

Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

1

Purchaser:

Address:

2.

Purchaser's registered agent:

Address:

3

Vendor:

Sharifa Awaz Ali of 55A The Crescent Blair Athol SA 5084 the executor of Ali Sarwary

Address

5 Brentnall Avenue Blair Athol SA 5084

4

Vendor's Registered Agent:

EXP Australia

Address

Level 3, 169 Fullarton Road Dulwich SA 5065

5

Date of contract (if made before this statement is served):

6

Description of the land

[Identify the land including any certificate of title reference]

49 Manuel Avenue Blair Athol SA 5084 being the whole of the land contained in Volume 5738 Folio 138

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—Form of cooling-off notice

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

4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

5 Brentnall Avenue Blair Athol SA 5084

(being the vendor's last known address); or

- (c) transmitted by fax or email to the following fax number or email address:

exp.r.arora@expaustralia.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:

Level 3, 169 Fullarton Road Dulwich SA 5065

(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;
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5—Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

***I/We,**

Sharifa Awaz Ali of 55A The Crescent Blair Athol SA 5084 the executor of Ali Sarwary

of

55A The Crescent Blair Athol SA 5084

being [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:

19/07/2023

Signed:

A handwritten signature in black ink, appearing to be 'SA', is located in the center of the first large rectangular box.

**Part D—Certificate with respect to prescribed inquiries by registered agent
(section 9)**

To the purchaser:

I, Varinder Saini from A & B Conveyancing Pty Ltd certify [that the responses](#)
to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm
the completeness and accuracy of the particulars set out in the Schedule.


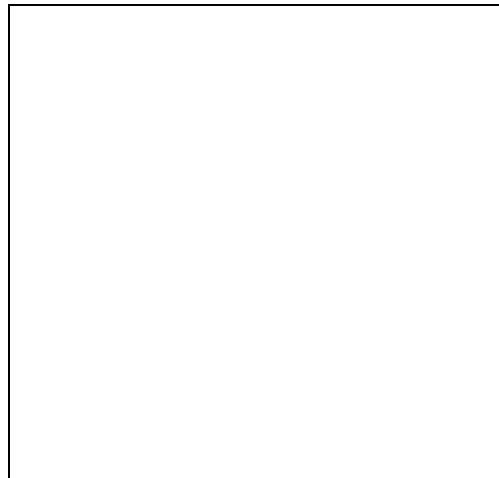
Exceptions

NIL

Date:

18/07/2023

Signed:

A handwritten signature in black ink, appearing to be 'V. Saini', is written inside a rectangular box.An empty rectangular box, likely intended for a second signature or stamp.

[*Person authorised to act on behalf of Vendor'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 one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.2 Lease, agreement for lease, tenancy agreement or licence
 - 1.3 Caveat
 - 1.4 Lien or notice of a lien
 - (B) under the heading 36. Other charges—
 - 36.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1	Column 2	Column 3
----------	----------	----------

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

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

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

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

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

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

[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2.

If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1 Mortgage of land

Note-

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

Is this item applicable?



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

YES

Are there attachments?

YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Refer to Annexure "A" – Certificate of Title

Number of mortgage (if registered):

12967732

Name of mortgagee:

PERPETUAL TRUSTEE CO. LTD. (ACN: 000 001 007)

1.2 Easement

(whether over the land or annexed to the land)

Note-

"Easement" includes rights of way and party wall rights

Note-

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

Is this item applicable?



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

NO

Are there attachments?

YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Refer to Annexure "B" – Property Interest Report

Description of land subject to easement:

The land in CT 5738/138

Nature of easement

Statutory Easement to SA Power Network

Are you aware of any encroachment on the easement?

NO

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

[YES/NO]

If YES give details

1.3 Restrictive covenant

Note—

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

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Nature of restrictive covenant:

Name of person in whose favour the restrictive covenant operates:

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

[YES/NO]

If NO, give details:

Does the restrictive covenant affect land other than that being acquired

[YES/NO]

5. Development Act 1993 (repealed)

5.1 Section 42 – 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

Is this item applicable?

☒

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

NO

Are there attachments?

YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Refer to Annexure "C" – Council Searches

Conditions of authorisation

Refer to Annexure "C" – Council Searches

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

Is this item applicable?

☐

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

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)

Note-

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

Is this item applicable?

☐

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

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Nature of condition(s)

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 attachment even if not applicable.]

Is this item applicable?

☒

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

NO

Are there attachments?

YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Refer to Annexure "C" – Plan SA Report

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)::

General Neighbourhood - GN

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 the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

YES

Note:-

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

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.]

Is this item applicable?

☐

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

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

Schedule—Division 2—Other particulars☐**(section 7(1)(b))****Particulars of transactions in last 12 months**☐

If the vendor, within 12 months before the date of the contract of sale—

- (a) obtained title to the land; or
- (b) obtained an option to purchase the land; or
- (c) entered into a contract to purchase the land (whether on the vendor's ownbehalf or on behalf of another),

the vendor must provide the following particulars of all transactions relating to the acquisition of the interest that occurred within that 12 month period:

- 1 The name and address of each party to the transaction and of each person in whom an interest vested as a result of the transaction:

- 2 The date and nature of each instrument registered on the certificate of title or, if no such instrument has been registered, the date and nature of each document forming the whole or part of a contract relating to the transaction:

- 3 Particulars of the consideration provided for the purposes of the transaction:

The above particulars must be provided for each transaction

Particulars of building indemnity insurance☐**Note—**

Building indemnity insurance is not required for—

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

Details of building indemnity insurance still in existence for building work on the land:

- 1 Name(s) of person(s) insured:
 - 2 Name of insurer:
 - 3 Limitations on the liability of the insurer:
 - 4 Name of builder:
 - 5 Builder's licence number:
 - 6 Date of issue of insurance:
 - 7 Description of insured building work:
-

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

[YES/NO]

If YES give details:

(a) Date of the exemption:

(b) Name of builder granted the exception:

(c) Licence number of builder granted the exemption:

(d) Details of building work to which the exemption applies:

(e) Details of conditions (if any) to which the exemption is subject:

ANNEXURES & ATTACHMENTS

The following documents are annexed hereto -

Annexure A - Certificate(s) of title & Caveat

Annexure B - Property Interest Report (PIR) & State Commission Panel Report

Annexure C - Council Search & Plan SA Report

Annexure D - Form R3

Annexure E - Certificate of Emergency Services Levy Payable

Annexure F - Certificate of Land Tax Payable

Annexure G - Certificate of Water and Sewer Charges & Encumbrance Information

Annexure H – Lease

Acknowledgement of Receipt

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

Dated this day of 2023

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A

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 the Office of Consumer and Business Affairs recommends that you check the website:

www.ocba.sa.gov.au/Realestate/

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property
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 preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorines (now banned) or other **toxic** termiticides as 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? 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.ocba.sa.gov.au/consumeradvice/realestate

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.

ANNEXURE 'A' (1 page)

Electricity Infrastructure - Building Restrictions and Statutory Easements

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 DMITRE for further details.

Statutory easements

Separate from the above 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 provide these 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 telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the Electricity Corporations (Restructuring and Disposal) Act 1999; section 48A of the Electricity Act 1996).

A statutory easement is not generally registered on the title for the land.

To avoid risking injury and damage, it is recommended that the location of underground services be confirmed by telephoning Dial-Before-You-Dig on 1100.

For further clarification on these matters, please contact SA Power Networks' Real Estate Branch on telephone 8404 5897 or 8404 5894.

ANNEXURE 'B' (1 page)

Natural Resources Management Act 2004

Water Resources Management - Taking of underground water

Under the provisions of the Natural Resources Management Act 2004, 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 contact the Department on the telephone number 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 Specifications for well construction, modification and abandonment in South Australia

Further information may be obtained by contacting the Department of Water, Land and Biodiversity Conservation, Level 1 Grenfell Centre, 25 Grenfell Street, Adelaide or on telephone 8463 6898

Signature Certificate

Reference number: TW665-3FJEJ-ITAJZ-JCTEA

Signer

Timestamp

Signature

Sharifa Awaz Ali

Email: asharifa33@yahoo.com

Sent:

03 Aug 2023 01:30:27 UTC

Viewed:

03 Aug 2023 01:36:28 UTC

Signed:

03 Aug 2023 01:37:04 UTC



Recipient Verification:

✓ Email verified

03 Aug 2023 01:36:28 UTC

IP address: 120.17.226.95

Location: Sydney, Australia

Document completed by all parties on:

03 Aug 2023 01:37:04 UTC

Page 1 of 1



Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 40,000+ companies worldwide.



ANNEXURE - A

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5738 Folio 138

Parent Title(s) CT 1551/93
Creating Dealing(s) CONVERTED TITLE
Title Issued 25/02/2000 **Edition** 3 **Edition Issued** 10/08/2018

Estate Type

FEE SIMPLE

Registered Proprietor

ALI SARWARY
OF 5 BRENTNALL AVENUE BLAIR ATHOL SA 5084

Description of Land

ALLOTMENT 135 DEPOSITED PLAN 3057
IN THE AREA NAMED BLAIR ATHOL
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12967732	MORTGAGE TO PERPETUAL TRUSTEE CO. LTD. (ACN: 000 001 007)
13818463	CAVEAT BY COMMISSIONER OF STATE TAXATION

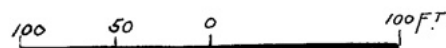
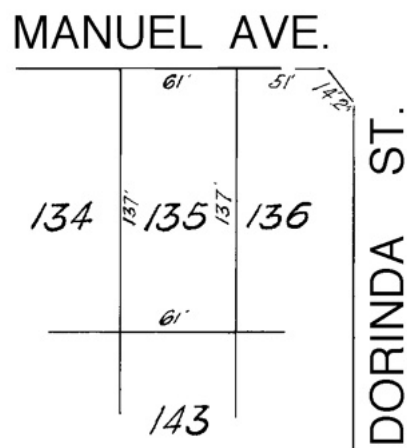
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

APPROVED C42423
APPROVED D126764

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

Certificate of Title

Title Reference CT 5738/138
Status CURRENT
Easement NO
Owner Number 15034406
Address for Notices 5 BRENTNALL AV BLAIR ATHOL, SA 5084
Area 770m² (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

ALI SARWARY
OF 5 BRENTNALL AVENUE BLAIR ATHOL SA 5084

Description of Land

ALLOTMENT 135 DEPOSITED PLAN 3057
IN THE AREA NAMED BLAIR ATHOL
HUNDRED OF YATALA

Last Sale Details

Dealing Reference TRANSFER (T) 12967731
Dealing Date 26/07/2018
Sale Price \$550,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12967732	PERPETUAL TRUSTEE CO. LTD. (ACN: 000 001 007)

Stoppers

Dealing Type	Dealing Number	Beneficiary
CAVEAT	13818463	COMMISSIONER OF STATE TAXATION

Valuation Numbers

Valuation Number	Status	Property Location Address
0619357003	CURRENT	49 MANUEL AVENUE, BLAIR ATHOL, SA 5084

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

APPROVED C42423
APPROVED D126764

Administrative Interests

NIL

Valuation Record

Valuation Number	0619357003
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/1966
Property Location	49 MANUEL AVENUE, BLAIR ATHOL, SA 5084
Local Government	PORT ADELAIDE ENFIELD
Owner Names	ALI SARWARY
Owner Number	15034406
Address for Notices	5 BRETNALL AV BLAIR ATHOL, SA 5084
Zone / Subzone	GN - General Neighbourhood\\
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	4H CP DIG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D3057 ALLOTMENT 135	CT 5738/138

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$610,000	\$680,000			
Previous	\$550,000	\$600,000			

Building Details

Valuation Number	0619357003
Building Style	Conventional
Year Built	1950
Building Condition	Good
Wall Construction	Cement Sheet; Weatherbrd; Log
Roof Construction	Imitation Tile
Equivalent Main Area	85 sqm
Number of Main Rooms	4

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

X 13818463

Lodged: 24 June 2022 04:00:25 PM
1 OF 1

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

Entered 29 June 2022 04:00:46 PM and Notices sent to Caveatee.

Form C1
Version 40.4



CAVEAT

Responsible Subscriber: THE CROWN SOLICITOR FOR THE STATE OF SOUTH AUSTRALIA (EL - PEXA) (E100464)
Customer Reference: MT-X-A Sarwary-201535

ELN Lodgement Case ID: 527664119
ELN Workspace ID: 8162058

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

CERTIFICATE(S) OF TITLE BEING CAVEATED

THE WHOLE OF THE LAND IN CT VOLUME 5739 FOLIO 36 CT VOLUME 6213 FOLIO 909 CT VOLUME 6213 FOLIO 908 CT VOLUME 5738 FOLIO 138

CAVEATOR- PERSON LODGING CAVEAT (Full name and address)

COMMISSIONER OF STATE TAXATION OF REVENUE SA - DEBT MANAGEMENT SERVICES LEVEL 4 200 VICTORIA SQ ADELAIDE SA 5000

CAVEATEE- REGISTERED PROPRIETOR (Full name and address)

ALI SARWARY OF 5 BRENTNALL AV BLAIR ATHOL SA 5084

THE CAVEATOR CLAIMING

An estate or interest as first chargee pursuant to Section 22(1) of the Land Tax Act 1936 on the said land for the payment of Land Tax not paid after the date upon which the same became due and payable; and Section 18(1) of the Emergency Services Funding Act 1998 on the said land for the payment of Emergency Services levy not paid after the date upon which the same became due and payable

PERMITS THE REGISTRATION OR RECORDING OF ANY INSTRUMENT AFFECTING THE ESTATE OR INTEREST OF THE CAVEATEE IN THE LAND DESCRIBED SUBJECT TO THE CLAIM OF THE CAVEATOR, AND PROVIDED THAT THE CAVEATOR HAS GIVEN ITS WRITTEN CONSENT TO THE DEALING

Address for Service of Notices and Proceedings: GPO 464 Adelaide SA 5001

DATED 24 JUNE 2022

CERTIFICATION

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Hester Elizabeth Daalder
Practitioner Certifier

For: THE CROWN SOLICITOR FOR THE STATE OF SOUTH AUSTRALIA

On behalf of: COMMISSIONER OF STATE TAXATION

This is a representation of an instrument that was electronically lodged

ANNEXURE - B

Property Interest Report

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

Title Reference	CT 5738/138	Reference No. 2482798
Registered Proprietors	A*SARWARY	Prepared 10/07/2023 09:18
Address of Property	49 MANUEL AVENUE, BLAIR ATHOL, SA 5084	
Local Govt. Authority	CITY OF PORT ADELAIDE ENFIELD	
Local Govt. Address	PO BOX 110 PORT ADELAIDE SA 5015	

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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any notice affecting this title

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Trade and Investment 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 Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply also Contact the vendor for these details

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment 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
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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
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8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
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18. *Landscape South Australia Act 2019*

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

Act

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

19. *Land Tax Act 1936*

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

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
26. <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. ***Phylloxera and Grape Industry Act 1995***

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Flooding Hazards Mapping Update - seeks to update the extent of the Hazard (Flooding – Evidence Required) Overlay in the Planning and Design Code in 13 local government areas and several Outback Areas of the State, based on more recent flood hazard mapping. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.**
- 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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
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31. *Public and Environmental Health Act 1987 (repealed)*

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

32. *South Australian Public Health Act 2011*

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

32.2 section 92 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

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

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

also

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

also

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

also

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

also

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

35. *Water Resources Act 1997 (repealed)*

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

36. *Other charges*

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

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

Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 664
saplanningcommission@sa.gov.au

18 July 2023

A & B Conveyancing Pty Ltd
134 Portrush Road
PAYNEHAM SOUTH SA 5070

Dear Sir/Madam

Re: *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry*
Property at 49 Manuel Avenue, Blair Athol
Registered Proprietor(s): A Sarwary

I refer to your enquiry to the Department for Trade and Investment (DTI) concerning the parcel of land comprised in Certificate of Title Volume 5738 Folio 138 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2482798 dated 10/7/23).

Items 5.2 and 5.3 of the PIR indicate that the State Planning Commission (SPC) will respond with details of a possible requirement under Section 50 (1) or agreement under Section 50 (2) of the *Development Act 1993 (repealed)* respectively to vest land in a council or the Crown to be held as open space.

I therefore advise that land division proposals (040/D272/20 and 040/C133/21) recorded against this property (and adjoining land) have lapsed and accordingly Section 50 of the Development Act (repealed) does not apply.

In addition, there are no relevant details under Sections 198 (1) and 198 (2) of the *Planning, Development and Infrastructure Act 2016* applicable to this Certificate of Title (refer items 29.10 and 29.11 of the PIR).

Yours faithfully

Planning Services Unit
on behalf of
STATE PLANNING COMMISSION

ANNEXURE - C

CERTIFICATE – COUNCIL CHARGES



CITY OF
Port Adelaide Enfield

A & B Conveyancing
134 Portrush Road
PAYNEHAM SOUTH SA 5070

Certificate No: Cert02117
Date Issued: 11/07/2023
Valuer-Gen. No: 0619357003
Assessment No: 53780

Property Owner(s): Estate of Ali Sarwary
Property Address: 49 Manuel Avenue BLAIR ATHOL SA 5084
Parcel(s) Description: Allotment 135 D 3057 CT Vol 5738 Folio 138

I certify that the charges set out below were due and payable at the date of the giving of this certificate.

Arrears (Rates/Fines/Interest/Costs) :	0.00
Current Year's Rates :	\$1,364.95
Less Council Rebate/Remission :	0.00
Less Government Remission :	0.00
Current Year's Fines/Interest :	0.00
Current Year's Adjustments :	0.00
Current Year's Other Charges :	0.00
Less Current Year's Payments :	0.00
Balance :	\$1,364.95

For adjustment purposes please note:

- 1. Works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)**
- 2. Please note that land that is not currently rateable may have pro-rata rates raised if ownership or usage changes**
- 3. Please note that land currently eligible for a Council Rebate or Remission may be subject to a pro-rata reduction in the amount granted if ownership or usage changes.**

The charges as shown are valid only for the date of the certificate.

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the fiscal year that the rates are declared. The current year's rates fall due on **1st September 2023; 1st December 2023; 1st March 2024 and 3rd June 2024**. Fines and interest will be added as provided by the *Local Government Act 1999*, as amended.

If settlement occurs within three (3) calendar months from the date of this Certificate, you may check the above details prior to settlement by telephoning the Council and quoting the Assessment No. and the Certificate No. above. Any verbal information provided in relation to the details provided by the Council is not a certificate for the purposes of Section 187 of the Local Government Act 1999.

Where settlement occurs three (3) calendar months or more from the date of this Certificate a new certificate is required.

Chief Executive Officer

Per



Biller Code: 18192
Ref: 53780

Provision of Prescribed Information

Section 12 *Land and Business (Sale and Conveyancing) Act 1994*

In response to your recent enquiry we advise as follows:

Certificate Number: Cert02117

Address: 49 Manuel Avenue BLAIR ATHOL SA 5084

Council Assessment Number: 53780

	Prescribed Encumbrance	Other Particulars	
5	Development Act 1993 (Repealed)		
5.1	Section 42 - Condition (that continues to apply) of a development authorisation	<p>Is this item applicable? Will this be discharged or satisfied prior to or at settlement? : NO</p> <p>Application ID: 040/1986/20 Application Description: Two single storey dwellings Date of Authorisation: 03 Dec 20 Name of relevant authority that granted authorisation: City of Port Adelaide Enfield</p> <p>Application ID: 040/1986/20 Conditions of Authorisation: Refer Attached</p>	YES
5.2	Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space		N/A
5.3	Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space		N/A
5.4	Section 55 - Order to remove or perform work		N/A
5.5	Section 56 - Notice to complete development		N/A
5.6	Section 57 - Land management agreement		N/A
5.8	Section 69 - Emergency order		N/A
5.9	Section 71 - Fire safety notice		N/A
5.10	Section 84 - Enforcement notice		N/A
5.11	Section 85(6), 85(10) or 106 - Enforcement order		N/A
5.13	Part 11 Division 2 - Proceedings		N/A
6	Repealed Act Conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	<p>Is this item applicable? Will this be discharged or satisfied prior to or at settlement? : NO</p> <p>Application ID: 177/78 Application Description: C Conditions of Authorisation: Details of development applications from this time may be available upon request.</p> <p>Application ID: 38/68 Application Description: Verandah and carport Conditions of Authorisation: Details of development</p>	YES

		<p>applications from this time may be available upon request.</p> <p>Application ID: 464/84 Application Description: V Conditions of Authorisation: Details of development applications from this time may be available upon request.</p> <p>Application ID: 76/73 Application Description: VerandahAt least Conditions of Authorisation: Details of development applications from this time may be available upon request.</p>	
10	Fire and Emergency Services Act 2005		
10.1	Section 105F (or section 56 or 83 (repealed)) - Notice to action required concerning flammable materials on land		N/A
11	Food Act 2001		
11.1	Section 44 - Improvement notice		N/A
11.2	Section 46 - Prohibition order		N/A
15	Housing Improvement Act 1940 (repealed)		
15.1	Section 23 - Declaration that house is undesirable or unfit for human habitation		N/A
17	Land Acquisition Act 1969		
17.1	Section 10 - Notice of intention to acquire		N/A
20	Local Government Act 1934 (Repealed)		
20.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
21	Local Government Act 1999		
21.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
22	Local Nuisance and Litter Control Act 2016		
22.1	Section 30 - Nuisance or litter abatement notice		N/A
29	Planning, Development and Infrastructure 2016		
29.1	Part 5 - Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay and which the land is situated (as shown in the planning and design code)</p> <p>Is the land situated in a designated State Heritage Area? <i>Please refer to attached document from Plan SA</i></p> <p>Is the land designated as a place of local heritage value? <i>Please refer to attached document from Plan SA</i></p>	

		<p>Is there declared to be a significant tree or a stand of trees declared to be significant trees on the land? <i>Please refer to attached document from Plan SA</i></p> <p>Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? <i>Please refer to your Property Interest Report</i></p>	
29.2	Section 127 - Condition (that continues to apply) of a development authorisation	<i>Please refer to attached document from Plan SA</i>	N/A
29.5	Section 141 - Order to remove or perform work		N/A
29.6	Section 142 - Notice to complete development		N/A
29.7	Section 155 - Emergency order		N/A
29.8	Section 157 - Fire safety notice		N/A
29.10	Section 198(1) - requirements to vest land in a Council or the Crown to be held as open space		N/A
29.11	Section 198(2) - Agreement to vest land in a Council or the Crown to be held as open space		N/A
29.12	Part 16 Division 1 - Proceedings		N/A
29.13	Section 213 - Enforcement Notice		N/A
29.14	Section 214(6), 214(10) or 222 - Enforcement Order		N/A
31	Public and Environmental Health Act 1987 (Repealed)		
31.1	Part 3 - Notice		N/A
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval		N/A
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)		N/A
32	South Australian Public Health Act 2011		
32.2	Section 92 - Notice		N/A
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4-Condition (that continues to apply) of an approval		N/A
36	Other Charges		
	Charge of any kind affecting the land (not included in another item)	Refer to "CERTIFICATE – COUNCIL CHARGES" on page 1 of this document.	**

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

Particulars of building indemnity insurance

Note: Building indemnity insurance is not required for -

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

Application No: 040/1986/20

- 1. Building indemnity insurance is required: Yes (particulars not presently advised to council - refer to owner for information)
- 2. Name of persons insured: N/A
- 3. Name of insurer: N/A
- 4. Limitations on the liability of the insurer: Refer to Policy
- 5. Name of the builder: N/A
- 6. Builders licence number: N/A
- 7. Description of insured building work: N/A
- 8. Date of issue of insurance: No Date Identified

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act* 1995 from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

No

- 1. Date of the exemption: N/A
- 2. Name of builder granted the exemption: N/A
- 3. Licence number of builder granted the exemption: N/A
- 4. Details of building work for which the exemption applies: N/A
- 5. Details of conditions for which the exemption is subject: N/A

6 - Further information held by councils

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

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

NO

Description of the nature of the development(s) approved:

Refer to the repealed *Development Act* 1993 Section of this document particularly Part 3 Development Plan, Section 42 – Condition (that continues to apply) of a development authorisation and Repealed Act conditions listed in this document.

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

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

Signed for or on behalf of the agent:.. .. .

REPLY

I certify that the information and particulars provided above apply at the date of the reply of this inquiry.

Signed for and on behalf of the Chief Executive Officer:

Date: 11th July 2023



Decision Notification Form

Development Act 1993



Development Application Number: 040/1986/20
Development Application Date: 13/08/2020
Registered on: 14/08/2020

To: Arcotek Design Studio
42 Manly Cct West Lakes Shore
ADELAIDE SA 5020

on behalf of the owner:

Mr Ali Sarwary
55A The Crescent
BLAIR ATHOL SA 5084

Location of Proposed Development	49 & 51 Manuel Ave BLAIR ATHOL SA 5084 Allotment 136 D 3057 CT Vol 5739 Folio 36 Allotment 135 D 3057 CT Vol 5738 Folio 138
Nature of Proposed Development	Two single storey dwellings
Building Classification Assigned	1a & 10a

In respect of this proposed development you are informed that:

Nature of Decision	Decision	No. of Conditions	Date of Decision
Development Plan Consent (Privately Certified)	Granted	Nil	18/08/2020
Building Rules Consent (Privately Certified)	Granted	5	30/11/2020
Development Approval	Granted	5	03/12/2020

The development must lawfully commence by substantial work on the site of the development within 12 months from the date of Development Approval and be completed within 3 years from the date of Development Approval.

A handwritten signature in black ink, appearing to read "George Rogic".

Signed
3/12/2020

- ☒ George Rogic, Planning Development Officer
☒ Sheets Attached

CIVIC CENTRE

163 St Vincent Street,
Port Adelaide SA 5015
PO Box 110,
Port Adelaide SA 5015

COUNCIL OFFICES

Enfield Library
1 Kensington Crescent, Enfield
Greenacres Library
2 Fosters Road, Greenacres

CONTACT

P (08) 8405 6600
E service@cityofpae.sa.gov.au
www.cityofpae.sa.gov.au

FOLLOW US

@CityofPAE



ATTACHMENTS

DocID2

CONDITIONS AND NOTES OF DEVELOPMENT APPROVAL

Development Plan Consent Conditions and Notes

Refer to Private Certification by Access Planning (SA) Pty Ltd, ref. 040/1986/20, dated 18/08/2020.

Building Rules Consent Conditions and Notes

As per the Decision Notification Form issued by Building Certification Approvals (SA) Pty Ltd,
Ref: PC/1008/2020 and dated 30 November 2020, herein attached.



George Rogic
Planning Development Officer
3/12/2020

Data Extract for Section 7 search purposes

Valuation ID 0619357003

Data Extract Date: 11/07/2023

Parcel ID: D3057 A135

Certificate Title: CT5738/138

Property Address: 49 MANUEL AV BLAIR ATHOL SA 5084

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 110 metres)

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Affordable Housing

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

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.

Traffic Generating Development

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

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 State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

N/A

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

ANNEXURE - D



A & B Conveyancing

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A

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 the Office of Consumer and Business Affairs recommends that you check the website: www.ocba.sa.gov.au/Realestate/

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property 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 preventative 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? 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.ocba.sa.gov.au/consumeradvice/realestate

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.

ANNEXURE - E



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: 2482798

THE TRUSTEE FOR SAINI FAMILY TRUST
A & B CONVEYANCING
134 PORTRUSH ROAD
PAYNEHAM SOUTH SA 5070

DATE OF ISSUE

10/07/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

15034406

OWNERSHIP NAME

EST OF A SARWARY

PROPERTY DESCRIPTION

49 MANUEL AVE / BLAIR ATHOL SA 5084 / LT 135

ASSESSMENT NUMBER

0619357003

TITLE REF.

(A "+" indicates multiple titles)

CT 5738/138

CAPITAL VALUE

\$680,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2023-2024

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 275.25
\$ 172.45
\$ 0.00
\$ 658.07
\$ 810.87

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

08/10/2023



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

15034406

OWNERSHIP NAME

EST OF A SARWARY

ASSESSMENT NUMBER

0619357003

AMOUNT PAYABLE

\$810.87

AGENT NUMBER

100029329

AGENT NAME

THE TRUSTEE FOR SAINI FAMILY TRUST A & B CONVEYAN

EXPIRY DATE

08/10/2023

+80011528930022> +001571+ <0550487124> <0000081087> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**Online at:****OR****By Post to:****www.revenuesaonline.sa.gov.au****RevenueSA
Locked Bag 555
ADELAIDE SA 5001**

ANNEXURE - F

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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

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

PIR Reference No: 2482798

DATE OF ISSUE

10/07/2023

THE TRUSTEE FOR SAINI FAMILY TRUST
A & B CONVEYANCING
134 PORTRUSH ROAD
PAYNEHAM SOUTH SA 5070

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

EST OF A SARWARY

FINANCIAL YEAR

2023-2024

PROPERTY DESCRIPTION

49 MANUEL AVE / BLAIR ATHOL SA 5084 / LT 135

ASSESSMENT NUMBER

0619357003

TITLE REF.

(A "+" indicates multiple titles)

CT 5738/138

TAXABLE SITE VALUE

\$610,000.00

AREA

0.0766 HA

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

CURRENT TAX	\$	2,640.68	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	10,160.92			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	12,801.60			

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**08/10/2023****Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE**PAYMENT REMITTANCE ADVICE****OWNERSHIP NUMBER**

15034406

OWNERSHIP NAME

EST OF A SARWARY

ASSESSMENT NUMBER

0619357003

AMOUNT PAYABLE

\$12,801.60

AGENT NUMBER

100029329

AGENT NAME

THE TRUSTEE FOR SAINI FAMILY TRUST A & B CONVEYAN

PAYABLE ON OR BEFORE

08/10/2023

+80011528920012> +000927+ <0550487124> <0001280160> +444+

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

ANNEXURE - G

Account Number 06 19357 00 3	L.T.O Reference CT5738138	Date of issue 10/7/2023	Agent No. 8200	Receipt No. 2482798
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A & B CONVEYANCING
134 PORTRUSH ROAD
PAYNEHAM SOUTH SA 5070
varinder.saini@abconveyancing.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: A SARWARY
Location: 49 MANUEL AVE BLAIR ATHOL LT 135
Description: 4H CP DIG **Capital Value:** \$ 680 000
Rating: Residential

Periodic charges

Raised in current years to 30/6/2023

			\$
	Arrears as at: 30/6/2023	:	0.00
Water main available:	1/6/1966	Water rates	: 0.00
Sewer main available:	1/7/1966	Sewer rates	: 0.00
		Water use	: 0.00
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 0.00
		Goods and Services Tax	: 0.00
		Amount paid	: 0.00
		Balance outstanding	: 0.00

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

Next quarterly charges: Water supply: 74.20 Sewer: 104.38 Bill: 9/8/2023

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

The last Water Use Year ended on 19/04/2023.

A total SERVICE RENT charge for mains connections of \$593.60 (provisional) calculated to the end of the current financial year is not included in the above statement.

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

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.

South Australian Water Corporation

Name:

A SARWARY

Water & Sewer AccountAcct. No.: **06 19357 00 3****Amount:** _____**Address:**

49 MANUEL AVE BLAIR ATHOL LT 135

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0619357003

**Bill code: 8888**
Ref: 0619357003**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: 0619357003

**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

ANNEXURE - H

DB Philpott Real Estate
Shop 3/154-160 Prospect Rd,
Prospect, SA 5082
P: 08 8343 5600
ABN: 12008218068

dbphilpott
REAL ESTATE

Lease Renewal

for

49 Manuel Avenue, BLAIR ATHOL SA 5084



This agreement is between **Ali Sarwary**
and **Surinder Ram & Nisi**.

Lease Start Date: Sun 22/05/2022

EXTENSION OF RESIDENTIAL TENANCY AGREEMENT

FOR THE PROPERTY LOCATED AT
49 Manuel Avenue, BLAIR ATHOL SA 5084

- 1- LANDLORD(S):** Ali Sarwary
c/- DB Philpott Real Estate
3/154-160 Prospect Rd
Prospect SA 5082
- 2- TENANT(S):** Surinder Ram & Nisi
- 3- EXTENSION OF TENANCY:** 22/05/23 - 21/05/24
- 4- RENT PAYABLE:** \$390 per week
Being an increase of \$50 per week
- 5- AMENDMENTS:** Refer to attached 'General Annexure' &
'Lease Addendum for Crime-Free & Drug-Free
Housing'

14/11/23

6- CONDITIONS:

As per the original tenancy agreement and any extensions thereof, including all special conditions and all additional clauses.

The tenant(s) acknowledges and agrees to the electronic service of documents. The tenant(s) must provide notification in writing if they choose to withdraw consent to electronic service of documents. the tenant(s) must immediately notify the agent in writing should their email address change.

The tenant(s) acknowledges and understands that if there is a change/amendment or assignment to the parties of the tenancy during the term of the original lease or subsequent lease renewals then a \$100 +GST facilitation fee applies.

The tenant(s) have read and understand the terms and conditions set out above.

The tenant(s) acknowledged receipt of & have read the attached 'General Annexure' and 'Lease Addendum for Crime-Free & Drug-Free Housing'

Please note that if you wish to vacate you must provide our office with at least 28 days written notice before the end of the fixed term lease

Tenant Acknowledgement

1. Surinder Ram & Nisi viewed and acknowledged at Wed, 12/04/2023 09:36 from device: iOS 16.3 iPhone Chrome Mobile iOS 112.0.5615

GENERAL ANNEXURE

The tenant will be liable for all water usage and water supply charges (at a rate prescribed or determined from time to time by SA Water) with all costs calculated on a daily basis for the duration of the tenancy.

Please Note we invoice water in two components:

Water Supply Charge billed January, April, July, and October as a re-occurring transaction - please note Water Supply is billed in advance as per SA Water Billing procedures & Water Usage Charge water usage is billed from the SA Water Account and or direct from water readings if required.

It is suggested that if a tenant is trying to budget for water that the tenant can pay \$10 per week on top of rent as a contribution towards water invoice to be allocated as a tenant invoice credit.

If a tenant would like to request a copy of any water bill please direct this enquiry to pmadmin@sellandrent.com.au

Should carpets and floor coverings be professionally cleaned at start of tenancy we ask that carpets be returned to a reasonable level at end of tenancy.

Hard Surfaces including floating floorboards should always be kept dry we recommend caution when mopping surfaces to ensure excess water does not cause damage to floors. Tenant(s) will be responsible for replacement costs if floor-boards are damaged due to excessive water use in mopping or negligently allowing water/liquid to sit on floor boards causing floor boards to lift and/or peel.

Felt/mat to be used under all furniture to prevent damage to tiles, floor-boards and carpets.

No hot items to be placed or direct cutting is allowable on any benchtop surface, the drying of dishes must always be kept to the sink area and benches and cupboard surfaces throughout property to be kept dry at all times to avoid water damage. Tenant(s) not to put hot wax posts or candles on all bench tops including bathroom vanities as this will cause scorching to the surface and tenant(s) will be held liable for replacement costs.

Permission is granted by the landlord for duplicate keys to be cut, providing:

- Landlord or the Agent is advised as to the number of keys cut;
- The cost shall be at the expense of the tenant; and
- All keys shall be returned to the Agent upon termination of the tenancy

All maintenance problems must be reported by the tenant direct to the Agent:

Business hours – 8343 5600

Email – enquiry@sellandrent.com.au

After hours emergency – 0414 422 889 or 0410 551 207 or 8343 5600

If the tenant arranges maintenance work to be carried out without Agent's authority, the tenant may be liable for payment of the account. Any service calls to the property which have been due to the tenant's misuse or negligence, or to be found unnecessary will be charged to the tenant.

Should maintenance be required, and appointments made with trades people and not kept by the tenant the tenant then acknowledges that the trade's person may charge a call-out fee. The tenant further acknowledges that these amounts may be recoverable via the provisions of Residential Tenancies Act 1995 (SA).

If the tenant is unable to gain access to the property due to misplacing keys to the property, the tenant understands that they will need to call a locksmith to arrange entry. Alternatively, where possible the agent may arrange access, but this will be by negotiation and availability of the agent and at a cost of \$140. Our preference is not to loan out office keys in certain circumstances these keys may be available by negotiation.

The tenant shall complete the inspection report and return one copy to the Agent within 14 days. If the Property Condition Report is not returned, the tenant shall be deemed to agree with any and all comments noted in the original report carried out by the property manager.

If the gardens at the property are not kept up to a satisfactory standard the landlord reserves the right to issue a Form 2 Termination Notice. It is recommended that lawns are to be cut on a 3-weekly basis unless required more regularly. All garden areas must be maintained in a similar condition as per that at lease commencement for the duration of the tenancy failing that the tenant may be liable for the cost of restoring any garden to its condition at the beginning of the tenant's lease, should it fall below the standard of the garden at the commencement of the tenancy. If the property has an automatic watering system you must check it regularly for water leaks.

No vehicles are to be parked on lawns or garden areas. Vehicles must always be parked in the driveway or garage area only of the property and provisions must be made to ensure that the area is protected from oil leakage from any vehicle. Tenant(s) must have an oil drip tray on the driveway/garage/carport/verandah floor to prevent any oil stains from vehicles or BBQ machines.

Any shed may be used for the tenant's needs but the landlord nor the agent take responsibility for the security of items stored in the shed nor makes claims as to the shed withstanding the elements. Anything stored in the shed is done so at the tenant's own risk.

Our first inspection will take place 6 weeks after commencement of the tenancy and every three months thereafter. During inspections all rooms, garages, sheds and any other outdoor buildings must be made available for visual inspection. Owner/Agent reserves the right to inspect every 28 days.

Quarterly Inspections tenant will be given a time two-hour time frame for quarterly inspection to take place, please note that due to limitations on the timing for inspections that our policy is to carry out the inspection on the day and times listed in the notice for inspection. Note the landlord may attend any and all inspections without notice. The tenant/s are aware that when DB Philpott conducts routine inspections of the property. This may involve photographing both the outside and inside of the property for inspection purposes. If any pets have been approved, it is the responsibility of the tenant(s) to have all pets restrained at the time of inspection.

Tenants will not place Blue Tac, adhesive tape, pins, nails, screws or any other substances on wall, ceilings or doors. Additional hooks may be requested by contacting the Property Manager who will seek the Landlord's Authorisation.

The tenant is not permitted to wear any high heel or stiletto styled shoes in the property.

The tenant is not permitted to use any solid fuel open fire-places.

No smoking by tenants and or others inside the property under any circumstances. All our properties have a strictly non-smoking policy.

The tenant is responsible to report any faults or flat batteries with smoke alarms at the property to the property manager immediately. Tenants will at no time disconnect or remove smoke detectors from the premises (agent may test smoke alarm on quarterly inspection)

If the property has air conditioning the tenant understands they must clean the filters of any air conditioner unit on a regular basis to ensure not overloading the unit. The agent would suggest filters be cleaned once per month during peak use of the unit. It is also noted that the most effective temperature to run most air conditioning units are between 23-26 degrees all year around.

We note that the tenant will give the agent (28 days' Notice) if not renewing a fixed term lease and acknowledges that during this time that if landlord requires agent to re-let property, that viewing times will need to be negotiated at a reasonable time suitable to tenant and agent to show prospective people through as per the Act.

At the end of the tenancy, a final inspection will be conducted, and the tenants are aware that this inspection cannot be carried out until their possessions have been removed from the property. Please note the property will need to be returned in a similar condition to commencement allowing fair wear and tear please contact your property

manager prior to final day if you need to discuss any issues. We will send you a final inspection checklist upon notification you will be vacating the property. If the keys are not returned on this day tenant will be deemed to still be in possession of the property unless you have given us prior notification.

The tenant will bring to the attention of the property manager and or owner any repairs or maintenance required at the property, if the tenant feels that their request has not been complied with it would be recommended that the tenant put a request in writing to the property manager outlining the problem and what action they would like taken.

Tenants will be responsible for compensating landlords for ancillary property lost or destroyed (e.g. keys and remote controls for doors and gates). Landlords will be able to recover their reasonable expenses where the tenant is at fault (e.g. replacement of rent Card, or fees associated with dishonoured tenant cheques).

If the property consists of any water filtration devices such as Pura Tap or other types, these are deemed to be excluded from the tenancy agreement and landlord will be under no obligation to maintain the filters.

Tenant(s) acknowledges and understands that if there is a change/amendment or assignment to the parties of the tenancy during the term of original lease or subsequent lease renewals, then a \$100/- + GST facilitation fee applies.

It is the responsibility of tenant(s) to have the gas and electricity transferred to their names when you take possession of the property. The telephone line is excluded from this agreement, it is not the owners responsibility to pay for the connection fee of this service.

Internet / NBN connections - It is up to tenant(s) to do their own research concerning the internet capability or technical requirements of the property. The Agent is not liable or able to give any recommendation or information about the internet infrastructure.

If your lease agreement is in more than 1 (one) name; check your duties and responsibilities if one party vacates, and ensure one party makes all payments to the Agent in regards to the tenancy as Agent is not in a position to ascertain which party is making the payment and this helps to keep tenant ledger clean and avoid confusion down the track.

If you vacate the property prior to the end of your fixed lease, tenant(s) will be breaking the lease. In the circumstance, tenant(s) will be responsible for a portion of the advertising fee and re-letting fee calculated as per the Government formula. You will be responsible for rent until a new tenant is secured or your lease expiry, whichever occurs first.

Tenant(s) are required to maintain carpets, blinds and curtains in a clean and tidy state. Tenant(s) must not wash heavy block out curtains in a washing machine as you can cause damage to the backing and tenant(s) will be held liable for the replacement costs. They need to be regularly vacuumed for dust and if dirty then they are to be dry cleaned only. Lace curtains are to be washed on a gentle cycle only.

If your mobile, email or home phone number change, you need to contact Agent and update records.

Tenant(s) shall not flush left-over cooking oil, tampons, sanitary napkins make or baby wipes down the toilet.

When using bathrooms, tenant(s) must use the exhaust fan to stop condensation and mould forming, if you have no exhaust fan then the window must be opened for ventilation. Any condensation/mould formation due to lack of ventilation to be rectified by tenant(s) at their cost. If remedial action to rectify the issue is not undertaken by tenant(s), the Agent will engage contractors to rectify the issue and recover the cost from tenant(s).

If tenant(s) burn incense or candles in the property, tenant(s) will be liable for all costs incurred if damage is caused to the property.

Tenant(s) must not use any form of inflatable or stand-alone swimming pools or spa at the property without Council approval and fencing compliant with your local Council. If there is an inflatable pool or spa present at any routine inspection and filled with water the agent has an obligation to report this immediately to the local Council for compliance. For further information refer - <https://www.sa.gov.au/topics/planning-and-property/owning-a-property/pool-and-spa-safety>

Tenant(s) will be responsible to pay/reimburse the Agent any dishonour fee/charge associated with any payment made by tenant(s).

Forms and notices required to be served under the Act will be sent by email please note that it is the tenant's responsibility to ensure that any email address is kept current and will notify the agent of any changes immediately.

Please note that the Office of Consumer and Business Affairs Tenancy Advice line can be contacted on 131 882 (8.30am-5pm) should you require any assistance.

The property is being leased on a Residential only basis the landlord does not give permission for the tenant to operate any type of commercial arrangement from the property or enter into any short-term commercial rental arrangements with any third parties.

MAIL

In the event mail addressed to the Owner of the Property is received by tenant(s) at the property, it must be immediately redirected to the DB Philpott Real Estate Office.

WATER PAYMENTS

All water invoices issued by the agent are due and payable once invoiced to tenant with the next rent payment, it is noted that if water invoices are not paid on time that the agent will issue a Form 2 Notice of Termination.

RENT PAYMENTS

Rent payments must be made on or before the due date. Should rent fall into an arrear's situation of 14 days, a Form 2 Notice of Termination will be issued without delay. It is not the responsibility of this office to remind you to pay your rent. Therefore, if you experience difficulty at any time meeting rental payments, you must contact your property manager.

Many issues can be resolved easily if communicated at the time.

Rent is payable in advance to DB Philpott by transfer of funds into our Property Management Trust Account, which have been explained to you at the time you were accepted for the property.

Due to the high risk and security to staff, it is Company policy that we do not accept CASH payments at the office. We thank you for your consideration with this matter.

Should you not communicate with your Property Manager regarding any difficulty with payments you may find yourself being asked to appear before South Australian Civil Administrative Tribunal SACAT who will set down schedule payments with subsequent eviction dates. The bottom line – eviction will happen if rent is not received and no communication is made with this office.

DB Philpott Office hours: Monday-Friday 9:00am-5:00pm

LEASE ADDENDUM FOR CRIME-FREE & DRUG-FREE HOUSING

In consideration of the execution/renewal of the lease of the dwelling as identified in the lease the Landlord and the Tenant agree as follows:

1. The Tenant and any members of the Tenant's household or a guest or other person under the Tenant's control shall not engage in illegal activity, including drug-related illegal activity, on or near the said premises.
2. The Tenant or any member of the Tenant's household or a guest or other person under the Tenant's control shall not engage in any act intended to facilitate illegal activity, including drug related activity, regardless of whether the individual engaging in such activity is a member of the household.
3. The Tenant or any members of the household will not permit the dwelling to be used for, or to facilitate illegal activity including drug-related illegal activity, regardless or whether the individual engaging in such activity is a member of the household.
4. The tenant or any member of the Tenant's household, or a guest or other person under the Tenant's control shall not engage in acts of violence or threats of violence including but not limited to the unlawful discharge of

firearms, prostitution, intimidation, or any other breach of the rental agreement that otherwise jeopardizes the health, safety or welfare of the landlord and their agents.

"Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell, distribute OR use of a controlled substance or possession of drug paraphernalia (as defined by the Controlled Substances Act 1984 (SA)).

STRATA TITLES ACT 1988 - SCHEDULE 3 (where applicable)

Schedule 3—Articles of strata corporation

- 1 (1) A unit holder must—
 - (a) maintain the unit in good repair;
 - (b) carry out any work ordered by a council or other public authority in respect of the unit.
- (2) The occupier of a unit must keep it in a clean and tidy condition.
- 2 A person bound by these articles—
 - (a) must not obstruct the lawful use of the common property by any person; and
 - (b) must not use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by the other members of the strata community, their customers, clients or visitors; and
 - (c) must not make, or allow his or her customers, clients or visitors to make, undue noise in or about any unit or the common property; and
 - (d) must not interfere, or allow his or her customers, clients or visitors to interfere, with others in the enjoyment of their rights in relation to units or common property.
- 3 A person bound by these articles must not use the unit, or permit the unit to be used, for any unlawful purpose.
- 4 Subject to the *Strata Titles Act 1988*, a person bound by these articles must not, without the strata corporation's consent, keep any animal in, or in the vicinity of, a unit.
- 5 A person bound by these articles—
 - (a) must not park a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the strata corporation; and
 - (b) must take reasonable steps to ensure that his or her customers, clients or visitors do not park in parking spaces allocated for others or on parts of the common property on which parking is not authorised by the strata corporation.
- 6 A person bound by these articles must not, without the consent of the strata corporation—
 - (a) damage or interfere with any lawn, garden, tree, shrub, plant or flower on the common property; or
 - (b) use any portion of the common property for his or her own purposes as a garden.
- 7 A person bound by these articles must not—
 - (a) bring objects or materials onto the site of a kind that are likely to cause justified offence to the other members of the strata community; or
 - (b) allow refuse to accumulate so as to cause justified offence to others.
- 8 A person bound by these articles must not, without the consent of the strata corporation, display any sign, advertisement, placard, banner or any other conspicuous material of a similar nature—

- (a) on part of his or her unit so as to be visible from outside the building; or
- (b) on any part of the common property.

9 The occupier of a unit may, without the consent of the strata corporation, paint, cover or in any other way decorate the inside of any building forming part of the unit and may, provided that unreasonable damage is not caused to any common property, fix locks, catches, screens, hooks and other similar items to that building.

10 The occupier of a unit used for residential purposes must not, without the consent of the strata corporation, use or store on the unit or on the common property any explosive or other dangerous substance.

11 A person bound by these articles—

(a) must maintain within the unit, or on a part of the common property set apart for the purpose by the strata corporation, a receptacle for garbage adequately covered; and

(b) must comply with all council by-laws relating to the disposal of garbage.

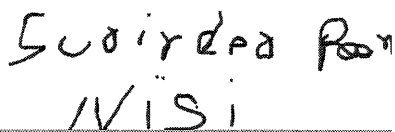
12 A unit holder must immediately notify the strata corporation of—

(a) any change in the ownership of the unit, or any change in the address of an owner;

(b) any change in the occupancy of the unit.

1. Tenant(s) Signatures

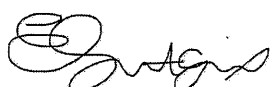
Tenant : **Surinder Ram & Nisi**



Signed at Wed, 12/04/2023 09:37 , from device: iOS 16.3 iPhone Chrome Mobile iOS 112.0.5615

2. Property Manager Signature

Property Manager : **Emily Gretgrix (Office Admin)** on behalf of **Ali Sarwary (Landlord)**



Signed at Wed, 12/04/2023 09:38 , from device: iOS 16.1.1 iPhone Mobile Safari 16.1

AUDIT TRAIL

Surinder Ram & Nisi (Tenant)

Wed, 12/04/2023 09:35 - Surinder Ram & Nisi clicked 'start' button to view the Lease Renewal (iOS 16.3 iPhone Chrome Mobile iOS 112.0.5615, IP: 180.150.113.39)

Wed, 12/04/2023 09:37 - Surinder Ram & Nisi signed the Lease Renewal (iOS 16.3 iPhone Chrome Mobile iOS 112.0.5615, IP: 180.150.113.39)

Wed, 12/04/2023 09:37 - Surinder Ram & Nisi submitted the Lease Renewal (iOS 16.3 iPhone Chrome Mobile iOS 112.0.5615, IP: 180.150.113.39)

Emily Gretgrix (Office Admin) (Property Manager)

Wed, 12/04/2023 09:38 - Emily Gretgrix (Office Admin) clicked 'start' button to view the Lease Renewal

Wed, 12/04/2023 09:38 - Emily Gretgrix (Office Admin) stamped saved signature the Lease Renewal

Wed, 12/04/2023 09:38 - Emily Gretgrix (Office Admin) submitted the Lease Renewal

AGREEMENT END

Document Disclaimer

The contents of this document are of a general nature only and may not include provisions to deal with particular circumstances. If you have any concern as to the scope of this document you should obtain qualified experienced legal advice.

Before entering any information to appear in the schedule to the document you should check the accuracy and completeness of that information.

iProperty Express Pty Ltd makes no representation as to the quality or accuracy of any information entered or any other material that you may enter or add to the document.

iProperty Express Pty Ltd disclaims any liability for any loss or damage caused by any person using this document.

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:

SHARIFA AWAZ ALI as executor of Ali Sarwary

Address

55A The Crescent Blair Athol SA 5084

4

Vendor's Registered Agent:

EXP Australia

Address

Level 3, 169 Fullarton Road Dulwich SA 5065

5

Date of contract (if made before this statement is served):

6

Description of the land

[Identify the land including any certificate of title reference]

51 Manuel Avenue Blair Athol SA 5084 being the whole of the land contained in Volume 5739 Folio 36

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—Form of cooling-off notice

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

4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

55A The Crescent Blair Athol SA 5084

(being the vendor's last known address); or

- (c) transmitted by fax or email to the following fax number or email address:

exp.r.arora@expaustralia.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:

Level 3, 169 Fullarton Road Dulwich SA 5065

(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;
- (b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5—Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

***I/We,**

Sharifa Awaz Ali of 55A The Crescent Blair Athol SA 5084 the executor of Ali Sarwary

of

55A The Crescent Blair Athol SA 5084

being [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: 19/07/2023

Signed:

Sw

**Part D—Certificate with respect to prescribed inquiries by registered agent
(section 9)**

To the purchaser:

I, Varinder Saini from A & B Conveyancing Pty Ltd certify [that the responses](#)
to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm
the completeness and accuracy of the particulars set out in the Schedule.


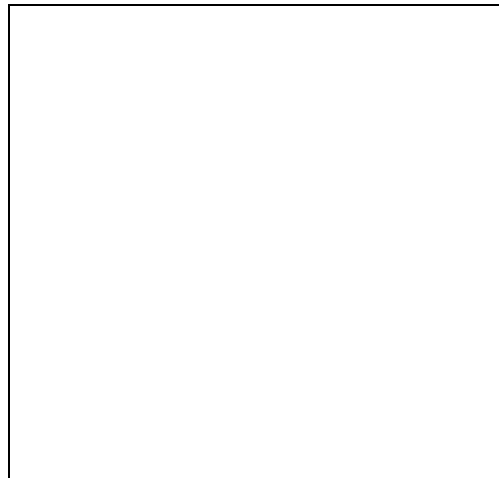
Exceptions

NIL

Date:

18/07/2023

Signed:

A handwritten signature in black ink, appearing to be 'V. Saini', is written inside a rectangular box. The signature is slanted and includes a long upward stroke on the right side.A large, empty rectangular box, likely intended for a second signature or stamp.

[*Person authorised to act on behalf of Vendor'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 one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.2 Lease, agreement for lease, tenancy agreement or licence
 - 1.3 Caveat
 - 1.4 Lien or notice of a lien
 - (B) under the heading 36. Other charges—
 - 36.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1	Column 2	Column 3
----------	----------	----------

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

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

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

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

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

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

[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2.

If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1 Mortgage of land

Note-

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

Is this item applicable?



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

YES

Are there attachments?

YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Refer to Annexure "A" – Certificate of Title

Number of mortgage (if registered):

12850014

Name of mortgagee:

PEPPER FINANCE CORPORATION LTD. (ACN: 094 317 647)

1.2 Easement

(whether over the land or annexed to the land)

Note-

"Easement" includes rights of way and party wall rights

Note-

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

Is this item applicable?



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

NO

Are there attachments?

YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Refer to Annexure "B" – Property Interest Report

Description of land subject to easement:

The land in CT 5739/36

Nature of easement

Statutory Easement to SA Power Network

Are you aware of any encroachment on the easement?

NO

If YES, give details:

If there is an encroachment, has approval for the encroachment been given?

[YES/NO]

If YES give details

1.3 Restrictive covenant

Note—

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

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Nature of restrictive covenant:

Name of person in whose favour the restrictive covenant operates:

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

[YES/NO]

If NO, give details:

Does the restrictive covenant affect land other than that being acquired

[YES/NO]

5. Development Act 1993 (repealed)

5.1 Section 42 – 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

Is this item applicable?

☒

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

NO

Are there attachments?

YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Refer to Annexure "C" – Council Searches

Conditions of authorisation

Refer to Annexure "C" – Council Searches

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

Is this item applicable?

☐

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

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)

Note-

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

Is this item applicable?

☐

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

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Nature of condition(s)

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 attachment even if not applicable.]

Is this item applicable?

☒

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

NO

Are there attachments?

YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Refer to Annexure "C" – Plan SA Report

Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)::

General Neighbourhood - GN

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 the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

YES

Note:-

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

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.]

Is this item applicable?

☐

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

[YES/NO]

Are there attachments?

[YES/NO]

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

Schedule—Division 2—Other particulars☐**(section 7(1)(b))****Particulars of transactions in last 12 months**☐

If the vendor, within 12 months before the date of the contract of sale—

- (a) obtained title to the land; or
- (b) obtained an option to purchase the land; or
- (c) entered into a contract to purchase the land (whether on the vendor's ownbehalf or on behalf of another),

the vendor must provide the following particulars of all transactions relating to the acquisition of the interest that occurred within that 12 month period:

- 1 The name and address of each party to the transaction and of each person in whom an interest vested as a result of the transaction:

- 2 The date and nature of each instrument registered on the certificate of title or, if no such instrument has been registered, the date and nature of each document forming the whole or part of a contract relating to the transaction:

- 3 Particulars of the consideration provided for the purposes of the transaction:

The above particulars must be provided for each transaction

Particulars of building indemnity insurance☐**Note—**

Building indemnity insurance is not required for—

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

Details of building indemnity insurance still in existence for building work on the land:

- 1 Name(s) of person(s) insured:
 - 2 Name of insurer:
 - 3 Limitations on the liability of the insurer:
 - 4 Name of builder:
 - 5 Builder's licence number:
 - 6 Date of issue of insurance:
 - 7 Description of insured building work:
-

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

[YES/NO]

If YES give details:

(a) Date of the exemption:

(b) Name of builder granted the exception:

(c) Licence number of builder granted the exemption:

(d) Details of building work to which the exemption applies:

(e) Details of conditions (if any) to which the exemption is subject:

ANNEXURES & ATTACHMENTS

The following documents are annexed hereto -

Annexure A - Certificate(s) of title

Annexure B - Property Interest Report (PIR) & State Commission Panel Report

Annexure C - Council Search & Plan SA Report

Annexure D - Form R3

Annexure E - Certificate of Emergency Services Levy Payable

Annexure F - Certificate of Land Tax Payable

Annexure G - Certificate of Water and Sewer Charges & Encumbrance Information

Annexure H – Copy of Caveat

Acknowledgement of Receipt

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

Dated this day of 2023

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A

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 the Office of Consumer and Business Affairs recommends that you check the website:

www.ocba.sa.gov.au/Realestate/

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property
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 preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorines (now banned) or other **toxic** termiticides as 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? 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.ocba.sa.gov.au/consumeradvice/realestate

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.

ANNEXURE 'A' (1 page)

Electricity Infrastructure - Building Restrictions and Statutory Easements

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 DMITRE for further details.

Statutory easements

Separate from the above 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 provide these 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 telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the Electricity Corporations (Restructuring and Disposal) Act 1999; section 48A of the Electricity Act 1996).

A statutory easement is not generally registered on the title for the land.

To avoid risking injury and damage, it is recommended that the location of underground services be confirmed by telephoning Dial-Before-You-Dig on 1100.

For further clarification on these matters, please contact SA Power Networks' Real Estate Branch on telephone 8404 5897 or 8404 5894.

ANNEXURE 'B' (1 page)

Natural Resources Management Act 2004

Water Resources Management - Taking of underground water

Under the provisions of the Natural Resources Management Act 2004, 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 contact the Department on the telephone number 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 Specifications for well construction, modification and abandonment in South Australia

Further information may be obtained by contacting the Department of Water, Land and Biodiversity Conservation, Level 1 Grenfell Centre, 25 Grenfell Street, Adelaide or on telephone 8463 6898

Signature Certificate

Reference number: 3QGLV-FUJ6T-WCFYE-RJJAE

Signer

Sharifa Awaz Ali

Email: asharifa33@yahoo.com

Sent:

Viewed:

Signed:


Timestamp

19 Jul 2023 04:10:35 UTC

19 Jul 2023 05:04:33 UTC

19 Jul 2023 05:05:04 UTC

Signature



Recipient Verification:

✓ Email verified

19 Jul 2023 05:04:33 UTC

IP address: 120.19.77.241

Location: Sydney, Australia

Document completed by all parties on:

19 Jul 2023 05:05:04 UTC

Page 1 of 1



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ANNEXURE - A

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 5739 Folio 36

Parent Title(s) CT 1523/29
Creating Dealing(s) CONVERTED TITLE
Title Issued 29/02/2000 **Edition** 5 **Edition Issued** 18/01/2018

Estate Type

FEE SIMPLE

Registered Proprietor

ALI SARWARY
OF 51 MANUEL AVENUE BLAIR ATHOL SA 5084

Description of Land

ALLOTMENT 136 DEPOSITED PLAN 3057
IN THE AREA NAMED BLAIR ATHOL
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12850014	MORTGAGE TO PEPPER FINANCE CORPORATION LTD. (ACN: 094 317 647)
13818463	CAVEAT BY COMMISSIONER OF STATE TAXATION

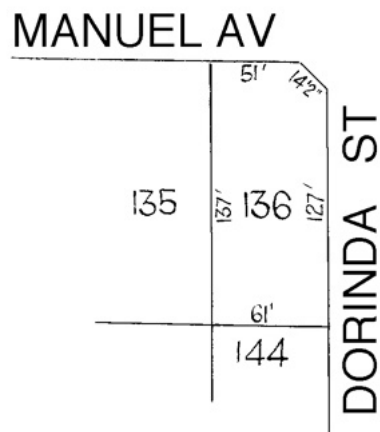
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

APPROVED C42423
APPROVED D126764

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

Certificate of Title

Title Reference CT 5739/36
Status CURRENT
Easement NO
Owner Number 15034406
Address for Notices 5 BRENTNALL AV BLAIR ATHOL, SA 5084
Area 770m² (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

ALI SARWARY
OF 51 MANUEL AVENUE BLAIR ATHOL SA 5084

Description of Land

ALLOTMENT 136 DEPOSITED PLAN 3057
IN THE AREA NAMED BLAIR ATHOL
HUNDRED OF YATALA

Last Sale Details

Dealing Reference TRANSFER (T) 12850013
Dealing Date 19/12/2017
Sale Price \$595,500
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12850014	PEPPER FINANCE CORPORATION LTD. (ACN: 094 317 647)

Stoppers

Dealing Type	Dealing Number	Beneficiary
CAVEAT	13818463	COMMISSIONER OF STATE TAXATION

Valuation Numbers

Valuation Number	Status	Property Location Address
0619356000	CURRENT	51 MANUEL AVENUE, BLAIR ATHOL, SA 5084

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

APPROVED C42423
APPROVED D126764

Administrative Interests

NIL

Valuation Record

Valuation Number	0619356000
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/1966
Property Location	51 MANUEL AVENUE, BLAIR ATHOL, SA 5084
Local Government	PORT ADELAIDE ENFIELD
Owner Names	ALI SARWARY
Owner Number	15034406
Address for Notices	5 BRETNALL AV BLAIR ATHOL, SA 5084
Zone / Subzone	GN - General Neighbourhood\\
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	6H DIG V
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D3057 ALLOTMENT 136	CT 5739/36

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$640,000	\$730,000			
Previous	\$570,000	\$650,000			

Building Details

Valuation Number	0619356000
Building Style	Conventional
Year Built	1954
Building Condition	Good
Wall Construction	Stone; Freestone
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	113 sqm
Number of Main Rooms	6

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

ANNEXURE - B

Property Interest Report

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

Title Reference	CT 5739/36	Reference No. 2482818
Registered Proprietors	A*SARWARY	Prepared 10/07/2023 09:39
Address of Property	51 MANUEL AVENUE, BLAIR ATHOL, SA 5084	
Local Govt. Authority	CITY OF PORT ADELAIDE ENFIELD	
Local Govt. Address	PO BOX 110 PORT ADELAIDE SA 5015	

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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any notice affecting this title

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Trade and Investment 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 Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply also Contact the vendor for these details

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment 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
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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
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8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
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18. *Landscape South Australia Act 2019*

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

Act

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

19. *Land Tax Act 1936*

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

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
26. <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. ***Phylloxera and Grape Industry Act 1995***

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Flooding Hazards Mapping Update - seeks to update the extent of the Hazard (Flooding – Evidence Required) Overlay in the Planning and Design Code in 13 local government areas and several Outback Areas of the State, based on more recent flood hazard mapping. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.**
- 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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
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31. *Public and Environmental Health Act 1987 (repealed)*

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

32. *South Australian Public Health Act 2011*

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

32.2 section 92 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. *Water Industry Act 2012*

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

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

also

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

also

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

also

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

also

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

35. *Water Resources Act 1997 (repealed)*

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

36. Other charges

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

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

Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 664
saplanningcommission@sa.gov.au

18 July 2023

A & B Conveyancing Pty Ltd
134 Portrush Road
PAYNEHAM SOUTH SA 5070

Dear Sir/Madam

Re: *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry*
Property at 51 Manuel Avenue, Blair Athol
Registered Proprietor(s): A Sarwary

I refer to your enquiry to the Department for Trade and Investment (DTI) concerning the parcel of land comprised in Certificate of Title Volume 5739 Folio 36 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2482818 dated 10/7/23).

Items 5.2 and 5.3 of the PIR indicate that the State Planning Commission (SPC) will respond with details of a possible requirement under Section 50 (1) or agreement under Section 50 (2) of the *Development Act 1993 (repealed)* respectively to vest land in a council or the Crown to be held as open space.

I therefore advise that a land division proposal (040/D272/20) recorded against this property has lapsed and accordingly Section 50 of the *Development Act (repealed)* does not apply.

In addition, there are no relevant details under Sections 198 (1) and 198 (2) of the *Planning, Development and Infrastructure Act 2016* applicable to this Certificate of Title (refer items 29.10 and 29.11 of the PIR).

Yours faithfully

Planning Services Unit
on behalf of
STATE PLANNING COMMISSION

ANNEXURE - C

Decision Notification Form

Development Act 1993



Development Application Number: 040/1986/20
Development Application Date: 13/08/2020
Registered on: 14/08/2020

To: Arcotek Design Studio
42 Manly Cct West Lakes Shore
ADELAIDE SA 5020

on behalf of the owner:

Mr Ali Sarwary
55A The Crescent
BLAIR ATHOL SA 5084

Location of Proposed Development	49 & 51 Manuel Ave BLAIR ATHOL SA 5084 Allotment 136 D 3057 CT Vol 5739 Folio 36 Allotment 135 D 3057 CT Vol 5738 Folio 138
Nature of Proposed Development	Two single storey dwellings
Building Classification Assigned	1a & 10a

In respect of this proposed development you are informed that:

Nature of Decision	Decision	No. of Conditions	Date of Decision
Development Plan Consent (Privately Certified)	Granted	Nil	18/08/2020
Building Rules Consent (Privately Certified)	Granted	5	30/11/2020
Development Approval	Granted	5	03/12/2020

The development must lawfully commence by substantial work on the site of the development within 12 months from the date of Development Approval and be completed within 3 years from the date of Development Approval.

A handwritten signature in black ink, appearing to read "George Rogic".

Signed
3/12/2020

- ☒ George Rogic, Planning Development Officer
☒ Sheets Attached

CIVIC CENTRE

163 St Vincent Street,
Port Adelaide SA 5015
PO Box 110,
Port Adelaide SA 5015

COUNCIL OFFICES

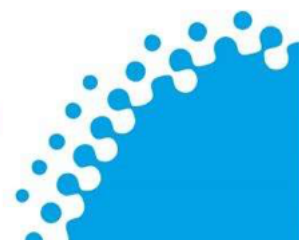
Enfield Library
1 Kensington Crescent, Enfield
Greenacres Library
2 Fosters Road, Greenacres

CONTACT

P (08) 8405 6600
E service@cityofpae.sa.gov.au
www.cityofpae.sa.gov.au

FOLLOW US

@CityofPAE



ATTACHMENTS

DocID2

CONDITIONS AND NOTES OF DEVELOPMENT APPROVAL

Development Plan Consent Conditions and Notes

Refer to Private Certification by Access Planning (SA) Pty Ltd, ref. 040/1986/20, dated 18/08/2020.

Building Rules Consent Conditions and Notes

As per the Decision Notification Form issued by Building Certification Approvals (SA) Pty Ltd,
Ref: PC/1008/2020 and dated 30 November 2020, herein attached.



George Rogic
Planning Development Officer
3/12/2020

CERTIFICATE – COUNCIL CHARGES



CITY OF
Port Adelaide Enfield

A & B Conveyancing
134 Portrush Road
PAYNEHAM SOUTH SA 5070

Certificate No: Cert02115
Date Issued: 11/07/2023
Valuer-Gen. No: 0619356000
Assessment No: 53772

Property Owner(s): Estate of Ali Sarwary
Property Address: 51 Manuel Avenue BLAIR ATHOL SA 5084
Parcel(s) Description: Allotment 136 D 3057 CT Vol 5739 Folio 36

I certify that the charges set out below were due and payable at the date of the giving of this certificate.

Arrears (Rates/Fines/Interest/Costs) Balance Brought Forward:	\$678.40
Current Year's Rates :	\$1,465.30
Less Council Rebate/Remission :	0.00
Less Government Remission :	0.00
Current Year's Fines/Interest :	0.00
Current Year's Adjustments :	0.00
Current Year's Other Charges :	0.00
Less Current Year's Payments :	0.00
Balance :	\$2,143.70

For adjustment purposes please note:

- 1. Works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)**
- 2. Please note that land that is not currently rateable may have pro-rata rates raised if ownership or usage changes**
- 3. Please note that land currently eligible for a Council Rebate or Remission may be subject to a pro-rata reduction in the amount granted if ownership or usage changes.**

The charges as shown are valid only for the date of the certificate.

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the fiscal year that the rates are declared. The current year's rates fall due on **1st September 2023; 1st December 2023; 1st March 2024 and 3rd June 2024**. Fines and interest will be added as provided by the *Local Government Act 1999*, as amended.

If settlement occurs within three (3) calendar months from the date of this Certificate, you may check the above details prior to settlement by telephoning the Council and quoting the Assessment No. and the Certificate No. above. Any verbal information provided in relation to the details provided by the Council is not a certificate for the purposes of Section 187 of the Local Government Act 1999.

Where settlement occurs three (3) calendar months or more from the date of this Certificate a new certificate is required.

Chief Executive Officer

Per



Biller Code: 18192
Ref: 53772

Provision of Prescribed Information

Section 12 *Land and Business (Sale and Conveyancing) Act 1994*

In response to your recent enquiry we advise as follows:

Certificate Number: Cert02115

Address: 51 Manuel Avenue BLAIR ATHOL SA 5084

Council Assessment Number: 53772

	Prescribed Encumbrance	Other Particulars	
5	Development Act 1993 (Repealed)		
5.1	Section 42 - Condition (that continues to apply) of a development authorisation	<p>Is this item applicable? Will this be discharged or satisfied prior to or at settlement? : NO</p> <p>Application ID: 040/1986/20 Application Description: Two single storey dwellings Date of Authorisation: 03 Dec 20</p> <p>Name of relevant authority that granted authorisation: City of Port Adelaide Enfield</p> <p>Application ID: 040/1986/20 Conditions of Authorisation: Refer Attached</p>	YES
5.2	Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space		N/A
5.3	Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space		N/A
5.4	Section 55 - Order to remove or perform work		N/A
5.5	Section 56 - Notice to complete development		N/A
5.6	Section 57 - Land management agreement		N/A
5.8	Section 69 - Emergency order		N/A
5.9	Section 71 - Fire safety notice		N/A
5.10	Section 84 - Enforcement notice		N/A
5.11	Section 85(6), 85(10) or 106 - Enforcement order		N/A
5.13	Part 11 Division 2 - Proceedings		N/A
6	Repealed Act Conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	NO	N/A

10	Fire and Emergency Services Act 2005		
10.1	Section 105F (or section 56 or 83 (repealed)) - Notice to action required concerning flammable materials on land		N/A
11	Food Act 2001		
11.1	Section 44 - Improvement notice		N/A
11.2	Section 46 - Prohibition order		N/A
15	Housing Improvement Act 1940 (repealed)		
15.1	Section 23 - Declaration that house is undesirable or unfit for human habitation		N/A
17	Land Acquisition Act 1969		
17.1	Section 10 - Notice of intention to acquire		N/A
20	Local Government Act 1934 (Repealed)		
20.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
21	Local Government Act 1999		
21.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
22	Local Nuisance and Litter Control Act 2016		
22.1	Section 30 - Nuisance or litter abatement notice		N/A
29	Planning, Development and Infrastructure 2016		
29.1	Part 5 - Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay and which the land is situated (as shown in the planning and design code)</p> <p>Is the land situated in a designated State Heritage Area?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is the land designated as a place of local heritage value?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is there declared to be a significant tree or a stand of trees declared to be significant trees on the land?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</p> <p><i>Please refer to your Property Interest Report</i></p>	

29.2	Section 127 - Condition (that continues to apply) of a development authorisation	<i>Please refer to attached document from Plan SA</i>	N/A
29.5	Section 141 - Order to remove or perform work		N/A
29.6	Section 142 - Notice to complete development		N/A
29.7	Section 155 - Emergency order		N/A
29.8	Section 157 - Fire safety notice		N/A
29.10	Section 198(1) - requirements to vest land in a Council or the Crown to be held as open space		N/A
29.11	Section 198(2) - Agreement to vest land in a Council or the Crown to be held as open space		N/A
29.12	Part 16 Division 1 - Proceedings		N/A
29.13	Section 213 - Enforcement Notice		N/A
29.14	Section 214(6), 214(10) or 222 - Enforcement Order		N/A
31	Public and Environmental Health Act 1987 (Repealed)		
31.1	Part 3 - Notice		N/A
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval		N/A
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (revoked) regulation 19 - Maintenance order (that has not been complied with)		N/A
32	South Australian Public Health Act 2011		
32.2	Section 92 - Notice		N/A
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4-Condition (that continues to apply) of an approval		N/A
36	Other Charges		
	Charge of any kind affecting the land (not included in another item)	Refer to " CERTIFICATE – COUNCIL CHARGES " on page 1 of this document.	**

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

Particulars of building indemnity insurance

Note: Building indemnity insurance is not required for -

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

Application No: 040/1986/20

1. Building indemnity insurance is required: Yes (particulars not presently advised to council - refer to owner for information)
2. Name of persons insured: N/A
3. Name of insurer: N/A
4. Limitations on the liability of the insurer: Refer to Policy
5. Name of the builder: N/A
6. Builders licence number: N/A
7. Description of insured building work: N/A
8. Date of issue of insurance: No Date Identified

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act* 1995 from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

No

1. Date of the exemption: N/A
2. Name of builder granted the exemption: N/A
3. Licence number of builder granted the exemption: N/A
4. Details of building work for which the exemption applies: N/A
5. Details of conditions for which the exemption is subject: N/A

6 - Further information held by councils

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

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

NO

Description of the nature of the development(s) approved:

Refer to the repealed *Development Act* 1993 Section of this document particularly Part 3 Development Plan, Section 42 – Condition (that continues to apply) of a development authorisation and Repealed Act conditions listed in this document.

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

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

Signed for or on behalf of the agent:.. .. .

REPLY

I certify that the information and particulars provided above apply at the date of the reply of this inquiry.

Signed for and on behalf of the Chief Executive Officer:

Date: .. 11th July 2023



Data Extract for Section 7 search purposes

Valuation ID 0619356000

Data Extract Date: 11/07/2023

Parcel ID: D3057 A136

Certificate Title: CT5739/36

Property Address: 51 MANUEL AV BLAIR ATHOL SA 5084

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 110 metres)

The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields.

Affordable Housing

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

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.

Traffic Generating Development

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

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 State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

N/A

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

ANNEXURE - D



A & B Conveyancing

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A

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 the Office of Consumer and Business Affairs recommends that you check the website: www.ocba.sa.gov.au/Realestate/

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property 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 preventative 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? 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.ocba.sa.gov.au/consumeradvice/realestate

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.

ANNEXURE - E



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: 2482818

THE TRUSTEE FOR SAINI FAMILY TRUST
A & B CONVEYANCING
134 PORTRUSH ROAD
PAYNEHAM SOUTH SA 5070

DATE OF ISSUE

10/07/2023

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

15034406

OWNERSHIP NAME

EST OF A SARWARY

PROPERTY DESCRIPTION

51 MANUEL AVE / BLAIR ATHOL SA 5084 / LT 136

ASSESSMENT NUMBER

0619356000

TITLE REF.

(A "+" indicates multiple titles)

CT 5739/36

CAPITAL VALUE

\$730,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2023-2024

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 295.50
\$ 185.15
\$ 0.00
\$ 866.95
\$ 1,027.30

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

08/10/2023



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

15034406

OWNERSHIP NAME

EST OF A SARWARY

ASSESSMENT NUMBER

0619356000

AMOUNT PAYABLE

\$1,027.30

AGENT NUMBER

100029329

AGENT NAME

THE TRUSTEE FOR SAINI FAMILY TRUST A & B CONVEYAN

EXPIRY DATE

08/10/2023

+80011529160022> +001571+ <0550487124> <0000102730> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**Online at:****OR****By Post to:****www.revenuesaonline.sa.gov.au****RevenueSA
Locked Bag 555
ADELAIDE SA 5001**

ANNEXURE - F

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

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

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

PIR Reference No: 2482818

DATE OF ISSUE

10/07/2023

THE TRUSTEE FOR SAINI FAMILY TRUST
A & B CONVEYANCING
134 PORTRUSH ROAD
PAYNEHAM SOUTH SA 5070

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

EST OF A SARWARY

FINANCIAL YEAR

2023-2024

PROPERTY DESCRIPTION

51 MANUEL AVE / BLAIR ATHOL SA 5084 / LT 136

ASSESSMENT NUMBER

0619356000

TITLE REF.

(A "+" indicates multiple titles)

CT 5739/36

TAXABLE SITE VALUE

\$640,000.00

AREA

0.0772 HA

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

CURRENT TAX	\$	2,770.56	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	11,594.43			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	14,364.99			

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**08/10/2023****Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE**PAYMENT REMITTANCE ADVICE****OWNERSHIP NUMBER**

15034406

OWNERSHIP NAME

EST OF A SARWARY

ASSESSMENT NUMBER

0619356000

AMOUNT PAYABLE

\$14,364.99

AGENT NUMBER

100029329

AGENT NAME

THE TRUSTEE FOR SAINI FAMILY TRUST A & B CONVEYAN

PAYABLE ON OR BEFORE

08/10/2023

+80011529150012> +000927+ <0550487124> <0001436499> +444+

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

ANNEXURE - G

Account Number 06 19357 00 3	L.T.O Reference CT5738138	Date of issue 10/7/2023	Agent No. 8200	Receipt No. 2482798
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A & B CONVEYANCING
134 PORTRUSH ROAD
PAYNEHAM SOUTH SA 5070
varinder.saini@abconveyancing.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: A SARWARY
Location: 49 MANUEL AVE BLAIR ATHOL LT 135
Description: 4H CP DIG **Capital Value:** \$ 680 000
Rating: Residential

Periodic charges

Raised in current years to 30/6/2023

			\$
	Arrears as at: 30/6/2023	:	0.00
Water main available:	1/6/1966	Water rates	: 0.00
Sewer main available:	1/7/1966	Sewer rates	: 0.00
		Water use	: 0.00
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 0.00
		Goods and Services Tax	: 0.00
		Amount paid	: 0.00
		Balance outstanding	: 0.00

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

Next quarterly charges: Water supply: 74.20 Sewer: 104.38 Bill: 9/8/2023

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

The last Water Use Year ended on 19/04/2023.

A total SERVICE RENT charge for mains connections of \$593.60 (provisional) calculated to the end of the current financial year is not included in the above statement.

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

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.

South Australian Water Corporation

Name:

A SARWARY

Water & Sewer AccountAcct. No.: **06 19357 00 3****Amount:** _____**Address:**

49 MANUEL AVE BLAIR ATHOL LT 135

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0619357003

**Bill code: 8888**
Ref: 0619357003**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: 0619357003

**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

ANNEXURE - H

X 13818463

Lodged: 24 June 2022 04:00:25 PM
1 OF 1

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

Entered 29 June 2022 04:00:46 PM and Notices sent to Caveatee.

Form C1
Version 40.4



CAVEAT

Responsible Subscriber: THE CROWN SOLICITOR FOR THE STATE OF SOUTH AUSTRALIA (EL - PEXA) (E100464)
Customer Reference: MT-X-A Sarwary-201535

ELN Lodgement Case ID: 527664119
ELN Workspace ID: 8162058

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

CERTIFICATE(S) OF TITLE BEING CAVEATED

THE WHOLE OF THE LAND IN CT VOLUME 5739 FOLIO 36 CT VOLUME 6213 FOLIO 909 CT VOLUME 6213 FOLIO 908 CT VOLUME 5738 FOLIO 138

CAVEATOR- PERSON LODGING CAVEAT (Full name and address)

COMMISSIONER OF STATE TAXATION OF REVENUE SA - DEBT MANAGEMENT SERVICES LEVEL 4 200 VICTORIA SQ ADELAIDE SA 5000

CAVEATEE- REGISTERED PROPRIETOR (Full name and address)

ALI SARWARY OF 5 BRENTNALL AV BLAIR ATHOL SA 5084

THE CAVEATOR CLAIMING

An estate or interest as first chargee pursuant to Section 22(1) of the Land Tax Act 1936 on the said land for the payment of Land Tax not paid after the date upon which the same became due and payable; and Section 18(1) of the Emergency Services Funding Act 1998 on the said land for the payment of Emergency Services levy not paid after the date upon which the same became due and payable

PERMITS THE REGISTRATION OR RECORDING OF ANY INSTRUMENT AFFECTING THE ESTATE OR INTEREST OF THE CAVEATEE IN THE LAND DESCRIBED SUBJECT TO THE CLAIM OF THE CAVEATOR, AND PROVIDED THAT THE CAVEATOR HAS GIVEN ITS WRITTEN CONSENT TO THE DEALING

Address for Service of Notices and Proceedings: GPO 464 Adelaide SA 5001

DATED 24 JUNE 2022

CERTIFICATION

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Hester Elizabeth Daalder
Practitioner Certifier

For: THE CROWN SOLICITOR FOR THE STATE OF SOUTH AUSTRALIA

On behalf of: COMMISSIONER OF STATE TAXATION

This is a representation of an instrument that was electronically lodged