

Form 1—Vendor's statement

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

Contents

Preliminary

Part A—Parties and land

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

Part C—Statement with respect to required particulars

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

Schedule

Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

- 1 Purchaser:
Address:
- 2 Purchaser's registered agent: **NOT APPLICABLE**
Address:
- 3 Vendor: **THE SCOUT ASSOCIATION OF AUSTRALIA SOUTH AUSTRALIAN BRANCH**
Address: **83 GREENHILL ROAD WAYVILLE SA 5034**
- 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): / /20
- 6 Description of the land: **9 JENNIFER DRIVE MORPHETT VALE SA 5162 BEING THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5589 FOLIO 530 BEING ALLOTMENT 37 DEPOSITED PLAN 6696 IN THE AREA NAMED MORPHETT VALE HUNDRED OF NOARLUNGA**

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:
83 GREENHILL ROAD WAYVILLE SA 5034
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
EMAIL: DALEG@OCRE.COM.AU
(being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:
210 GREENHILL ROAD EASTWOOD SA 5063
(being the agent's address for service under the *Land Agents Act 1994*)

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

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

5—Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

THE SCOUT ASSOCIATION OF AUSTRALIA SOUTH AUSTRALIAN BRANCH,
Of 83 GREENHILL ROAD WAYVILLE SA 5034 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: 24 / 08 / 2026

Grant Fergusson

Signed:

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

(section 9)

To the purchaser:

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

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

Exceptions: NIL

Date: 24/08/2026

[Signature]

Signed:

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

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

(section 7(1)(b))

Note—

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

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

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

Table of particulars

Column 1

Column 2

Column
3

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

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

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

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

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

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

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

1. General

1.1 Mortgage of land NOT APPLICABLE	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> Number of mortgage (if registered): Name of mortgagee:
1.2 Easement (whether over the land or annexed to the land) Note— "Easement" includes rights of way and party wall rights *REFER PROPERTY INTEREST REPORT: NOTATION IN RESPECT OF STATUTORY EASEMENTS – THIS NOTICE DOES NOT NECESSARILY IMPLY THAT ANY STATUTORY OR OTHER EASEMENT EXISTS	<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> PROPERTY INTEREST REPORT – YES STATUTORY EASEMENTS Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE Nature of easement: STATUTORY EASEMENTS 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	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> 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 (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	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> Names of parties: Period of lease, agreement for lease etc: Amount of rent or licence fee: 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> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS Condition(s) of authorisation: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH DEVELOPMENT ACT 1993 (REPEALED) SECTION 42 AND AUTHORISATIONS	YES NO YES
6. Repealed Act conditions			
6.1		<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 PLANNING ACT 1982 (REPEALED), BUILDING ACT 1971 (REPEALED), AND PLANNING AND DEVELOPMENT ACT 1966 (REPEALED)	YES

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 1967 (repealed)* **NOT APPLICABLE**

Nature of condition(s):

7. Emergency Services Funding Act 1998

7.1	section 16—Notice to pay levy	<i>Is this item applicable?</i>	YES
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	YES
		<i>Are there attachments?</i> CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE	YES
		Date of notice: 20/08/2026	
		Amount of levy payable: \$65.64	

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	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: HOUSING DIVERSITY NEIGHBOURHOOD (HDN)	
		SUBZONE: NIL	
		ZONING OVERLAYS: REFER LOCAL GOVERNMENT (COUNCIL) SEARCH ZONING OVERLAYS	
		Is there a State heritage place on the land or is the land situated in a State heritage area? NO	
		Is the land designated as a local heritage place? NO	
		Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO	
		Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation: YES	
		Note - For further information about the Planning and Design Code visit https://code.plan.sa.gov.au	

29.2 section 127—Condition (that continues to apply) of a development authorisation 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 SECTION 127 Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation: YES
--	---

Schedule—Division 2—Other particulars (section 7(1)(b))

Particulars relating to asbestos at workplaces

- 1 In these particulars—
asbestos and *asbestos containing material* have the same meaning as in the *Work Health and Safety Regulations 2012*;
workplace has the same meaning as in the *Work Health and Safety Act 2012*.
- 2 Is there a workplace on the land? **YES**
- 3 If YES, is there an asbestos register for the workplace? **YES**
- 4 If YES, does that register record any asbestos or asbestos containing material at the workplace (or likely to be present at the workplace from time to time) and specify the location, type and condition of that asbestos or asbestos containing material? **YES**
- 5 If YES—
 - (a) give details of the location, type and condition of the asbestos or asbestos containing material: **REFER CARTERS ASBESTOS MANAGEMENT REVIEW DATED 28/05/2021 AND CARTERS ASBESTOS MANAGEMENT REVIEW DATED 19/12/2023. THE VENDORS HAVE ADVISED THERE HAS BEEN NO CHANGE TO THE BUILDING OR ASBESTOS SINCE THE LAST REVIEW WAS PERFORMED AND THEY HAVE NOT ORGANIZED ANY FURTHER UPDATES. THE PURCHASER SHOULD MAKE THEIR OWN ENQUIRIES.**
 - (b) has a plan been prepared for the management of asbestos at the workplace?
NO
If YES, give details:
 - (c) is any asbestos or asbestos containing material to be removed before settlement?
NO
If YES, give details:

Note—

1. A register is not required to be prepared for a workplace—
 - (a) if a register has already been prepared for the workplace; or
 - (b) if—
 - (i) the workplace is a building that was constructed after 31 December 2003; and
 - (ii) no asbestos has been identified at the workplace; and
 - (iii) no asbestos is likely to be present at the workplace from time to time.

See regulation 425 of the *Work Health and Safety Regulations 2012*.

2. A person with management or control of a workplace who plans to relinquish management or control must ensure (so far as is reasonably practicable) that the asbestos register is given to the person assuming management or control of the workplace.

See regulation 428 of the *Work Health and Safety Regulations 2012*.

Annexures

The following documents are annexed hereto -

Property Interest Report

Copy of certificate(s) of title to the land

Local Government (Council) Search

Carters Asbestos Management Review Dated 28/05/2021 and Carters Asbestos Management Review
Dated 19/12/2023

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 _____ 2026

Signed: _____

Purchaser(s)

Property Interest Report

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

Title Reference	CT 5589/530	Reference No. 2811494
Registered Proprietors	THE SCOUT ASSOC OF AUST S A BRANCH	Prepared 19/08/2026 15:50
Address of Property	9 JENNIFER DRIVE, MORPHETT VALE, SA 5162	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
-----	--	---

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title
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
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 Act	The regional landscape board has no record of any notice affecting this title
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. <i>Land Tax Act 1936</i>		
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. <i>Local Government Act 1934 (repealed)</i>		
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. <i>Local Government Act 1999</i>		
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. <i>Local Nuisance and Litter Control Act 2016</i>		
22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
23. <i>Metropolitan Adelaide Road Widening Plan Act 1972</i>		
23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title
24. <i>Mining Act 1971</i>		
24.1	Mineral tenement (other than an exploration licence)	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
24.2	section 9AA - Notice, agreement or order to waive exemption from authorised operations	Contact the vendor for these details
24.3	section 56T(1) - Consent to a change in authorised operations	Contact the vendor for these details
24.4	section 58(a) - Agreement authorising tenement holder to enter land	Contact the vendor for these details
24.5	section 58A - Notice of intention to commence authorised operations or apply for lease or licence	Contact the vendor for these details
24.6	section 61 - Agreement or order to pay compensation for authorised operations	Contact the vendor for these details
24.7	section 75(1) - Consent relating to extractive minerals	Contact the vendor for these details
24.8	section 82(1) - Deemed consent or agreement	Contact the vendor for these details
24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title

also

Refer to the Certificate of Title

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

Refer to the Certificate of Title

25.3 section 25D - Management agreement
DEW Native Vegetation has no record of any agreement affecting this title
also

Refer to the Certificate of Title

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply

29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)	Public Health in DHW has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement

An SA Water Certificate will be forwarded.

If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950

also

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

also

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

also

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

also

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

35. *Water Resources Act 1997 (repealed)*

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

36. *Other charges*

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

- | | |
|---|--|
| 1. Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. Dog Fence (<i>Dog Fence Act 1946</i>) | This title is not subject to Dog Fence rates or the Dog Fence outside levy. Accordingly, the Dog Fence Board holds no current rate or levy-related interest in the property. |
| 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 5589/530
Status: CURRENT
Edition: 1

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5589 Folio 530

Parent Title(s) CT 3486/77
Creating Dealing(s) CONVERTED TITLE
Title Issued 26/10/1998 **Edition** 1 **Edition Issued** 26/10/1998

Estate Type

FEE SIMPLE

Registered Proprietor

THE SCOUT ASSOCIATION OF AUSTRALIA SOUTH AUSTRALIAN BRANCH
OF 119 PIRIE STREET ADELAIDE SA 5000

Description of Land

ALLOTMENT 37 DEPOSITED PLAN 6696
IN THE AREA NAMED MORPHETT VALE
HUNDRED OF NOARLUNGA

Easements

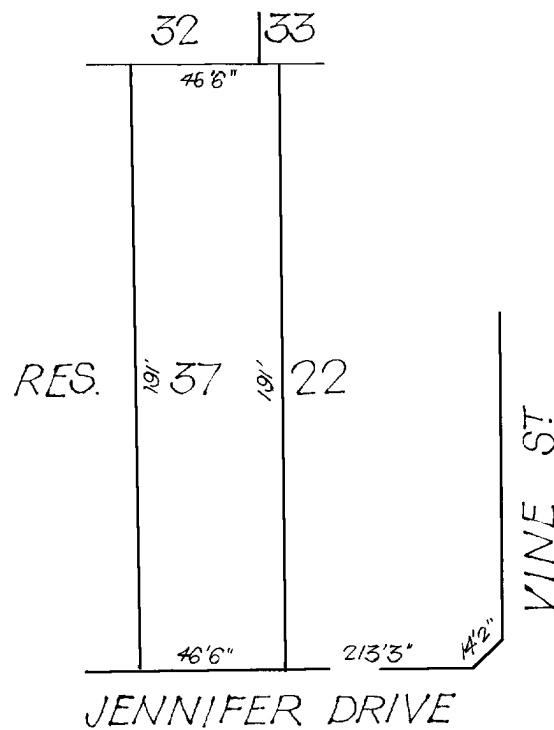
NIL

Schedule of Dealings

NIL

Notations

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



60 30 0 60 Ft

DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

Certificate of Title

Title Reference	CT 5589/530
Status	CURRENT
Easement	NO
Owner Number	80029523
Address for Notices	83 GREENHILL ROAD WAYVILLE SA 5034, AUS
Area	830m ² (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

THE SCOUT ASSOCIATION OF AUSTRALIA SOUTH AUSTRALIAN BRANCH
OF 119 PIRIE STREET ADELAIDE SA 5000

Description of Land

ALLOTMENT 37 DEPOSITED PLAN 6696
IN THE AREA NAMED MORPHETT VALE
HUNDRED OF NOARLUNGA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8611261505	CURRENT	9 JENNIFER DRIVE, MORPHETT VALE, SA 5162

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	8611261505
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/1967
Property Location	9 JENNIFER DRIVE, MORPHETT VALE, SA 5162
Local Government	ONKAPARINGA
Owner Names	THE SCOUT ASSOCIATION OF AUSTRALIA SOUTH AUSTRALIAN BRANCH
Owner Number	80029523
Address for Notices	83 GREENHILL ROAD WAYVILLE SA 5034, AUS
Zone / Subzone	HDN - Housing Diversity Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	5662 - Boy Scouts
Description	HALL SHED
Local Government Description	Other

Parcels

Plan/Parcel	Title Reference(s)
D6696 ALLOTMENT 37	CT 5589/530

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$620,000	\$620,000			
Previous	\$480,000	\$480,000			

Building Details

Valuation Number	8611261505
Building Style	Not Available
Year Built	1965
Building Condition	Not Available
Wall Construction	Block (inc Mt Gambier stone)

Roof Construction	Galvanised Iron
Equivalent Main Area	253 sqm
Number of Main Rooms	Not Available

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

For your information:

Section 187 certificate update request free of charge (One Update):

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

To assist with financial adjustments as close as practicable to the date of settlement, your Section 187 certificate will now be valid for 90 days. Within this period we will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still remain valid for a 30 day period only.

BPAY biller code added to searches to enable electronic settlement of funds

Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to us electronically. Please note that this is our preferred method payment and we request that you cease the use of cheques to affect settlement.

How to advise us of change of ownership?

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office (LTO), we are advocating that the Purchaser's Conveyancer to advise the change of ownership by following the below:

If you are using e-conveyancing to affect a sale, please only issue advice to us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

If lodging in person at the LTO – Please send the change of ownership advice to us via mail@onkaparinga.sa.gov.au.

Electronic settlement of funds is still preferred.

LOCAL GOVERNMENT RATES SEARCH

TO: Form 1 On Frome
147 Frome St
ADELAIDE SA 5000

20 August 2026

DETAILS OF PROPERTY REFERRED TO:

Property ID : 46102
Valuer General No : 8611261505
Valuation : \$390,000.00
Owner : Scout Association of SA
Property Address : 9 Jennifer Drive MORPHETT VALE SA 5162
Volume/Folio : CT-5589/530
Lot/Plan No : Allotment 37 Sec 625 DP 6696
Ward : 03 Knox Ward

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of and are a charge against the above property.

Opening balance (as of 30 Jun 2026) including rates, fines and interest, block clearing charges and legal fees \$0.00

Postponed Amount in Arrears \$0.00

Rates for the current 2026-2027 Financial Year applicable from 01 July 2026:

Total Rates Levied 2026-2027 \$1,772.81

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale \$1772.81

Fines and interest charged in the current financial year (2% fine when rates first become overdue and interest applied per month thereafter at LGA-prescribed rate) \$0.00

Postponed Interest \$0.00

Less paid current financial year \$0.00

Overpayment \$0.00

Legal Fees (current) \$0.00

Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping \$0.00

Rebate

Balance - rates and other monies due and payable \$0.00

Property Related Debts \$0.00

BPAY Biller Code: 421503

TOTAL BALANCE

\$0.00

Ref: 1630060461028

Karen Walker This statement is made the 20 August 2026

Customer Relations Admin

IMPORTANT INFORMATION REGARDING SEARCHES

Form 1 On Frome
147 Frome St
ADELAIDE SA 5000

Attention Conveyancers

○ **Section 187 certificate update request free of charge (One Update):**

- Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: Section 7 certificates remain valid for a 30 day period only.

○ **BPAY biller code added to searches to enable electronic settlement of funds**

- Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method payment and we request that you cease the use of cheques to affect settlement.

○ **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

- If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via mail@onkaparinga.sa.gov.au. Electronic settlement of funds is still preferred.

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S75181/2026

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

The Land & Business (Sale & Conveyancing) Act, 1994

TO: Form 1 On Frome
147 Frome St
ADELAIDE SA 5000

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	34488
VALUER GENERAL NO	:	8611261505
VALUATION	:	\$390,000.00
OWNER	:	Scout Association of SA
PROPERTY ADDRESS	:	9 Jennifer Drive MORPHETT VALE SA 5162
VOLUME/FOLIO	:	CT-5589/530
LOT/PLAN NUMBER	:	Allotment 37 Sec 625 DP 6696
WARD	:	03 Knox Ward

Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.

Development Act 1993 (repealed)

Section 42

Condition (that continues to apply) of a development authorisation

YES

Application Number	145/3855/2001
Description	Second Hand Garage/Storage Shed
Decision	Approved
Decision Date	30 November 2001

Development Plan Consent Conditions

1. All development shall be completed in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. All stormwater drainage shall discharge so that it does not flow or discharge onto land of adjoining owners or in the opinion of Council detrimentally affect structures on this site or any adjoining land.
3. The building shall not be used for any commercial purposes other than those which constitute a Home Activity as defined by Schedule 1 of the Development Regulations.
4. The building shall not be used for human habitation.

Application Number	145/671/2018
Description	2 x verandahs
Decision	Approved
Decision Date	17 April 2018

Development Plan Consent Conditions

1. All development shall be completed and maintained in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.
3. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt run-off from the land to adjoining properties, roads and drains
 - control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site
 - ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure, and
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.

Building Rules Consent Conditions

1. All water flowing from the roof or roofs of the building, shall be disposed of from the subject site to the Council drainage system in a manner which meets the requirements of the Building Code of Australia for the building approved as part of this consent to avoid:
 - (a) external moisture or water into the building;
 - (b) affecting the stability of the building;

- (c) creating an unhealthy or dangerous condition; and
 - (d) running onto or over land of an adjoining land or building
2. Stormwater shall be diverted away from the building, shall not be permitted to run onto adjoining land, except for stormwater following the existing drainage pattern of rainwater naturally falling on the allotment.
 3. No part of the structure shall encroach beyond the surveyed boundary.
 4. The structure shall be constructed in accordance with the manufacturers certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.

Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation NO

Building Act 1971 (repealed)

Condition (that continues to apply) of a development authorisation NO

Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation NO

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

NO

Zoning overlays

Overlays

Affordable Housing

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

Hazards (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.

Native Vegetation

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Signif Retirement Facility Supported Accom Sites

The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

Urban Tree Canopy

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

Is the land situated in a designated State Heritage Place/Area? NO

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 to be a significant tree or trees on the land?

Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.

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/>

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?

The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.

Note - For further information about the Planning and Design Code visit <https://code.plan.sa.gov.au>

Section 127

Condition (that continues to apply) of a development authorisation NO

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

Requirement to vest land in council to be held as open space NO

Section 50(2)

Agreement to vest land in council to be held as open space NO

Section 55

Order to remove or perform work NO

Section 56

Notice to complete development NO

Section 57

Land management agreement NO

Section 69

Emergency order NO

Section 71 (only)

Fire safety notice NO

<i>Section 84</i> Enforcement notice	NO
<i>Section 85(6), 85(10) or 106</i> Enforcement Order	NO
<i>Part 11 Division 2</i> Proceedings	NO
Fire and Emergency Services Act 2005	
<i>Section 105F (or section 56 or 83 (repealed))</i> Notice	NO
<i>Section 56 (repealed)</i> Notice issued	NO
Food Act 2001	
<i>Section 44</i> Improvement notice <u>issued against the land</u>	NO
<i>Section 46</i> Prohibition order	NO
Housing Improvement Act 1940 (repealed)	
<i>Section 23</i> Declaration that house is undesirable or unfit for human habitation	NO
Land Acquisition Act 1969	
<i>Section 10</i> Notice of intention to acquire	NO
Local Government Act 1934 (repealed)	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
Local Government Act 1999	
<i>Notice, order, declaration, charge, claim or demand given or made under the Act</i>	NO
Refer to separate attachment for Rates and Charges	
Local Nuisance and Litter Control Act 2016	
<i>Section 30</i> Nuisance or litter abatement notice <u>issued against the land</u>	NO
Planning, Development and Infrastructure Act 2016	
<i>Section 139</i>	

Notice of proposed work and notice may require access	NO
<i>Section 140</i> Notice requesting access	NO
<i>Section 141</i> Order to remove or perform work	NO
<i>Section 142</i> Notice to complete development	NO
<i>Section 155</i> Emergency order	NO
<i>Section 157</i> Fire safety notice	NO
<i>Section 192 or 193</i> Land Management Agreements	NO
<i>Section 198(1)</i> Requirement to vest land in a council or the Crown to be held as open space	NO
<i>Section 198(2)</i> Agreement to vest land in a council or the Crown to be held as open space	NO
<i>Part 16 - Division 1</i> Proceedings	NO
<i>Section 213</i> Enforcement notice	NO
<i>Section 214(6), 214(10) or 222</i> Enforcement order	NO

Public and Environmental Health Act 1987 (repealed)

<i>Part 3</i> Notice	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked</i> Part 2 – Condition (that continues to apply) of an approval	NO
<i>Public and Environmental Health (Waste Control) Regulations 2010 revoked</i> Regulation 19 - Maintenance order (that has not been complied with)	NO

South Australian Public Health Act 2011

<i>Section 92</i> Notice	NO
<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 – Condition (that continues to apply) of an approval	NO

Particulars of building indemnity insurance Details of Building Indemnity Insurance still in existence for building work on the land	NO
--	----

Particulars relating to environment protection

Further information held by council

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

NO

- (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*?

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 council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

A “YES” answer to paragraph (a) of the question may indicate that a potentially contaminating activity has taken place at the land (see sections 103C and 103H of the Environment Protection Act 1993) and that assessments 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.

General

Easement

NO

Does a Council drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

Are you aware of any encroachment on the Council easement?

NO

Lease, agreement for lease, tenancy agreement or licence

(The information does not include the information about sublease or subtenancy. The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

NO

Caveat

NO

Other

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

NO

PLEASE NOTE:

The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

This statement is made the 19 August 2026

Brenton Gerrad

Senior Development Officer (Acting)

AUTHORISED OFFICER

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
86 11261 50 5	CT5589530	20/8/2026	7627	2811494

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: THE SCOUT ASSOCIATION OF AUS
 Location: 9 JENNIFER DR MORPHETT VALE LT 37
 Description: HALL SHED Capital Value: \$ 620 000
 Rating: Non-residential

Periodic charges

Raised in current years to 30/6/2026

			\$
	Arrears as at: 30/6/2026	:	137.94
Water main available: 1/7/1967	Water rates	:	0.00
Sewer main available: 1/10/1972	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	:	148.94CR
	Balance outstanding	:	11.00CR

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

Next quarterly charges: Water supply: 88.00 Sewer: 57.60 Bill: 9/9/2026

A non-standard rating schedule WC-Charitable-Metro Non Res for Sewer applies for this account.
 A non-standard rating schedule Charitable Exempt Price-NonRes for Water Use applies for this account.
 A non-standard rating schedule Charitable Exempt Supply for Water applies for this account.
 Non-residential rating may apply quarter following date of sale.
 This Account is billed four times yearly for water use charges.
 The last Water Use Year ended on 28/05/2026.

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

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: THE SCOUT ASSOCIATION OF AUS Water & Sewer Account Amount: _____
Acct. No.: 86 11261 50 5

Address:
9 JENNIFER DR MORPHETT VALE LT 37

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 8611261505



Bill code: 8888
Ref: 8611261505

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: 8611261505



**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: 2811494

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

DATE OF ISSUE

20/08/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

80029523

OWNERSHIP NAME

THE SCOUT ASSOC OF AUST - SA BRANCH

PROPERTY DESCRIPTION

9 JENNIFER DR / MORPHETT VALE SA 5162 / LT 37

ASSESSMENT NUMBER

8611261505

TITLE REF.

(A "+" indicates multiple titles)

CT 5589/530

CAPITAL VALUE

\$620,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

CU
0.500

LEVY DETAILS:

FINANCIAL YEAR

2026-2027

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$	50.00
\$	245.50
\$	229.25
\$	0.00
\$	-0.61
\$	65.64

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

18/11/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

80029523

OWNERSHIP NAME

THE SCOUT ASSOC OF AUST - SA BRANCH

ASSESSMENT NUMBER

8611261505

AMOUNT PAYABLE

\$65.64

AGENT NUMBER

100019412

AGENT NAME

FORM 1 ON FROME

EXPIRY DATE

18/11/2026

+70228084190022> +001571+ <0550662541> <0000006564> +444+

Doc ID: 4038e07a6e8a3a91b0e25c72cd997317f29e3b62

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456285 Ref: 7022808419 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
--	---	---

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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

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

PIR Reference No: 2811494

DATE OF ISSUE

20/08/2026

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

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au**OWNERSHIP NAME**

THE SCOUT ASSOC OF AUST - SA BRANCH

FINANCIAL YEAR

2026-2027

PROPERTY DESCRIPTION

9 JENNIFER DR / MORPHETT VALE SA 5162 / LT 37

ASSESSMENT NUMBER

8611261505

TITLE REF.

(A "+" indicates multiple titles)

CT 5589/530

TAXABLE SITE VALUE

\$620,000.00

AREA

0.0831 HA

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

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

Please Note:

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

ON OR BEFORE**18/11/2026****Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

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

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Biller Code: 456293 Ref: 7022808328 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
---	--	---

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



Carters
Asbestos Management

- Asbestos Reviews.
- Asbestos Management.
- Asbestos Consultancy.
- Asbestos Maintenance.
- Asbestos Training.
- Asbestos Safety Products.

ASBESTOS REGISTER REVIEW

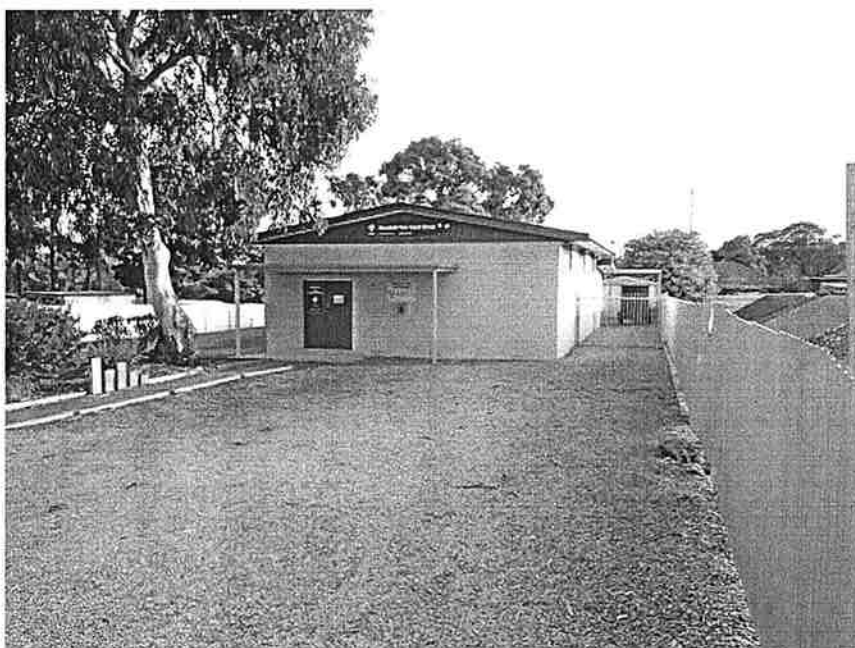
REGISTER NO.: AS 5942-38

FOR THE PROPERTY AT: 9 Jennifer Drive
Morphett Vale
SA

CLIENT: Scouts Australia (SA Branch)

CONSULTANT: Trevor Harris

DATE INSPECTED: 28/05/2021



CARTER CORPORATION PTY. LTD.
42 Trembath Street, Bowden, SA 5007
Ph. (08) 8346 2999 Fax. (08) 8346 3888
Email: enquiries@cartercorporation.com.au
Web: www.cartercorporation.com.au
ABN 58 007 881 763



CONTENTS

	Page
1 INTRODUCTION	1
2 SCOPE OF WORKS	1
3 LIMITATIONS	2
4 METHODOLOGY	3
5 EXAMPLES OF ASBESTOS CONTAINING MATERIALS	4
6 DEFINITIONS	5
7 RISK SCORE CALCULATOR	7
8 REFERENCE	8

APPENDICES

APPENDIX A – ASBESTOS REGISTER

APPENDIX B – CERTIFICATES OF ANALYSIS

APPENDIX C – REGISTER DRAWING

APPENDIX D – ASBESTOS WORK RECORDS



1. INTRODUCTION

Carter Corporation Pty Ltd (Carters Asbestos Management) was requested to conduct a review of the existing asbestos register to determine the condition of asbestos containing materials (ACMs) previously identified within the asbestos register at the site/address referred to and contained within this document.

The review is a visual, non-destructive inspection of previously identified asbestos materials listed in the original register and is not a full inspection of the building. All previous conditions, limitations and recommendations apply.

It is strongly recommended that this report be reviewed prior to any change of use, occupancy or other activity which may affect the accessibility of any ACMs within the areas surveyed. Such reviews should only be conducted by a competent person. It is recommended that further investigations will be required using destructive surveying and sampling techniques prior to any planned refurbishment or alterations which affect the fabric of the building.

This report may not be reproduced other than in full, except with the prior written approval of the report author.

This report should be read in its entirety.

This report is limited to asbestos containing materials only and their associated risks. Reference may be made within this document to other materials such as but not limited to Synthetic Mineral Fibre (SMF); lead paints etc but no assessment of these have been made.

In accordance with the Regulations, ACMs which have been visually identified (i.e. not sampled or not referenced to a specific sample) should be presumed to contain asbestos, unless sampled to prove otherwise.

The objective of the survey was to, as far as reasonably practicable, locate, identify and access and where possible, photograph and quantify the accessible ACM present within the scope of the survey and to present the information collected in a way which allows the duty holder to manage the risks arising from those materials.

2 SCOPE of WORK

To undertake the inspection as required, the following scope of work was undertaken;

- ✔ A site specific risk assessment prior to the survey was undertaken.
- ✔ Re-Inspection of the existing ACM on the site was carried out, their location, type, quantity, condition and stability were documented.
- ✔ An assessment of the materials potential to release fibres and recommendations to minimise or manage the risk was noted.
- ✔ Photographs were taken (where required) to aid the item identification and condition.
- ✔ Signage requirements were noted.
- ✔ Samples (where agreed) taken and submitted to a NATA laboratory for analysis to qualify asbestos fibre content.



3 LIMITATIONS

Whilst the surveyors make every reasonable effort, Carter Corporation cannot guarantee that all Asbestos Containing Materials have been identified and that the survey and sample results are definitive. It is not possible to guarantee that every source of ACM at the site has been identified and is recorded in the Register for the property. The survey should not be interpreted as absolute, without extensive invasion of the structure of the building. Some ACM's could be present in the building that may only be discovered if the building is subject to alteration, refurbishment, maintenance or demolition, and in areas which were impractical to assess, access or were otherwise concealed during this survey.

For the purpose of creating a Register, building owners are not required to dismantle parts of the building or plant to locate Asbestos Containing Materials; the intent of the register is aimed at identifying any significant risk to persons on a day-to-day basis. If it is the intention to demolish or alter such areas, further review and investigation/sampling is required. If during the conduct of any building works conditions change or concealed/unknown ACM's are detected, uncovered or suspected to be present, revised safe work practice is to be implemented immediately.

In general, it may be impossible to locate all asbestos containing materials during the course of a visual inspection. Physical constraints upon an inspection include, but are not limited to, restrictions on access to lift shafts / motor rooms, air conditioning ductworks. During an inspection, there is a need to avoid damage to client's property (e.g. through sample taking) and to minimise disruption (e.g. dismantling equipment), and inconvenience to occupants. The scope of the services was defined by the requests of the client, by the time and budgetary constraints imposed by the client, and the availability of access to the site.

The inspection was carried out in areas where access was readily available. Unless otherwise indicated floor coverings were not taken up to enable inspection of floor surfaces, access hatch covers were not removed. Equipment in use was not disturbed or opened for the purpose of inspection. Air-conditioning systems, heater banks and associated ductwork has not been inspected.

In some instances asbestos may be located in inaccessible areas of the structure of the building such as wall cavities, beneath floor slabs, or as an integral part of machinery, plant or equipment (pumps, pipe work, boilers, air-conditioning systems, heater banks, ductwork and the like). Buried fibro asbestos pipes, pits or debris contamination may also be discovered upon excavation. Confirmation of lagged pipe work within wall cavities and chased into walls is not possible with a visual inspection. Asbestos that was previously removed from an area may have fallen down cavities due to inadequate removal procedures and clean-up. This should be taken into consideration when any demolition or upgrade work is being done as it is possible that 'residual' ACM's may be present in these areas.

Unless noted otherwise, samples were not taken of products previously known to contain asbestos - "Zelemite" electrical switchboard panels and "Millboard" insulation to wiring (eg - items installed in live electrical situations).

Any references in this report to materials other than asbestos are not to be taken as necessarily accurate, since identification of such materials is not included within the scope of this report. References to "Colorbond", "PVC", "Rockwool", "Gyprock", etc are intended to be an approximate indication only of the type of material present based on cursory observation. The purpose of including references to such materials is primarily to assist the author in compiling the report and secondly to provide a more descriptive report.

This report is not to be used as a contractual document. No guarantees can be entered into regarding the accuracy or completeness of this report. Measurements and quantities mentioned in this report are approximate only.

A reference in this register to the regulations, a Code of Practice, a Guidance Note or Guideline will be taken as a reference to that document as in force at that time. A reference in this register to the owner of a building will be taken to include a reference to any person appointed by the owner to manage the building on his or her behalf.

Register updates or reviews must be read in conjunction with the original register. It is recommended that these registers be audited at least upon an annual basis, to ensure compliance to the WHS regulations is being maintained. The information contained herein is accurate at the time of printing only. Subsequent updates become the responsibility of the client.

The client must not rely on an inspection or register as indicating that a property is 'Hazardous Material or Asbestos Free'. The register can only be relied upon to show that no asbestos was found (or that only such asbestos was found as was reported to be found) in the course of the inspection.



The findings and recommendations within this register are based upon the state of the site at the time of the survey. The effects of time, manifestation of latent conditions or impacts of future events (weathering, deterioration, scientific knowledge, changes in legislation etc) may render the report inaccurate.

Reliance on Information Provided by Others

Carter Corporation notes that where information has been provided by other parties in order for the works to be undertaken, Carter Corporation cannot guarantee the accuracy or completeness of this information. The client therefore waives any claim against Carter Corporation and agrees to indemnify Carter Corporation for any loss, claim or liability arising from inaccuracies or omissions in information provided to Carter Corporation by the client or third parties.

4 METHODOLOGY

Areas detailed within the register were inspected where accessible in order to determine the findings pertaining to type, condition and extent of the presumed or confirmed asbestos containing materials recorded.

To assess the potential health risk posed by the ACM various information and criteria are recorded. The assist in the interpretation of the Asbestos Register the following detailed explanation is provided.

📌 **LOCATION – DESCRIPTION;** provides identifier (letter for external and number for internal). The identifier is also shown on any drawing provided with the Register. The description states the room number (if assigned), room name, location of the item and material description.

📌 **EXTENT;** an approximate extent (not be used for pricing or demolition costing).

📌 **ACCESSIBILITY;**

Accessible – the material/item can be easily accessed without any aids or key access.

Limited access – the material/item can be accessed but requires access via ladder, key access, lifting carpet, etc.

Inaccessible – the material/item cannot be accessed without damage or demolition i.e. metal encapsulated insulation, material within cavity, sealed door core etc.

📌 **ASBESTOS ASSESSMENT;** asbestos type (from laboratory analysis) or presumed asbestos content.

📌 **CONDITION;** provides a description of the material at the time of the survey. It comprises of three components;

Poor – the material is damaged or severely deteriorated.

Moderate – the material is generally sound condition but has some signs of deterioration.

Good – The material is sound with no signs of deterioration

Sealed – the material has a painted or other material sealing the raw product

Unsealed – the material is raw or has exposed areas of asbestos product

Non-friable/bonded – the asbestos fibres are in a stable matrix and cannot be crushed by hand application

Friable – the asbestos product can be crushed or broken down by hand pressure or is dust/debris

📌 **SAMPLE NO – VISUAL TEST;** provides the unique sample reference number or informs of a visual identification. Items listed within the Register as "visual" have not been sampled to confirm an asbestos content. These items have been identified as materials which historically have or can contain asbestos. The presumption made is through various criteria such as but not limited to type of material, age of building, similar products, and the experience of the surveyor. All materials which have been listed as visually identified within this register must be treated as asbestos unless proven otherwise by sample analysis. It is recommended that all materials are sampled in order to qualify.

📌 **SIGNAGE STATUS;** signage is either visible or not visible.

📌 **SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS;** has specific notes pertaining to the item with recommendations if required. Within this section there is also information relating to Risk Priority. The information gained from the survey or inspection is used to provide a priority rating and is to be used as part of the Asbestos Management Plan. Refer to Section 7 'Risk Score Calculator' for the risk score matrix used within the Register. The matrix is based upon AS4360.



5 EXAMPLES OF ASBESTOS CONTAINING MATERIALS

(This is not an exhaustive list)

Backing to service riser doors	Mortar in wall and floor penetrations (fire stop)
Bitumen based membrane coverings/flashings	Oven door seals
Boiler insulation	Packers under floor joists (for levelling transportables, etc)
Brake linings	Pipe work gaskets
Cable trays	Putty and tapes in expansion joints, construction mastics
Chalkboards	Refractory bricks
Cooling towers	Residual contamination on ceiling tiles and grids
Door linings	Roof cladding
Down pipes and gutters	Roofing shingles
Duct work flexible fabric connections	Sealants to duct work and other air-conditioning plant and equipment
Eaves/Verandah linings	Sheathing/insulation to wiring
Electrical cable insulation/sheathing	Sheeting to wet areas
Electrical meter backing boards	Taping compounds (thermal)
Exhaust insulation and gaskets	Textured paints/coatings
Expansion joints and gaskets in boilers	Thermal paper products
Facades	Vermiculite insulation/decorative plaster finishes
Fencing	Vinyl floor (lino) backing material
Fibre cement pipes and flues	Vinyl floor tiles
Fire blankets	Wall and floor penetrations
Fire doors - internal core	Wall cavities
Firewall partitions	Wall linings/cladding
Fuse holder insulation	Window glazing putties/frame caulking
Heater bank/re-heat units insulation within duct work of air conditioning	
Hot water service heat shields	
Insulation linings for spark/fire resistance	
Kitchen plant and equipment	
Laboratory gloves	
Laboratory hoods, bench tops, and equipment	
Lift motor brakes	
Limpet insulation to structural beams & columns	
Lost form work	
Louvres in windows	



6 DEFINITIONS

Accredited laboratory	A testing laboratory accredited by the National Association of Testing Authorities, Australia (NATA) or a similar accreditation authority, or otherwise granted recognition by NATA, either solely or in conjunction with one or more other persons.
Accessible	In a physical location where building occupants or users might readily access material without use of assistance e.g. asbestos based material used as wall cladding on or outside of equipment in a laboratory etc.
Air monitoring	Airborne asbestos fibre sampling to assist in assessing exposures and the effectiveness of control measures. Air monitoring includes exposure monitoring, control monitoring and clearance monitoring. Note: Air monitoring should be undertaken in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)].
Airborne asbestos fibres	Any fibres of asbestos small enough to be made airborne. For the purposes of air monitoring airborne fibres, only respirable asbestos fibres are counted.
Asbestos	The fibrous form of mineral silicates that belong to the serpentine or amphibole groups of rock forming minerals, including Actinolite, Amosite (brown asbestos), Anthophyllite, Crocidolite (blue asbestos), Chrysotile (white asbestos) and Tremolite, or any combination of two or more of these.
Asbestos Abatement	Procedures to control fibre release from asbestos containing materials in a building or to remove it entirely. These may involve removal, encapsulation, repair, enclosure, encasement, operations and maintenance programs.
Asbestos register	The document containing the results/recommendations following a building audit for asbestos materials, commenting on their location, condition and establishment of safe working policies.
Asbestos removal work	Work involving the removal of a) insulation material that consists of or contains asbestos, or other friable asbestos-containing material; or b) an asbestos-cement (fibro) product, or other non-friable asbestos-containing material.
Asbestos work	Any work where, in the course of that work, exposure to asbestos (or any material that consists of or contains asbestos) may occur.
Asbestos Containing Material (ACM)	Means any material, object, product or debris that contains asbestos.
Asbestos removalist	A competent person who performs asbestos removal work. An asbestos removal licence is required for removal of friable ACM and may also be required for non friable ACM removals, check with relevant OHS authorities for requirements.
Asbestos waste	All removed ACM and disposable items used during the asbestos work, such as plastic sheeting used to cover surfaces in the asbestos work area, disposable coveralls, disposable respirators, rags used for cleaning.
Asbestos work area	An immediate area in which work on ACM is taking place. The boundaries of the asbestos work area must be determined by a risk assessment.
Avoid physical and mechanical damage	As far as practicable, limit activities (cutting, drilling, grinding, sanding, breaking, etc) on or adjacent to material such that sufficient damage to release respirable fibres is avoided.
Breathing zone	A hemisphere extending in front of a persons face, with a radius of 300mm from the midpoint of an imaginary line between the ears.

Competent person	A person possessing adequate qualifications, such as suitable training and sufficient knowledge, experience and skill, for the safe performance of the specific work.
Dust and debris	Visible particles, fragments or chunks of material, large and heavy enough to have settled in the work area, that is likely to have originated from ACM.
Friable (Asbestos)	Asbestos containing material which, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure.
Hazard	Any matter, thing, process or practice that may cause death, injury, illness or disease.
Inaccessible areas	Areas which are difficult to access, such as wall cavities and the interiors of plant and equipment.
Limited Access	Requiring some assistance or equipment to allow access e.g. requiring a ladder or lifting of ceiling tiles or keys to normally locked cupboard, room etc.
Monitor Condition	Carry out regular general observation of condition of material to note any changes.
NES	National Exposure Standard
N.O.H.S.C.	The National Occupational Health and Safety Commission (Government Body).
Organic fibre	Fibres such as but not limited to cellulose, wool, cotton
Person with control	In relation to premises, a person who has control of premises used as a workplace. The person with control may be: a The owner of the premises b A person who has, under any contract or lease, an obligation to maintain or repair the premises c A person who is occupying the premises d A person who is able to make decisions about work undertaken at the premises, or An employer at the premises
Personal Protective Equipment	Equipment and clothing that is used or worn by an individual person to protect themselves against, or minimise their exposure to, workplace risks.
Register Controller	A building owner or designated representative who is responsible for the asbestos register and implementation of a hazard management plan.
Risk	The likelihood of a hazard causing harm to a person. In this instance risk relates to illness or disease arising from exposure to Airborne Asbestos Fibres.
SMF	Synthetic Mineral Fibre
Stable	Condition good, posing minimum risk to health.
Unstable	Condition poor, posing significant risk to health.
Work	Any activity, physical or mental, carried out in the course of a business, industry, commerce, an occupation or a profession.
Worker	A person who does work, whether or not for reward or recognition.
Workplace	Any place where a person works.



7 RISK SCORE CALCULATOR

Consequence or Impact

Rating	Descriptor	Example Detail Description
1	Insignificant	No illness will result as asbestos is stable, therefore there is little likelihood of inhaling fibres above normal ambient levels.
2-3	Minor	Local fibre release only and in amounts and fibre size that are unlikely to cause latent asbestos related illness
4-6	Moderate	Asbestos may be unstable and could release fibres in the amount and size that may cause latent asbestos related illness
7-8	Major	Asbestos is unstable and will release fibres in the amount and size that will cause latent asbestos related illness
9	Catastrophic	Asbestos is highly friable and unstable, fibres will be released in size range and amount that are highly likely to cause latent asbestos related illness

Likelihood of Exposure

Rating	Descriptor	Description
9	Almost Certain	Is expected to occur in most circumstances – i.e. people regularly in the vicinity.
7-8	Likely	Will probably occur in most circumstances.
4-6	Possible	Might occur at some time.
2-3	Unlikely	Could possibly occur at some time but is unlikely.
1	Rare	May occur only in exceptional circumstances.

Risk Calculator

	Consequence or Impact				
	9	7-8	4-6	2-3	1
Likelihood	9	Extreme	Extreme	Extreme	High
	7-8	Extreme	Extreme	High	High
	4-6	Extreme	Extreme	High	Medium
	2-3	Extreme	High	Medium	Low
	1	High	High	Medium	Low

Risk

Extreme

Priority with recommended action

P1 – Restrict access and isolate material immediately. Plan for removal as soon as practicable (less than 1 month). The identified material presents an immediate occupational/environmental risk in its present condition.

High

P2 – Limit access as an interim measure and identify for planned removal (less than 3 months). The identified material presents a potential occupational/environmental risk in its present condition.

Medium

P3 – Identify for removal where maintenance or refurbishment may cause disturbance of the material. Treat material (make safe, seal) to prevent potential fibre release as an interim measure.

Low

P4 – Leave in situ and reassess condition on at least an annual basis as recommended or as otherwise required by current WHS Regulations. Consider removal when maintenance or refurbishment may cause disturbance of the material. The identified material presents a low occupational/environmental risk in its present condition unless acted upon.



8 REFERENCE

ACT	Work Health and Safety Act 2011 Work Health and Safety Regulation 2011
NSW	Work Health and Safety Act 2011 Work Health and Safety Regulation 2011
NT	Work Health and Safety (National Uniform Legislation) Act 2011 Work Health and Safety (National Uniform Legislation) Regulations 2011
QLD	Work Health and Safety Act 2011 Work Health and Safety Regulation 2011
SA	Work Health and Safety Act 2012 Work Health and Safety Regulation 2012
TAS	Work Health and Safety Act 2012 Work Health and Safety Regulation 2012
VIC	Occupational Health and Safety Act 2004 Occupational Health and Safety Regulations 2017 Div 5
WA	Occupational Safety and Health Act 1984 Occupational Safety and Health Regulations 1996

Codes of Practice How to Manage and Control Asbestos in the Workplace
 How to Safely Remove Asbestos

Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)]

STATE AND TERRITORY WORK HEALTH AND SAFETY AUTHORITIES;

ACT	Website: www.accesscanberra.act.gov.au Email: via website enquiry Telephone: (02) 6207 3000
NSW	Website: www.workcover.nsw.gov.au Telephone: 13 10 50
NT	Website: www.worksafe.nt.gov.au Email: ntworksafe@nt.gov.au Telephone: 1800 019 115
QLD	Website: www.worksafe.qld.gov.au Telephone: 1300 362 128
SA	Website: www.safework.sa.gov.au Telephone: 1300 365 255
TAS	Website: www.worksafe.tas.gov.au Email: wstinfo@justice.tas.gov.au Telephone: 1300 366 322
VIC	Website: www.worksafe.vic.gov.au/ Email: info@worksafe.vic.gov.au Telephone: 1800 136 089
WA	Website: www.commerce.wa.gov.au/worksafe Telephone: 1300 307 877 Part of the WA Department of Commerce



Carters
Asbestos Management

REGISTER: AS 5942-38

DATE: 28/05/2021

ADDRESS: 9 Jennifer Drive, Morphett Vale, SA

NEXT REVIEW RECOMMENDED: 05/2022

Appendix A – ASBESTOS REGISTER



Carters

Asbestos Management

REGISTER: AS 5942-38

ADDRESS: 9 Jennifer Drive, Morphett Vale, SA

DATE: 28/05/2021

NEXT REVIEW RECOMMENDED: 05/2022

2021 Asbestos Register Review

A copy of the most recent register was not located on site, it is recommended a copy be made available. (No Internal Access Gained)

This review was based upon conducting a re-inspection of the identified asbestos containing materials / products listed within the asbestos register update prepared by Agon Environmental in November 2017. A copy of this report was provided by the client for the purpose of conducting the review inspection. This current review should be kept with the existing register to provide a complete report. Where applicable, sample results and presumptions have been carried forward from information provided in these original reports, other than samples (where necessary) taken directly by a Carters Asbestos Management Consultant. It is to be noted that this is a visual re-inspection only and Carters have not performed complete new register inspection on the site and as such this register review may not disclose all ACM's on the site.

The Review indicated that the products identified throughout the site present a low risk of exposure to airborne fibres to personnel, due to the stability and / or location of the asbestos containing materials (ACM's), provided that the materials are not disturbed or 'worked upon' (i.e. cut, sawn, drilled, sanded etc.).

A general awareness sign was noted installed at the time of the inspection as a minimum to create Asbestos Register awareness, additional signage is recommended as indicated within this document.

Further investigations will be required prior to any planned demolition, refurbishment or alterations which affect the fabric of the building. This is a regulatory requirement for any building constructed prior to 31/12/2003. Further investigations may also be required upon excavation of soils if ACM is detected or suspected to be present.

AMP (Asbestos Management Plan)

In accordance with the SA WHS Regulations pertaining to Asbestos (Chapter 8 – Regulation 429), an Asbestos Management Plan (AMP) has been developed for this property to assist the PCBU in the control of asbestos containing material on this site and the management of recommendations made within this document.

(2017) Register Update Notes

In all cases refer to the above-mentioned register for all conditions/limitations of the original inspection.

Appendix A Asbestos Register - 1



Carters

Asbestos Management

REGISTER: AS 5942-38

ADDRESS: 9 Jennifer Drive, Morphett Vale, SA

DATE: 28/05/2021

NEXT REVIEW RECOMMENDED: 05/2022

General Notes

- No inspection carried out (unless specifically noted otherwise) to inaccessible areas and items such as - Internal of plant / equipment / air-conditioning ductwork / heater banks, ductwork mastic, electrical and service components such as internal of hot water service units, switch components, behind electrical panels, to porcelain electrical fuse holders, oyster type light fittings, service conduits and pits, wiring and cable trays and risers. No inspection is carried out to pipe-work chases, wall and column cavities, above flush panel ceilings, underground services, beneath current floor coverings / under floor spaces, window and control joint putty, lost formwork and floor / beam packers etc.
- From 31/12/2003 it became illegal to import asbestos containing products into Australia. The above item summary and items listed within the asbestos register has been conducted on the basis of identifying those products historically known to contain asbestos and due to unknown origin of some products potentially imported this audit may not disclose all ACM within the site because of potential imports from countries who still manufacture products containing asbestos.
- Asbestos containing materials may be part of the above items and as a 'visual only / non-destructive' inspection has been performed it is recommended to access these items with caution if working on or in the vicinity of, using an asbestos safe work method as a pre-caution when disturbing or dismantling these materials. Should asbestos or suspected asbestos containing materials be detected then consult register controller and revise work methods accordingly.
- Specifically no inspection has been conducted (unless otherwise stated) to the internal of air-conditioning systems to identify the extent / location of any heater bank units (if any). As this is an area that is inaccessible and may contain an asbestos insulation, it is recommended that the client qualify air conditioning heaterbank locations (whether redundant or operational) with their nominated mechanical services / air-conditioning contractor. If heater-banks are detected, they are to be inspected only under strict asbestos conditions. Recommend engage a competent person (according to the WHS Regulations) to assess, in particular, the possibility of "Millboard" type asbestos lining to the internal of the ductwork, and to instigate hazard management to minimise the potential for disturbance within the duct whilst accessing, assessing, and/or sampling. All work to be in conjunction with the mechanical services contractor who can locate possible additional units, and isolate and dismantle the "live" heaterbank unit(s) to enable access within the units for assessment.
- Recommend treat all suspect materials as asbestos containing when carrying out works. Material can be sample analysed upon major works to confirm content. Samples taken in certain locations may not necessarily be indicative of similar looking items for the entire building. Sample results are indicative of the specific area from which they were taken.
- Treat all vinyl floor products, bituminous containing products, cement sheet products, window, air conditioning ductwork and control joint putty and all gaskets (other than rubber and cork) and friction materials as asbestos containing unless confirmed otherwise by sample analysis. Treat all fire rated doors as having an asbestos internal core unless confirmed otherwise. Due to the extent of the cement sheet based materials used at different stages of construction on the building, and as minimal or no samples were taken for analysis and dates of installations not known / provided then treat all cement sheet products encountered (including those visually identified) as suspected to contain asbestos. It is possible that some of the cement sheeting is non-asbestos cement sheeting however must be confirmed by sample analysis.
- It is possible upon building works / demolition to encounter unidentified or undetected asbestos material. Access with caution and consult register controller and implement revised safe work procedure. If demolition works are planned, it is recommended to conduct a 'pre-demolition' destructive type inspection incorporating additional / unrestricted sample analysis.
- It is recommended to wear suitable personal protective equipment (PPE) including respiratory protection when entering all ceiling and confined spaces as a minimum pre-caution.
- Inspections are conducted based upon the Consultant performing and completing a job safety analysis / risk assessment prior to commencement of the inspection to ensure work is carried out in accordance with the relevant WHS Regulations and company Standard Operating Procedures. Subsequently no inspection has been performed to ceiling height and roofing heights greater than 2.5m unless site specific safe access systems have been made available. No inspection has been performed to operating / in service plant and equipment.

Appendix A Asbestos Register - 2

**Carters**

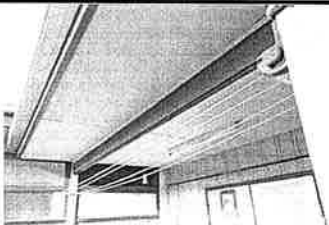
Asbestos Management

REGISTER: AS 5942-38

ADDRESS: 9 Jennifer Drive, Morphett Vale, SA

DATE: 28/05/2021

NEXT REVIEW RECOMMENDED: 05/2022

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS	
A. External, Extension on northern end of complex eave lining – Fibre cement sheet.	Approx. 20m ² Limited access	Chrysotile asbestos detected	Good Sealed Non friable	Sample 3 report JA163.089-ID	Visible	
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS						
Low Risk P4 – Ensure handling and disposal of asbestos based friction materials (eg brake lining, clutch facings, etc) is carried out in accordance with "Asbestos Approved Code of Practice".						
2021 Note 6 x Specific signs installed.						

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS	
B. External, South west corner of building wall mounted electrical backing board – Black resin board.	Approx. 0.15m ² Accessible	Chrysotile asbestos (typical)	Moderate Unsealed Non friable	03/TH/010519	Visible	
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS						
Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.						

Appendix A Asbestos Register - 3



Carters

Asbestos Management

REGISTER: AS 5942-38

ADDRESS: 9 Jennifer Drive, Morphett Vale, SA

DATE: 28/05/2021

NEXT REVIEW RECOMMENDED: 05/2022

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
C, External, south west corner of building electrical cabinet – dust / debris	*	*	*	04/TH/010519	*
<i>SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS</i>					
Cabinet cleaned by Carters using Class H Vacuum on the 24/06/2019 refer to certificate of completion attached to Appendix D					



Previous register update note:

3.2 Non-Asbestos Materials

The following materials were sampled and found not to contain asbestos. The laboratory analysis results are provided in Appendix C.

- Sample 2: Window frame sealant – Mastic material



Appendix B – CERTIFICATES OF ANALYSIS

Samples taken by Carters in accordance with standard operating procedures are submitted to NATA approved laboratories for analysis, and are analysed in accordance with NATA approved methods for analysis type. Certificates of analysis are provided by the laboratory as a reference of the results for inclusion into the register appendix B.

Samples provided/as received in our offices (taken by others) are analysed in accordance with NATA approved methods for analysis, no responsibility is taken for the actual sampling collection technique, determination of sample location, and the consequent bearing on the sample result.

📌 Limitations of Sample Analysis

The certificate of analysis provided by the laboratory is a record of asbestos or non-asbestos content of the sample piece provided for analysis.

Consideration is given to minimise damage to clients property where taking necessary samples as it is difficult to remove a sample from installed materials such as flushed fixed panel wall and ceiling linings and fixed floor coverings. In other cases it may not be safe to access materials to take samples such as electrical panels, and integral gasket / seal or insulation materials to plant and equipment.

Limitations also apply to the analytical methods used by the laboratory in the identification of substances. These limitations may be due to the sample to be analysed may not be representative (non-homogenous), or low concentrations, the presence of 'masking' agents and the restrictions of the approved laboratory technique. As such, non-statistically significant sampling results can only be interpreted as 'indicative' and not used for quantitative assessments.

It is also noted that with some asbestos containing bulk material it can be very difficult or impossible to detect the presence of asbestos using the polarised light microscopy (PLM) analytical method, even after ashing or disintegration of samples. This can be attributed to the fact that very fine fibres have been distributed individually throughout the material or due to the low grade or small length or diameter of asbestos fibres present.

The analysis of asbestos containing material within insulation materials may also be compromised in circumstances where the material has been subject to the effects of heat, as this may alter the morphology of the fibrous material.

📌 Inconclusive Sample Identification

In some instances it is not possible to determine asbestos fibre content within a sample using the NATA approved method (PLM – polarized light microscopy). Items such as vinyl floor products, adhesives and mastics due to low asbestos content and/or non uniform asbestos fibre concentration are often difficult to analyse. Due to the nature of these materials the NATA laboratory may recommend that the material be tested using another independent technique (XRD – x-ray diffraction), where PLM and XRD analysis have been made two certificates of analysis will be supplied. Due to the very low concentration of asbestos fibres and the non-homogenous matrix of items such as vinyl floor tiles, false negative results may be obtained. Therefore the accuracy of all results cannot be guaranteed. Whilst XRD analysis can determine what group of minerals are present in the sample i.e. Serpentine and or Amphibole, the test does not specify what type of asbestos fibre is present and is not a NATA approved method. The result may show a sample for example from the Amphibole group but this does not confirm the mineral is actually an asbestos fibre; however the material is presumed to contain asbestos and will be treated as asbestos.

📌 Representative Sample Analysis

Asbestos content can vary within a material dependant upon other factors such as installation procedures, differences in stocks and supplies, time differences in stages of construction and physical mixing of varying quantities of asbestos with other materials. Sections of asbestos containing materials may have also been replaced with non-asbestos materials that look identical from inspection (eg damaged eaves or wall cladding patched or repaired with non-asbestos). Inconsistencies in sample results may be possible due to the inspected materials within a property not being typical throughout. The sample result provided is for that location of material sampled and as such Carter Corporation accepts no responsibilities for the representativeness of the sample(s) presented for analysis.



- ▶ Asbestos Registers & Annual Updates
- ▶ Asbestos Repairs & Maintenance
- ▶ Asbestos Training & Support
- ▶ Asbestos Removal
- ▶ Asbestos Clearance
- ▶ Asbestos Consulting

Asbestos Identification Report No. AS1173 E21066

Client Details

Client:	City of Onkaparinga	Asbestos Register No.	N/A
Attention:	Colin Mason	Client Asset ID.	EB827

Sample Details

Site Name:	Jennifer Drive Reserve	Laboratory Test Date:	09/05/2019
Sampled By	Trevor Harris		
Test Method	Asbestos Identification by Stereo-Binocular Microscopy (Based on Fibre Morphology) in accordance with in-house method CCID-02 Asbestos Identification.		

Sample No.	Sample Location / Client ID	Sample Size	Description	Asbestos
03/TH/010519	Base of electrical cabinet	20x10x3mm	Resin board	Chrysotile
04/TH/010519	Electrical backing board	80x10x1mm	Dust on tape	Chrysotile

Approved Identifier

Mark Hopper
Licensed Asbestos Assessor No. 554510

Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown/grey asbestos and Crocidolite is commonly known as blue asbestos. Please note that the results contained in this asbestos identification report relate only to the sample(s) as received / submitted for analysis. All samples found not to contain asbestos have been verified at a NATA accredited laboratory and a copy of that report is available on request. Sample descriptions, sizes and weights are approximate only. This report must not be reproduced except in full.





Unit 3, 224 Glen Osmond Road
Fullarton, SA, 5063
+61 8 8338 1009
enquiries@agonenviro.com.au
A.B.N. 29 167 746 063

ASBESTOS IDENTIFICATION REPORT JA0163.089-ID

CLIENT: Scouts Australia (SA Branch) REPORT DATE: 28-11-2017
ADDRESS: 9 Jennifer Drive, Morphett Vale SAMPLED BY: Mark Hopper

Test Method: Qualitative identification of asbestos in bulk samples by stereo-binocular microscopy (based on fibre morphology).

No.	Location	Sample type	Asbestos	Other Fibres
1	Settled dust in electrical cabinet, south west corner of building	Dust	Chrysotile	Organic
2	Window frame sealant	Mastic	No	
3	Eave lining to northern section	Cement sheet	Chrysotile	Organic

Identified by:

Mark Hopper

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample descriptions and weights / dimensions are approximate only. Samples found not to contain asbestos have been verified at a NATA accredited laboratory. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre. Organic Fibre includes natural fibres and synthetic organic fibre. A blank in the other fibres column implies not detected.



Carters
Asbestos Management

REGISTER: AS 5942-38

DATE: 28/05/2021

ADDRESS: 9 Jennifer Drive, Morphett Vale, SA

NEXT REVIEW RECOMMENDED: 05/2022

Appendix C – REGISTER DRAWING

LEGEND: This drawing is indicative only, not to scale and is to be read in conjunction with register.

- X = designates ceiling access point
- (A.) = letters indicate location of external asbestos containing materials, refer to asbestos register location schedule
- (1.) = no.'s indicate location of internal asbestos containing materials, refer to asbestos register location schedule



Carters
Asbestos Management

REGISTER: AS 5942-38

ADDRESS: 9 Jennifer Drive, Morphett Vale, SA

DATE: 28/05/2021

NEXT REVIEW RECOMMENDED: 05/2022

Page left intentionally blank



Carters
Asbestos Management

REGISTER: AS 5942-38

ADDRESS: 9 Jennifer Drive, Morphett Vale, SA

DATE: 28/05/2021

NEXT REVIEW RECOMMENDED: 05/2022

Appendix D – ASBESTOS WORK RECORDS



- ▶ Asbestos Registers & Reviews
- ▶ Asbestos Management Plans
- ▶ Asbestos Repairs & Maintenance
- ▶ Asbestos Training & Safety Products
- ▶ Asbestos Removal & Demolition
- ▶ Asbestos Consulting & Assessment

CERTIFICATE OF COMPLETION (MAINTENANCE)

DATE OF WORK 24/06/2019 REGISTER or JOB No.: 1173 ENQUIRY No.: 21676
PERSONS CARRYING OUT WORK Lee Jenkins Jr
PROPERTY ADDRESS Various Properties
NAME OF CLIENT AUTHORIZING WORK TO PROCEED City of Onkaparinga

Work Carried Out (Brief Scope)

Carters attended the following Onkaparinga site addresses for the purpose of cleaning / decontaminating 14x electrical switchboard cabinets with an approved HEPA vacuum system;
1- Leawarra Avenue in Seaford. 2- Roeder Crescent in Port Noarlunga. 3- Adrien Street in Christie Downs.
4- Elizabeth Road in Christie Downs. 5- Roopena Street in O'Sullivan Beach. 6- Chilcomb Drive in Huntfield Heights. 7- Scenic Way in Hackham. 8- Greenbank Grove in Hackham West. 9- Ellis Avenue in Morphett Vale. 10- Sapphire Road in Morphett Vale. 11- Jennifer Drive in Morphett Vale. 12- Young Street in Reynella. 13- Jennifer Drive in Reynella East. 14- Balee Road in Happy Valley.

TICK	ITEM NO'S	DESCRIPTION OF WORK
☐		Item removed in accordance with "Approved Code of Practice".
☒		Dust and debris in base of electrical cabinet cleaned out using approved asbestos rated vacuum system in accordance with "Approved Code of Practice".
☒		Asbestos waste collected and disposed of in accordance with EPA requirements.
☒		Item made safe in accordance with "Approved Code of Practice".
☐		"All Clear" air monitoring certificate attached (where applicable).
☐		Caution signs installed in accordance with safe work method and SOP.
☐		Samples taken in accordance with safe work method and SOP.
☐		Other (SPECIFY)

Standard Operating Procedure Used / Safe Work Method

- | | | |
|--|--|--|
| ☐ SOP 3.2
Removal of Asbestos Cement and Resin Boards | ☐ SOP 3.3
Removal of Vinyl Tiles | ☒ SOP 3.5
Vacuum Use |
| ☒ SOP 3.6
Making Safe Asbestos Containing Materials | ☒ SOP 3.7
Transport and Disposal of Waste | ☒ SOP 3.8
Collection of Waste |
| ☐ SOP 3.9
Installing Caution Signs | ☐ SOP 3.10
Installing Register Holder | ☐ SOP 1.3
Sample Taking |
| ☐ OTHER | | |

Job Notes / Qualifications / Limitations of Removal (if any - Use back of sheet for further notes if required)

Signed :

Date: 26/06/2019

Carters Corporation Pty Ltd, 42 Trenwith Street Bowden, SA 5007

08 8346 2599

08 8346 2688

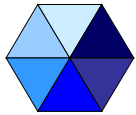
enquiries@carterscorporation.com.au

www.carterscorporation.com.au

55 067 881 703

02902

10000 / AS4851 CH35 Accredited



Carters
Asbestos Management

- Asbestos Reviews.
- Asbestos Management.
- Asbestos Consultancy.
- Asbestos Maintenance.
- Asbestos Training.
- Asbestos Safety Products.

ASBESTOS REGISTER REVIEW

REGISTER NO.: AS 5942-38

FOR THE PROPERTY AT: 9 Jennifer Drive
Morphett Vale, SA

CLIENT: Scouts Australia (SA Branch)

CONSULTANT: Trevor Harris

DATE INSPECTED: 19/12/2023



CARTER CORPORATION PTY. LTD.
42 Trembath Street, Bowden, SA 5007
Ph. (08) 8346 2999 Fax. (08) 8346 3888
Email: enquiries@cartercorporation.com.au
Web: www.cartercorporation.com.au
ABN 58 007 881 763

CONTENTS

	Page
1 INTRODUCTION	1
2 SCOPE OF WORKS	1
3 LIMITATIONS	2
4 METHODOLOGY	3
5 EXAMPLES OF ASBESTOS CONTAINING MATERIALS	4
6 DEFINITIONS	5
7 RISK SCORE CALCULATOR	7
8 REFERENCE	8

APPENDICES

APPENDIX A – ASBESTOS REGISTER

APPENDIX B – CERTIFICATES OF ANALYSIS

APPENDIX C – REGISTER DRAWING

APPENDIX D – ASBESTOS WORK RECORDS

1. INTRODUCTION

Carter Corporation Pty Ltd (Carters Asbestos Management) was requested to conduct a review of the existing asbestos register to determine the condition of asbestos containing materials (ACMs) previously identified within the asbestos register at the site/address referred to and contained within this document.

The review is a visual, non-destructive inspection of previously identified asbestos materials listed in the original register and is not a full inspection of the building. All previous conditions, limitations and recommendations apply.

It is strongly recommended that this report be reviewed prior to any change of use, occupancy or other activity which may affect the accessibility of any ACMs within the areas surveyed. Such reviews should only be conducted by a competent person. It is recommended that further investigations will be required using destructive surveying and sampling techniques prior to any planned refurbishment or alterations which affect the fabric of the building.

This report may not be reproduced other than in full, except with the prior written approval of the report author.

This report should be read in its entirety.

This report is limited to asbestos containing materials only and their associated risks. Reference may be made within this document to other materials such as but not limited to Synthetic Mineral Fibre (SMF); lead paints etc but no assessment of these have been made.

In accordance with the Regulations, ACMs which have been visually identified (i.e. not sampled or not referenced to a specific sample) should be presumed to contain asbestos, unless sampled to prove otherwise.

The objective of the survey was to, as far as reasonably practicable, locate, identify and access and where possible, photograph and quantify the accessible ACM present within the scope of the survey and to present the information collected in a way which allows the duty holder to manage the risks arising from those materials.

2 SCOPE of WORK

To undertake the inspection as required, the following scope of work was undertaken;

- A site specific risk assessment prior to the survey was undertaken.
- Re-Inspection of the existing ACM on the site was carried out, their location, type, quantity, condition and stability were documented.
- An assessment of the materials potential to release fibres and recommendations to minimise or manage the risk was noted.
- Photographs were taken (where required) to aid the item identification and condition.
- Signage requirements were noted.
- Samples (where agreed) taken and submitted to a NATA laboratory for analysis to qualify asbestos fibre content.

3 LIMITATIONS

Whilst the surveyors make every reasonable effort, Carter Corporation cannot guarantee that all Asbestos Containing Materials have been identified and that the survey and sample results are definitive. It is not possible to guarantee that every source of ACM at the site has been identified and is recorded in the Register for the property. The survey should not be interpreted as absolute, without extensive invasion of the structure of the building. Some ACM's could be present in the building that may only be discovered if the building is subject to alteration, refurbishment, maintenance or demolition, and in areas which were impractical to assess, access or were otherwise concealed during this survey.

For the purpose of creating a Register, building owners are not required to dismantle parts of the building or plant to locate Asbestos Containing Materials; the intent of the register is aimed at identifying any significant risk to persons on a day-to-day basis. If it is the intention to demolish or alter such areas, further review and investigation/sampling is required. If during the conduct of any building works conditions change or concealed/unknown ACM's are detected, uncovered or suspected to be present, revised safe work practice is to be implemented immediately.

In general, it may be impossible to locate all asbestos containing materials during the course of a visual inspection. Physical constraints upon an inspection include, but are not limited to, restrictions on access to lift shafts / motor rooms, air conditioning ductworks. During an inspection, there is a need to avoid damage to client's property (e.g. through sample taking) and to minimise disruption (e.g. dismantling equipment), and inconvenience to occupants. The scope of the services was defined by the requests of the client, by the time and budgetary constraints imposed by the client, and the availability of access to the site.

The inspection was carried out in areas where access was readily available. Unless otherwise indicated floor coverings were not taken up to enable inspection of floor surfaces, access hatch covers were not removed. Equipment in use was not disturbed or opened for the purpose of inspection. Air-conditioning systems, heater banks and associated ductwork has not been inspected.

In some instances asbestos may be located in inaccessible areas of the structure of the building such as wall cavities, beneath floor slabs, or as an integral part of machinery, plant or equipment (pumps, pipe work, boilers, air-conditioning systems, heater banks, ductwork and the like). Buried fibro asbestos pipes, pits or debris contamination may also be discovered upon excavation. Confirmation of lagged pipe work within wall cavities and chased into walls is not possible with a visual inspection. Asbestos that was previously removed from an area may have fallen down cavities due to inadequate removal procedures and clean-up. This should be taken into consideration when any demolition or upgrade work is being done as it is possible that 'residual' ACM's may be present in these areas.

Unless noted otherwise, samples were not taken of products previously known to contain asbestos - "Zelemite" electrical switchboard panels and "Millboard" insulation to wiring (eg - items installed in live electrical situations).

Any references in this report to materials other than asbestos are not to be taken as necessarily accurate, since identification of such materials is not included within the scope of this report. References to "Colorbond", "PVC", "Rockwool", "Gyprock", etc are intended to be an approximate indication only of the type of material present based on cursory observation. The purpose of including references to such materials is primarily to assist the author in compiling the report and secondly to provide a more descriptive report.

This report is not to be used as a contractual document. No guarantees can be entered into regarding the accuracy or completeness of this report. Measurements and quantities mentioned in this report are approximate only.

A reference in this register to the regulations, a Code of Practice, a Guidance Note or Guideline will be taken as a reference to that document as in force at that time. A reference in this register to the owner of a building will be taken to include a reference to any person appointed by the owner to manage the building on his or her behalf.

Register updates or reviews must be read in conjunction with the original register. It is recommended that these registers be audited at least upon an annual basis, to ensure compliance to the WHS regulations is being maintained. The information contained herein is accurate at the time of printing only. Subsequent updates become the responsibility of the client.

The client must not rely on an inspection or register as indicating that a property is 'Hazardous Material or Asbestos Free'. The register can only be relied upon to show that no asbestos was found (or that only such asbestos was found as was reported to be found) in the course of the inspection.

The findings and recommendations within this register are based upon the state of the site at the time of the survey. The effects of time, manifestation of latent conditions or impacts of future events (weathering, deterioration, scientific knowledge, changes in legislation etc) may render the report inaccurate.

Reliance on Information Provided by Others

Carter Corporation notes that where information has been provided by other parties in order for the works to be undertaken, Carter Corporation cannot guarantee the accuracy or completeness of this information. The client therefore waives any claim against Carter Corporation and agrees to indemnify Carter Corporation for any loss, claim or liability arising from inaccuracies or omissions in information provided to Carter Corporation by the client or third parties.

4 METHODOLOGY

Areas detailed within the register were inspected where accessible in order to determine the findings pertaining to type, condition and extent of the presumed or confirmed asbestos containing materials recorded.

To assess the potential health risk posed by the ACM various information and criteria are recorded. The assist in the interpretation of the Asbestos Register the following detailed explanation is provided.

🔹 **LOCATION – DESCRIPTION;** provides identifier (letter for external and number for internal). The identifier is also shown on any drawing provided with the Register. The description states the room number (if assigned), room name, location of the item and material description.

🔹 **EXTENT;** an approximate extent (not be used for pricing or demolition costing).

🔹 **ACCESSIBILITY;**

Accessible – the material/item can be easily accessed without any aids or key access.

Limited access – the material/item can be accessed but requires access via ladder, key access, lifting carpet, etc.

Inaccessible – the material/item cannot be accessed without damage or demolition i.e. metal encapsulated insulation, material within cavity, sealed door core etc.

🔹 **ASBESTOS ASSESSMENT;** asbestos type (from laboratory analysis) or presumed asbestos content.

🔹 **CONDITION;** provides a description of the material at the time of the survey. It comprises of three components;

Poor – the material is damaged or severely deteriorated.

Moderate – the material is generally sound condition but has some signs of deterioration.

Good – The material is sound with no signs of deterioration

Sealed – the material has a painted or other material sealing the raw product

Unsealed – the material is raw or has exposed areas of asbestos product

Non-friable/bonded – the asbestos fibres are in a stable matrix and cannot be crushed by hand application

Friable – the asbestos product can be crushed or broken down by hand pressure or is dust/debris

🔹 **SAMPLE NO – VISUAL TEST;** provides the unique sample reference number or informs of a visual identification. Items listed within the Register as “visual” have not been sampled to confirm an asbestos content. These items have been identified as materials which historically have or can contain asbestos. The presumption made is through various criteria such as but not limited to type of material, age of building, similar products, and the experience of the surveyor. All materials which have been listed as visually identified within this register must be treated as asbestos unless proven otherwise by sample analysis. It is recommended that all materials are sampled in order to qualify.

🔹 **SIGNAGE STATUS;** signage is either visible or not visible.

🔹 **SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS;** has specific notes pertaining to the item with recommendations if required. Within this section there is also information relating to Risk Priority. The information gained from the survey or inspection is used to provide a priority rating and is to be used as part of the Asbestos Management Plan. Refer to Section 7 ‘Risk Score Calculator’ for the risk score matrix used within the Register. The matrix is based upon AS4360.

5 EXAMPLES OF ASBESTOS CONTAINING MATERIALS

(This is not an exhaustive list)

Backing to service riser doors	Mortar in wall and floor penetrations (fire stop)
Bitumen based membrane coverings/flashings	Oven door seals
Boiler insulation	Packers under floor joists (for levelling transportables, etc)
Brake linings	Pipe work gaskets
Cable trays	Putty and tapes in expansion joints, construction mastics
Chalkboards	Refractory bricks
Cooling towers	Residual contamination on ceiling tiles and grids
Door linings	Roof cladding
Down pipes and gutters	Roofing shingles
Duct work flexible fabric connections	Sealants to duct work and other air-conditioning plant and equipment
Eaves/Verandah linings	Sheathing/insulation to wiring
Electrical cable insulation/sheathing	Sheeting to wet areas
Electrical meter backing boards	Taping compounds (thermal)
Exhaust insulation and gaskets	Textured paints/coatings
Expansion joints and gaskets in boilers	Thermal paper products
Facades	Vermiculite insulation/decorative plaster finishes
Fencing	Vinyl floor (lino) backing material
Fibre cement pipes and flues	Vinyl floor tiles
Fire blankets	Wall and floor penetrations
Fire doors - internal core	Wall cavities
Firewall partitions	Wall linings/cladding
Fuse holder insulation	Window glazing putties/frame caulking
Heater bank/re-heat units insulation within duct work of air conditioning	
Hot water service heat shields	
Insulation linings for spark/fire resistance	
Kitchen plant and equipment	
Laboratory gloves	
Laboratory hoods, bench tops, and equipment	
Lift motor brakes	
Limpet insulation to structural beams & columns	
Lost form work	
Louvres in windows	

6 DEFINITIONS

Accredited laboratory	A testing laboratory accredited by the National Association of Testing Authorities, Australia (NATA) or a similar accreditation authority, or otherwise granted recognition by NATA, either solely or in conjunction with one or more other persons.
Accessible	In a physical location where building occupants or users might readily access material without use of assistance e.g. asbestos based material used as wall cladding on or outside of equipment in a laboratory etc.
Air monitoring	Airborne asbestos fibre sampling to assist in assessing exposures and the effectiveness of control measures. Air monitoring includes exposure monitoring, control monitoring and clearance monitoring. Note: Air monitoring should be undertaken in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)].
Airborne asbestos fibres	Any fibres of asbestos small enough to be made airborne. For the purposes of air monitoring airborne fibres, only respirable asbestos fibres are counted.
Asbestos	The fibrous form of mineral silicates that belong to the serpentine or amphibole groups of rock forming minerals, including Actinolite, Amosite (brown asbestos), Anthophyllite, Crocidolite (blue asbestos), Chrysotile (white asbestos) and Tremolite, or any combination of two or more of these.
Asbestos Abatement	Procedures to control fibre release from asbestos containing materials in a building or to remove it entirely. These may involve removal, encapsulation, repair, enclosure, encasement, operations and maintenance programs.
Asbestos register	The document containing the results/recommendations following a building audit for asbestos materials, commenting on their location, condition and establishment of safe working policies.
Asbestos removal work	Work involving the removal of a) insulation material that consists of or contains asbestos, or other friable asbestos-containing material; or b) an asbestos-cement (fibro) product, or other non-friable asbestos-containing material.
Asbestos work	Any work where, in the course of that work, exposure to asbestos (or any material that consists of or contains asbestos) may occur.
Asbestos Containing Material (ACM)	Means any material, object, product or debris that contains asbestos.
Asbestos removalist	A competent person who performs asbestos removal work. An asbestos removal licence is required for removal of friable ACM and may also be required for non friable ACM removals, check with relevant OHS authorities for requirements.
Asbestos waste	All removed ACM and disposable items used during the asbestos work, such as plastic sheeting used to cover surfaces in the asbestos work area, disposable coveralls, disposable respirators, rags used for cleaning.
Asbestos work area	An immediate area in which work on ACM is taking place. The boundaries of the asbestos work area must be determined by a risk assessment.
Avoid physical and mechanical damage	As far as practicable, limit activities (cutting, drilling, grinding, sanding, breaking, etc) on or adjacent to material such that sufficient damage to release respirable fibres is avoided.
Breathing zone	A hemisphere extending in front of a persons face, with a radius of 300mm from the midpoint of an imaginary line between the ears.

Competent person	A person possessing adequate qualifications, such as suitable training and sufficient knowledge, experience and skill, for the safe performance of the specific work.
Dust and debris	Visible particles, fragments or chunks of material, large and heavy enough to have settled in the work area, that is likely to have originated from ACM.
Friable (Asbestos)	Asbestos containing material which, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure.
Hazard	Any matter, thing, process or practice that may cause death, injury, illness or disease.
Inaccessible areas	Areas which are difficult to access, such as wall cavities and the interiors of plant and equipment.
Limited Access	Requiring some assistance or equipment to allow access e.g. requiring a ladder or lifting of ceiling tiles or keys to normally locked cupboard, room etc.
Monitor Condition	Carry out regular general observation of condition of material to note any changes.
NES	National Exposure Standard
N.O.H.S.C.	The National Occupational Health and Safety Commission (Government Body).
Organic fibre	Fibres such as but not limited to cellulose, wool, cotton
Person with control	In relation to premises, a person who has control of premises used as a workplace. The person with control may be: a The owner of the premises b A person who has, under any contract or lease, an obligation to maintain or repair the premises c A person who is occupying the premises d A person who is able to make decisions about work undertaken at the premises, or An employer at the premises
Personal Protective Equipment	Equipment and clothing that is used or worn by an individual person to protect themselves against, or minimise their exposure to, workplace risks.
Register Controller	A building owner or designated representative who is responsible for the asbestos register and implementation of a hazard management plan.
Risk	The likelihood of a hazard causing harm to a person. In this instance risk relates to illness or disease arising from exposure to Airborne Asbestos Fibres.
SMF	Synthetic Mineral Fibre
Stable	Condition good, posing minimum risk to health.
Unstable	Condition poor, posing significant risk to health.
Work	Any activity, physical or mental, carried out in the course of a business, industry, commerce, an occupation or a profession.
Worker	A person who does work, whether or not for reward or recognition.
Workplace	Any place where a person works.

7 RISK SCORE CALCULATOR

Consequence or Impact

Rating	Descriptor	Example Detail Description
1	Insignificant	No illness will result as asbestos is stable, therefore there is little likelihood of inhaling fibres above normal ambient levels.
2-3	Minor	Local fibre release only and in amounts and fibre size that are unlikely to cause latent asbestos related illness
4-6	Moderate	Asbestos may be unstable and could release fibres in the amount and size that may cause latent asbestos related illness
7-8	Major	Asbestos is unstable and will release fibres in the amount and size that will cause latent asbestos related illness
9	Catastrophic	Asbestos is highly friable and unstable, fibres will be released in size range and amount that are highly likely to cause latent asbestos related illness

Likelihood of Exposure

Rating	Descriptor	Description
9	Almost Certain	Is expected to occur in most circumstances – i.e. people regularly in the vicinity.
7-8	Likely	Will probably occur in most circumstances.
4-6	Possible	Might occur at some time.
2-3	Unlikely	Could possibly occur at some time but is unlikely.
1	Rare	May occur only in exceptional circumstances.

Risk Calculator

	Consequence or Impact					
		9	7-8	4-6	2-3	1
Likelihood	9	Extreme	Extreme	Extreme	High	High
	7-8	Extreme	Extreme	High	High	Medium
	4-6	Extreme	Extreme	High	Medium	Low
	2-3	Extreme	High	Medium	Low	Low
	1	High	High	Medium	Low	Low

Risk

Extreme

Priority with recommended action

P1 – Restrict access and isolate material immediately. Plan for removal as soon as practicable (less than 1 month). The identified material presents an immediate occupational/environmental risk in its present condition.

High

P2 – Limit access as an interim measure and identify for planned removal (less than 3 months). The identified material presents a potential occupational/environmental risk in its present condition.

Medium

P3 – Identify for removal where maintenance or refurbishment may cause disturbance of the material. Treat material (make safe, seal) to prevent potential fibre release as an interim measure.

Low

P4 – Leave in situ and reassess condition on at least an annual basis as recommended or as otherwise required by current WHS Regulations. Consider removal when maintenance or refurbishment may cause disturbance of the material. The identified material presents a low occupational/environmental risk in its present condition unless acted upon.

8 REFERENCE

ACT	Work Health and Safety Act 2011 Work Health and Safety Regulation 2011
NSW	Work Health and Safety Act 2011 Work Health and Safety Regulation 2011
NT	Work Health and Safety (National Uniform Legislation) Act 2011 Work Health and Safety (National Uniform Legislation) Regulations 2011
QLD	Work Health and Safety Act 2011 Work Health and Safety Regulation 2011
SA	Work Health and Safety Act 2012 Work Health and Safety Regulation 2012
TAS	Work Health and Safety Act 2012 Work Health and Safety Regulation 2012
VIC	Occupational Health and Safety Act 2004 Occupational Health and Safety Regulations 2017 Div 5
WA	Occupational Safety and Health Act 1984 Occupational Safety and Health Regulations 1996

Codes of Practice How to Manage and Control Asbestos in the Workplace
 How to Safely Remove Asbestos

Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)]

STATE AND TERRITORY WORK HEALTH AND SAFETY AUTHORITIES;

ACT	Website: www.accesscanberra.act.gov.au Email: via website enquiry Telephone: (02) 6207 3000
NSW	Website: www.workcover.nsw.gov.au Telephone: 13 10 50
NT	Website: www.worksafe.nt.gov.au Email: ntworksafe@nt.gov.au Telephone: 1800 019 115
QLD	Website: www.worksafe.qld.gov.au Telephone: 1300 362 128
SA	Website: www.safework.sa.gov.au Telephone: 1300 365 255
TAS	Website: www.worksafe.tas.gov.au Email: wstinfo@justice.tas.gov.au Telephone: 1300 366 322
VIC	Website: www.worksafe.vic.gov.au/ Email: info@worksafe.vic.gov.au Telephone: 1800 136 089
WA	Website: www.commerce.wa.gov.au/worksafe Telephone: 1300 307 877 Part of the WA Department of Commerce

Appendix A – ASBESTOS REGISTER

2023 Asbestos Register Review – A copy of the most recent register was not looked for at site as all items were external and no internal access required.

The Review (re-inspection only of the previous existing listed asbestos containing materials in the past register/review) indicated that the majority of products identified throughout the site present a low risk of exposure to airborne fibres to personnel, due to the stability and / or location of the asbestos containing materials (ACM's), provided that the materials are not disturbed or 'worked upon' (i.e. cut, sawn, drilled, sanded etc.). However, the following items were identified at the site which were noted to be in a damaged condition, or present a moderate, high or extreme risk to the occupants, and should be identified for removal or remedial action as soon as is practicable;

- **Item 'A' – electrical works has been undertaken by fitting of new light fitting recommend seal previous penetrations now exposed.**

A general awareness sign was noted installed (at entrance doorway) at the time of the inspection that acts as a minimum to create Asbestos Register awareness. Additional signage is recommended as indicated within this document.

Asbestos Registers and Reviews are generally conducted for initial WHS regulation purposes and usually based upon 'visual/non-intrusive/non-destructive' inspections only and in some cases with limited sample analysis (where conducted).

Further investigations will be required prior to any planned building, maintenance, demolition, refurbishment or alterations which affect the fabric of the building. This is a regulatory requirement for any building constructed prior to 31/12/2003. Further investigations may also be required upon excavation of soils if ACM is detected or suspected to be present.

Demolition and Refurbishment Work - Asbestos Registers may not be adequate for demolition and refurbishment work purposes as they are unlikely to involve intrusive and destructive inspection. In accordance with WHS Regulations Part 8.6 prior to any refurbishment/demolition the Asbestos Register must be reviewed – if the Register is inadequate for the proposed refurbishment/ demolition it must be revised i.e. further intrusive / pre-demolition style intrusive inspections must be conducted and the Register updated with the relevant information.

The register must be also consulted and reviewed upon the events such as discovery of a suspect material or the uncovering of concealed suspected ACM's.

If at any point Asbestos is identified or assumed to be present, the Asbestos Register must be updated and reviewed in accordance with Regulation 426. A copy of this Asbestos Register should be kept on site along with the Asbestos Management Plan in accordance with WHS Regulation 427.

Asbestos Management Plan (AMP) – In accordance with the SA WHS Regulations pertaining to Asbestos (Chapter 8 – Regulation 429), an AMP has been developed for this property to be implemented to assist the PCBU in the control of asbestos containing material on this site and the management of recommendations made within this document, and is due for review and re-issue as a minimum in 2028 or as otherwise required by WHS regulation 430.

2021 Asbestos Register Review - A copy of the most recent register was not located on site, it is recommended a copy be made available. (No internal Access Gained)

This review was based upon conducting a re-inspection of the identified asbestos containing materials / products listed within the asbestos register update prepared by Agon Environmental in November 2017. A copy of this report was provided by the client for the purpose of conducting the review inspection. This current review should be kept with the existing register to provide a complete report. Where applicable, sample results and presumptions have been carried forward from information provided in these original reports, other than samples (where necessary) taken directly by a Carters Asbestos Management Consultant. It is to be noted that this is a visual re-inspection only and Carters have not performed complete new register inspection on the site and as such this register review may not disclose all ACM's on the site.

The Review indicated that the products identified throughout the site present a low risk of exposure to airborne fibres to personnel, due to the stability and / or location of the asbestos containing materials (ACM's), provided that the materials are not disturbed or 'worked upon' (i.e. cut, sawn, drilled, sanded etc.).

A general awareness sign was noted installed at the time of the inspection as a minimum to create Asbestos Register awareness, additional signage is recommended as indicated within this document.

Further investigations will be required prior to any planned demolition, refurbishment or alterations which affect the fabric of the building. This is a regulatory requirement for any building constructed prior to 31/12/2003. Further investigations may also be required upon excavation of soils if ACM is detected or suspected to be present.

AMP (Asbestos Management Plan)

In accordance with the SA WHS Regulations pertaining to Asbestos (Chapter 8 – Regulation 429), an Asbestos Management Plan (AMP) has been developed for this property to assist the PCBU in the control of asbestos containing material on this site and the management of recommendations made within this document.

(2017) Register Update Notes - In all cases refer to the above-mentioned register for all conditions/limitations of the original inspection.

General Notes

- No inspection carried out (unless specifically noted otherwise) to inaccessible areas and items such as - Internal of plant / equipment / air-conditioning ductwork / heater banks, ductwork mastic, electrical and service components such as internal of hot water service units, switch components, behind electrical panels, to porcelain electrical fuse holders, oyster type light fittings, service conduits and pits, wiring and cable trays and risers, concealed hot water pipes. No inspection is carried out to pipe-work chases, wall and column cavities, above flush panel ceilings, underground services, beneath current floor coverings / under floor spaces, window and control joint putty, under sinks and behind urinals, lost formwork and floor / beam packers etc. No inspection has been conducted to locations where in rare circumstances trades have mixed asbestos fibres into materials that under normal circumstances would not contain asbestos (e.g. mortar, plaster, render, screeds and paints) and unless otherwise stated, these materials have not been inspected for and sampled during the course of this inspection. If an inaccessible area is suspected of containing asbestos, it may require further clarification or verification. The decision regarding this shall remain purely at the discretion of the client.
- Asbestos containing materials may be part of the above items and as a 'visual only, non-destructive/non-intrusive' inspection has been performed it is recommended to access these items with caution if working on or in the vicinity of, using an asbestos safe work method as a precaution when disturbing or dismantling these materials. Should asbestos or suspected asbestos containing materials be detected then consult register controller and revise work methods accordingly.
- From 31/12/2003 it became illegal to import asbestos containing products into Australia. The above item summary and items listed within the asbestos register has been conducted on the basis of identifying those products historically known to contain asbestos and due to unknown origin of some products potentially imported this audit may not disclose all ACM within the site because of potential imports from countries who still manufacture products containing asbestos.
- Specifically, no inspection has been conducted (unless otherwise stated) to the internal of air-conditioning systems to identify the extent / location of any heater bank units (if any). As this is an area that is inaccessible and may contain an asbestos insulation, it is recommended that the client qualify air conditioning heaterbank locations (whether redundant or operational) with their nominated mechanical services / air-conditioning contractor. If heater-banks are detected, they are to be inspected only under strict asbestos conditions. Recommend engage a competent person (according to the WHS Regulations) to assess, in particular, the possibility of "Millboard" type asbestos lining to the internal of the ductwork, and to instigate hazard management to minimise the potential for disturbance within the duct whilst accessing, assessing, and/or sampling. All work to be in conjunction with the mechanical services contractor who can locate possible additional units, and isolate and dismantle the "live" heaterbank unit(s) to enable access within the units for assessment.
- Recommend treat all suspect materials as asbestos containing when carrying out works. Materials should be sample analysed prior to or upon major works to confirm content. Samples taken in certain locations may not necessarily be indicative of similar looking items for the entire building. Sample results are indicative of the specific area from which they were taken.
- Treat all vinyl floor products, bituminous containing products, cement sheet products, window, air conditioning ductwork and control joint putty and all gaskets (other than rubber and cork) and friction materials as asbestos containing unless confirmed otherwise by sample analysis. Treat all fire rated doors as having an asbestos internal core unless confirmed otherwise. Due to the extent of the cement sheet based materials used at different stages of construction on the building, and as minimal or no samples were taken for analysis and dates of installations not known / provided then treat all cement sheet products encountered (including those visually identified) as suspected to contain asbestos. It is possible that some of the cement sheeting is non-asbestos cement sheeting however must be confirmed by sample analysis.
- It is possible upon building works / demolition to encounter unidentified or undetected asbestos material. Some asbestos containing materials may only become apparent as part of the demolition process itself. Access with caution and consult register controller and implement revised safe work procedure. If demolition works are planned, it is recommended to conduct a 'pre-demolition' intrusive / destructive type inspection incorporating additional / unrestrictive sample analysis.
- It is recommended that personnel wear suitable personal protective equipment (PPE) including respiratory protection when entering all ceiling or underfloor spaces and confined or restricted spaces as a minimum precaution. Respiratory protection is recommended when any dust generation is assessed for any works as a precaution.
- Inspections are conducted based upon the Consultant performing and completing a job safety analysis / risk assessment prior to commencement of the inspection to ensure work is carried out in accordance with the relevant WHS Regulations and company Standard Operating Procedures. Subsequently no inspection has been performed to ceiling height and roofing heights greater than 2.5m unless site specific safe access systems have been made available. No inspection has been performed to operating / in service plant and equipment.

LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
A. External. Extension on northern end of complex eave lining – Fibre cement sheet.	Approx 20m ² Limited access	Chrysotile asbestos detected	Good Sealed Non friable	Sample 3 report JA163.089-ID	Visible
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS					
Low Risk P4 – Ensure handling and disposal of asbestos based friction materials (eg brake lining, clutch facings, etc) is carried out in accordance with "Asbestos Approved Code of Practice". 2021 Note 6 x Specific signs installed. 2023 Note. light fitting has been removed and conduit pulled through hole Recommend make safe (seal exposed holes) using safe work methods in accordance with current regulatory requirements and codes of practice (Refer Register section 8).					



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
B. External. South west corner of building wall mounted electrical backing board – Black resin board.	Approx 0.15m ² Accessible	Chrysotile asbestos (typical)	Moderate Unsealed Non friable	03/TH/010519	Visible
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS					
Low Risk P4 – Avoid physical and mechanical damage. When maintenance/upgrade is required, recommend removal and reinstate with non-asbestos product.					



LOCATION - DESCRIPTION	EXTENT	ASBESTOS ASSESSMENT	CONDITION	SAMPLE NO VISUAL TEST	SIGNAGE STATUS
C. External, south west corner of building electrical cabinet – dust / debris.	-	-	-	04/TH/010519	-
SURVEY FINDINGS and HAZARD MANAGEMENT RECOMMENDATIONS					
Cabinet cleaned by Carters using Class H Vacuum on the 24/06/2019 refer to certificate of completion attached to Appendix D					



Previous register update note by others:

3.2 Non-Asbestos Materials

The following materials were sampled and found not to contain asbestos. The laboratory analysis results are provided in Appendix C.

- Sample 2: Window frame sealant – Mastic material

Appendix B – CERTIFICATES OF ANALYSIS

Samples taken by Carters in accordance with standard operating procedures are submitted to NATA approved laboratories for analysis, and are analysed in accordance with NATA approved methods for analysis type. Certificates of analysis are provided by the laboratory as a reference of the results for inclusion into the register appendix B.

Samples provided/as received in our offices (taken by others) are analysed in accordance with NATA approved methods for analysis, no responsibility is taken for the actual sampling collection technique, determination of sample location, and the consequent bearing on the sample result.

Limitations of Sample Analysis

The certificate of analysis provided by the laboratory is a record of asbestos or non-asbestos content of the sample piece provided for analysis.

Consideration is given to minimise damage to clients property where taking necessary samples as it is difficult to remove a sample from installed materials such as flushed fixed panel wall and ceiling linings and fixed floor coverings. In other cases it may not be safe to access materials to take samples such as electrical panels, and integral gasket / seal or insulation materials to plant and equipment.

Limitations also apply to the analytical methods used by the laboratory in the identification of substances. These limitations may be due to the sample to be analysed may not be representative (non-homogenous), or low concentrations, the presence of 'masking' agents and the restrictions of the approved laboratory technique. As such, non-statistically significant sampling results can only be interpreted as 'indicative' and not used for quantitative assessments.

It is also noted that with some asbestos containing bulk material it can be very difficult or impossible to detect the presence of asbestos using the polarised light microscopy (PLM) analytical method, even after ashing or disintegration of samples. This can be attributed to the fact that very fine fibres have been distributed individually throughout the material or due to the low grade or small length or diameter of asbestos fibres present.

The analysis of asbestos containing material within insulation materials may also be compromised in circumstances where the material has been subject to the effects of heat, as this may alter the morphology of the fibrous material.

Inconclusive Sample Identification

In some instances it is not possible to determine asbestos fibre content within a sample using the NATA approved method (PLM – polarized light microscopy). Items such as vinyl floor products, adhesives and mastics due to low asbestos content and/or non uniform asbestos fibre concentration are often difficult to analyse. Due to the nature of these materials the NATA laboratory may recommend that the material be tested using another independent technique (XRD – x-ray diffraction), where PLM and XRD analysis have been made two certificates of analysis will be supplied. Due to the very low concentration of asbestos fibres and the non-homogenous matrix of items such as vinyl floor tiles, false negative results may be obtained. Therefore the accuracy of all results cannot be guaranteed. Whilst XRD analysis can determine what group of minerals are present in the sample i.e. Serpentine and or Amphibole, the test does not specify what type of asbestos fibre is present and is not a NATA approved method. The result may show a sample for example from the Amphibole group but this does not confirm the mineral is actually an asbestos fibre; however the material is presumed to contain asbestos and will be treated as asbestos.

Representative Sample Analysis

Asbestos content can vary within a material dependant upon other factors such as installation procedures, differences in stocks and supplies, time differences in stages of construction and physical mixing of varying quantities of asbestos with other materials. Sections of asbestos containing materials may have also been replaced with non-asbestos materials that look identical from inspection (eg damaged eaves or wall cladding patched or repaired with non-asbestos). Inconsistencies in sample results may be possible due to the inspected materials within a property not being typical throughout. The sample result provided is for that location of material sampled and as such Carter Corporation accepts no responsibilities for the representativeness of the sample(s) presented for analysis.



- ▶ Asbestos Registers & Annual Updates
- ▶ Asbestos Repairs & Maintenance
- ▶ Asbestos Training & Support
- ▶ Asbestos Removal
- ▶ Asbestos Advice & Consultancy
- ▶ Asbestos Safety Products

Asbestos Identification Report No. AS1173 E21066

Client Details			
Client:	City of Onkaparinga	Asbestos Register No.	N/A
Attention:	Colin Mason	Client Asset ID.	EB827
Sample Details			
Site Name:	Jennifer Drive Reserve		
Sampled By	Trevor Harris	Laboratory Test Date:	09/05/2019
Test Method	Asbestos Identification by Stereo-Binocular Microscopy (Based on Fibre Morphology) in accordance with in-house method CCID-02 Asbestos Identification.		

Sample No.	Sample Location / Client ID	Sample Size	Description	Asbestos
03/TH/010519	Base of electrical cabinet	20x10x3mm	Resin board	Chrysotile
04/TH/010519	Electrical backing board	80x10x1mm	Dust on tape	Chrysotile

Approved Identifier

Mark Hopper
Licensed Asbestos Assessor No. 554510

Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown/grey asbestos and Crocidolite is commonly known as blue asbestos. Please note that the results contained in this asbestos identification report relate only to the sample(s) as received / submitted for analysis. All samples found not to contain asbestos have been verified at a NATA accredited laboratory and a copy of that report is available on request. Sample descriptions, sizes and weights are approximate only. This report must not be reproduced except in full.





Unit 3, 224 Glen Osmond Road
Fullarton, SA, 5063
+61 8 8338 1009
enquiries@agonenviro.com.au
A.B.N. 29 167 746 063

ASBESTOS IDENTIFICATION REPORT JA0163.089-ID

CLIENT: Scouts Australia (SA Branch)

REPORT DATE 28-11-2017

ADDRESS: 9 Jennifer Drive, Morphett Vale

SAMPLED BY: Mark Hopper

Test Method: Qualitative identification of asbestos in bulk samples by stereo-binocular microscopy (based on fibre morphology).

No.	Location	Sample type	Asbestos	Other Fibres
1	Settled dust in electrical cabinet, south west corner of building	Dust	Chrysotile	Organic
2	Window frame sealant	Mastic	No	
3	Eave lining to northern section	Cement sheet	Chrysotile	Organic

Identified by:

Mark Hopper

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample descriptions and weights / dimensions are approximate only. Samples found not to contain asbestos have been verified at a NATA accredited laboratory. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre. Organic Fibre includes natural fibres and synthetic organic fibre. A blank in the other fibres column implies not detected.

Appendix C – REGISTER DRAWING

LEGEND: This drawing is indicative only, not to scale and is to be read in conjunction with register.

X = designates ceiling access point

Ⓐ = letters indicate location of external asbestos containing materials, refer to asbestos register location schedule

① = no.'s indicate location of internal asbestos containing materials, refer to asbestos register location schedule



Carters
Asbestos Management

REGISTER: AS 5942-38

DATE: 19/12/2023

ADDRESS: 9 Jennifer Drive, Morphett Vale, SA

NEXT REVIEW RECOMMENDED:12/2024

Page left intentionally blank

Appendix D – ASBESTOS WORK RECORDS



- ▶ Asbestos Registers & Reviews
- ▶ Asbestos Management Plans
- ▶ Asbestos Repairs & Maintenance
- ▶ Asbestos Training & Safety Products
- ▶ Asbestos Removal & Management
- ▶ Asbestos Advice & Consultancy

CERTIFICATE OF COMPLETION (MAINTENANCE)

DATE OF WORK 24/06/2019 REGISTER or JOB No.: 1173 ENQUIRY No.: 21676
PERSONS CARRYING OUT WORK Lee Jenkins Jr
PROPERTY ADDRESS Various Properties
NAME OF CLIENT AUTHORIZING WORK TO PROCEED City of Onkaparinga

Work Carried Out (Brief Scope)

Carters attended the following Onkaparinga site addresses for the purpose of cleaning / decontaminating 14x electrical switchboard cabinets with an approved HEPA vacuum system;
1- Leawarra Avenue in Seaford. 2- Roeder Crescent in Port Noarlunga. 3- Adrien Street in Christie Downs. 4- Elizabeth Road in Christie Downs. 5- Roopena Street in O'Sullivan Beach. 6- Chilcomb Drive in Huntfield Heights. 7- Scenic Way in Hackham. 8- Greenbank Grove in Hackham West. 9- Ellis Avenue in Morphett Vale. 10- Sapphire Road in Morphett Vale. 11- Jennifer Drive in Morphett Vale. 12- Young Street in Reynella. 13- Jennifer Drive in Reynella East. 14- Balee Road in Happy Valley.

TICK	ITEM NO'S	DESCRIPTION OF WORK
☐		Item removed in accordance with "Approved Code of Practice".
☒		Dust and debris in base of electrical cabinet cleaned out using approved asbestos rated vacuum system in accordance with "Approved Code of Practice".
☒		Asbestos waste collected and disposed of in accordance with EPA requirements.
☒		Item made safe in accordance with "Approved Code of Practice".
☐		"All Clear" air monitoring certificate attached (where applicable).
☐		Caution signs installed in accordance with safe work method and SOP.
☐		Samples taken in accordance with safe work method and SOP.
☐		Other (SPECIFY)

Standard Operating Procedure Used / Safe Work Method

- | | | |
|--|--|--|
| ☐ SOP 3.2
Removal of Asbestos Cement and Resin Boards | ☐ SOP 3.3
Removal of Vinyl Tiles | ☒ SOP 3.5
Vacuum Use |
| ☒ SOP 3.6
Making Safe Asbestos Containing Materials | ☒ SOP 3.7
Transport and Disposal of Waste | ☒ SOP 3.8
Collection of Waste |
| ☐ SOP 3.9
Installing Caution Signs | ☐ SOP 3.10
Installing Register Holder | ☐ SOP 1.3
Sample Taking |
| ☐ OTHER | | |

Job Notes / Qualifications / Limitations of Removal (if any - Use back of sheet for further notes if required)

Signed :

Date: 26/06/2019

Carters Corporation Pty Ltd 42 Trembath Street Bowden SA 5007

P (08) 8346 2999 F (08) 8346 3888 E enquiries@carterscorporation.com.au W www.carterscorporation.com.au

ABN 58 007 881 763 Asbestos Lic 72803 EPA Lic 13933 AS4801 OH&S Accredited

Version 1.4.01

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

Land and Business (Sale and Conveyancing) Regulations 2025 - regulation 17

Buyers information notice

Prescribed notice to be given to purchaser

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 (CBS) recommends 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 issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **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** (e.g. 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.
