Codes to the extent which they are applicable.

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, 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

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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.

Special Conditions

No Waste Control Conditions

Approved by:

Cassie Tuck (Environmental Health Officer) **Date:** 02 April 2014

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: All aerated wastewater treatment systems require quarterly servicing in accordance with their product approval.

Note 5: Unless otherwise specified in the conditions of this approval, all septic tanks (including those included with an aerated wastewater treatment system) should be desludged as per the On-site Wastewater Systems Code.

cc for info:

Kevin Hoppe
PO Box 178
STRATHALBYN SA 5255

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Version: 1, Version Date: 24/08/2015
Doc ID: c6b1ed2d3399d48e6474892a205c698fb6ceda72

Alexandrina Council

Swimming Pool Safety

Requirements on Sale of Property

Pools approved, constructed or installed before 1 st July 1993:

Safety barriers must be brought into line with the requirements of Ministerial Building Standard – MBS 004 - Swimming Pool Safety – designated safety features for pools built before 1 July 1993

Pools approved, constructed or installed from 1 st July 1993 to the present:

Safety barriers must comply with the rules in place when the pool was approved.

- From 1 st July 1993 to 1 st December 2010 child resistant doorsets were permitted doors opening into a pool enclosure were required to be self-closing and self-latching with the latch at least 1500mm above the floor windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm
- From 2 nd December 2010 child resistant door sets were not permitted a fence was required between any doorway from the house and the pool windows opening into a pool enclosure were required to be protected by a security screen or the opening width restricted to a maximum of 100mm

Safety Fence Inspections

If you have a property for sale that has a swimming pool, it is your responsibility to ensure the pool safety barrier is compliant with Ministerial Building Standard-MBS 004 and the legislation at the time of approval. It is recommended that you should have the pool safety barrier checked by a consultant specializing in pool fencing well before the property transfer is settled. This will allow time to upgrade anything that is deficient or not complying before the settlement date.

Please Note: Alexandrina Council does not undertake such inspections.

For further details log onto the State Government website:
https://www.sa.gov.au/topics/housing/owning-a-property/keeping-your-property-safe/pool-and-spa-safety

or contact the Building Team of Council on (08) 8555 7000

Doc ID: c6b1ed2d3399d48e6474892a205c698fb6ceda72

Data Extract for Section 7 search purposes

Valuation ID 7707584400

Data Extract Date: 01/10/2025

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: D70586 AL101

Certificate Title: CT6148/184

Property Address: 7 KIRKHAM RD ASHBOURNE SA 5157

Zones

Rural Settlement (RuS)

Subzones

No

Zoning overlays

Overlays

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.

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.

Murray-Darling Basin

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

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.

River Murray Tributaries Protection Area

The River Murray Tributaries Protection Area Overlay seeks to ensure sustainable water use and conservation of riverine environments within the River Murray Tributaries Area.

Traffic Generating Development

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

Is the land situated in a State Heritage Place/Area

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx

Is the land designated as a Local Heritage Place

No

Open the SA Heritage Places Database Search tool to find the locations' Heritage Place Details.

http://maps.sa.gov.au/heritagesearch/HeritageSearchLocation.aspx

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code (the Code) to be a significant tree or trees on the land? (Note: there may be regulated and/or significant trees on the land that are not listed in the Code - see below).

No

Under the Planning, Development and Infrastructure Act 2016 (the Act), a tree may be declared as a significant tree in the Code, or it may be declared as a significant or regulated tree by the Planning, Development and Infrastructure (General) Regulations 2017. Under the Act, protections exist for trees declared to be significant and/or regulated trees. Further information regarding protected trees can be found on the PlanSA website: https://plan.sa.gov.au/

Open the Online Planning and Design Code to browse the full Code and Part 10 - Significant Trees for more information.

https://code.plan.sa.gov.au/

Associated Development Authorisation Information

A Development Application cannot be enacted unless the Development Authorisation for Development Approval has been granted.

No

Land Management Agreement (LMA)

No

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
77 07584 40 0	CT6148184	30/9/2025	7627	2715686

FORM 1 ON FROME
LEVEL 1 147 FROME ST
ADELAIDE SA 5000
info@form1onfrome.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: L S STIRK
Location: 7 KIRKHAM RD ASHBOURNE
Description: 4H SHED
Capital Value: $ 570 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2025

		$
	Arrears as at: 30/6/2025 :	0.00
Water main available:	Water rates :	0.00
Sewer main available:	Sewer rates :	0.00
	Water use :	0.00
	SA Govt concession :	0.00
	Recycled Water Use :	0.00
	Service Rent :	0.00
	Recycled Service Rent :	0.00
	Other charges :	0.00
	Goods and Services Tax :	0.00
	Amount paid :	0.00
	Balance outstanding :	0.00

Degree of concession: 00.00%
Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 0.00 Sewer: 0.00 Bill: 29/10/2025

This account is not rateable for water or sewer.

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

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

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

SA Water

South Australian Water Corporation

Name:
L S STIRK

Water & Sewer Account
Acct. No.: 77 07584 40 0

Amount: _____

Address:
7 KIRKHAM RD ASHBOURNE

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	7707584400

BPAY

Biller code: 8888
Ref: 7707584400

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: 7707584400

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

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: 2715686

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

DATE OF ISSUE
30/09/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME
20059026	L S STIRK

PROPERTY DESCRIPTION

7 KIRKHAM RD / ASHBOURNE SA 5157 / LT 101 D70586

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R2	RE
7707584400	CT 6148/184	$570,000.00	0.500	0.400

LEVY DETAILS:			
	FIXED CHARGE	$	50.00
	+ VARIABLE CHARGE	$	96.40
FINANCIAL YEAR	- REMISSION	$	58.00
2025-2026	- CONCESSION	$	0.00
	+ ARREARS / - PAYMENTS	$	0.00
	= AMOUNT PAYABLE	$	88.40

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 Certficate will be issued free of charge. It is not the due date for payment.

EXPIRY DATE 29/12/2025

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
20059026

OWNERSHIP NAME
L S STIRK

ASSESSMENT NUMBER
7707584400

AMOUNT PAYABLE
$88.40

AGENT NUMBER
100019412

AGENT NAME
FORM 1 ON FROME

EXPIRY DATE
29/12/2025

+70088067180022> +001571+ <0551203733> <0000008840> +444+

Doc ID: c6b1ed2d3399d48e6474892a205c698fb6ceda72

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

BPAY Biller Code: 456285 Ref: 7008806718 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	To pay via the internet go to: www.revenuesaonline.sa.gov.au	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

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: 2715686

DATE OF ISSUE
30/09/2025

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

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

OWNERSHIP NAME
L S STIRK

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION
7 KIRKHAM RD / ASHBOURNE SA 5157 / LT 101 D70586

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
7707584400	CT 6148/184	$255,000.00	0.2221 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 29/12/2025

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

BPAY Biller Code: 456293 Ref: 7008806627 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	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 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

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 and 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 or 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.

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