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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:** _____
Address: _____
3. **Vendor:** **SAMPAV INVESTMENTS PTY LTD ACN 654 071 593**
Address: **PO BOX 3446 NORWOOD SA 5067**
4. **Vendor's registered agent:** **Ouwens Casserly Real Estate Pty Ltd ACN 613 261 626**
Address: **L4, 210 Greenhill Road Eastwood SA 5063**
5. **Date of Contract** (if made before this statement is served): _____
6. **Description of Land** [Identify the land including any certificate of title reference]
ALLOTMENT 6 SEASCAPE VIEW SELICKS BEACH SA 5174 (ALSO KNOWN AS LOT 6 MILFORD AVENUE SELICKS BEACH SA 5174) BEING ALLOTMENT 6 IN DEPOSITED PLAN 130432 BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 6274 FOLIO 608

PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE**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 – Forms 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:
PO BOX 3446 NORWOOD SA 5067
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
Email: johnl@ocre.com.au
(being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:
L4, 210 GREENHILL ROAD EASTWOOD SA 5063

(being ~~the agent's address for service under the Land Agents Act 1994~~ an address nominated by the agent to you for the purpose of service of the notice).

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; or
- (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; and
- (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; and
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.


PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS (section 7(1))

To the purchaser:

I/We, **SAMPAV INVESTMENTS PTY LTD ACN 654 071 593**

of **PO BOX 3446 NORWOOD SA 5067**

being the *vendor(s)/~~person authorised to act on behalf of the vendor(s) 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: 27-05-2026 Signed: 

Date: 29-05-2026 Signed: Samuel Wade

Date: _____ Signed: _____

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT



(section 9)

To the purchaser:

I, **JOHN LEWIS FOR AND ON BEHALF OF OUWENS CASSERLY REAL ESTATE PTY LTD**

certify that the responses/~~that, subject to the exceptions stated below, 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: 27-05-2026 Signed: John Lewis

Vendor's/Purchaser's agent
*Person authorised to act on behalf of Vendor's/Purchaser's agent

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 1 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
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[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.]

Column 1	Column 2	Column 3
1. General		
<p>1.1 Mortgage of land</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Number of mortgage (if registered):</p> <p>Name of mortgagee:</p>	<p><input type="checkbox"/></p> <p>YES / NO</p> <p>YES / NO</p>
<p>1.2 Easement (whether over the land or annexed to the land)</p> <p>Note – "Easement" includes rights of way and party wall rights.</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>PROPERTY INTEREST REPORT</p> <p>Description of land subject to easement: PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</p> <p>Nature of easement: REFER PAGE 12 IN THE PROPERTY INTEREST REPORT FOR DETAILS OF STATUTORY EASEMENTS</p> <p>Are you aware of any encroachment on the easement? NO (If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given? (If YES, give details):</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>
<p>1.2 Easement (whether over the land or annexed to the land)</p> <p>Note – "Easement" includes rights of way and party wall rights.</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>CERTIFICATE OF TITLE AND DEPOSITED PLAN 130432</p> <p>Description of land subject to easement: THE LAND MARKED 'B' ON D130432</p> <p>Nature of easement: SUBJECT TO SERVICE EASEMENT(S) FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)</p> <p>Are you aware of any encroachment on the easement? NO (If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>

Column 1	Column 2	Column 3
	(If YES , give details):	
<p>1.3 Restrictive covenant</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>(If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<p><input type="checkbox"/></p> <p>YES / NO</p> <p>YES / NO</p>
<p>1.4 Lease, agreement for lease, tenancy agreement or licence</p> <p>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>From</p> <p>To</p> <p>Amount of rent or licence fee:</p> <p>\$ per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify:</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	<p><input type="checkbox"/></p> <p>YES / NO</p> <p>YES / NO</p>
5. Development Act 1993 (repealed)		
<p>5.1 section 42 – Condition (that continues to apply) of a development authorisation</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p>YES / NO</p> <p>YES / NO</p>
<p>5.6 section 57 – Land management agreement</p>	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>CERTIFICATE OF TITLE AND AGREEMENT 8853671</p>	<p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p>

Date of agreement:
REFER AGREEMENT 8853671

Names of parties:
REFER AGREEMENT 8853671

Terms of agreement:
REFER AGREEMENT 8853671

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)	<p><i>Is this item applicable?</i> <input type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> YES / NO</p> <p><i>Are there attachments?</i> YES / NO</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of condition(s):</p>
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[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

29. Planning, Development and Infrastructure Act 2016

29.1	Part 5 – Planning and Design Code	<p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p><i>Are there attachments?</i> YES</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>CITY OF ONKAPARINGA SEARCH AND PROPERTY INTEREST REPORT</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>MILFORD AV SELICKS BEACH SA 5174 AL6 D130432</p> <p>ZONES</p> <p>SUBURBAN NEIGHBOURHOOD - SN</p> <p>OVERLAYS</p> <p>AIRPORT BUILDING HEIGHTS (AIRCRAFT LANDING AREA) THE AIRPORT BUILDING HEIGHTS (AIRCRAFT LANDING AREA) OVERLAY SEEKS TO ENSURE BUILDING HEIGHT DOES NOT POSE A HAZARD TO THE OPERATION AND SAFETY REQUIREMENTS OF AIRCRAFT LANDING AREAS.</p> <p>AFFORDABLE HOUSING THE AFFORDABLE HOUSING OVERLAY SEEKS TO ENSURE THE INTEGRATION OF A RANGE OF AFFORDABLE DWELLING TYPES INTO RESIDENTIAL AND MIXED USE DEVELOPMENT.</p> <p>BUILDING NEAR AIRFIELDS THE BUILDING NEAR AIRFIELDS OVERLAY SEEKS TO ENSURE DEVELOPMENT DOES NOT POSE A HAZARD TO THE OPERATIONAL AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS.</p>
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[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

HAZARDS (BUSHFIRE - URBAN INTERFACE)

THE HAZARDS (BUSHFIRE - URBAN INTERFACE) OVERLAY SEEKS TO ENSURE URBAN NEIGHBOURHOODS ADJOINING BUSHFIRE RISK AREAS ALLOW ACCESS THROUGH TO BUSHFIRE RISK AREAS, ARE DESIGNED TO PROTECT LIFE AND PROPERTY FROM THE THREAT OF BUSHFIRE AND FACILITATE EVACUATION TO AREAS SAFE FROM BUSHFIRE DANGER.

HAZARDS (FLOODING - EVIDENCE REQUIRED)

THE HAZARDS (FLOODING - EVIDENCE REQUIRED) OVERLAY ADOPTS A PRECAUTIONARY APPROACH TO MITIGATE POTENTIAL IMPACTS OF POTENTIAL FLOOD RISK THROUGH APPROPRIATE SITING AND DESIGN OF DEVELOPMENT.

NATIVE VEGETATION

THE NATIVE VEGETATION OVERLAY SEEKS TO PROTECT, RETAIN AND RESTORE AREAS OF NATIVE VEGETATION.

PRESCRIBED WATER RESOURCES AREA

THE PRESCRIBED WATER RESOURCES AREA OVERLAY SEEKS TO ENSURE THE SUSTAINABLE USE OF WATER IN PRESCRIBED WATER RESOURCE AREAS.

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 there a State heritage place on the land or is the land situated in a State heritage area?

NO

Is the land designated as a local heritage place?

NO

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?

NO

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

YES

Note –

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

29.2	section 127 – Condition (that continues to apply) of a development authorisation	<i>Is this item applicable?</i>	<input checked="" type="checkbox"/>
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
		<i>Are there attachments?</i>	YES
	<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		CITY OF ONKAPARINGA SEARCH AND STATE PLANNING COMMISSION LETTER	
		Date of authorisation:	
		16/05/2022	
		Name of relevant authority that granted authorisation:	
		CITY OF ONKAPARINGA	
		Condition(s) of authorisation:	
		REFER APPLICATION ID 21027756	
29.2	section 127 – Condition (that continues to apply) of a development authorisation	<i>Is this item applicable?</i>	<input checked="" type="checkbox"/>
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	NO
		<i>Are there attachments?</i>	YES
	<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		CITY OF ONKAPARINGA SEARCH	
		Date of authorisation:	
		14/12/2023	
		Name of relevant authority that granted authorisation:	
		CITY OF ONKAPARINGA	
		Condition(s) of authorisation:	
		REFER APPLICATION ID 23014672 (145/C488/23)	

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser hereby acknowledges receipt of the following:

FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)

the above being identified by page numbered 1 to 9 inclusive, together with the following annexures and supporting documents (if any):

**CERTIFICATE OF TITLE VOLUME 6274 FOLIO 608
PROPERTY INTEREST REPORT
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES
CITY OF ONKAPARINGA SEARCH
DEPOSITED PLAN 130432
AGREEMENT 8853671
STATE PLANNING COMMISSION LETTER**

SIGNED BY THE PURCHASER:

THIS _____ DAY OF _____

(Signature)

(Signature)

(Signature)

(Signature)

The Purchaser acknowledges and consents to the Vendor and Agent or their authorised representatives signing the Form 1 by electronic and/or digital signatures under the Electronic Transactions Act (Cth) and (SA).

PROPERTY CONVEYANCING DIVISION

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.

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 6274 Folio 608

Parent Title(s) CT 5943/102
Creating Dealing(s) RTC 13857963
Title Issued 29/08/2022 **Edition** 2 **Edition Issued** 26/06/2024

Estate Type

FEE SIMPLE

Registered Proprietor

SAMPAV INVESTMENTS PTY. LTD. (ACN: 654 071 593)
OF 20 KING STREET NORWOOD SA 5067

Description of Land

ALLOTMENT 6 DEPOSITED PLAN 130432
IN THE AREA NAMED SELICKS BEACH
HUNDRED OF WILLUNGA

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED B ON D130432 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

Schedule of Dealings

Dealing Number	Description
8853671	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)

Notations

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

Property Interest Report

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

Title Reference	CT 6274/608	Reference No. 2782005
Registered Proprietors	SAMPAV INVESTMENTS PTY. LTD.	Prepared 14/05/2026 13:26
Address of Property	Lot 6 MILFORD AVENUE, SELICKS BEACH, SA 5174	
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 will respond with details relevant to this item

also

Contact the Local Government Authority for other details that might apply

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

State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed)
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
also
Contact the Local Government Authority for other details that might apply

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
9. Fences Act 1975		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10. Fire and Emergency Services Act 2005		
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. Food Act 2001		
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. Ground Water (Qualco-Sunlands) Control Act 2000		
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. Heritage Places Act 1993		
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. Highways Act 1926		
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. Housing Improvement Act 1940 (repealed)		
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. Housing Improvement Act 2016		

- | | | |
|------|--|--|
| 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. Land Tax Act 1936		
19.1	Notice, order or demand for payment of land tax	<p>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.</p> <p>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</p>
20. Local Government Act 1934 (repealed)		
20.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
21. Local Government Act 1999		
21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
22. Local Nuisance and Litter Control Act 2016		
22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
23. Metropolitan Adelaide Road Widening Plan Act 1972		
23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title
24. Mining Act 1971		
24.1	Mineral tenement (other than an exploration licence)	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
24.2	section 9AA - Notice, agreement or order to waive exemption from authorised operations	Contact the vendor for these details
24.3	section 56T(1) - Consent to a change in authorised operations	Contact the vendor for these details
24.4	section 58(a) - Agreement authorising tenement holder to enter land	Contact the vendor for these details
24.5	section 58A - Notice of intention to commence authorised operations or apply for lease or licence	Contact the vendor for these details
24.6	section 61 - Agreement or order to pay compensation for authorised operations	Contact the vendor for these details
24.7	section 75(1) - Consent relating to extractive minerals	Contact the vendor for these details
24.8	section 82(1) - Deemed consent or agreement	Contact the vendor for these details
24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. Native Vegetation Act 1991		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title

		also
		Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
26. <i>Natural Resources Management Act 2004 (repealed)</i>		
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. <i>Outback Communities (Administration and Management) Act 2009</i>		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
28. <i>Phylloxera and Grape Industry Act 1995</i>		
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 will respond with details relevant to this item
also
Contact the Local Government Authority for other details that might apply
- 29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space
State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item
also
Contact the Local Government Authority for other details that might apply
- 29.12 Part 16 Division 1 - Proceedings
Contact the Local Government Authority for details relevant to this item
also
Contact the vendor for other details that might apply
- 29.13 section 213 - Enforcement notice
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
also
Contact the Local Government Authority for other details that might apply
- 29.14 section 214(6), 214(10) or 222 - Enforcement order
Contact the Local Government Authority for details relevant to this item
also
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. **Plant Health Act 2009**

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

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

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

32. **South Australian Public Health Act 2011**

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

also

Contact the Local Government Authority for other details that might apply

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

also

Contact the Local Government Authority for other details that might apply

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

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

34. *Water Industry Act 2012*

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

**An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

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

also

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

also

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

also

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

35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title

- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

36. *Other charges*

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

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

The following additional information is provided for your information only.

These items are not prescribed encumbrances or other particulars prescribed under the Act.

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference CT 6274/608
Status CURRENT
Easement YES
Owner Number 71245136
Address for Notices POST OFFICE BOX 139, UNLEY BC, SA 5061
Area 4185m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

SAMPAV INVESTMENTS PTY. LTD. (ACN: 654 071 593)
OF 20 KING STREET NORWOOD SA 5067

Description of Land

ALLOTMENT 6 DEPOSITED PLAN 130432
IN THE AREA NAMED SELICKS BEACH
HUNDRED OF WILLUNGA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
AGREEMENT	8853671	

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1312972807	CURRENT	Lot 6 MILFORD AVENUE, SELICKS BEACH, SA 5174

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number 1312972807
Type Site & Capital Value
Date of Valuation 01/01/2025
Status CURRENT
Operative From 01/07/2023
Property Location Lot 6 MILFORD AVENUE, SELICKS BEACH, SA 5174
Local Government ONKAPARINGA
Owner Names SAMPAV INVESTMENTS PTY. LTD.
Owner Number 71245136
Address for Notices POST OFFICE BOX 139, UNLEY BC, SA 5061
Zone / Subzone SN - Suburban Neighbourhood
Water Available Yes
Sewer Available No
Land Use 4100 - Vacant Land-Urban
Description L
Local Government Description Vacant Land

Parcels

Plan/Parcel	Title Reference(s)
D130432 ALLOTMENT 6	CT 6274/608

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$1,825,000	\$1,825,000			
Previous	\$1,550,000	\$1,550,000			

Building Details

Valuation Number 1312972807
Building Style Not Available
Year Built Not Available
Building Condition Not Available

Wall Construction	Not Available
Roof Construction	Not Available
Equivalent Main Area	Not Available
Number of Main Rooms	Not Available

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

Certificate of Title

Title Reference: CT 6274/608
Status: CURRENT
Edition: 2

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Account Number 13 12972 80 7	L.T.O Reference CT6274608	Date of issue 15/5/2026	Agent No. 7734	Receipt No. 2782005
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THE FORM 1 COMPANY
LEVEL 1, 3-5 MT BARKER RD
STIRLING SA 5152
form1@form1.net.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: SAMPAY INVESTMENTS PTY. LTD.
Location: LT 6 MILFORD AV SELICKS BEACH LT6 D130432
Description: L **Capital Value:** \$1 825 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2026

		\$
	Arrears as at: 30/6/2025	0.00
Water main available: 1/10/2022	Water rates	246.90
Sewer main available:	Sewer rates	0.00
	Water use	0.00
	SA Govt concession	0.00
	Recycled Water Use	0.00
	Service Rent	0.00
	Recycled Service Rent	0.00
	Other charges	0.00
	Goods and Services Tax	0.00
	Amount paid	246.90CR
	Balance outstanding	0.00

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

Next quarterly charges: Water supply: 82.30 Sewer: 0.00 Bill: 3/6/2026

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

The last Water Use Year ended on 27/05/2025.

A total SERVICE RENT charge for mains connections of \$1646.00 (provisional) calculated to the end of the current financial year is not included in the above statement.

A sewer main is not available to this property.



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

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:

SAMPAY INVESTMENTS PTY. LTD.

Water & Sewer AccountAcct. No.: **13 12972 80 7****Amount:** _____**Address:**LT 6 MILFORD AV SELICKS BEACH LT6
D130432

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1312972807

**Bill code: 8888**
Ref: 1312972807

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: 1312972807

**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



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2782005

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE

15/05/2026

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

OWNERSHIP NUMBER		OWNERSHIP NAME		
71245136		SAMPAV INVESTMENTS PTY. LTD.		
PROPERTY DESCRIPTION				
6 MILFORD AV / SELICKS BEACH SA 5174 / AL6 D130432				
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
1312972807	CT 6274/608	\$1,825,000.00	R4 1.000	VA 0.300
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	463.15
FINANCIAL YEAR		- REMISSION	\$	104.00
2025-2026		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-409.15
		= <u>AMOUNT PAYABLE</u>	\$	0.00

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

EXPIRY DATE

13/08/2026



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

Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Bill Code: 456285 Ref: 7017968111</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



CERTIFICATE OF LAND TAX PAYABLE

ABN 19 040 349 865
Land Tax Act 1936

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: 2782005

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE
15/05/2026

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

OWNERSHIP NAME		FINANCIAL YEAR	
SAMPV INVESTMENTS PTY. LTD.		2025-2026	
PROPERTY DESCRIPTION			
6 MILFORD AV / SELICKS BEACH SA 5174 / AL6 D130432			
ASSESSMENT NUMBER	TITLE REF. <small>(A "+" indicates multiple titles)</small>	TAXABLE SITE VALUE	AREA
1312972807	CT 6274/608	\$1,825,000.00	0.4185 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 30,339.37	SINGLE HOLDING	\$ 7,395.00
- DEDUCTIONS	\$ 0.00		
+ ARREARS	\$ 0.00		
- PAYMENTS	\$ 15,169.53		
= AMOUNT PAYABLE	\$ 15,169.84		

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 13/08/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF LAND TAX PAYABLE

Land Tax Act 1936

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
71245136

OWNERSHIP NAME
SAMPV INVESTMENTS PTY. LTD.

ASSESSMENT NUMBER
1312972807

AMOUNT PAYABLE
\$15,169.84

AGENT NUMBER
100019452

AGENT NAME
THE FORM 1 COMPANY

PAYABLE ON OR BEFORE
13/08/2026

+70179680200012> +000927+ <0551039107> <0001516984> +444+

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7017968020</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

IMPORTANT INFORMATION REGARDING SEARCHES

The Form 1 Company
GPO Box 1651
ADELAIDE SA 5001

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: S72791/2026

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

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

TO: The Form 1 Company
GPO Box 1651
ADELAIDE SA 5001

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	120976
VALUER GENERAL NO	:	1312972807
VALUATION	:	\$1,825,000.00
OWNER	:	SAMPAV Investments Pty Ltd
PROPERTY ADDRESS	:	Allot 6 Seascape View SELICKS BEACH SA 5174
VOLUME/FOLIO	:	CT-6274/608
LOT/PLAN NUMBER	:	Allotment 6 DP 130432
WARD	:	01 South Coast 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 NO

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

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Aircraft Landing Area)

The Airport Building Heights (Aircraft Landing Area) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of aircraft landing areas.

Affordable Housing

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

Building Near Airfields

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Hazards (Bushfire - Urban Interface) (Urban Interface)

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

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Prescribed Water Resources Area

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

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 significate 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 YES

DAP Application Number	21027756
Description	1 into 6 Torrens Title Allotment Land Division
Decision	Approved
Decision Date	16 May 2022
Name of relevant authority that granted authorisation:	City of Onkaparinga

Planning Consent

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).

Land Division Consent

Condition 1

A Community Wastewater Management System connection charge (CWMS Connection Charge) of \$5,275

(subject to annual review) must be paid for all additional allotments connecting to the CWMS. The CWMS Connection Charge must be paid prior to the issue of a certificate of clearance pursuant to Section 138 of the Planning, Development and Infrastructure Act 2016. An invoice for the CWMS Connection Charge for the land division will be provided upon request by the applicant.

Condition 2

Within four weeks of the completion of the installation the applicant must provide 'as constructed' drawings to Council for the extensions, modifications and/or additions to the Community Wastewater Management System (CWMS) required to enable CWMS connection to all allotments. 'As constructed' drawings must be of an acceptable quality indicating the location of CWMS connections (including connection invert depth), drains, flushing points, inspection points, rising mains, access chambers, and any other associated appurtenances with standard notation, legends and legible detail and provided prior to Council issuing Section 138.

Condition 3

Within four weeks of the completion of the installation the applicant must provide the plumbing certificate of compliance for the extensions, modifications and/or additions to the Community Wastewater Management System (CWMS) (CWMS Works) required to enable CWMS connection to all allotments. The plumbing certificate of compliance must verify that all CWMS Works comply with the Water Industry Act 2012 and the South Australian Public Health Act 2011, including associated regulations and standards as applicable and provided prior to Council issuing Section 138.

Condition 4

The applicant must obtain the required DHW approval and comply with all associated conditions. The applicant must engage the services of one of Council's authorised plumbing contractors to install any new CWMS connection associated with the land division. All costs associated with the installation of additional CWMS connections are borne by the applicant. The CWMS Connection Charge must be paid prior to any work being carried out on Council's CWMS.

Condition 5

Plans of the proposed earthworks are to be submitted to council prior to Council issuing a Certificate of Compliance pursuant to Section 138 of the *Planning, Development and Infrastructure Act 2016* to the State Commission Assessment Panel.

Condition 6

Each Allotment is to be provided with a drainage outlet to the kerb in accordance with Council Standard detail SD-213.

Condition 7

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 onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.

Condition 8

A 3.0m wide suitably constructed driveway crossover in accordance with Council is to be constructed from the existing kerb in Milford Road to the existing Gross Pollutant Trap service covers located within the drainage easement in allot 1, with plans submitted to council. All inverts and crossovers to each allotment are to be constructed by the developer as part of civil works associated with the land division generally in accordance with the approved plan. The crossover grades shall be compliant with requirements of AS 2890.1 and approved by Council engineers. Verge slope shall be 2.5 per cent fall towards the road unless approved otherwise. Inverts and crossovers are to be completed to council's reasonable satisfaction prior to practical completion of civil works.

Condition 9

A Soil Erosion and Drainage Management Plan (SEDMP) prepared in accordance with the "Stormwater Pollution Prevention Code of Practice for Local, State and Federal Government", issued by the EPA, and to the reasonable satisfaction of the council, shall be put in place prior to the commencement of any site works and shall include, but not be restricted to, a temporary construction exit and silt fences. The measures are to prevent material from being washed or otherwise transported from the site. These silt control measures shall be maintained in good working order during construction and be maintained for a period of 12 months. At practical completion a decision will be made by council with regard to the sections of the silt control measures which need to be retained and maintained by the developer during the 12-month maintenance period applying to the SEDMP.

Condition 10

A construction management plan which addresses the mitigation or minimisation of impacts (especially from noise, dust and sediment) must be prepared and submitted to the satisfaction of the City of Onkaparinga and must be implemented during the construction phase. Dust generated by machinery and vehicular movement during site works, and any open stockpiling of soil or building materials at the site, must be suppressed by regular application of water or other suppression methods to ensure that dust generation does not become a

nuisance off site. Potential impacts of soil sediment and pollutants leaving the site or entering watercourses during the development of the site shall be mitigated/minimised.

Condition 11

Council has declared the area an underground mains power supply area and all the requirements of SA Power Networks for any easements and the installation of underground mains shall be met.

Condition 12

Prior to the construction works commencement, the applicant shall gain Council's engineering endorsement of the final detailed design of the infrastructure in road reserves applicable to the development, in accordance with council's service levels and standards.

Condition 13

All engineering design and construction shall be generally in accordance with Australian Standards, Acts, Councils standards, guidelines and requirements:

- industry recognised Codes of Practice
- industry recognised Guidelines, and
- recognised engineering standards

all to the reasonable satisfaction of council.

Condition 14

Upon practical completion of the works, the developer shall engage suitably qualified Consulting Engineer to provide Council with a full set of "As Constructed" documentation consisting of a set of the electronic drawings (in PDF and in AutoCAD® .DWG) and final DRAINS and MUSIC models. "As Constructed" electronic drawings shall be based on "As constructed" survey of completed works. The electronic copy of the drawings in AutoCAD® .DWG format shall include any external references (Xrefs) or attachments. The electronic copy of the drawings in PDF shall be combined into a set.

Where External References (Xrefs) are used by a Consultant, the drawings shall be issued to Council using the AutoCAD® 'eTransmit' command or have the externally referenced drawings bound to the drawing.

Condition 15

Technical specifications shall include:

- Summary sheets of materials/testing/holdpoint requirements for each generic type of works
- Require the contractor to provide and maintain an inspection/test plan
- Require the contractor to provide all test results prior to a holdpoint being released

Page 4 of 6

Condition 16

At practical and final completion the contractor shall remove all accumulated sediment and litter material from the permanent drainage infrastructure. At completion the contractor shall provide adequate testing results to demonstrate that filter media in any bio-filtration systems is fit for purpose and complies with the approved specification. At practical completion the contractor shall arrange for a video survey of all stormwater pipes and make a copy of the video plus associated written report available to council. A further video survey shall be undertaken by the contractor if considered reasonably necessary by council to demonstrate that identified defects in the pipe system have been satisfactorily repaired or where situation may have occurred as result of developer failing to maintain required SEDMP measures. The videos and accompanying reports shall be provided in a format to be approved by council.

Condition 17

Prior to Council advising the Development Assessment Commission that its requirements have been met, one of the following is required:

- Council's Certificate of Final Completion to the Developer has been issued; or
- Council's Certificate of Practical Completion to the Developer has been issued and a bank guarantee, or similar, to the value nominated by Council has been provided to Council for the specified maintenance period;

or

- The applicant has entered into an agreement with Council to secure the infrastructure works pursuant to provisions of the Planning Development and Infrastructure Act 2016.

It is at the discretion of Council to enter into an agreement to secure infrastructure works.

Condition 18

All underground drainage in land not owned by council is required in easements. The existing stormwater drainage easement on proposed allotments 1 and 6 is to be increased in width to 7.0m.

Condition 19

Filling of proposed allotments 3 to 5 is to be undertaken to ensure they grade towards Milford Avenue.

Allotment fill is not to encroach onto adjoining land. All areas stripped of vegetation are to be hydroseeded at the completion of the earthworks. Plans of the proposed earthworks are to be submitted to Council.

Conditions imposed by South Australian Water Corporation under Section 122 of the Act

Condition 20

SA Water's water network is available for connection in this area. An investigation will need to be undertaken to determine infrastructure needs, appropriate fees and charges.

The financial requirements of SA Water shall be met for the provision of water supply services.

Conditions imposed by SPC Planning Services under Section 122 of the Act

Condition 21

Payment of \$39,540.00 into the Planning and Development Fund (5 allotment/s @ \$7,908.00 /allotment).

Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7109 7018, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001.

Condition 22

Condition 22

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

Application ID: 23014672

Development Description: Community Title 1 into 5 land division with common driveway and 4 x two story group dwellings with balconies and garages and 1 x single storey group dwelling with garage

Site Address: LOT 6 MILFORD AV SELICKS BEACH SA 5174

Development Authorisation: Planning and Land Division Consent

Date of authorisation: 14 December 2023

Name of relevant authority that granted authorisation: Assessment Manager at City of Onkaparinga

Condition 1

The land division granted Development Approval and the dwellings granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

Condition 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.

Condition 3

All wastewater must be discharged to Council's Community Wastewater Management Scheme. The connection point to the allotment must be exposed and accessible at all times.

Condition 4

A waste control application must be lodged with Council's Community Health Team and approved prior to the commencement of any building work. The owner/applicant must sign the application form and provide a contour site plan drawn to a scale of 1:200, with details of all drains shown including the method of disposal of the wastewater. The approved waste water system must be installed and constructed in accordance with the relevant provisions of the South Australian Public Health Act 2011 & AS/NZS 3500, prior to habitation/occupation.

Condition 5

The proposed building work should not be located over, or within the minimum setback distances from the septic tank or waste water disposal areas as outlined in the onsite systems wastewater code.

Condition 6

All wastewater from the premises must be discharged to a waste control system that complies with the provisions of the South Australian Public Health Act 2011

Condition 7

All allotments within the plan of division shall be provided with a connection point to the Council's Community Wastewater Management System (CWMS) in accordance with the relevant standards and codes, and to the satisfaction of Council.

Condition 8

A Community Wastewater Management System connection charge (CWMS Connection Charge) of \$29,400 (subject to annual review) must be paid for all additional allotments. The CWMS Connection Charge must be paid prior to the issue of a certificate of clearance pursuant to Section 138 of the Planning, Development and Infrastructure Act 2016. An invoice for the CWMS Connection Charge for the land division will be provided upon request by the applicant.

Condition 9

The applicant must engage the services of one of Council's authorised plumbing contractors to install any new CWMS connection associated with the land division. All costs associated with the installation of additional CWMS

connections are borne by the applicant. The CWMS Connection Charge must be paid prior to any work being carried out on Council's CWMS.

Condition 10

Within four weeks of the completion of the installation the applicant must provide 'as constructed' drawings to Council for the extensions, modifications and/or additions to the Community Wastewater Management System (CWMS) required to enable CWMS connection to all allotments. 'As constructed' drawings must be of an acceptable quality indicating the location of CWMS connections (including connection invert depth), drains, flushing points, inspection points, rising mains, access chambers, and any other associated appurtenances with standard notation, legends and legible detail.

Condition 11

Within four weeks of the completion of the installation the applicant must provide the plumbing certificate of compliance for the extensions, modifications and/or additions to the Community Wastewater Management System (CWMS) (CWMS Works) required to enable CWMS connection to all allotments. The plumbing certificate of compliance must verify that all CWMS Works comply with the Water Industry Act 2012 and the South Australian Public Health Act 2011, including associated regulations and standards as applicable.

Condition 12

Any structures build along the edge of the easement will need footing designs to make allowance for a 45 degree angle of repose indicated in Fig 7.3 of AS 3500.3 Stormwater Drainage.

Condition 13

The driveway invert and crossover shall be constructed in accordance with the relevant Technical Services Standard Details on our website, including the following as relevant: SD-105 / SD-106 Driveway Invert Profile (Residential & Industrial Infall / Outfall) SD-420 / SD-421 Driveway Invert & Crossover Installation (Residential / Industrial for 150 Upright Kerb Profile) SD-423 Driveway Invert Installation (Replacement of Existing Kerbing). The verge works shall be completed to council standards, with any damaged or redundant infrastructure repaired/reinstated to the reasonable satisfaction of council at the cost of the developer/adjacent landowner.

Condition 14

Any redundant vehicle inverts and crossovers shall be reinstated with matching kerb and verge treatments at the cost of the developer/private landowner to council's standards and satisfaction.

Condition 15

The road and driveway crossover between the back of kerb and the boundary shall be shaped to provide a minimum width of 2.0 metres on local roads (and 2.5 metres on higher order roads) measured from behind the back of kerb. Verge slope shall be no greater than 2.5 per cent fall towards the road, suitable for pedestrian traffic under the Disability Discrimination Act and in accordance with the current Australian Standard 2890.1 and relevant council standards.

Condition 16

The front setback area (between the front property boundary and front of the dwelling) shall be landscaped with suitable trees, shrubs, lawn, and/or ground cover, and may include some paving, and the like. Such landscaping shall be completed within 12 months of completion of the dwelling and shall be maintained in good condition at all times and seriously diseased, dying or dead vegetation shall be promptly replaced to the reasonable satisfaction of council.

Condition 17

Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

Condition 18

Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

Condition 19

The three angled privacy screens to be installed on dwelling 1 shall be capable of preventing unreasonable overlooking into neighbouring properties, to the reasonable satisfaction of council.

Condition 20

The three angled privacy screens to be installed on dwelling 1 shall be installed prior to occupation of the dwelling.

Condition 21

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 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.
Condition 22

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.<https://www.sawater.com.au/building,-developing-and-plumbing/new-connections-and-alterations/connection-fees>

Condition 23

if a connection/s off an existing main is required, an investigation will need to be carried out to determine if the connection/s to your development will be standard or non-standard costs.

Condition 24

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

Condition 25

Payment of \$32,264.00 into the Planning and Development Fund (4 allotment/s @ \$8,066.00 /allotment). This payment will not become payable until the Certificate of Approval application under Section 138 has been lodged. At that time the Land Division Registration fee (currently \$1069.00), will also become payable. The total of the two fees must be paid in a single payment. Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7109 7018, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

Condition 26

SA Water's water network is available for connection in this area. An investigation will need to be undertaken to determine infrastructure needs, appropriate fees and charges. The financial requirements of SA Water shall be met for the provision of water supply services.

Development Authorisation: Building Consent

Date of authorisation: Still required

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

Section 84

Enforcement notice NO

Section 85(6), 85(10) or 106

Enforcement Order NO

Part 11 Division 2

Proceedings NO

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed))

Notice NO

Section 56 (repealed)

Notice issued NO

Food Act 2001

Section 44

Improvement notice issued against the land NO

Section 46

Prohibition order NO

Housing Improvement Act 1940 (repealed)

Section 23

Declaration that house is undesirable or unfit for human habitation NO

Land Acquisition Act 1969

Section 10

Notice of intention to acquire NO

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30

Nuisance or litter abatement notice issued against the land NO

Planning, Development and Infrastructure Act 2016

Section 139

Notice of proposed work and notice may require access NO

Section 140

Notice requesting access NO

Section 141

Order to remove or perform work NO

Section 142

Notice to complete development NO

Section 155

Emergency order NO

Section 157
Fire safety notice NO

Section 192 or 193
Land Management Agreements NO

Section 198(1)
Requirement to vest land in a council or the Crown to be held as open space NO

Section 198(2)
Agreement to vest land in a council or the Crown to be held as open space NO

Part 16 - Division 1
Proceedings NO

Section 213
Enforcement notice NO

Section 214(6), 214(10) or 222
Enforcement order NO

Public and Environmental Health Act 1987 (repealed)

Part 3
Notice NO

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked
Part 2 – Condition (that continues to apply) of an approval NO

Public and Environmental Health (Waste Control) Regulations 2010 revoked
Regulation 19 - Maintenance order (that has not been complied with) NO

South Australian Public Health Act 2011

Section 92
Notice NO

South Australian Public Health (Wastewater) Regulations 2013
Part 4 – Condition (that continues to apply) of an approval NO

An onsite waste control system may be required on this property. For further information please contact Councils Health Department on 08 8384 0666.

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

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

YES

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).

Easements over private land may show on a certificate of title and indicate that council or another authority have some form of infrastructure within them, such as stormwater drainage pipes or other services. Refer to Encroachment over council easements on our website for further information.

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 15 May 2026



Emma Moyle
Coordinator Development Support
AUTHORISED OFFICER

T: (08) 8384 0666
E: mail@onkaparinga.sa.gov.au

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: The Form 1 Company
GPO Box 1651
ADELAIDE SA 5001

15 May 2026

DETAILS OF PROPERTY REFERRED TO:

Property ID : 84854
 Valuer General No : 1312972807
 Valuation : \$1,825,000.00
 Owner : SAMPAV Investments Pty Ltd
 Property Address : Allot 6 Seascape View SELLICKS BEACH SA 5174
 Volume/Folio : CT-6274/608
 Lot/Plan No : Allotment 6 DP 130432
 Ward : 01 South Coast 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 2025) including rates, fines and interest, block clearing charges and legal fees \$0.00

Postponed Amount in Arrears \$0.00

Rates for the current 2025-2026 Financial Year applicable from 01 July 2025:

Total Rates Levied 2025-2026 \$5,518.20

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale \$0.00

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 -\$4,138.20

Overpayment \$0.00

Legal Fees (current) \$0.00

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

Balance - rates and other monies due and payable \$1,380.00

Property Related Debts \$0.00

BPAY Biller Code: 421503

Ref: 1539790848548

TOTAL BALANCE

\$1,380.00

AUTHORISED OFFICER

Carol Pilkington

This statement is made the 15 May 2026

Deposited Plan 130432

PURPOSE:	DIVISION	AREA NAME:	SELICKS BEACH	APPROVED:	23/08/2022
MAP REF:	6527/35/1, 6527/35/K	COUNCIL:	CITY OF ONKAPARINGA	DEPOSITED:	29/08/2022
LAST PLAN:	DEVELOPMENT NO: 145/D502/21/001/1470				



D130432

SHEET 1 OF 2

113506_text_01_v04_Version_4

AGENT DETAILS: WEBER FRANKIW SURVEYORS PTY LTD
 178 MAIN ROAD
 MCLAREN VALE SA 5171
 PH: +618883238991
 FAX:
AGENT CODE: WEFSP
REFERENCE: 5379/04

SURVEYORS CERTIFICATION: I ASHLEY LINTON NORTH, a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by a person other than a licensed surveyor under my personal supervision and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 5th day of April 2022
 22nd day of August 2022 Ashley North Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5943	102		ALLOTMENT(S)	1001	D	65801	WILLUNGA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
VARY FROM	1001 IN F46875	SERVICE	EASEMENT(S)	E IN F46875	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA	223LG RPA
VARY TO	1.6	SERVICE	EASEMENT(S)	B	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA	223LG RPA

ANNOTATIONS: NO OCCUPATION UNLESS OTHERWISE SHOWN

D130432

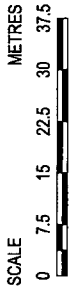
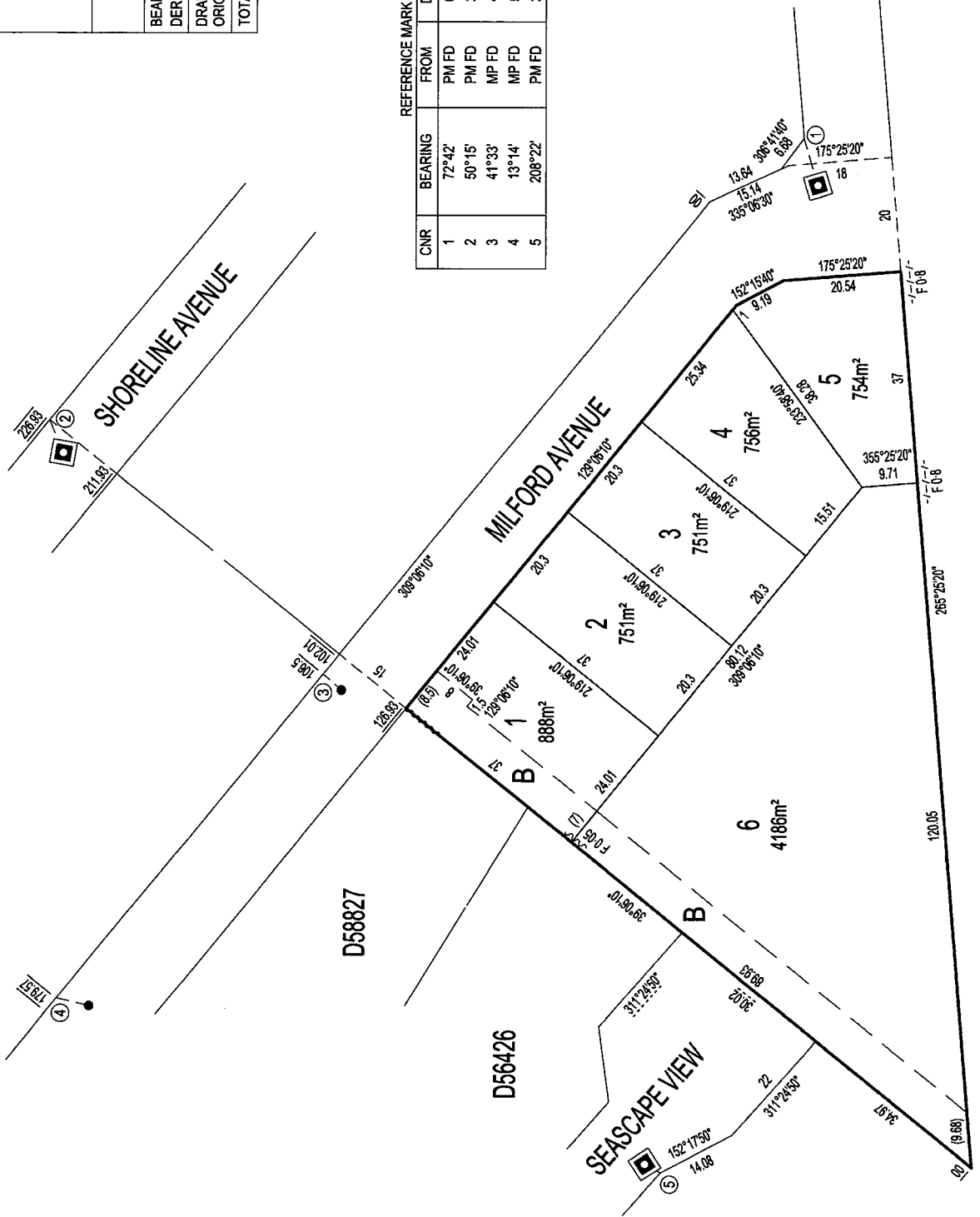
SHEET 2 OF 2

113506_pland_1_V15_Version_4

BEARING DATUM: MGA 2020 ZONE 54
DERIVATION: PM 65278654 - 65278908
DRAWING SCALE FACTOR: 1.00026
ORIGIN POINT: PM 65278654
TOTAL AREA:

REFERENCE MARK		
CNR	BEARING	FROM
1	72°42'	PM FD
2	50°15'	PM FD
3	41°33'	MP FD
4	13°14'	MP FD
5	208°22'	PM FD

PSM NO	DIST
65278908	6.79
65278831	3.35
	4.24
	5.86
65278654	3.14



WEBER FRANKIW SURVEYORS
Licensed Surveyors & Land Division Consultants
CAD REF: 5.379-04BDY
178 Main Road, McLaren Vale, South Australia 5171
Telephone (08) 8333 8891
Email admin@wfsurvey.com.au
ACN 624 277 158

Agreement 8853671

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

8853671



Series No

AG

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

Solicitor/Registered Conveyancer/Applicant

G. MANOS

NOTES

1. This form may be used only when no panel form is suitable.

BELOW THIS LINE FOR OFFICE USE ONLY

Date	14 MAR 2000	Time	13:25
FEES			
R.G.O.	POSTAGE	ADVERT	NEW C.T.
82	6		

00.9 14MAR1900 16009200SL.T.O.

82.00 14MAR1900 16009200SL.T.O.

CT 5688/959 and 960 are subject to X 8742152 and 8742151 respectively - the notation of this AG may proceed in this instance after consultation with Don Macintosh (ERO) ^{Qott} 13.4.2000

01

EXAMINATION

CORRECTION	PASSED

BELOW THIS LINE FOR AGENT USE ONLY

AGENT CODE

Lodged by: Manos & Assoc. MAP7P

Correction to: " " "

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

ITEM CT/CL REF.	AGENT CODE
CTS	MAP7P

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

-
-
-
-
-

Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

-
-
-
-
-

REGISTERED 13 APR 2000



proREGISTRAR GENERAL

Application to Note Land Management Agreement under s57 of the Development Act

TO: THE REGISTRAR GENERAL

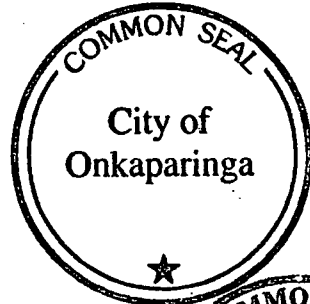
CITY OF ONKAPARINGA of PO Box 1 Noarlunga Centre SA 5168 does pursuant to the provisions of Section 57(5) of the Development Act 1993 **HEREBY APPLY FOR THE REGISTRATION** of the attached Land Management Agreement pursuant to the provisions of Section 57 of the said Act which Land Management Agreement is dated the *10* day of *March* 2000 and made between CITY OF ONKAPARINGA of the first part and R & L GIROLAMO PTY LTD ACN 007 981 553 of 40 Gladstone Avenue, Magill SA 5072 and ORIANA NOMINEES PTY LTD ACN 007 800 428 C/- 1/57 Northcote Street, Medindie SA 5081 and DOMAIN PROJECT DEVELOPMENT PTY LTD ACN 008 202 757 of 2 Majestic Grove, Highbury SA 5089 and PINLEE PTY LTD ACN 008 182 572 of 100 Rundle Street, Kent Town SA 5067 collectively of the second part and which Agreement binds the whole of the land comprised in Certificates of Title Register Book Volume 4227 Folio ~~620~~ *3613* Volume 4271 Folio ~~421~~ *3229* and Volume 4227 Folio ~~622~~ *879* - *Now 5089-959*
The Agreement relates to the management of the land for the purposes of Section 57 of the said Act.

Now 5088-960

The Common Seal of CITY OF ONKAPARINGA)
was hereto affixed in the presence of :

[Signature]
..... Mayor

[Signature]
..... City Manager



THE COMMON SEAL of
R & L GIROLAMO PTY LTD
ACN 007 981 553 was hereunto affixed in accordance
with its articles of association:

[Signature]
.....
Signature of authorised person

[Signature]
.....
Signature of authorised person

Director
.....
Office Held

SECRETARY
.....
Office Held

G. Girolamo
.....
Name of authorised person
(Block letters)

G. GIROLAMO
.....
Name of authorised person
(Block letters)

**THE COMMON SEAL of
ORIANA NOMINEES PTY LTD**

ACN 007 800 428 was hereunto affixed in accordance
with its articles of association:

[Signature]
Signature of authorised person



[Signature]
Signature of authorised person

DIRECTOR
Office Held

DIRECTOR / CEC
Office Held

GIANNINA G. LONGO
Name of authorised person
(Block letters)

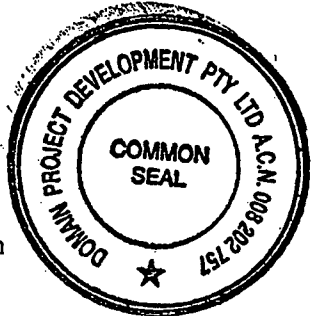
NICOLA LONGO
Name of authorised person
(Block Letters)

**THE COMMON SEAL of
DOMAIN PROJECT DEVELOPMENT PTY LTD**

ACN 008 202 757 was hereunto affixed in accordance
with its articles of association:

[Signature]
Signature of authorised person

[Signature]
Signature of authorised person



Director
Office Held

DIRECTOR / SEC
Office Held

CHRISTOPHER JOHN WICKS
Name of authorised person
(Block letters)

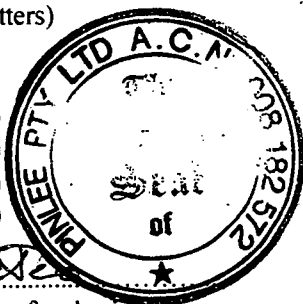
KYM ANTHONY BURKE
Name of authorised person
(Block letters)

**THE COMMON SEAL of
PINLEE PTY LTD**

ACN 008 182 572 was hereunto affixed in accordance
with its articles of association:

[Signature]
Signature of authorised person

[Signature]
Signature of authorised person



SEL / DIRECTOR
Office Held

DIRECTOR
Office Held

Lello Bilbo
Name of authorised person
(Block letters)

MARIO PITEO
Name of authorised person
(Block letters)

THIS DEED is made the 10 day of March 2000.

BETWEEN:

CITY OF ONKAPARINGA of PO Box 1, Noarlunga SA 5168
in the State of South Australia (the Council)

AND:

R & L GIROLAMO PTY LTD ACN 007 981 553
of 40 Gladstone Avenue, Magill SA 5072
in the State of South Australia

S.A. STAMP DUTY PAID
ORIGINAL with 0 copies
14/03/2000 13:07:58
DEED

AND:

ORIANA NOMINEES PTY LTD ACN 007 800 428
C/- 1/57 Northcote Street, Medindie SA 5081
in the State of South Australia

AND:

DOMAIN PROJECT DEVELOPMENT PTY LTD ACN 008 202 757
of 2 Majestic Grove, Highbury SA 5089
in the State of South Australia

AND:

PINLEE PTY LTD ACN 008 182 572
of 100 Rundle Street, Kent Town SA 5067
in the State of South Australia



(collectively the Landowners)

RECITALS

A. Pinlee Pty Ltd ACN 008 182 572 is the registered proprietor of allotment 29 of Section 652 Hundred of Willunga in the area named Sellicks Beach being the land comprised in Certificate of Title Register Book Volume 4227 Folio 620. Domain Project Development Pty Ltd ACN 008 202 757 of 2 Majestic Grove Highbury is the registered proprietor of allotment 30 of Section 652 Hundred of Willunga in the area named Sellicks Beach being the land comprised in Certificate of Title Register Book Volume 4227 Folio 621. R & L Girolamo Pty Ltd ACN 007 981 553 is the registered proprietor of one undivided moiety in allotment 31 of Section 652 Hundred of Willunga in the area named Sellicks Beach being the land comprised in Certificate of Title Register Book Volume 4227 Folio 622. Oriana Nominees Pty Ltd ACN 007 800 428 is the registered proprietor of the other undivided moiety in allotment 31 of Section 652 Hundred of Willunga in the area named Sellicks Beach being the land comprised in Certificate of Title Register Book Volume 4227 Folio 622. Pinlee Pty Ltd ACN 008 182 572, Domain Project Development Pty Ltd ACN 008 202 757, R & L Girolamo Pty Ltd ACN 007 981 553 and Oriana Nominees Pty Ltd ACN 007 800 428 are hereinafter called "the Landowners". Allotments 29, 30 and 31 of Section 652 Hundred of Willunga in the area named Sellicks Beach are hereinafter called "the land".

- B. The land is situate in the area of the Council.
- C. By Development Application No. 130/DO16/95 ("the Application"), Prodec Pty Ltd ACN 008 041 996 of 2 Majestic Grove Highbury SA Project Manager and Land Developer (Prodec) (with the consent of the then landowners) sought Provisional Development Plan Consent from the then Willunga Council to develop the land by creating an additional 114 allotments in accordance with a plan drawn by Fyfe Surveyors Pty Ltd dated 15 June, 1995. Prodec has since lodged in substitution for the plan lodged with the Application various amended plans, the last of which is annexed hereto and marked "A" ("the Plan").
- D. The Council is the relevant authority in relation to the Application pursuant to the provisions of the Development Act, 1993 ("the Act").
- E. The Landowners have agreed to allow the development of portion of the land by Prodec in accordance with a certain Joint Venture Agreement between the Landowners and Prodec and to undertake the works shown on the Plan.
- F. Prodec has agreed to enter into a separate Deed with the Council whereby it has agreed to comply in all respects with the obligations imposed on it in this Land Management Agreement whether such obligations are joint or several with the Landowners as if Prodec itself were a party to the Land Management Agreement.
- G. Upon the noting of this Agreement against all of the Certificates of Title set out in Recital A in accordance with Section 57 of the Act, the Council has indicated it will consider the Application and the Plan and take into account this Agreement in considering the Application.
- H. This Agreement is an Agreement relating to the management, preservation and conservation of the land pursuant to Section 57 of the Act.

NOW THIS DEED WITNESSES

1. INTERPRETATION

1.1 Definitions

In this document, unless the context otherwise requires:

"the Act" means the Development Act, 1993 or, if the Development Act, 1993 is repealed and there comes into force a new Act dealing with substantially the same subject matter as the Development Act, 1993, such new Act or its successors and in any case includes statutory instruments made under those Acts. Where in any part of this Agreement a Section is cited, then if the Development Act 1993 is repealed, that Section number shall be taken to mean that Section of the Act which succeeds the Development Act 1993 which deals with substantially the same subject matter as the Section cited;

"development approval" means that approval or any component stage of that approval granted by the relevant authority to the Application after a consent has been granted in respect of the matters listed in Section 33 of the Act insofar as they are relevant to the development the subject of the Application;

"the Landowners" means R & L Girolamo Pty Ltd ACN 007 981 553, Oriana Nominees Pty Ltd ACN 007 800 428, Domain Project Development Pty Ltd ACN 008 202 757 and Pinlee Pty Ltd ACN 008 182 572;

"the Council" means the City of Onkaparinga and if the context permits means the District Council of Willunga (which Council amalgamated with the Cities of Happy Valley and Noarlunga so as to form the City of Onkaparinga) and its successors;

"the Plan" means the plan annexed hereto and marked "A";

"the Subsequent Owner" means any person(s) and/or company(ies) registered as the proprietor(s) of an estate in fee simple in the land or portion of the land (including a Residential Allotment) subsequent to the Landowners (or any of them), and if more than one, then all of them;

"Residential Allotment" means any of the allotments numbered 1 to 45, 48-53, 72-77, 79-87, 106-121 and 181-190 inclusive on the Plan.

1.2 Construction

In this document, unless the context otherwise requires:

- (a) words importing the singular include the plural and vice versa;
- (b) an obligation of two or more parties shall bind them jointly or severally;
- (c) if a word or phrase is defined cognate words and phrases have corresponding definitions; and
- (d) a reference to
 - (i) a person includes a corporation and a body politic;
 - (ii) a statute, ordinance, code or other law includes regulations and other statutory instruments under it and consolidations, amendments, re-enactments or replacements of any of them made by any legislative authority;
 - (iii) any thing (including, without limitation, any amount) is a reference to the whole or any part of it and a reference to a group of things or persons is a reference to any one or more of them; and
 - (iv) a right includes a remedy, authority or power;

1.3 Headings

Headings shall be ignored in construing this document.

1.4 Accuracy of Recitals

The parties acknowledge that the Recitals are true and accurate and agree that they form part of this Agreement.

2. Stormwater and Drainage – Lot 3000

- 2.1. There is a gully/channel which from time to time carries stormwater adjacent to the southern boundary of the land (the channel). The channel is located partly in Lot 3000 and partly within Council's road reserve. The Council is investigating the flow of water carried in the channel including the catchment area for the channel.
- 2.2. The Council has indicated that it may require Lot 3000 for the purposes of a drainage reserve. As at the time of this Agreement Council is not able to say whether it requires all or any of Lot 3000 for drainage purposes until such time that it completes and adopts certain design works associated with the existing channel. However the Landowners have agreed to transfer Lot 3000 as a drainage reserve to the Council at no cost to the Council upon lodgement of the Deposited Plan at the Lands Title Office.
- 2.3. In the event that Council does not require any or all of Lot 3000 Council agrees (subject to Ministerial approval) to transfer back to the Landowners or their nominee at no cost to the Council all or that part of Lot 3000 not required by the Council for drainage purposes. In the event that Lot 3000 or any part thereof is transferred from the Council back to the Landowners or their nominee the Council agrees and acknowledges that the 3000 may be developed subject to obtaining all necessary consents under the Development Act.
- 2.4. Council agrees that 50% of the area of Lot 3000 shall be treated as a reserve for the purposes of any open space contribution required under the Development Act in respect of any application(s) that may be made to further divide the balance of the land not shown as Residential Allotments on the Plan.

3. Effluent/sewage treatment

- 3.1. Subject to Clause 3.8, prior to the human occupation of any building on any portion of the land, and in any case within one year of the day upon which the Registrar-General deposits the Plan, the Landowners and/or Prodec must construct on Allotment 1002 on the Plan a package treatment plant for the treatment of effluent or sewage from the Residential Allotments ("the Plant"). The Plant must have the capacity to treat effluent or sewage from at least 3.5 people per created Residential Allotment on any day ("the capacity") provided that upon application by the Landowners and/or Prodec, the Council may in its absolute discretion permit the occupation of a building or buildings on the land at a time when the capacity of the plant is less than the finished capacity. Disinfection shall involve the use of artificial ultraviolet light or such other mutually acceptable processes.

- 3.2 The design and construction of the Plant shall be such so as to enable possible future connection to the Plant by other allotments within the land and/or from areas outside the land. In the event that the plant is to be used by allotments not forming portion of the land then all costs incurred to connect such land including any associated expansion of the Plant shall not be borne by either the Landowners or Prodec. However any cost associated with the modular increase in the capacity of the Plant for the purposes of servicing the allotments forming part of the land shall be borne by the Landowners as at the time of the modular increase.
- 3.3 Any treatment Plant shall include appropriate provision so as to minimise sludge removal frequency.
- 3.4 The Landowners and/or Prodec will provide a subsurface irrigation system from the Plant to enable the effective and safe distribution onto the areas specified on the Plan and at a discharge rate of 4.5 litres per square metre per day continuously throughout the year.
- 3.5 Upon completion of the Plant the Landowners and/or Prodec shall own and operate the plant for a period of 5 years at their cost. However the parties agree that Council may in its discretion serve a Notice on the Landowners requiring the Landowners to transfer the Plant and Allotment 1002 on the Plan to the Council at no cost to the Council and for nil consideration. Such Notice is to be given by the Council prior to the construction of the Plant. In the event Notice is given and the Plant transferred to the Council, the Council shall operate and maintain the plant for the benefit of the Residential Allotments. In that event the Landowners and/or Prodec further agree that for a period of five (5) years from the commencement of the operation of the Plant it will reimburse the Council on an annual basis for any costs that the Council incurs in so operating the plant which costs cannot reasonably be recovered from any rates and charges that the Council levies from those owners of the Residential Allotments. The Council agrees that the amount it will charge any owner of the land including any subsequent owner for the use of the Plant shall be a proper amount that is commercially based having regard to the commercial cost of operating the Plant.
- 3.6 Prior to the human occupation of any building on any portion of the land, the Landowner or the relevant subsequent owner of that land and building to be so occupied shall ensure that that land is connected to a common effluent or sewage disposal system for the conveying of effluent or sewage to the Plant shown on the Plan. In this respect it is expressly agreed that this obligation may be imposed on the subsequent owner of the land or portion thereof including any Residential Allotments.
- 3.7 Allotments 1003 & 1004 shall be transferred to the Council by the Landowners at no cost to the Council which allotments shall be used for the purposes of waste water irrigation. Such transfer is to take place simultaneously with the transfer of the plant.
- 3.8 In the event that alternative suitable off site effluent or sewage treatment (and in

particular the Aldinga Waste Water Treatment Plant) becomes available prior to establishing the plant, then the Landowners shall pay to the Council the sum of \$140,000 which sum is to be applied for the purposes of connecting the residential allotments to the alternative off site effluent treatment or sewage the Council shall transfer Allotments 1003 & 1004 back to the Landowners or their nominee at no cost to the Council.

- 3.9 Further in the event that the plant is established but its use is no longer necessary by reason of the availability of alternative suitable off site effluent or sewage treatment, the Council shall transfer Allotments 1003 & 1004 back to the Landowners or their Nominee at no cost to the Council.
- 3.10 In the event that Allotments 1003 & 1004 are transferred to the Landowners pursuant to either Clauses 3.8 or 3.9 the Council agrees and acknowledges that the said allotments may be developed subject to obtaining all necessary consents under the Development Act.

4 Urban Design Principles for Dwellings on Residential Allotments

- 4.1 No building or structure (including those sheds and outbuildings which are exempt from the definition of development pursuant to Schedule 3 of the Development Regulations 1993) shall be constructed on any Residential Allotment unless such building or structure complies with the following criteria:-
- 4.1.1 There shall be at least a 1 metre setback from one side boundary.
 - 4.1.2 No aerials TV antennae or roof airconditioner shall protrude above the ridge roof line. (It is acknowledged that aerials TV antennae and airconditioners are exempt from the definition of development in the Act but the parties have agreed to this clause so as to enhance the amenity of the Residential Allotments.)
 - 4.1.3 There shall be at least a 4 metre setback from the front or coastal boundary of Allotment 1 – 22 inclusive. Nothing herein shall prevent the establishment of patio areas or ground level decking etc within this area.
- 4.2 As regards those Residential Allotments marked 1-22 inclusive on the Plan the Landowners shall within 6 months of the issue of the Section 51 certificate establish tubular type fencing or other suitable open style fencing acceptable to the Council facing the coast which fencing shall not exceed 1.2 metres in height. All such fencing shall be consistent and of the one type. The Landowners and any subsequent owners are required to maintain the said fence.
- 4.3 The Landowners shall within 3 months of the issue of the Section 51 certificate at its cost:-
- 4.3.1 Establish a rural type fence (ie post and wire) on the western boundary of the land
 - 4.3.2 Establish not more than two access points and to a construction standard acceptable to Council from the land to the beach in such positions as reasonably determined by the Council.

5. Underground services

The Landowners must cause all services to be placed underground including but not limited to electricity and telecommunication services.

6. Cost of works

The Council shall not be responsible for the payment of any portion of the cost of any of the works provided for in this Agreement unless otherwise expressly provided for.

7 Additional requirements and Obligations of Prodec

7.1 The requirements of this Agreement are at all times to be construed as additional to the requirements of the Act and any other legislation affecting development of the land.

7.2 The parties acknowledge that certain obligations in this agreement are imposed jointly on the Landowners and Prodec. As Prodec is not the owner of any of the land Prodec has entered into a separate agreement with the Council ensuring that wherever required it will comply with the obligations imposed on it by this Agreement.

8 Right of Inspection

The Council and any employee or agent of the Council authorised by the Council may at any reasonable time enter into and upon the land for the purpose of:

8.2 inspecting the land and any building on the land;

8.3 exercising any other powers of the Council under this Agreement.

9 Notice to remedy

If the Landowners, or any of them, or any Subsequent Owner is in breach of this Agreement the Council may by notice in writing served on the party or parties in breach of this Agreement, require such party to remedy the breach within such time nominated by the Council in the notice (being not less than 14 days of the date of the service of the notice) and if such party fails to remedy the breach, the Council or its servants or agents may carry out the requirements of the notice and in so doing perform any necessary works upon the land and recover any costs thereby incurred from the party in breach as a debt due and owing to the Council.

10 Right to remove

If in a notice referred to in the preceding paragraph the Council requires removal of anything from the land which may include but shall not be limited to a building or material of any kind the Council and its servants or agents are hereby authorised and empowered to remove the said thing or things from the land and dispose of it or them in any manner determined by the Council.

11 Delegation

The Council may delegate any of the Council's powers under this Agreement to any person.

12 Giving of notice

A notice shall for the purpose of this Agreement be properly served on any person or entity bound by this Agreement if it is:

- (i) posted to the person or entities last address known to the Council in which event it will be deemed to have been received on the day after posting;
- (ii) affixed to a prominent position on the land.

13 Registration

- 13.1 The Landowners shall make application, and each party shall perform such acts and execute such documents as shall be necessary to ensure that this Agreement is noted against the Certificates of Title set out in Recital A of this Agreement pursuant to Section 57(5) of the Act.
- 13.2 The cost of preparation of this Agreement, stamp duty, and all things necessary to have this Agreement noted against the Certificates of Title set out in Recital A of this Agreement, shall be borne by the Landowners.
- 13.3 The Landowners warrant that as at the date of this Agreement no other party has a legal or equitable interest in the land (other than Prodec in accordance with the Joint Venture Agreement referred to in Recital E).

14 Variation

Any variation to this Agreement shall be in writing and attested to by the parties in writing.

15 Waiver

The Council may waive compliance by the Landowners or any Subsequent Owner with the whole or any part of the obligations on the part of the Landowners or any Subsequent Owner herein contained provided that no such waiver will be effective unless expressed in writing and executed by Council.

16 Rescission

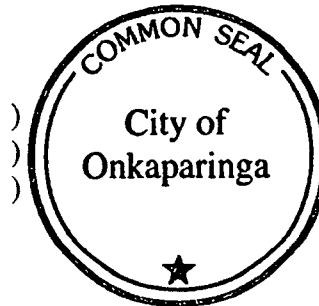
In the event that a development approval is granted in relation to the Application, and such development approval is subsequently cancelled, or lapses without being implemented, Council agrees, upon receipt of a request by the Landowners or a Subsequent Owner, to rescind this Agreement and to consent to the making by the Registrar-General of a note of the rescission on the Certificates of Title to the land, at the cost in all things to the Landowners.

17 Severance

- 17.1 If a provision of this Agreement is void or voidable or unenforceable but would not be void or voidable or unenforceable if it were read down and is capable of being read down it shall be read down accordingly.
- 17.2 If not withstanding sub-clause 17.1 hereof, a provision of this Agreement is still void or voidable or unenforceable:
 - 17.2.1 if the provisions would not be void or voidable or unenforceable as aforesaid if a word or words were omitted therefrom, that word or those words (as the case may be) are hereby severed;
 - 17.2.2 if necessary, the whole provision is hereby severed; and the remainder of this Agreement has full force and effect.

EXECUTED unconditionally by the parties as a Deed and as an Agreement pursuant to the provisions of Section 57 of the Development Act, 1993.

THE COMMON SEAL of
CITY OF ONKAPARINGA
was hereunto affixed in the presence of:



.....
Mayor

.....
City Manager

THE COMMON SEAL of
R & L GIROLAMO PTY LTD
ACN 007 981 553 was hereunto affixed in accordance
with its articles of association:



.....
Signature of authorised person

.....
Signature of authorised person

.....
Director
Office Held

.....
SECRETARY
Office Held

.....
G. Girolamo
Name of authorised person (Block Letters)

.....
G. GIROLAMO.
Name of authorised person (Block letters)

**THE COMMON SEAL of
ORIANA NOMINEES PTY LTD**

ACN 007 800 428 was hereunto affixed in accordance
with its articles of association:

[Signature]
Signature of authorised person

DIRECTOR
Office Held

EMANUELA G. LONGO
Name of authorised person (Block Letters)



[Signature]
Signature of authorised person

DIRECTOR / SEC
Office Held

NICOLA LONGO
Name of authorised person (Block letters)

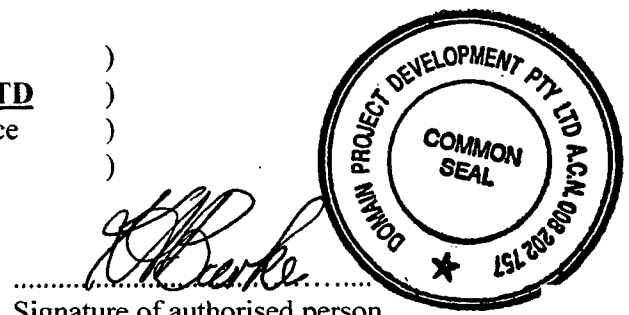
**THE COMMON SEAL of
DOMAIN PROJECT DEVELOPMENT PTY LTD**

ACN 008 202 757 was hereunto affixed in accordance
with its articles of association:

[Signature]
Signature of authorised person

Director
Office Held

CHRISTOPHER JOHN WICKS
Name of authorised person
(Block letters)



[Signature]
Signature of authorised person

DIRECTOR / SEC
Office Held

KYM ANTHONY BURKE
Name of authorised person
(Block letters)

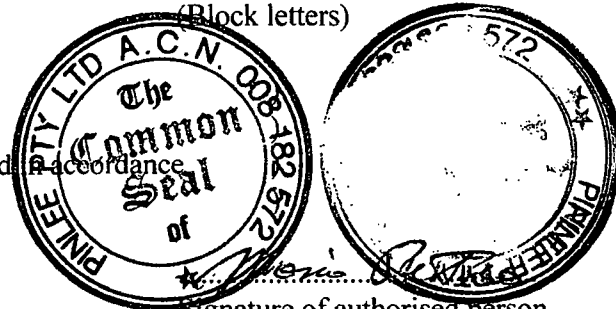
**THE COMMON SEAL of
PINLEE PTY LTD**

ACN 008 182 572 was hereunto affixed in accordance
with its articles of association:

[Signature]
Signature of authorised person

SEC / DIRECTOR
Office Held

Lelio Bibbo
Name of authorised person
(Block letters)



[Signature]
Signature of authorised person

DIRECTOR
Office Held

MARIO PITEO
Name of authorised person
(Block letters)

PROPOSED LAND DIVISION
 LOTS 29, 30 and 34 IN DP 12798
 OF PART SECTION 652
 HUNDRED OF WILLUNGA
 in the area marked
SELICKS BEACH



CT REFERENCES: 422/2001, 621 & 622

SUBDIVISION STATISTICS

TOTAL AREA 33,428 Ha
 # EXISTING LOTS 92
 # OF PROPOSED LOTS 92 (including 5 others)
 RESERVE AREA 4,437 Ha
 DRAINAGE RESERVE 2,886 Ha
 LENGTH OF ROAD 1,830 metres
 ALL DIMENSIONS AND AREAS ARE
 SUBJECT TO SURVEY

LEVELS AND CONTOURS SHOWN ON THIS PLAN ARE
 SUITABLE ONLY FOR SUBDIVISION PLANNING PURPOSES
 AND ARE NOT TO BE USED FOR ANY DESIGN ACTIVITIES
 NOTE
 PORTION MARKED A HEREON IS SUBJECT TO AN EXISTING
 EASEMENT TO THE DISTRICT COUNCIL OF WILLUNGA
 FOR DRAINAGE PURPOSES.

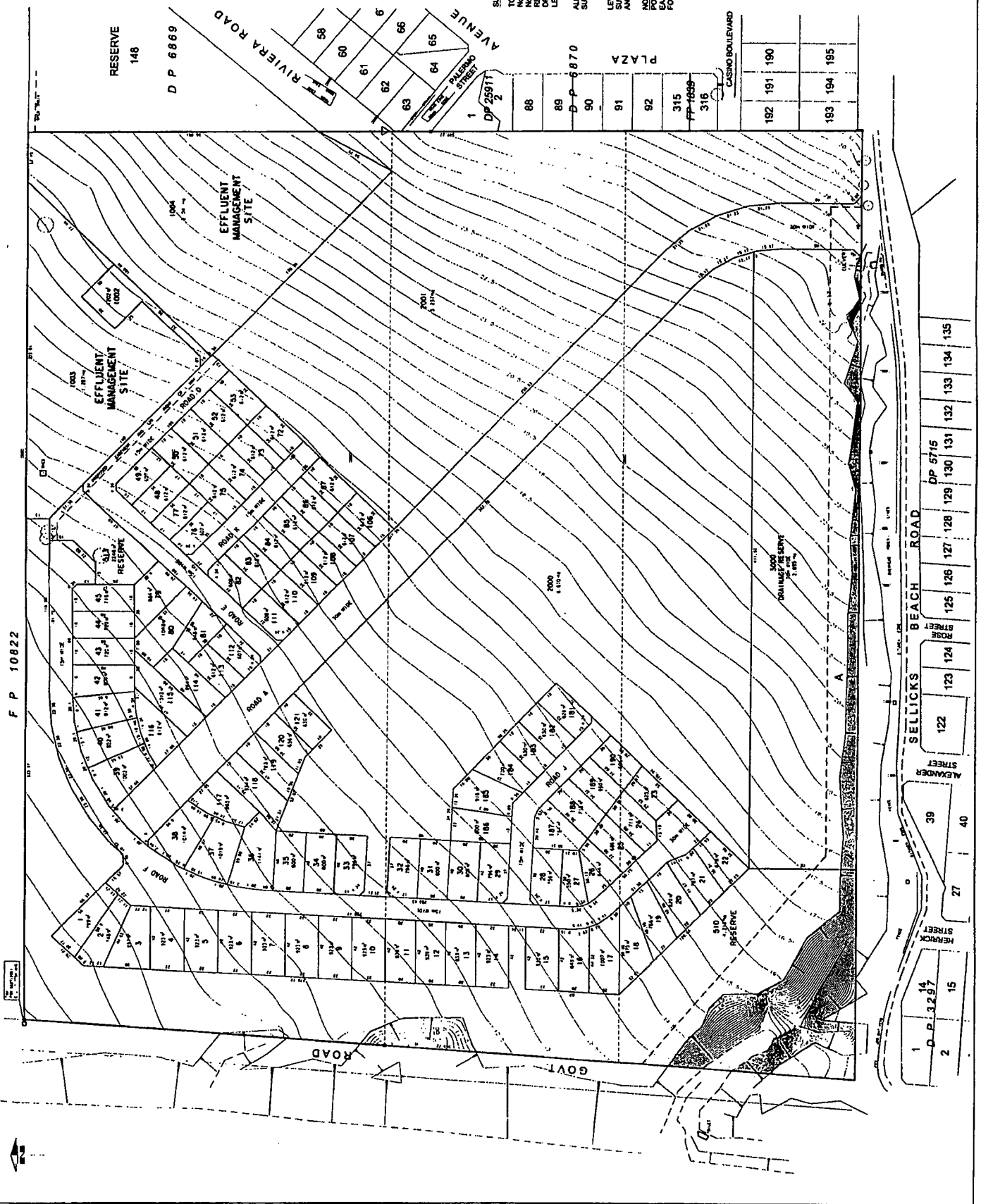
Verified for its accordance with Regulation 18 (1)(a)
 of the Development Regulations 1983

Licensed Surveyor

1	WILLUNGA DISTRICT COUNCIL	14/8/88
2	WILLUNGA DISTRICT COUNCIL	14/8/88
3	WILLUNGA DISTRICT COUNCIL	14/8/88
4	WILLUNGA DISTRICT COUNCIL	14/8/88
5	WILLUNGA DISTRICT COUNCIL	14/8/88

Surveyor's Declaration
 I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the above is a true and correct copy of the original plan as deposited with me, and that the same is in accordance with the provisions of the Development Regulations 1983.

Signature: _____
 Name: _____
 Date: _____



F P 10822

RESERVE
148

D P 6869

DP 59311

D P 6870

PP-1838

316

192 191 190

193 194 195

14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92
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State Planning Commission Letter

OFFICIAL



STATE
PLANNING
COMMISSION

Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 664
saplanningcommission@sa.gov.au

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

21 May 2026

The Form 1 Company
GPO Box 1651
ADELAIDE SA 5001

Dear Sir/Madam

**Re: *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry*
 Property at Milford Avenue, Sellicks Beach (allotment 6 in DP 130432)
 Registered Proprietor(s): Sampav Investments Pty Ltd**

I refer to your enquiry to the Department for Housing and Urban Development (DHUD) concerning the parcel of land comprised in Certificate of Title Volume 6274 Folio 608 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2782005 dated 14/5/26).

Items 29.10 and 29.11 of the PIR indicate that the State Planning Commission (SPC) will respond with details of a possible requirement under Section 198 (1) or agreement under Section 198 (2) of the *Planning, Development and Infrastructure Act 2016* respectively to vest land in a council or the Crown to be held as open space.

I therefore advise that a land division proposal 145/C488/23 (ID 23014672) recorded against this property proposing to divide the land into 5 allotments has not yet been determined by the Corporation of the City of Onkaparinga.

Section 198 of the Act does not yet apply to the proposal.

In addition, there are no relevant details under Sections 50 (1) and 50 (2) of the *Development Act 1993 (repealed)* applicable to this Certificate of Title (refer items 5.2 and 5.3 of the PIR).

Yours faithfully

Planning Services Unit
on behalf of
STATE PLANNING COMMISSION