

Form 1—Vendor's statement

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

- 1 Purchaser:
Address:
- 2 Purchaser's registered agent: **NOT APPLICABLE**
Address:
3. Vendor: **PAUL RAYMOND HARRISON AS REGARDS 1/2 SHARE AND BERRAK DEMIROZ AS REGARDS 1/2 SHARE**
Address: **888 FORKTREE ROAD CARRICKALINGA SA 5204**
- 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: **888 FORKTREE ROAD CARRICKALINGA SA 5204 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5871 FOLIO 708 BEING ALLOTMENT 13 DEPOSITED PLAN 39320 IN THE AREA NAMED CARRICKALINGA HUNDREDS OF MYPONGA AND YANKALILLA**

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2—Time for service

The cooling-off notice must be served—

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

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

3—Form of cooling-off notice

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

4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:
888 FORKTREE ROAD CARRICKALINGA SA 5204
 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
EMAIL: JOHNL@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:

We, PAUL RAYMOND HARRISON AS REGARDS 1/2 SHARE AND BERRAK DEMIROZ AS REGARDS 1/2 SHARE, of 888 FORKTREE ROAD CARRICKALINGA SA 5204 being the vendors 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:

15 / 01 / 2025

15 / 01 / 2025

Signed: Paul Harrison 

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

(section 9)

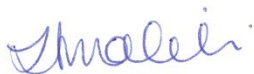
To the purchaser:

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

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

Exceptions: Nil

Date: 14/01/2025



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

<p>1.1 Mortgage of land</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> CERTIFICATE OF TITLE</p> <p>Number of mortgage (if registered): 13109152</p> <p>Name of mortgagee: WESTPAC BANKING CORPORATION</p>	<p>YES</p> <p>YES</p> <p>YES</p>
<p>1.2 Easement (whether over the land or annexed to the land)</p> <p>Note—</p> <p>"Easement" includes rights of way and party wall rights</p> <p>*REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> PROPERTY INTEREST REPORT – STATUTORY EASEMENTS</p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p> <p>Nature of easement: STATUTORY EASEMENTS</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>If YES, give details:</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A</p> <p>If YES, give details:</p>	<p>YES*</p> <p>NO</p> <p>YES</p>
<p>Easement (whether over the land or annexed to the land)</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p>	<p>YES</p> <p>NO</p>

Note—

"Easement" includes rights of way and party wall rights

Are there attachments? CERTIFICATE OF TITLE, DP 39320, TG 9276746, RE 7663028 AND TG 9216129

YES

1. REFER THE LAND MARKED E ON CERTIFICATE OF TITLE
2. REFER THE LAND MARKED E ON CERTIFICATE OF TITLE
3. REFER THE LAND MARKED E ON CERTIFICATE OF TITLE

Description of land subject to easement:

1. PORTION OF THE LAND MARKED E ON CERTIFICATE OF TITLE
2. PORTION OF THE LAND MARKED E ON CERTIFICATE OF TITLE
3. PORTION OF THE LAND MARKED E ON CERTIFICATE OF TITLE

Nature of easement:

1. SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E (TG 9276746)
2. SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E FOR WATER SUPPLY PURPOSES (RE 7663028)
3. SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E (TG 9216129)

Are you aware of any encroachment on the easement? **NO**

If YES, give details:

If there is an encroachment, has approval for the encroachment been given? **N/A**

If YES, give details:

1.3 Restrictive covenant
NOT APPLICABLE

Is this item applicable?

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

Are there attachments?

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

Does the restrictive covenant affect the whole of the land being acquired?

If NO, give details:

Does the restrictive covenant affect land other than that being acquired?

1.4 Lease, agreement for lease, tenancy agreement or licence

Is this item applicable?

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

Are there attachments?

Names of parties:

Period of lease, agreement for lease etc:

Amount of rent or licence fee:

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) **NOT APPLICABLE**

Is the lease, agreement for lease etc in writing?
If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify—
(a) the Act under which the lease or licence was granted:
(b) the outstanding amounts due (including any interest or penalty):

5. Development Act 1993

5.1	section 42—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 DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS	YES
	Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS		

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) NOT APPLICABLE	<i>Is this item applicable?</i>	
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	
		<i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH REPEALED ACT CONDITIONS	YES
	Nature of condition(s):		

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: RURAL (RU) SUBZONE: NO ZONING OVERLAYS: REFER PLANSA DATA EXTRACT ZONING OVERLAYS		
	Is there a State heritage place on the land or is the land situated in a State heritage area? NO		
	Is the land designated as a local heritage place? NO		

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? **NO**

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

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

<p>29.2 section 127—Condition (that continues to apply) of a development authorisation NOT APPLICABLE</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments:</i> LOCAL GOVERNMENT (COUNCIL) SEARCH SECTION 127 AND PLANSA DATA EXTRACT ASSOCIATED DEVELOPMENT AUTHORISATION INFORMATION</p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p>YES</p>
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31. Public and Environmental Health Act 1987 (repealed)

<p>31.2 <i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2—Condition (that continues to apply) of an approval</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 PUBLIC AND ENVIRONMENTAL HEALTH (WASTE CONTROL) REGULATIONS 2010 (OR 1995) (REVOKED) PART 2 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL</p> <p>Date of approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PUBLIC AND ENVIRONMENTAL HEALTH (WASTE CONTROL) REGULATIONS 2010 (OR 1995) (REVOKED) PART 2 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL</p> <p>Name of relevant authority that granted the approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PUBLIC AND ENVIRONMENTAL HEALTH (WASTE CONTROL) REGULATIONS 2010 (OR 1995) (REVOKED) PART 2 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL</p> <p>Condition(s) of approval: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH PUBLIC AND ENVIRONMENTAL HEALTH (WASTE CONTROL) REGULATIONS 2010 (OR 1995) (REVOKED) PART 2 – CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL</p>	<p>YES</p> <p>NO</p> <p>YES</p>
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Annexures

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Local Government (Council) Search

DP 39320

TG 9276746, RE 7663028 and TG 9216129

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 5871/708	Reference No. 2637333
Registered Proprietors	P R*HARRISON & ANR	Prepared 07/01/2025 10:33
Address of Property	888 FORKTREE ROAD, CARRICKALINGA, SA 5204	
Local Govt. Authority	THE DISTRICT COUNCIL OF YANKALILLA	
Local Govt. Address	POST OFFICE BOX 9, YANKALILLA, SA 5203	

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
also
Contact the Local Government Authority for other details that might apply

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. **Land Tax Act 1936**

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

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

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

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

21. **Local Government Act 1999**

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

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

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

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

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

24. **Mining Act 1971**

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also

Code Amendment

Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).

Code Amendment

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

Code Amendment

Lot 42 Hay Flat Road – seeks to adjust the current Rural and Neighbourhood zone boundaries to allow for efficient development of the site, including 11 additional residential allotments and a new public road. This rezoning will implement key targets of the 30-Year Plan for Greater Adelaide by providing opportunity for increased housing diversity in proximity to community infrastructure and services. For more information, visit the Code Amendments webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.

Code Amendment

Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.

Code Amendment

Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.

- | | | |
|-------|--|---|
| 29.2 | section 127 - Condition (that continues to apply) of a development authorisation
<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 |
| 29.3 | section 139 - Notice of proposed work and notice may require access | Contact the vendor for these details |
| 29.4 | section 140 - Notice requesting access | Contact the vendor for these details |
| 29.5 | section 141 - Order to remove or perform work | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.6 | section 142 - Notice to complete development | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.7 | section 155 - Emergency order | State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.8 | section 157 - Fire safety notice | Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.9 | section 192 or 193 - Land management agreement | Refer to the Certificate of Title |
| 29.10 | section 198(1) - Requirement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.11 | section 198(2) - Agreement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.12 | Part 16 Division 1 - Proceedings | Contact the Local Government Authority for details relevant to this item

also |

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

29.14 section 214(6), 214(10) or 222 - Enforcement order Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

also

Contact the Local Government Authority for other details that might apply

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

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

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

also

Contact the Local Government Authority for other details that might apply

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

also

Contact the Local Government Authority for other details that might apply

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

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

34. *Water Industry Act 2012*

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

also

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

also

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

also

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

also

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

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

35.1 section 18 - Condition (that remains in force) of a permit

DEW has no record of any condition affecting this title

35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

36. **Other charges**

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference: CT 5871/708
Status: CURRENT
Edition: 2

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 5871 Folio 708

Parent Title(s) CT 5202/298, CT 5202/299
Creating Dealing(s) VE 9216126, VE 9216127, TG 9216129, TG 9276746, T 9276749
Title Issued 10/05/2002 **Edition** 2 **Edition Issued** 29/05/2019

Estate Type

FEE SIMPLE

Registered Proprietor

PAUL RAYMOND HARRISON
OF UNIT 3 30 SOLANDER STREET MONTEREY NSW 2217
1 / 2 SHARE

BERRAK DEMIROZ
OF UNIT 3 30 SOLANDER STREET MONTEREY NSW 2217
1 / 2 SHARE

Description of Land

ALLOTMENT 13 DEPOSITED PLAN 39320
IN THE AREA NAMED CARRICKALINGA
HUNDREDS OF MYPONGA AND YANKALILLA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E (TG 9276746)
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E FOR WATER SUPPLY PURPOSES (RE 7663028)
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E (TG 9216129)

Schedule of Dealings

Dealing Number	Description
13109152	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

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

Certificate of Title

Title Reference CT 5871/708
Status CURRENT
Easement YES
Owner Number 18089170
Address for Notices UNIT 3, 30 SOLANDER ST MONTEREY, NSW 2217
Area 3.148ha (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

PAUL RAYMOND HARRISON
OF UNIT 3 30 SOLANDER STREET MONTEREY NSW 2217
1 / 2 SHARE

BERRAK DEMIROZ
OF UNIT 3 30 SOLANDER STREET MONTEREY NSW 2217
1 / 2 SHARE

Description of Land

ALLOTMENT 13 DEPOSITED PLAN 39320
IN THE AREA NAMED CARRICKALINGA
HUNDREDS OF MYPONGA AND YANKALILLA

Last Sale Details

Dealing Reference TRANSFER (T) 13109151
Dealing Date 10/05/2019
Sale Price \$831,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13109152	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
2632803003	CURRENT	888 FORKTREE ROAD, CARRICKALINGA, SA 5204

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	2632803003
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1994
Property Location	888 FORKTREE ROAD, CARRICKALINGA, SA 5204
Local Government	YANKALILLA
Owner Names	BERRAK DEMIROZ PAUL RAYMOND HARRISON
Owner Number	18089170
Address for Notices	UNIT 3, 30 SOLANDER ST MONTEREY, NSW 2217
Zone / Subzone	Ru - Rural
Water Available	No
Sewer Available	No
Land Use	1912 - Rural Residential House (House Without Primary Production)
Description	8HDG SHED
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D39320 ALLOTMENT 13	CT 5871/708

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$740,000	\$1,250,000			
Previous	\$720,000	\$1,200,000			

Building Details

Valuation Number	2632803003
Building Style	Reproduction
Year Built	2002
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	333 sqm
Number of Main Rooms	8

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

DEPOSITED
ACCEPTED FOR FILING 6/6/94
MAP REF. 6527-44g.k. DEV. No. 260: D.020: 92
TITLE SYSTEM Real Property Act
TITLE REFERENCES 4243/89-92 INCL. 4019/786, 4301/304, 4305/631.

O.B. / LAST PLAN REF. - TOTAL AREA 126.3 ha.

DOCKET No.
FIELD BOOK No.

CLOSURE CHECKED PH
PLAN EXAMINED MWB
PLAN APPROVED 21.2.94
P.M.S. APPROVED 21.2.94

IRRIGATION AREA DIVISION
HUNDREDS MYPONGA & YANKALILLA
TOWNSHIP / AREA CARRICKALINGA
COUNCIL D.C. of Yankalilla

PLAN of Division
HD. OF YANKALILLA...
PT SEC. 1023,
HD. OF MYPONGA...
PT SECS. 1026, 1027, 1028, LOTS
3, 4, 5, 6 OF D.P. 14496, LOT 106 OF
D.P. 20779... PT SECS. 454, 464, 475,
477 & 478

SCALE 0 40 80 160 240 320 400 METRES

STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

For all enlargements vide sheet 2 of 2 sheets.

For data and disposition of all easements vide sheet 2 of 2 sheets.

The within Easements appurtenant to Allotment 12 have been extinguished vide VE 92/16/127. Pro. R.G. 2-4-2002

Amendment to Area Name & Boundary vide Sht 14 pro R.G. 2-3-94

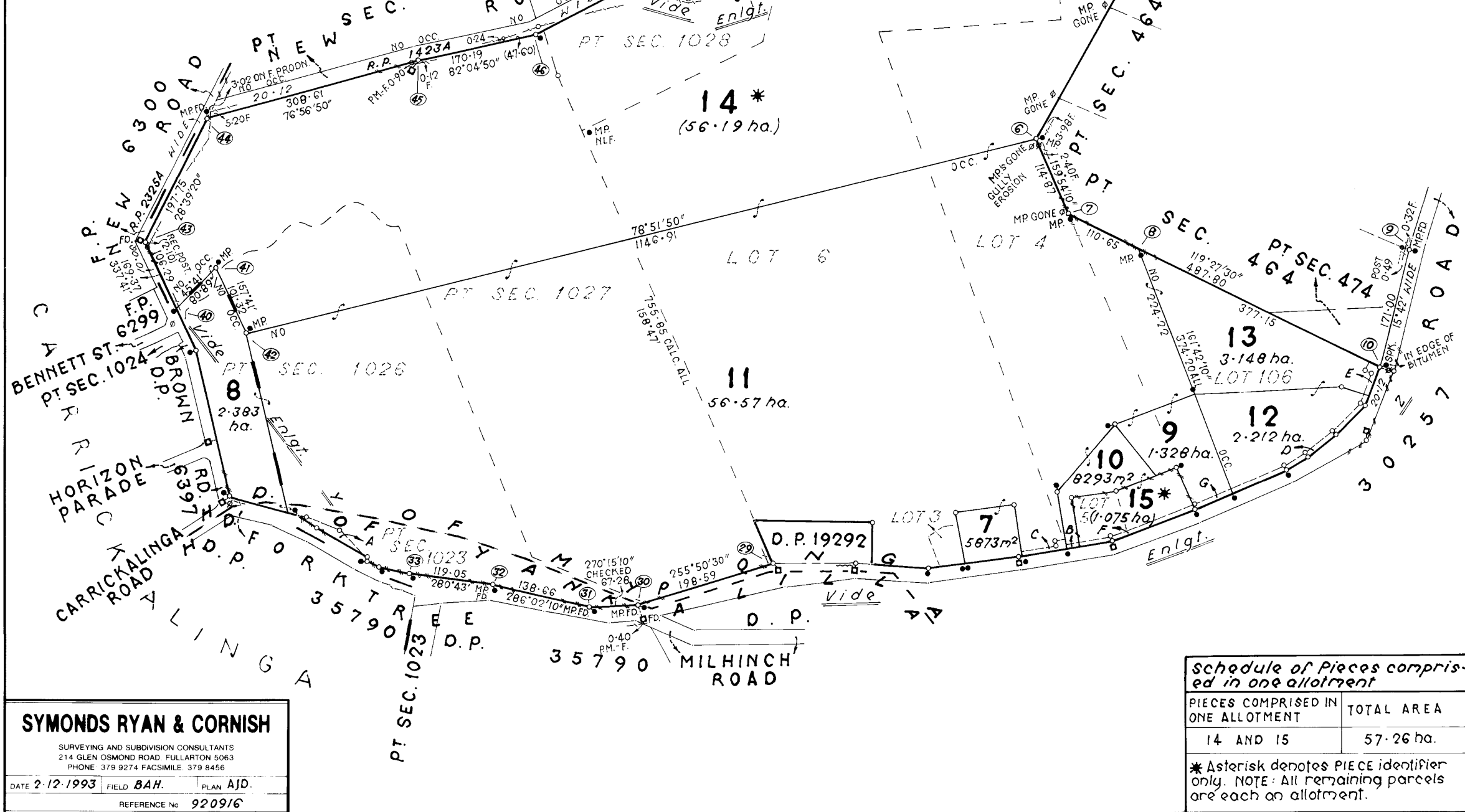
The within Easements appurtenant to Allotment 13 have been extinguished vide VE 92/16/126. Pro. R.G. 2-4-2002

ALL DISTANCES ARE GROUND DISTANCES
COMBINED SCALE FACTOR ZONE AMG
BEARING DATUM: ①, ②: 88°00' DISTANCE
DERIVED FROM SCALED FROM 6527-44g

1. Bruce Allan Hewett
licensed surveyor of South Australia do hereby certify -
(1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992
(2) That the field work was completed on the 12th day of DECEMBER 1993
excepting for the final placement of survey marks.
(strike out if not applicable)
Date 2.12.1993 [Signature] Licensed Surveyor

Schedule of Reference Marks

Corner	Bearing	From	Distance	P.M. No
1	178°00'	MP.	19.34	
2	179°30'	P.M. FD.	0.73	6527-7394
3	188°00'	SPK.	4.06	
4	183°20'	MP. FD.	0.30	
5	-	P.M. FD.	-	6527-7047
6	88°19'	"	0.60	"
7	316°48'	MP.	4.12	
8	339°53'	MP.	0.97	
9	341°42'	MP.	0.90	
10	296°43'	MP. FD.	0.62	
11	233°32'	SPK.	3.65	
12	306°00'	P.M. FD.	1.11	6527-7055
13	279°54'	MP. FD.	0.50	
14	337°56'30"	P.M. FD.	21.41	6527-1124
15	284°41'	MP. FD.	0.50	
16	330°46'	MP. FD.	0.50	
17	282°22'	MP. FD.	0.50	
18	30°03'	MP.	0.67	
19	216°34'	MP.	0.37	
20	253°46'	MP.	0.80	
21	96°20'	P.M. FD.	10.52	6527-8198
22	178°03'	MP. FD.	5.30	
23	43°34'	P.M.	1.64	6527-8372
24	275°56'	MP.	5.86	
25	223°46'	MP.	9.93	
26	184°55'	MP.	6.37	



LEGEND

NETWORK PSM	FD
NETWORK STATION	FD
PERMANENT PLACED	FD
SURVEY FOUND	FD
MARK GONE	GONE
REFERENCE PLACED	MP OR RM
MARKS FOUND	SPK FD
GONE	BT GONE
DRILL HOLE & WING	
DIRECTION CHANGE	(20-32)
PART DISTANCES	20 85 CALC.
CALCULATED DATA	100 85
COPIED DATA	

Schedule of Pieces comprised in one allotment

PIECES COMPRISED IN ONE ALLOTMENT	TOTAL AREA
14 AND 15	57.26 ha.

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

SYMONDS RYAN & CORNISH
SURVEYING AND SUBDIVISION CONSULTANTS
214 GLEN OSMOND ROAD, FULLARTON 5063
PHONE 379 9274 FACSIMILE 379 8456
DATE 2.12.1993 FIELD BAH. PLAN AJD.
REFERENCE No. 920916

DEPOSITED 6/6/1994
ACCEPTED FOR FILING 19/94
PRO REGISTRAR GENERAL

THIS IS SHEET 2 OF MY PLAN IN 2 SHEETS
DATED 2/12/1993

B.A. Hewitt
LICENSED SURVEYOR



STATEMENTS CONCERNING EASEMENTS ANNOTATIONS AND AMENDMENTS

Portion of the within Lot 11 marked A hereon is subject to an existing easement to the Australian Telecommunications Commission vide Inst. 6408834.

The within Lot 7 to have an easement for water supply purposes over those portions marked C, B, F, G, D and E hereon.

The within Lot 9 to have an easement for water supply purposes over those portions marked D and E hereon.

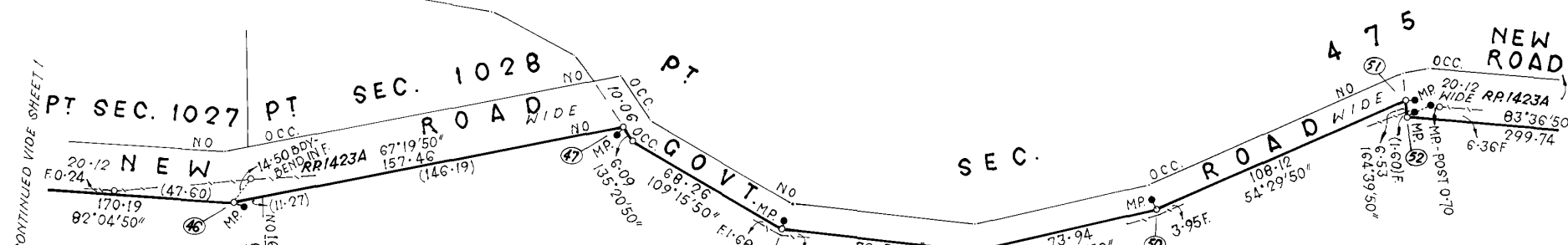
The within Lot 10 to have an easement for water supply purposes over those portions marked F, G, D and E hereon.

The within Lot 12 to have an easement for water supply purposes over those portions marked B, E, F and G hereon.

The within Lot 13 to have an easement for water supply purposes over those portions marked B, D, F and G hereon.

The within Piece 15* to have an easement for water supply purposes over those portions marked B, D, E and G hereon.

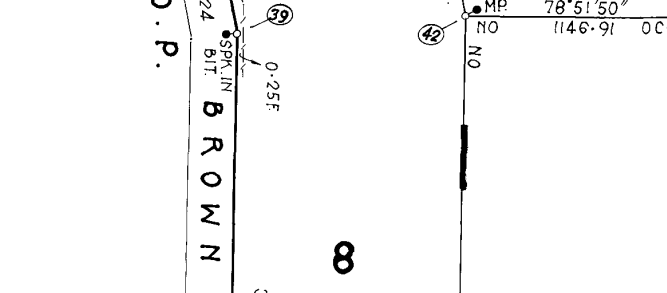
Enlargement X
scale as shown



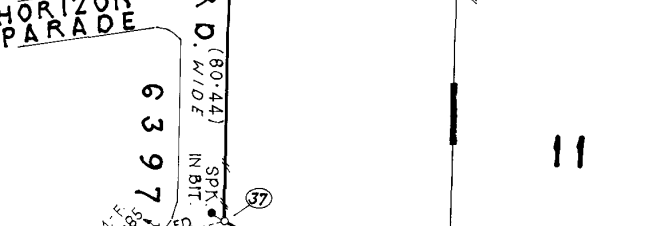
Schedule of Reference Marks

Corner	Bearing	From	Distance	P.M. No.
10	233°32'	SPK.	3.65	
11	203°05'	MP.FD.	0.60	
12	196°38'	P.M.FD.	2.07	6527-1123
13	86°19'	MP.FD.	0.85	
14	63°46'	MP.FD.	0.60	
15	336°21'	MP.FD.	0.60	
16	341°42'	MP.	0.60	
17	161°42'	MP.	0.72	
18	71°42'	MP.	0.65	
19	340°47'	MP.FD.	0.60	
20	347°59'	P.M.FD.	0.61	6527-7058
21	173°41'	MP.	0.75	
22	353°41'	MP.	0.93	
23	355°14'	MP.	0.62	
24	354°32'	P.M.FD.	0.60	6527-7057
25	86°07'	MP.	0.15	
26	340°19'	MP.FD.	0.62	
26	355°17'	RAM.	0.60	
27	1°10'	MP.FD.	0.61	
28	5°09'	P.M.FD.	0.59	6527-7056
29	306°00'	P.M.FD.	1.11	6527-7055
33	282°22'	MP.FD.	0.50	
34	296°22'	MP.FD.	0.40	
35	105°19'	MP.FD.	0.50	
36	122°28'	MP.FD.	2.87	
37	107°39'	SPK.	5.63	
37	62°33'	P.M.FD.	21.98	6527-2095
38	79°46'30"	P.M.FD.	21.04	6527-2090
39	74°26'	SPK.	4.86	
40	30°03'	MP.	0.67	
46	275°56'	MP.	5.86	
47	54°41'	MP.	1.91	
48	184°57'	MP.	1.04	
49	24°03'	MP.	0.63	
50	148°07'	MP.	3.01	
51	264°14'	MP.	0.52	
52	223°46'	MP.	0.61	
52	223°46'	MP.	9.93	

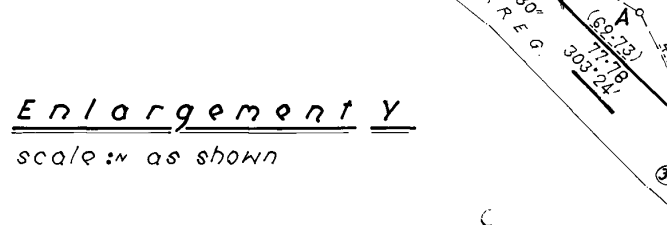
F.P. 6299
BENNETT STREET
PT SEC. 1024



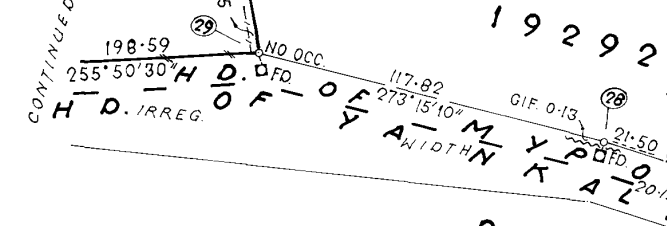
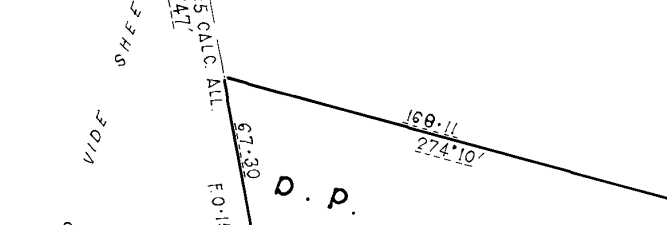
CARRICKALINGA ROAD
HORIZON PARADE



CARRICKALINGA ROAD
D.P.

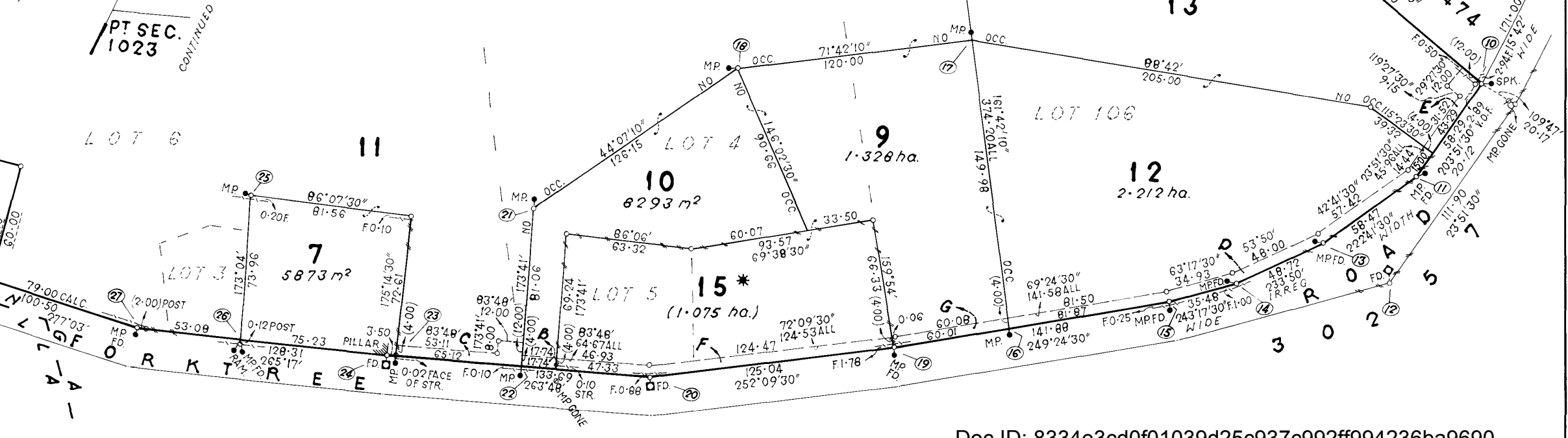


CARRICKALINGA ROAD
D.P.



SYMONDS RYAN & CORNISH
SURVEYING AND SUBDIVISION CONSULTANTS
214 GLEN OSMOND ROAD, FULLARTON 5063
PHONE 379 9274 FACSIMILE 379 8456
DATE 2/12/1993 FIELD BAH. PLAN A/JD.
REFERENCE No. 920916

Enlargement Z
scale as shown



7663028

Series No.
2
Prefix
RE



LANDS TITLES REGISTRATION OFFICE

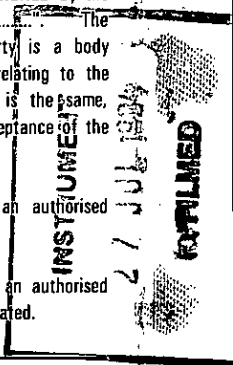
SOUTH AUSTRALIA

APPLICATION FOR CREATION OF EASEMENT

(PURSUANT TO SECTION 2231b OF THE REAL PROPERTY ACT 1886 OR SECTION 17b OF THE STRATA TITLES ACT, 1988)

NOTES

- This form is to be used when creating an easement in a Plan of Division or Strata Plan.
- In this panel only state the certificate of title to be subject to this grant. The OPERATIVE CLAUSE will stipulate the rights and liberties and define the portion of the land affected together with the appurtenant land.
- If address has changed identify as "formerly....."
- Where the grantor and grantee is the same insert "as above" otherwise insert full name, address and mode of holding.
- If the executing party is a natural person execution should read "SIGNED by the grantor/grantee in the presence of....." The witness must be a disinterested person. If the executing party is a body corporate execution must conform to any prescribed formalities relating to the affixing of the common seal. Where the grantor and grantee is the same, execution may be made in Grantor Panel only. However, the acceptance of the grant must be stated.
- The short form of proof is applicable where the witness is an authorised functionary.
- The long form of proof is to be used where the witness is not an authorised functionary. The address and occupation of the witness must be stated.



FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886

Anthony Britten-Jones Solicitor/Registered Land Broker/Grantor

A. BRITTEN-JONES

BELOW THIS LINE FOR OFFICE USE ONLY

Date	18 FEB 1994	Time	11.15
FEES			
R.G.O.	POSTAGE	ADVERT	NEW C.T.
65			

See Note 6

Appeared before me at the ... day of ... 19

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

Signed.....

See Note 7

Appeared before me at the ... day of ... 19

(hereinafter called "the witness") a person known to me and of good repute attesting witness to this instrument and acknowledged his signature to the same and did further declare that the GRANTOR the party executing the same was personally known to the witness and that the signature to the said instrument is in the handwriting of the GRANTOR and the GRANTOR did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

Signed.....

DELIVERY INSTRUCTIONS (Agent to complete) PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM CT/CL REF.	AGENT CODE

EXAMINATION

CORRECTION	EXOS	PASSED
27-9-94.		

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by:	COWELL CLARKE	AGENT CODE
Correction to:	COWELL CLARKE	CCL1

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

-
-
-
-
-

Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

-
-
-
-
-

DATED THIS 14th

DAY OF February

1994

EXECUTION (GRANTOR)

The within Grant is hereby accepted

EXECUTION AND
ATTESTATION
(See Note 5)

THE COMMON SEAL of MAYO
PTY. LTD. was hereunto
affixed in the presence
of:

..... J. L. Kavanagh Director

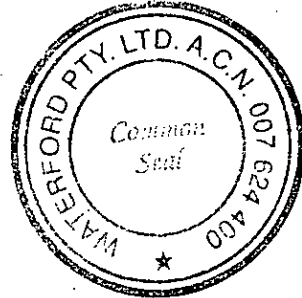
..... J. H. Harrison Director/Secretary



THE COMMON SEAL of
WATERFORD PTY. LTD. was
hereunto affixed in the
presence of:

..... M. O. Dermott Director

..... J. H. Harrison Director/Secretary



GRANTEE ACCEPTED

MS-9

REGISTERED

07 JUN 1994
...../...../19

T. Lawrence pro

REGISTRAR GENERAL



THE GRANTOR ACKNOWLEDGES RECEIPT OF THE CONSIDERATION HEREIN EXPRESSED AND HEREBY GRANTS TO THE GRANTEE

An easement for water supply purposes over those portions of Lots 9, 10, 11, 12 and 13 and that portion of Piece 15 in D.P. 39320 marked B, C, D, E, F and G ^{respectively on the said plan} which said Land above described is portion of the land in the said Certificates of Title Register Books Volume 4243 Folios 89, 90, 91 and 92 and Volume 4019 Folio 786 and Volume 4301 Folio 304 and Volume 4305 Folio 631

Here set forth the rights and liberties being created. Define precisely.

AMS ~~marked D and E on D.P. 39320, those portions of Lot 10 marked F, G, D and E on the said plan, these portions of Lot 12 marked B, E, F and G on the said plan, respectively those portions of Lot 13 marked B, D, F and G respectively on the said plan~~

TO BE HELD APPURTENANT TO:-

- ✓ As regards the land marked B, ^{the said} Lots 7, 12 and 13 and ~~the said~~ Piece 15 respectively. *AMS*
- ✓ As regards the land marked C, ^{the said} Lot 7 *AMS*
- ✓ As regards the land marked D, ^{the said} Lots 7, 9, 10 and 13 and ~~the said~~ Piece 15 respectively *AMS*
- ✓ As regards the land marked E, ^{the said} Lots 7, 9, 10 and 12 and ~~the said~~ Piece 15 respectively *AMS*
- ✓ As regards the land marked F, ^{the said} Lots 7, 10, 12 and 13 respectively *AMS*
- ✓ As regards the land marked G, ^{the said} Lots 7, 10, 12 and 13 and ~~the said~~ Piece 15 respectively *AMS*

Here set forth appurtenancy. Define precisely.

APPLICATION FOR CREATION OF EASEMENT

(PURSUANT TO SECTION 2231o OF THE REAL PROPERTY ACT 1886
OR SECTION 17b OF THE STRATA TITLES ACT 1988)

0171

CERTIFICATE(S) OF TITLE OVER WHICH RIGHTS ARE BEING GRANTED (See Note 2)	The whole of the land comprised in Certificates of Title Register Books Volume 4243 Folios 89 , 90, 91 and 92 and Volume 4019 Folio 786 and Volume 4301 Folio 304 and Volume 4305 Folio 631 THE WHOLE OF THE LAND IN C.T. VOL. 89 FOL. 89
ESTATE AND INTEREST	In fee simple
ENCUMBRANCE(S)	Mortgage Number 4290870
GRANTOR Full Name and Address (See Note 3)	MAYO PTY. LTD. ACN 007 654 444 and WATERFORD PTY. LTD. ACN 007 624 400 both of 95 Hutt Street, Adelaide 5000 as tenants in common
CONSIDERATION Where applicable insert monetary consideration in words and figures	Desire to create easements for water supply purposes and for no consideration whatsoever
GRANTEE Full Name and Address (See Note 4)	As above

9216129



LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

GRANT OF EASEMENT

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

SERIES NO	PREFIX
4	TG

BELOW THIS LINE FOR OFFICE USE ONLY

Date: 15 NOV 2001 Time: 11:40

FEES

R.G.O.

POSTAGE

NEW C.T.

FEES PAID
T.I.M.B.E.R.

FEES PAID
T.I.M.B.E.R.

NEW CERTIFICATE(S) OF TITLE TO ISSUE

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

Solicitor/Registered Conveyancer/Applicant
NATALIE RAE WESTOVER

AGENT CODE

Lodged by: WALLMANS LAWYERS
173 Wakefield Street
ADELAIDE SA 5000

511

Correction to: WALLMANS LAWYERS

WALL

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

-
-
-
-
-

Assessor

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

-
-
-
-
-

CORRECTION RA 23 10.12.2001	PASSED
--------------------------------	------------

REGISTERED 26 FEB 2002 /20

REGISTRAR-GENERAL

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE
UNDERMENTIONED AGENT(S)

ITEM	AGENT CODE

NO. 5 in Series is 79 9276746

DATED THE 18th DAY OF November 2001

EXECUTION (GRANTOR)

THE COMMON SEAL of)
MAYO PTY LTD was hereunto)
affixed in the presence of:)



[Signature]
.....
Director

T. Keane
.....
Director/Secretary

ACCEPTANCE (GRANTEE)

The within grant is hereby accepted

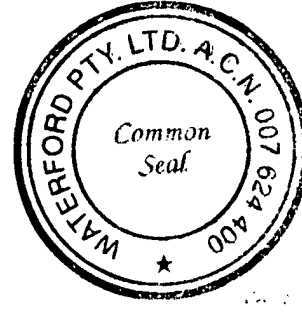
~~THE COMMON SEAL of)
MAYO PTY LTD was hereunto)
affixed in the presence of:)~~



~~*[Signature]*
.....
Director~~

~~*T. Keane*
.....
Director/Secretary~~

THE COMMON SEAL of)
WATERFORD PTY LTD was)
hereunto affixed in the presence of)
its sole Director/sole Secretary:)



No No O'Leary
.....
Sole Director/Sole Secretary

* NB A penalty of up to \$2000 or 6 months imprisonment applies for improper witnessing

FORM B1
Attach to inside
left hand corner

To be completed by lodging party
ANNEXURE to GRANT OF EASEMENT dated 15.11.01
over Certificate of Title Volume: 5202 Folio: 299.

NUMBER
Office use only

9216129

SIGNED in my presence by the GRANTEE who is
either personally known to me or has satisfied me as
to his identity.

J.L. Evans

J L Evans

[Signature]

Witness Signature

NATALIE RAE WESTOVER

Witness Full Name (Print)

173 WAKEFIELD STREET

Address of Witness (Print)

ADELAIDE SA 5000

Business hours telephone no. of witness

8235 3000

[Handwritten mark]

THE GRANTOR ACKNOWLEDGES RECEIPT OF THE CONSIDERATION HEREIN EXPRESSED AND
HEREBY GRANTS TO THE GRANTEE

HERE SET FORTH THE
RIGHTS AND LIBERTIES
BEING CREATED.
DEFINE PRECISELY

The right for him, his grantees, servants and workmen at any time to break the surface of, dig, open up and use portion of the land marked E in DP 39320 for the purpose of installing, laying down, fixing, taking up, repairing, relaying, removing or examining pipes, tanks, pumps and associated equipment and of using and maintaining those pipes, tanks, pumps and associated equipment for water supply purpose and to enter the land at any time (if necessary with vehicles and equipment) for any of those purposes. *and being portion of the land above described*

Rpm RG
26.2.2002

TO BE HELD APPURTENANT TO:-

HERE SET FORTH
APPURTENANCE.
DEFINE PRECISELY

The whole of the land comprised in Certificates of Title Volume 5466 Folio 304, ~~Volume 5848 Folio 237~~ and Volume 5202 Folio 295. *aw*

9276746



LANDS TITLES REGISTRATION OFFICE SOUTH AUSTRALIA

GRANT OF EASEMENT

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

SE... NO	PREFIX
5*	TG

BELOW THIS LINE FOR OFFICE USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886

[Signature]
Solicitor/Registered Conveyancer/Applicant
NATALIE RAE WESTOVER
[Signature]

Date: 14 FEB 2002 Time: 16 -

FEES		
R.G.O.	POSTAGE	NEW C.T.
87		

1 NEW CERTIFICATE(S) OF TITLE TO ISSUE

AGENT CODE

Lodged by: WALLMANS LAWYERS
173 Wakefield Street
ADELAIDE SA 5000

Correction to: WALLMANS LAWYERS WALL

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

-
-
-
-
-

Assessor

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

-
-
-
-
-

DELIVERY INSTRUCTIONS (Agent to complete) PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM	AGENT CODE

NO 4 in Series is TG921629

1 NEW C.T. TO ISSUE
 CT: 5202/299 Subj to easements
 created in TGs 9276746
 and 9276749 & merge & extinguish easements vide
 VE: 9216126/7
 Not Total merger

Lands Titles Registration Fee \$87.00

CORRECTION	PASSED
	<i>[Signature]</i>

REGISTERED 26/FEB/2002

[Signature]
REGISTRAR GENERAL

DATED THE

29th DAY OF January

2002

EXECUTION (GRANTOR)

THE COMMON SEAL of)
MAYO PTY LTD was)
hereunto affixed in the)
presence of:)



TK x *Thibbeaux*
.....
Director

[Signature]
.....
Director/Secretary

ACCEPTANCE (GRANTEE)

The within grant is hereby accepted

JLE x *J. L. Evans*
.....
JOSEPH LUKE EVANS

D. P. Robertson
.....
WITNESS Signature - SIGNED in my presence by the GRANTEE who is
either personally known to me or has satisfied me as
to his identity.

DARRYL PAUL ROBERTSON
.....
Witness Full Name (Print)

6 RARKANG RD
.....
SILVERTON SA 5204
.....
Address of Witness (Print)

08 8598 0063
.....
Business hours telephone no. of witness

*Witness to sign
and complete
MRS LEANNE FUSS,
7 OSMOND GROVE,
LITTLEHAMPTON,
SA 5250
08 8391 2167.*

* NB A penalty of up to \$2000 or 6 months imprisonment applies for improper witnessing

THE GRANTOR ACKNOWLEDGES RECEIPT OF THE CONSIDERATION HEREIN EXPRESSED AND
HEREBY GRANTS TO THE GRANTEE

HERE SET FORTH THE
RIGHTS AND LIBERTIES
BEING CREATED.
DEFINE PRECISELY.

The right for him, his grantees, servants and workmen at any time to break the surface of, dig,
open up and use portion of the land marked E in DP 39320 for the purpose of installing, laying
down, fixing, taking up, repairing, relaying, removing or examining pipes, tanks, pumps and
associated equipment and of using and maintaining those pipes, tanks, pumps and associated
equipment for water supply purpose and to enter the land at any time (if necessary with vehicles
and equipment) for any of those purposes. *and being portion of the land*

above described

[Signature]
26.2.2002

TO BE HELD APPURTENANT TO:-

HERE SET FORTH
APPURTENANCE.
DEFINE PRECISELY

The whole of the land comprised in CT Volume 5848 Folio 237

GRANT OF EASEMENT

Pursuant to Section 96 of the Real Property Act 1886

Certificate(s) of Title over which rights and liberties are being granted

The whole of the land comprised in Certificate of Title Register Book Volume 5202 Folio 299

COMMISSIONER OF STATE TAXATION

S.A. STAMP DUTY PAID \$1.00
ADJUDGED DULY STAMPED

Estate and interest

FEE SIMPLE

Encumbrances

Nil

ORIGINAL with 0 copies
07/02/2002 16:15:06 00692450.3
Consideration / Value (\$100.00)
VOLUNTARY CONVEYANCE

Grantor(s) (Full Name and Address)

MAYO PTY LTD A.C.N. 007 654 444 of PO Box 179 Yankalilla SA 5203 formerly of Piece 31 Forktree Road Carrickalinga SA 5204

Consideration

~~One dollar (three)~~
Nil (The value of this easement does not exceed \$100.00)

Grantee(s) (Full Name, Address and Certificate of Title affected)

JOSEPH LUKE EVANS of Lot 35 Forktree Road Carrickalinga SA 5204 the registered proprietor of the land in CT Volume 5848 Folio 237



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

Cert. No: 8431

Ref: 2632803003

Your Ref:

8 January 2025

PR HARRISON & B DEMIROZ
C/- FORM ONE ON FROME
L1 147 FROME ST
ADELAIDE SA 5000

Dear Sir/Madam,

REQUEST FOR INFORMATION

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

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

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

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

Yours faithfully,

Chief Executive Officer

Enc.

APPLICANT:

PR HARRISON & B DEMIROZ
C/- FORM ONE ON FROME
L1 147 FROME ST
ADELAIDE SA 5000

Cert No: 8431

Date: 8 January 2025
Applicants Ref:

LAND DETAILS

Property Address: 888 Forktree Rd, CARRICKALINGA 5204

Property Description: Lot 13 D39320 Hd Myponga **CV:** 1250000.00

Owners: Paul Raymond Harrison, Berrak Demiroz

Assessment Number: A35542

Valuation Number: 2632803003

Certificate of Title: 5871/708

Approx. Area: 3.1480 Ha

CERTIFICATE OF LIABILITIES
Section 187 of Local Government Act 1999

(a) The amount of any liability for rates or charges on the land imposed	Differential General Rates 2024/25	\$4677.15
	Add Regional Landscape Levy 2024/25	\$124.00
	Less Council Remission/Rebate	- \$0.00
	Less Payments Received	- \$2425.15
	Add Fines, Interest and Arrears	\$24.00
	Add Debt Collection Costs	\$0.00
	<u>BALANCE</u>	<u>\$2400.00</u>

(b) Instalments	Number	Due Date	Owing
	1	02 September 2024	\$0.00
	2	02 December 2024	\$0.00
	3	03 March 2025	\$1200.00
	4	02 June 2025	\$1200.00

(c) Balance is outstanding as at the date of this certificate, **8 January 2025**.
(Amounts shown as paid on this certificate may be subject to clearance by a bank.)

If you wish to pay outstanding rates using BPay, details for **this** property are: **Billor Code:** 45377, **Reference No:** 1000355422 .

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

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

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

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

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

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

Certified finance section: 

Date: 10/1/2025

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

PRESCRIBED ENCUMBRANCE

OTHER PARTICULARS REQUIRED

Development Act 1993 (repealed)	
Section 42 - Condition (that continues to apply) of a development authorisation	NOT APPLICABLE OR See attached authorisation OR YES, but records incomplete PLEASE NOTE: Council will include all <u>available</u> copies of conditions on record for your information


Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), City of Adelaide Development Control Act 1976 (repealed), Planning Act 1982 (repealed), or Planning and Development Act 1966 (repealed).	NOT APPLICABLE OR See attached approval OR YES, but records incomplete PLEASE NOTE: Council will include all <u>available</u> copies of conditions on record for your information


Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): See section 7 Report – PDI Act Is there a State Heritage place on the land or is the land situated in a State Heritage area? See section 7 Report – PDI Act Is the land designated as a local heritage place? See section 7 Report – PDI Act Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? See section 7 Report – PDI Act Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? Please refer to; https://plan.sa.gov.au/have_your_say/general_consultations
Section 127 – Condition (that continues to apply) of a development authorisation	NOT APPLICABLE OR See attached notice


PART 2 – ITEMS TO BE INCLUDED IF LAND AFFECTED
 Section 12 of Land and Business (Sale & Conveyancing) Act 1994 and Regulations 1995


PRESCRIBED ENCUMBRANCE

OTHER PARTICULARS REQUIRED

<i>Development Act 1993 (repealed)</i>	
Section 50(1) - Requirement to vest land in a Council or the Crown to be held as open space	NOT APPLICABLE OR See attached requirement
Section 50(2) - Agreement to vest land in a Council or the Crown to be held as open space	NOT APPLICABLE OR See attached agreement
Section 55 – Order to remove or perform work	NOT APPLICABLE OR See attached order
Section 56 - Notice to complete development	NOT APPLICABLE OR See attached notice
Section 57 - Land management agreement	NOT APPLICABLE OR See attached land management agreement
Section 69 - Emergency order	NOT APPLICABLE OR See attached order
Section 71 - Fire safety notice	NOT APPLICABLE OR See attached notice
Section 84 - Enforcement notice	NOT APPLICABLE OR See attached notice
Section 85(6), 85(10) or 106 - Enforcement order	NOT APPLICABLE OR See attached order
Part 11 Division 2 - Proceedings	NOT APPLICABLE OR See attached proceedings or determination
<p>Confirmed – Planning/development section:  ...Date:...08/01/2025.....</p>	

Fire and Emergency Services Act 2005	
Section 105F (or section 56 or 83 (repealed) – Notice to take action to prevent outbreak or spread of fire If you have any queries, please ask for our Fire Prevention Officer on 8558 0200.	NOT APPLICABLE OR See attached notice
<p>Confirmed – Enforcement/compliance section:  ...Date:...08/01/2025.....</p>	

Food Act 2001	
Section 44 – Improvement notice	NOT APPLICABLE OR See attached notice
Section 46 – Prohibition order	NOT APPLICABLE OR See attached order
<p>Confirmed – Environmental health section:  ...Date:...08/01/2025....</p>	


Housing Improvement Act 1940 (repealed)	
Section 23 – declaration that house is undesirable or unfit for human habitation	NOT APPLICABLE – check with SA Housing Trust OR See attached declaration
Part 7 (rent control for substandard houses) – Notice or declaration	NOT APPLICABLE – check with SA Housing Trust OR See attached declaration
<p>Confirmed – Building/development section:  ...Date:.....08/01/2025....</p>	

Land Acquisition Act 1969	
Section 10 – Notice of intention to acquire	NOT APPLICABLE OR See attached notice, order etc.

Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	NOT APPLICABLE OR See attached notice, order etc.

Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	NOT APPLICABLE OR See attached notice, order etc.

<p>Confirmed – General section:  ...Date 8/01/2025.....</p>	
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Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	NOT APPLICABLE OR See attached notice
Planning, Development and Infrastructure Act 2016	
Section 141 – Order to remove or perform work	NOT APPLICABLE OR See attached order
Section 142 - Notice to complete development	NOT APPLICABLE OR See attached notice
Section 155 - Emergency order	NOT APPLICABLE OR See attached order
Section 157 - Fire safety notice	NOT APPLICABLE OR See attached notice
Section 192 or 193 – Land management agreement	NOT APPLICABLE OR See attached agreement
Section 198(1) - Requirement to vest land in a Council or the Crown to be held as open space	NOT APPLICABLE OR See attached requirement
Section 198(2) - Agreement to vest land in a Council or the Crown to be held as open space	NOT APPLICABLE OR See attached agreement
Part 16 Division 1 - Proceedings	NOT APPLICABLE OR See attached proceedings or determination
Section 213 - Enforcement notice	NOT APPLICABLE OR See attached notice
Section 214(6), 214(10) or 222 – Enforcement order	NOT APPLICABLE OR See attached order
<p>Confirmed – Building/development section:  ...Date:...08/01/2025.....</p>	

Public and Environmental Health Act 1987 (repealed)

Part 3 - Notice	NOT APPLICABLE OR See attached notice
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 – Condition (that continues to apply) of an approval	NOT APPLICABLE OR See attached approval OR YES, but records incomplete
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 – Maintenance order (that has not been complied with)	NOT APPLICABLE OR See attached order

Confirmed – Environmental health section:  ...Date:...08/01/2025.....

South Australian Public Health Act 2011

Section 92 - Notice	NOT APPLICABLE OR See attached notice
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	NOT APPLICABLE OR See attached approval OR YES, but records incomplete

Other charges

Charge of any kind affecting the land (not included in another item)	NOT APPLICABLE OR See attached
--	--------------------------------

Confirmed – Health section:  ...Date:.....08/01/2025.....

PARTICULARS OF BUILDING INDEMNITY INSURANCE

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

Note: Building indemnity insurance is not required for –

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

Building Indemnity Insurance is required.

No OR See attached details OR No record

Exemption from holding insurance:

If particulars of insurance are not given –

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

No OR See attached details.

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

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

Further information held by councils

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

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

No OR Yes, see following details.

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

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

It should be noted that-

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

Certified Development Section:



Date:.....08/01/2025.....

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

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

NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

Data Extract for Section 7 search purposes

Valuation ID 2632803003

Data Extract Date: 08/01/2025

Parcel ID: D39320 AL13

Certificate Title: CT5871/708

Property Address: 888 FORKTREE RD CARRICKALINGA SA 5204

Zones

Rural (Ru)

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 - Medium Risk) (Medium)

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

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.

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.

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

Valuation ID 2632803003

Data Extract Date: 08/01/2025

Parcel ID: D39320 AL13

Certificate Title: CT5871/708

Property Address: 888 FORKTREE RD CARRICKALINGA SA 5204

Zones

Rural (Ru)

Subzones

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

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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>

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No

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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

2620189878

South Australia - Regulation 42 under the Development Act, 1993

Schedule 11

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 22.11.2001 Development Number
REGISTERED ON 27.11.2001 260 : 130 : 02

To:- W. R. WILKINSON 27 COOMURRA DRIVE, SALISBURY HEIGHTS SA 5109	ASSESSMENT NO 2632803003
--	-----------------------------

LOCATION OF PROPOSED DEVELOPMENT			
House No DP D39320	Lot No 13	Street FORKTREE ROAD	Town/Suburb CARRICKALINGA
Sect/No 454		Hundred of MYPONGA	Certificate of Title 5202/299

Nature of Proposed Development : COLORBOND IMPLEMENT SHED - CLASS 10a

From **DISTRICT COUNCIL OF YANKALILLA**

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	17.11.2001	4		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent	17.11.2001	2		
Public Space				X
Other				X
DEVELOPMENT APPROVAL	17.11.2001	6		

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

Date of Decision : 17.11.2001

Signed:

Date : 17.11.2001

- Development Assessment Commission or delegate
- Council Chief Executive Officer or delegate
- Private Certifier
- Sheets Attached. (3)

FILE COPY

DISTRICT COUNCIL OF YANKALILLA

PROVISIONAL DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 260 : 130 : 02

1. The development hereby approved shall be in accordance with the plans and written submissions accompanying the application, unless altered by the following conditions.
2. **EXTERNAL FINISHES**
The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.
WALLS : "RIVERGUM"
ROOF: "RIVERGUM"
REASON:
To maintain and enhance the visual amenity of the locality in which the subject land is situated.
3. **CLASS 10a STRUCTURE**
The garage shall only be used in accordance with its approved usage and the building classification assigned and shall not be used for human habitation or for any other non-approved usage.
REASON:
To comply with Section 44 & 66 of the Development Act.
NOTE:
Habitation includes temporary staying overnight, over weekends etc. Substantial Penalties apply for contravention of Development Act provisions.
4. **ROOFWATER DISPOSAL**
 - Roof and other drainage waters shall be carried well clear of the footings and all buildings during construction; and,
 - Shall be discharged to the street or otherwise disposed of to the approval of Council on site.
 - No stormwater is allowed to flow or discharge onto land of an adjoining owner.**REASON:**
To assist in protecting the premises and adjoining premises from nuisance or damage from stormwater.

BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 260 : 130 : 02

1. **FIXINGS TO WIND SPEED**
All fixings shall be made to meet the requirements for a design wind speed of 41 metres per second.
REASON:
To comply with structural requirements of the Building Code of Australia.

BUILDING RULES CONSENT CONDITIONS(cont)

2. **GARAGE TO STANDARD DETAILS**

The garage shall be constructed in accordance with the design calculations and details.

REASON:

To comply with the structural provisions of the Building Code of Australia.

NOTE:

This report does not imply compliance with the Electricity Trust of South Act, 1946 as amended or the regulations thereunder. It is the responsibility of the builder/owner erecting the building work to ensure compliance.

Steve J Ryles *MAIBS*
PLANNING OFFICER
ASSISTANT BUILDING SURVEYOR
ENVIRONMENTAL HEALTH OFFICER

NOTES FOR APPLICANT

You may have a right of appeal if this notification is:

- a refusal (appeal rights do not apply to applicants for non-complying forms of development)
- a consent

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environmental Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environmental Resources and Development Court to find out if there has been an appeal lodged.
3. If this is a consent or consent with conditions:
 - the development must be substantially commenced or
 - for land division, you must apply for Certificates of Approval within twelve (12) months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.

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

ADDITIONAL INFORMATION

ALLOTMENT BOUNDARIES:

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

PROTECTION OF PROPERTY:

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

S A WATER:

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

ETSA:

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

WARNINGS:

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

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 12.07.2001 Development Number

REGISTERED ON 14.07.2001

260 : 016 : 03

To:- MARSHALL THOMPSON HOMES (SA) P/L 380 PAYNEHAM ROAD, PAYNEHAM SA 5070	ASSESSMENT NO 2632803003
--	------------------------------------

LOCATION OF PROPOSED DEVELOPMENT			
House No	Lot No	Street	Town/Suburb
	13	FORKTREE ROAD	CARRICKALINGA
Sect/No		Hundred of	Certificate of Title
DP D39320		MYPONGA	5202/299

Nature of Proposed Development : DWELLING,GARAGE(UMR) & VERANDAH – CLASS 1a & 10a

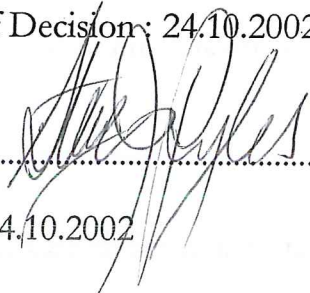
From **DISTRICT COUNCIL OF YANKALILLA**

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	25.09.2002	4		
Land Division				X
Land Division (Strata)				X
Provisional Building Rules Consent <i>KBS Consultants(Received 22.10.2002)</i>	21.10.2002	1		<i>Private Certification</i>
Public Space				X
Other				X
DEVELOPMENT APPROVAL	24.10.2002	5		

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

Date of Decision: 24.10.2002

Signed: 

Date : 24.10.2002

- Development Assessment Commission or delegate
- Council Chief Executive Officer or delegate
- Private Certifier
- Sheets Attached. (3)

FILE COPY

DISTRICT COUNCIL OF YANKALILLA

PROVISIONAL DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION NO 260 : 016 : 03

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

2. **EXTERNAL FINISHES**

The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.

WALLS : PGH OLDE RED BRICKS & FACE SANDSTONE

ROOF: TILES – MONIER TUDOR COPPER

REASON:

To maintain and enhance the visual amenity of the locality in which the subject land is situated.

3. **ROOFWATER DISPOSAL**

- Roof and other drainage waters shall be carried well clear of the footings and all buildings during construction; and,
- Shall be discharged to the street or otherwise disposed of to the approval of Council on site.
- No stormwater is allowed to flow or discharge onto land of an adjoining owner.
- All stormwater drainage must be completed prior to occupancy of the dwelling.

REASON:

To assist in protecting the premises and adjoining premises from nuisance or damage from stormwater.

4. **BUILDING RUBBISH CONTAINMENT**

The Builder shall at all times, provide and maintain a waste receptacle to the reasonable satisfaction of Council on the site. At all times, all builder's waste shall be contained within the receptacle for the duration of the construction and the contents of such receptacle shall be emptied as and when required.

Upon completion, all remaining waste shall be disposed of at a licensed waste disposal depot and the receptacle removed from the site.

REASON:

To prevent building rubbish being spread onto adjoining public or private land to the detriment of the amenity of the area.

NOTE:

BUSHFIRE PRONE AREA

The applicant, owner and the person performing the building work shall be made aware that the building site is located in a Bushfire prone Area. The Development Act, 1993 requires the person performing the building work to perform the building work in accordance with the requirements of Part 3.7.4 of the Building Code of Australia and AS3959-1999.

PROVISIONAL DEVELOPMENT PLAN CONDITIONS(cont)

NOTE:

FIXINGS - MARINE LOCATION

All fixings shall be suitably corrosion proofed to meet the requirements for a near marine location.

**BUILDING RULES CONSENT CONDITIONS RELATING TO
DEVELOPMENT APPLICATION NO 260 : 016 : 03**

Provisional Building Rules Consent has been granted by a private certifier, please refer to the attached private certifiers conditions of approval and/or notes.

Steve J Ryles **MAIBS**
MANAGER,
ENVIRONMENTAL SERVICES UNIT

NOTES FOR APPLICANT

1. You may have a right of appeal if this notification is:
 - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
 - a consent

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environmental Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environmental Resources and Development Court to find out if there has been an appeal lodged.
3. If this is a consent or consent with conditions:
 - the development must be substantially commenced or
 - for land division, you must apply for Certificates of Approval within twelve (12) months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work authorised or required by this notification must be completed within three (3) years of the date of the notification or a longer time as allowed by the Council or the Development Assessment Commission.

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

ADDITIONAL INFORMATION

ALLOTMENT BOUNDARIES:

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

PROTECTION OF PROPERTY:

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

S A WATER:

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

ETSA:

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

WARNINGS:

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

**NOTIFICATION OF CHANGE OF OWNERSHIP
for the District Council of Yankalilla**

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

District Council of Yankalilla
PO Box 9
YANKALILLA SA 5203

Phone enquiries: 8558 0200

Fax : 8558 2022

Email: council@yankalilla.sa.gov.au

Property No or Billing No:.....

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

Property Address:.....

.....

Vendor's Name:.....

.....

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

.....

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

.....

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

.....

Email Address:

Phone No:

Postal Address for Rates Notice:.....

.....

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

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

.....

Date of settlement:.....

.....
Name of Purchaser/Agent

.....
Signature of Purchaser/Agent

Date:

Account Number 26 32803 00 3	L.T.O Reference CT5871708	Date of issue 7/1/2025	Agent No. 7627	Receipt No. 2637333
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FORM 1 ON FROME
LEVEL 1 147 FROME ST
ADELAIDE SA 5000
info@form1onfrome.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: P R HARRISON & B DEMIROZ
Location: 888 FORKTREE RD CARRICKALINGA
Description: 7H DG SHED Capital Value: \$1 250 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2024

		\$
	Arrears as at: 30/6/2024	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: 26/2/2025

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.

South Australian Water Corporation

Name: P R HARRISON & B DEMIROZ Water & Sewer Account
Acct. No.: 26 32803 00 3 Amount: _____

Address:
888 FORKTREE RD CARRICKALINGA

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 2632803003



Bill code: 8888
Ref: 2632803003

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: 2632803003



**Government of
South Australia**

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

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



ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2637333

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

DATE OF ISSUE

07/01/2025

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
18089170	P HARRISON & B DEMIROZ			
PROPERTY DESCRIPTION				
888 FORKTREE RD / CARRICKALINGA SA 5204 / LT 13 D39320				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
2632803003	CT 5871/708	\$1,250,000.00	R2 0.500	RE 0.400
LEVY DETAILS:				
	FIXED CHARGE	\$	50.00	
	+ VARIABLE CHARGE	\$	235.50	
	- REMISSION	\$	145.00	
	- CONCESSION	\$	0.00	
	+ ARREARS / - PAYMENTS	\$	-140.50	
	= AMOUNT PAYABLE	\$	0.00	
FINANCIAL YEAR				
2024-2025				

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

EXPIRY DATE 07/04/2025



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

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au

Email: revsupport@sa.gov.au

Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

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: 2637333

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

DATE OF ISSUE
 07/01/2025

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

OWNERSHIP NAME		FINANCIAL YEAR	
P HARRISON & B DEMIROZ		2024-2025	
PROPERTY DESCRIPTION			
888 FORKTREE RD / CARRICKALINGA SA 5204 / LT 13 D39320			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
2632803003	CT 5871/708	\$740,000.00	3.1480 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 07/04/2025

See overleaf for further information


Government of South Australia

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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

IMPORTANT NOTICE
SMOKE ALARM LEGISLATION

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

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

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

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