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# Form 1 - Vendor's statement

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

## Contents

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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:

Manu Khanna & Kate Louise Fisher ATF K & M Khanna Property Trust, Ujwal Lakra & Radhika Menon Krishna Kumar ATF Lakra Family Trust and Rizwan Majeed Kajani & Azka Kajani ATF Kajani Family Trust

Address:

112 Penfold Road Wattle Park SA 5066

4 Vendor's registered agent:

Sinova Real Estate Pty Ltd

Address:

68 Halifax Street, Adelaide 5000

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]*

Certificate of Title Register Book Volume 6264 Folio 272

Allotment 100 in Deposited Plan 128540 being the whole of the land, known as 16 Gilles Road Glen Osmond SA 5064

# 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:

112 Penfold Road Wattle Park SA 5066

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

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

Email: info@sinova.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:

68 Halifax Street, Adelaide 5000

(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; and

(b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and

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

## Part C - Statement with respect to required particulars

**(section 7(1))**

**To the purchaser:**

*~~I~~/We, Manu Khanna As Trustee for K & M Khanna Property Trust, Ujwal Lakra As Trustee for Lakra Family Trust & Rizwan Majeed Kajani As Trustee for Kajani Family Trust

of 112 Penfold Road Wattle Park SA 5066

being the *vendor(s) / person authorised to act on behalf of the vendor(s) in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date: 07/05/2024
Signed Manu Khanna

Date: 13/05/2024
Signed Ujwal Lakra

Date: 07/05/2024
Signed Rizwan Majeed Kajani

Date:
Signed

## Part D - Certificate with respect to prescribed inquiries by registered agent

**(section 9)**

✓

**To the purchaser:**

I, Key Forms Pty Ltd

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

Exceptions:

Date: 07/05/2024
Signed: Melissa Bettoni

~~*Vendor's~~ / ~~*Purchaser's agent~~

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

# Schedule - Division 1 - Particulars of mortgages charges and prescribed encumbrances affecting the land

**(section 7(1)(b))**

**Note -**

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

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

(a) there is an attachment to this statement and -

(i) all the required particulars are contained in that attachment; and

(ii) the attachment is identified in column 2; and

(iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

(b) the mortgage, charge or prescribed encumbrance -

(i) is 1 of the following items in the table:

(A) under the heading 1. General -

1.1 Mortgage of land

1.4 Lease, agreement for lease, tenancy agreement or licence

1.5 Caveat

1.6 Lien or notice of a lien

(B) under the heading 36. Other charges -

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

(ii) is registered on the certificate of title to the land; and

(iii) is to be discharged or satisfied prior to or at settlement.

# Table of particulars

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

*[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. This 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?*** NO

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

Number of mortgage (if registered):

13745040

Name of mortgagee:

Westpac Banking Corporation (ACN: 007 457 141)

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**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. This 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):*

Property Interest Report - Page 13 of 14

Description of land subject to easement:

The whole of the land in Certificate of Title Volume 6264 Folio 272

Nature of easement:

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

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?

If YES, give details:

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**1.3** Restrictive covenant

*[**Note -** Do not omit this item. This 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?***

***Are there attachments?***

*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 restrictive covenant operates:

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

If NO, give details:

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

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**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.)

*[**Note -** Do not omit this item. This 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?***

***Are there attachments?***

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

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

$ per (period)

Is the lease, agreement for lease etc in writing?

If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify -

(a) the Act under which the lease or licence was granted:

(b) the outstanding amounts due (including any interest or penalty):

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

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

*[**Note** - Do not omit this item. This 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):*

City of Burnside Council Search

Condition(s) of authorisation:

Refer to attached City of Burnside Council Search

# 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. This 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?***

***Are there attachments?***

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

Nature of condition(s):

# *7. Emergency Services Funding Act 1998*

**7.1** section 16 - Notice to pay levy

***Is this item applicable?***

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

***Are there attachments?***

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

Date of notice:

Amount of levy payable:

## 19. *Land Tax Act 1936*

**19.1** Notice, order or demand for payment of land tax

***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):*

Certificate of Land Tax

Date of notice, order or demand:

30/04/2024

Amount payable (as stated in the notice):

$2,752.43

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

**20.1** Notice, order, declaration, charge, claim or demand given or made under the Act

***Is this item applicable?***

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

***Are there attachments?***

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

Date of notice, order etc:

Name of council by which, or person by whom, notice, order etc is given or made:

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

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## 21. Local Government Act 1999

**21.1** Notice, order, declaration, charge, claim or demand given or made under the Act

***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):*

City of Burnside Council Search

Date of notice, order etc:

29/04/2024

Name of council by which, or person by whom, notice, order etc is given or made:

City of Burnside

Land subject thereto:

16 Gilles Road Glen Osmond SA 5064

Nature of requirements contained in notice, order etc:

Council Rates Payable

Time for carrying out requirements:

To be paid at or prior to settlement

Amount payable (if any):

$457.70

## 22. Local Nuisance and Litter Control Act 2016

**22.1** section 30 - Nuisance or litter abatement notice

***Is this item applicable?***

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

***Are there attachments?***

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

Date of notice:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

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## 23. Metropolitan Adelaide Road Widening Plan Act 1972

**23.1** section 6 - Restriction on building work

~~***Is this item applicable?***~~

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

***Are there attachments?***

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

Does the restriction apply to all of the land?

If NO, give details about the part of the land to which the restriction applies:

# 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):*

City of Burnside Council Search - Plan SA Data Extract for Section 7 Search Purposes

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

Certificate of Title: 6264/272
Zones: Suburban Neighbourhood (SN)
Subzones: No
Zoning Overlays:
Overlays
Airport Building Heights (Regulated) (All structures over 30 metres)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Refer to attached City of Burnside Council Search - Plan SA Data Extract for Section 7 Search Purposes for further information and details pertaining to zoning overlays.

Is there a State heritage place on the land or is the land situated in a State heritage area? NO

Is the land designated as a local heritage place? NO

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

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

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

**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 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):*

City of Burnside Council Search - Plan SA Data Extract for Section 7 Search Purposes

Date of authorisation:

Refer to attached City of Burnside Council Search - Plan SA Data Extract for Section 7 Search Purposes

Name of relevant authority that granted authorisation:

Refer to attached City of Burnside Council Search - Plan SA Data Extract for Section 7 Search Purposes

Condition(s) of authorisation:

Refer to attached City of Burnside Council Search - Plan SA Data Extract for Section 7 Search Purposes

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**29.3** section 139 - Notice of proposed work and notice may require access

***Is this item applicable?***

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

***Are there attachments?***

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

---

**29.4** section 140 - Notice requesting access

***Is this item applicable?***

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

***Are there attachments?***

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

Date of notice:

Name of person requesting access:

Reason for which access is sought (as stated in the notice):

Activity of work to be carried out:

**29.5** section 141 - Order to remove or perform work

***Is this item applicable?***

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

***Are there attachments?***

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

Date of order:

Terms of order:

Building work (if any) required to be carried out:

Amount payable (if any):

**29.6** section 142 - Notice to complete development

***Is this item applicable?***

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

***Are there attachments?***

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

Date of notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):

**29.7** section 155 - Emergency order

***Is this item applicable?***

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

***Are there attachments?***

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

**29.8** section 157 - Fire safety notice

***Is this item applicable?***

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

***Are there attachments?***

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

Building work (if any) required to be carried out:

Amount payable (if any):

---

**29.9** section 192 or 193 - Land management agreement

***Is this item applicable?***

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

***Are there attachments?***

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

Date of agreement:

Names of parties:

Terms of agreement:

---

**29.10** section 198(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?***

***Are there attachments?***

*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):

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**29.11** section 198(2) - Agreement 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?***

***Are there attachments?***

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

---

**29.12** Part 16 Division 1 - Proceedings

***Is this item applicable?***

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

***Are there attachments?***

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

---

**29.13** section 213 - Enforcement notice

***Is this item applicable?***

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

***Are there attachments?***

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

Building work (if any) required to be carried out:

Amount payable (if any):

---

**29.14** section 214(6), 214(10) or 222 - Enforcement order

***Is this item applicable?*** ☐

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

***Are there attachments?***

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

Building work (if any) required to be carried out:

# 36. Other charges

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

***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):*

1. Certificate of Land Tax
2. City of Burnside Council Search

Person or body in whose favour charge exists:

1. Revenue SA
2. City of Burnside

Nature of charge:

1. Land Tax Payable
2. Council Rates Payable

Amount of charge (if known):

1. $2,752.43
2. $457.70

# 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.

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

1 Name(s) of person(s) insured:

K&M Khanna Property Trust & Kajani Family Trust & Lakra Family Trust

2 Name of insurer:

QBE Insurance (Australia) Limited

3 Limitations on the liability of the insurer:

$1,050,000.00

4 Name of builder:

L L & T L Bettio

5 Builder's licence number:

BLD35002

6 Date of issue of insurance:

01/06/2022

7 Description of insured building work:

New Single Dwelling Construction Contract

## 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

If YES, give details:

(a) Date of the exemption:

(b) Name of builder granted the exemption:

(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**

~~There are no documents annexed hereto~~ / The following documents are annexed hereto -

Form R3 – Buyers Information Notice
Copy of certificate(s) of title to the land

Council Search
Property Interest Report
Emergency Services Levy Certificate
Land Tax Certificate
SA Water Certificate
Deposited Plan D128540
Building Indemnity Insurance

*(*Strike out whichever is not applicable)*

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**ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT**

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

*I / We the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.

**Dated** this _____ Day of _____ 20

Signed: _____

_____

_____

_____

Purchaser(s)

# Form R3

# Buyers information notice

*Land and Business (Sale and Conveyancing) Act 1994* section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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

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

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

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

## Safety

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

## Enjoyment

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

## Value

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

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

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

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LAND SERVICES SA

| | |
|---|---|
| **Product** | Register Search (CT 6264/272) |
| **Date/Time** | 29/04/2024 01:55PM |
| **Customer Reference** | |
| **Order ID** | 20240429006952 |

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.**

REGISTRAR-GENERAL SOUTH AUSTRALIA

# Certificate of Title - Volume 6264 Folio 272

**Parent Title(s)** CT 5204/641

**Creating Dealing(s)** RTU 13693312

**Title Issued** 31/12/2021 **Edition** 2 **Edition Issued** 25/03/2022

## Estate Type

FEE SIMPLE

## Registered Proprietor

MANU KHANNA
KATE LOUISE FISHER
OF 112 PENFOLD ROAD WATTLE PARK SA 5066
1 / 3 SHARE WITH NO SURVIVORSHIP

UJWAL LAKRA
RADHIKA MENON KRISHNA KUMAR
OF 112 PENFOLD ROAD WATTLE PARK SA 5066
1 / 3 SHARE WITH NO SURVIVORSHIP

RIZWAN MAJEED KAJANI
AZKA KAJANI
OF 112 PENFOLD ROAD WATTLE PARK SA 5066
1 / 3 SHARE WITH NO SURVIVORSHIP

## Description of Land

ALLOTMENT 100 DEPOSITED PLAN 128540
IN THE AREA NAMED GLEN OSMOND
HUNDRED OF ADELAIDE

## Easements

NIL

## Schedule of Dealings

| Dealing Number | Description |
|---|---|
| 13745040 | MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141) |

## Notations

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


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**Civic Centre:** 401 Greenhill Road, Tusmore SA 5065
**Postal Address:** PO Box 9, Glenside SA 5065
**ABN:** 66 452 640 504
**Telephone:** (08) 8366 4200
**Fax:** (08) 8366 4299

# Land and Business (Sale and Conveyancing) Act

## Property Interest Report

| | | | |
|---|---|---|---|
| **Request No.:** | Cert0473\24 | **Date of Issue:** | 30/04/2024 |
| **Applicant:** | Key Conveyancing Services<br>Po Box 1425<br>GOLDEN GROVE VILLAGE SA 5125 | **CT No.:** | Allot 100 DP 128540 Vol 6264 Fol 272 |
| **Property:** | 16 Gilles Road GLEN OSMOND SA 5064 | | |

*Pursuant to the provisions of the regulations under the Land and Business (Sale and Conveyancing) Act, 1994, Council hereby provides particulars and documentary material in response to your enquiry.*

## PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED

### Part 3 – Development Plan, Development Act 1993

| | |
|---|---|
| • Title or other brief description of zone or policy area in which the land is situated (per the Development Plan): | N/A |
| • Is the land situated in a designated state heritage area? | N/A |
| • Is the land designated as a place of local heritage value? | N/A |
| • Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? | No |
| • If Yes, state the name of the Council: | N/A |
| • Is there a 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? | No |
| ***Section 42*** *– condition (that continues to apply) of a development authorisation (refer attached for details if applicable):* | Yes<br>**180\0143\21**<br>**180\1114\20** |

### Part 5 - PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

| | |
|---|---|
| • Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code) | Z5707 (SN) Suburban Neighborhood<br><br>Refer to PlanSA Section 7 Report for further information. |
| • Is the land situated in a designated state heritage area? | No |
| • Is the land designated as a place of local heritage value? | Refer to PlanSA Section 7 Report for further information. |
| • Is there a tree declared to be a significant tree or a stand of trees declared to be significant on the land? | Refer to PlanSA Section 7 Report for further information. |
| • Is there a Planning and Design Code amendment 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 |

| REPEALED ACT CONDITIONS | |
|---|---|
| Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable):<br>○ Building Act 1971<br>○ City of Adelaide Development Control Act 1976<br>○ Planning and Development Act 1966<br>○ Planning Act 1982 | No |
| **DEVELOPMENT ACT 1993** | |
| Section 50(1) – requirement to vest land in a Council or the Crown to be held as open space | No |
| Section 50(2) – agreement to vest land in a Council or the Crown to be held as open space | No |
| Section 55 – order to remove work or perform work | No |
| Section 56 – notice to complete development | No |
| Section 57 – land management agreement | No |
| Section 48 or 58 – for the destruction or control of animal or plants | No |
| Section 69 – emergency order | No |
| Section 71 – fire safety notice | No |
| Section 84 – enforcement notice | No |
| Section 85(6), 85(10) or 106 – enforcement order | No |
| Part 11 Division 11 – proceedings | No |
| **FIRE AND EMERGENCY SERVICES ACT 2005** | |
| Section 105F – fire prevention or notice to prevent fires on private land | No |
| **HEALTH – FOOD ACT 2001** | |
| Section 44 – improvement notice | No |
| Section 46 – prohibition order | No |
| **LOCAL NUISANCE AND LITTER CONTROL ACT 2016** | |
| Section 30 – Nuisance or Litter abatement notice | No |
| **SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011** | |
| Section 92 Notice | No |
| **LAND ACQUISITION ACT 1969** | |
| Section 10 – Notices of intention to acquire | No |
| **HOUSING IMPROVEMENT ACT 1940** | |
| Section 23 – declaration that house is undesirable or unfit for human habitation | No |
| **LOCAL GOVERNMENT ACT 1934** | |
| Notice, order, declaration, charge, claim or demand given/made under the Act | No |
| **LOCAL GOVERNMENT ACT 1999** | |
| Notice, order, declaration, charge, claim or demand given/made under the Act | No |
| **PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016** | |
| Section 141 – order to remove work or perform work | No |
| Section 142 – notice to complete development | No |
| Section 155 – emergency order | No |
| Section 157 – fire safety notice | No |
| Section 198(1) – requirement to vest land in a Council or the Crown to be held as open space | No |
| Section 198(2) – agreement to vest land in a Council or the Crown to be held as open space | No |
| Part 16 Division 1 – proceedings | No |
| Section 213, 214(6), 214(10), 222 – enforcement notice | No |

| PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987 | |
|---|---|
| Notice or declaration of insanitary conditions | No |

## BUILDING INDEMNITY INSURANCE

| *Approval No.* | *Insurer* | *Policy Issued* | *Contract Date* | *Builder* |
|---|---|---|---|---|
| *Nil* | | | | |

## ENVIRONMENT PROTECTION

| | |
|---|---|
| • Does the council hold details of any development approvals relating to | |
| *(a) commercial or industrial activity at the land; or* | No |
| *(b) change in the use of the land or part of the land (per the Development Act 1993)?* | No |

## Notes

**Swimming Pools (if applicable)**

*On or before any settlement takes place with respect to any transfer of title to the land, the vendor is required to install, replace or upgrade any prescribed designated swimming pool safety features that are required in relation to any swimming pool (including any spa pool) that is located on the land. After settlement, the purchaser (new owner) will then be required to ensure that those safety features have been so installed, replaced or upgraded as necessary on the land (and if they have not been installed, replaced or upgraded, the new owner will be required to install, replace or upgrade those designated safety features in accordance with the relevant prescribed requirements) and thereafter the new owner must ensure that those designated safety features are maintained in accordance with the relevant prescribed requirements.*

**APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS**

No

Authorised Officer
City of Burnside

*Note:*

- *The information provided is as required by the Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.*
- *The Property Interest Report discloses prescribed information that Council has a statutory obligation to disclose.*
- *Refer to attached Decision Notification Forms for details of development authorisation(s) granted.*

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PlanSA

# Data Extract for Section 7 search purposes

## Valuation ID 1851328017

**Data Extract Date:** 30/04/2024

**Parcel ID:** D128540 A100

**Certificate Title:** CT6264/272

**Property Address:** 16 GILLES RD GLEN OSMOND SA 5064

### Zones
Suburban Neighbourhood (SN)

### Subzones
No

## Zoning overlays

### Overlays
**Airport Building Heights (Regulated) (All structures over 30 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.

**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.

**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).

No

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

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

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

## Associated Development Authorisation Information

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

## Application ID: 22009692

Development Description: Swimming pool and associated safety barriers

Site Address: 16 GILLES RD GLEN OSMOND SA 5064

**Development Authorisation:** Planning Consent

**Date of authorisation:** 2 May 2022

**Name of relevant authority that granted authorisation:** City of Burnside

Condition 1

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

Condition 2

The swimming pool pump and/or filtration system shall be enclosed within a solid acoustic structure.

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**Development Authorisation:** Building Consent

**Date of authorisation:** 6 May 2022

**Name of relevant authority that granted authorisation:** Building Rules Consent Private Certifiers Pty Ltd

Condition 1

A sign must be installed in accordance with SA Variation SA 4.2.2 Signage: A first aid and cardiopulmonary resuscitation (CPR) sign must:a. Be attached to the safety barrier of the swimming pool, or displayed near the swimming pool; andb. Be at least 300mm by 300mm in size; andc. Be made of durable and weatherproof material; andii. Show information about the procedures for providing first aid, including performing cardiopulmonary resuscitation.(To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirement P2.2.1 and P2.5.1)

Condition 2

Wastewater from the swimming pool is not permitted to discharge into a septic or aerobic waste system. Waste water shall be discharged on the subject land, either surface or soakage trench/well, not to affect the adjoining land or the stability of existing buildings. (drainage of pool other than backwash and rinse shall require approval of the Local Authority).(To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirement P2.2.1 and P2.5.4)

Condition 3

The pool and gate design, construction and performance of fences (including boundary fences being at least 1.8m high), gates, retaining walls, windows and balconies intended to form a part of a barrier that will restrict access of young children to swimming pools shall comply with the National Construction 2019 Code Part 3.9.3 and Australian Standard AS1926.1-2012. (To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirement P2.2.1, P2.5.2 and P2.5.3)

Condition 4

Any filtration system from 5 meters to within 12 meters of a dwelling on an adjoining allotment must be enclosed in a solid acoustic dampening structure.(To comply with Planning, Development and Infrastructure Regulations 2017).

Condition 5

A swimming pool/spa is not to be filled with water more than 300mm, unless the swimming pool/spa is enclosed by a safety barrier. (1) The builder/owner is required to give Council one business days' notice of the following stages of construction;a. The completion of construction of the swimming pool/spa prior to the swimming pool/spa being filled with water.b. At the completion of the safety fence and barrier around the swimming pool/spa;c. In relation to some other forms of building work where swimming pool/spa safety features (within the meaning of 71AA of the Development Act 1993) are relevant – the completion of that aspect or those aspects of the building work relating to the swimming pool/spa safety features;(2) The construction of all relevant permanent safety fences and barriers shall be completed within 2 months of completion of the construction of the swimming pool/spa.(To comply with the Planning, Development and Infrastructure Act 2016and Regulations 2017).

Condition 6

Roof stormwater must be discharged to the street water table, or in a manner that is otherwise to the Council's written satisfaction in accordance with the requirements of Australian Standard 3500.3.(To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirement P2.2.1)

Condition 7

NON-COMPLIANT Cladding Products: All cladding products shall NOT be a "NON-COMPLIANT" product, meaning any Building Product which does not comply with any applicable law or regulatory obligation, including but not limited to: the National Construction Code of Australia, the Building Code of Australia, any relevant Australian Standards, Approved Conditions, use or application, or the guidelines, practice notes or the like of any relevant building authority or other. All cladding products shall be non-combustible materials. Aluminium composite cladding panels are strictly prohibited and are not fit for purpose. Refer to Note 20 for definition of "Building Product" and further notes.

Condition 8

NON-CONFORMING Cladding Products: All cladding products shall NOT be a "NON-CONFORMING" product, meaning any Building Product which purports to meet specific requirements, and does not. Such as : is not fit for purpose, is not acceptable quality, is counterfeit, or contains false or misleading claims about its qualities and/or properties. All cladding products shall be non-combustible materials. Aluminium composite cladding panels are strictly prohibited and are not fit for purpose. Refer to Note 20 for definition of "Building Product" and further notes.

**Associated Building Indemnity Insurance**

**Building Work:** Swimming pool and associated safety barriers

Not Applicable

**Development Authorisation:** Development Approval: Planning Consent and Building Consent

**Date of authorisation:** 30 May 2022

**Name of relevant authority that granted authorisation:** City of Burnside

## Application ID: 22011966

### Development Description: Construction of Two, two-storey detached dwellings, earthworks, front/side fencing and swimming pool (Dwelling 1)

### Site Address: 16 GILLES RD GLEN OSMOND SA 5064

**Development Authorisation:** Planning Consent

**Date of authorisation:** 7 April 2022

**Name of relevant authority that granted authorisation:** City of Burnside

Condition 1

Please see DNF for existing Development Application Number 180/1114/20

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**Development Authorisation:** Building Consent

**Date of authorisation:** 7 April 2022

**Name of relevant authority that granted authorisation:** Building Rules Consent Private Certifiers Pty Ltd

Condition 1

A sign must be installed in accordance with SA Variation SA 4.2.2 Signage: A first aid and cardiopulmonary resuscitation (CPR) sign must:a. Be attached to the safety barrier of the swimming pool, or displayed near the swimming pool; andb. Be at least 300mm by 300mm in size; andc. Be made of durable and weatherproof material; andii. Show information about the procedures for providing first aid, including performing cardiopulmonary resuscitation.(To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirement P2.2.1 and P2.5.1)

Condition 2

Wastewater from the swimming pool is not permitted to discharge into a septic or aerobic waste system. Waste water shall be discharged on the subject land, either surface or soakage trench/well, not to affect the adjoining land or the stability of existing buildings. (drainage of pool other than backwash and rinse shall require approval of the Local Authority).(To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirement P2.2.1 and P2.5.4)

Condition 3

The pool and gate design, construction and performance of fences (including boundary fences being at least 1.8m high), gates, retaining walls, windows and balconies intended to form a part of a barrier that will restrict access of young children to swimming pools shall comply with the National Construction 2019 Code Part 3.9.3 and Australian Standard AS1926.1-2012. (To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirement P2.2.1, P2.5.2 and P2.5.3)

Condition 4

Any filtration system from 5 meters to within 12 meters of a dwelling on an adjoining allotment must be enclosed in a solid acoustic dampening structure.(To comply with Planning, Development and Infrastructure Regulations 2017).

Condition 5

A swimming pool/spa is not to be filled with water more than 300mm, unless the swimming pool/spa is enclosed by a safety barrier. (1) The builder/owner is required to give Council one business days' notice of the following stages of construction;a. The completion of construction of the swimming pool/spa prior to the swimming pool/spa being filled with water.b. At the completion of the safety fence and barrier around the swimming pool/spa;c. In relation to some other forms of building work where swimming pool/spa safety features (within the meaning of 71AA of the Development Act 1993) are relevant – the completion of that aspect or those aspects of the building work relating to the swimming pool/spa safety features;(2) The construction of all relevant permanent safety fences and barriers shall be completed within 2 months of completion of the construction of the swimming pool/spa.(To comply with the Planning, Development and Infrastructure Act 2016and Regulations 2017).

Condition 6

All outdoor cooking facilities must have sufficient natural ventilation, or mechanical exhaust or ceiling fan

Condition 7

Heating Appliances must comply with Part 3.7.3.3, 3.7.3.4 and 3.7.3.5 of Volume 2 of the National Construction Code 2019 Building Code of Australia and Australian Standard 2918-1990, or Manufacture specifications. (To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirement P2.3.3)

Condition 8

If the floor below a window (including any window that may let in air but not light) in a bedroom is 2 m or more above the surface beneath, open able portions of such a window must be provided with protection so as to limit the risk of a person (especially a young child) falling through it, in accordance with Part 3.9.2.5 of the National Construction Code 2019 Building Code of Australia, Volume 2. (To comply with the National Construction Code 2019 Building Code of Australia, Volume 2 Performance Requirement P2.5.2)

Condition 9

The owner of land on which domestic building work is to be performed; (and/or builder) must ensure that a copy of a certificate of insurance in relation to that work is lodged with the Council in the following circumstances on or before the giving of notice of commencement of the building work under regulation 74 of the Development Regulations 2008. Maximum fine: $2,500

Condition 10

Condensation management shall be implemented in accordance with the National Construction Code 2019, Part 3.8.7, including Pliable building membrane (3.8.7.2), Flow rate and discharge of exhaust (3.8.7.3) and Ventilation of roof spaces (3.8.7.4). (To Comply with the National Construction Code 2019, Performance Requirements - Condensation and water vapour management P2.4.7).

Condition 11

A mechanical exhaust fan shall be installed into the sanitary facility and/or laundry in accordance with the National Construction Code 2019(BCA) Volume 2, Part 3.8.5.2 Ventilation Requirements.(To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirement P2.4.5)

Condition 12

The Building must be adequately protected against the potential risk of termite activity/attack/damage in accordance with the requirements of Australian Standard 3660.1 -Protection of new buildings from subterranean termites(To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirements P2.1.1)

Condition 13

Building elements in wet areas must be waterproof or water resistant in accordance with the requirements of Part SA 3.8.1.2 of the National Construction Code 2019 Building Code of Australia, Volume 2 and must comply with the requirements of Australian Standard 3740. (To comply with the National Construction Code 2019 Building Code of Australia Volume 2, Performance Requirement P2.4.1)

Condition 14

The door to a fully enclosed sanitary compartment must either open outwards, slide, or be readily removable from the outside of the compartment (unless there is a clear space of at least 1.2 m, measured in accordance with Figure 3.8.3.3 of Volume 2 of the National Construction Code 2019 Building Code of Australia, between the closet pan within the sanitary compartment and the doorway) in accordance with Part 3.8.3.3 of the

National Construction Code 2019 Building Code of Australia, Volume 2. (To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirement P2.4.3)

Condition 15

Smoke alarms must be installed in the building in accordance with Part 3.7.2 of the National Construction Code 2019 Building Code of Australia, Volume 2, and the requirements of Australian Standard 3786. Smoke alarms must be connected to consumer mains power, where power is supplied to the building, and must be interconnected where there is more than one alarm provided within the building, so that when one alarm activates, the other alarm(s) automatically activate(s). (To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirement P2.3.2)

Condition 16

Roof stormwater must be discharged to the street water table, or in a manner that is otherwise to the Council's written satisfaction in accordance with the requirements of Australian Standard 3500.3.(To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirement P2.2.1)

Condition 17

NON-COMPLIANT Cladding Products: All cladding products shall NOT be a "NON-COMPLIANT" product, meaning any Building Product which does not comply with any applicable law or regulatory obligation, including but not limited to: the National Construction Code of Australia, the Building Code of Australia, any relevant Australian Standards, Approved Conditions, use or application, or the guidelines, practice notes or the like of any relevant building authority or other. All cladding products shall be non-combustible materials. Aluminium composite cladding panels are strictly prohibited and are not fit for purpose. Refer to Note 20 for definition of "Building Product" and further notes.

Condition 18

NON-CONFORMING Cladding Products: All cladding products shall NOT be a "NON-CONFORMING" product, meaning any Building Product which purports to meet specific requirements, and does not. Such as : is not fit for purpose, is not acceptable quality, is counterfeit, or contains false or misleading claims about its qualities and/or properties. All cladding products shall be non-combustible materials. Aluminium composite cladding panels are strictly prohibited and are not fit for purpose. Refer to Note 20 for definition of "Building Product" and further notes.

**Associated Building Indemnity Insurance**

**Building Work:** 2 x 2 storey dwellings, fencing, pool (Dwelling 1)

Not Applicable

**Development Authorisation:** Development Approval: Planning Consent and Building Consent

**Date of authorisation:** 28 April 2022

**Name of relevant authority that granted authorisation:** City of Burnside

## Land Management Agreement (LMA)

No

# DECISION NOTIFICATION FORM

Section 126(1) of the *Planning, Development and Infrastructure Act 2016*

**TO THE APPLICANT:**

| |
|---|
| Name: Smartbuilt C/O Sks Surveys Pty Ltd |
| Postal address: PO Box 325 STEPNEY SA 5069 |
| Email: |

**IN REGARD TO:**

| | |
|---|---|
| Development application no.: 180\0143\21 | Lodged on: 23/02/2021 |
| Nature of proposed development: Land Division (Torrens Title) - Creating Two (2) allotments from One (1) existing | |

**LOCATION OF PROPOSED DEVELOPMENT:**

| | | | |
|---|---|---|---|
| Unit no. | Street no. 16 | Level | Lot no. 115 |
| Street name Gilles Road | | | |
| Suburb GLEN OSMOND | | State SA | Postcode 5064 |
| Section no. 295 | Hundred | Volume 5204 | Folio 641 |

**DECISION:**

| **Decision type** | **Decision** (granted/refused) | **Decision date** | **No. of conditions** | **No. of reserved matters** | **Entity responsible for decision** (relevant authority) |
|---|---|---|---|---|---|
| Planning consent | Granted | 12/04/2021 | 1 | | City of Burnside |
| Land division consent | Granted | 12/04/2021 | 4 | | City of Burnside |
| **Development approval** | Granted | 12/04/2021 | 5 | | City of Burnside |

| **FROM THE RELEVANT AUTHORITY:** |
|---|
| Date: 14 April 2021 |

## INFORMATION TO BE INCLUDED ON DECISION TO GRANT A MINOR VARIATION PURSUANT TO REGULATION 65

### MINOR VARIATION TO PREVIOUS AUTHORISATION:

| Consent affected | Description of minor variation | Date minor variation endorsed* | Entity responsible for decision |
|---|---|---|---|
| Nil | | | |

**date minor variation endorsed does not affect operative date of original consent*

### CONDITIONS OF PLANNING CONSENT:

1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

**Reason:**
To ensure the development is undertaken in accordance with the plans and details submitted.

### CONDITIONS OF LAND DIVISION CONSENT:

1 Pursuant to Section 33 of the Development act 1993, it is necessary for the developer to satisfy the following requirements of the SA Water Corporation:

- The financial requirements of SA Water shall be met for the provision of water supply and sewerage services; and
- On approval of the application, all internal water piping that crosses the allotment boundaries must be severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within the boundaries.

**Reason:**
To satisfy the requirements of the SA Water Corporation.

2 Payment of $7761 shall be made into the Planning and Development Fund (1 allotment(s) @ $7761/allotment).

Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Commission Assessment Panel marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Ground Floor, 101 Grenfell Street, Adelaide.

**Reason:**
To satisfy the requirements of the State Commission Assessment Panel .

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

**Reason:**
To satisfy the requirements of the State Commission Assessment Panel.

4 All buildings, structures, concrete slabs, deleterious materials and alike shall be removed from the subject land prior to issuing of section 87 clearance.

**Reason:**
To ensure the land is in a fit purpose for subdivision.

## ADVISORY NOTES:

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. This consent or approval will lapse at the expiration of 12 months from its operative date, subject to the below.
4. An approved development must be substantially commenced within 12 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.
5. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
   (a) until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
   (b) if an appeal is commenced—
      (i) until the appeal is dismissed, struck out or withdrawn; or
      (ii) until the questions raised by the appeal have been finally determined (other than any question as to costs).

## City of Burnside Advisory Notes

1 **Expiration Time of Approval (Land Division)**
This approval will lapse at the expiration of 24 months from the operative date of the approval unless an application for a certificate under Section 87 of the Act has been lodged with the State Planning Commission within such period, in which case the approval will lapse at the expiration of 3 years.

2 **Fences Act 1975**
The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or visit www.lsc.sa.gov.au

3 **Consultation with adjoining owners**
In addition to notification and other requirements under the Development Act and Fences Act, it is recommended that the applicant/owner consult with adjoining owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues requiring resolution such as boundary fencing, retaining walls, trees/roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc.

**INFORMATION TO BE INCLUDED ON DECISION TO GRANT DEVELOPMENT APPROVAL PURSUANT TO SECTION 99(4) OF THE ACT**

## CONTACT DETAILS OF CONSENT AUTHORITIES:

| | |
|---|---|
| Name: City of Burnside | Type of consent: Planning Consent, Land Division and Development Approval |
| Postal Address: 401 Greenhill Road TUSMORE SA 5065 | |
| Telephone: 08 8366 4200 | Email: burnside@burnside.sa.gov.au |

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# DECISION NOTIFICATION FORM

Section 126(1) of the *Planning, Development and Infrastructure Act 2016*

**TO THE APPLICANT:**

| |
|---|
| Name: Mr 365 Studio Pty Ltd |
| Postal address: 64 Halifax St ADELAIDE SA 5000 |
| Email: anthony@365studio.com.au |

**IN REGARD TO:**

| | |
|---|---|
| Development application no.: 180\1114\20 | Lodged on: 02/11/2020 |
| Nature of proposed development: Construction of two, two-storey detached dwellings, incidental earthworks, front/side fencing and swimming pool (Dwelling 1) | |

**LOCATION OF PROPOSED DEVELOPMENT:**

| | | | |
|---|---|---|---|
| Unit no. | Street no. 16 | Level | Lot no. 115 |
| Street name Gilles Road | | | |
| Suburb GLEN OSMOND | | State SA | Postcode 5064 |
| Section no. 295 | Hundred | Volume 5204 | Folio 641 |

**DECISION:**

| **Decision type** | **Decision** (granted/refused) | **Decision date** | **No. of conditions** | **No. of reserved matters** | **Entity responsible for decision** (relevant authority) |
|---|---|---|---|---|---|
| Planning consent | Granted | 09/04/2021 | 6 | 1 | City of Burnside |
| Building consent | Still Required | | | | |
| **Development approval** | Still Required | | | | |

| **FROM THE RELEVANT AUTHORITY:** |
|---|
| Date: 12 April 2021 |

**INFORMATION TO BE INCLUDED ON DECISION TO GRANT A MINOR VARIATION PURSUANT TO REGULATION 65**

## MINOR VARIATION TO PREVIOUS AUTHORISATION:

| Consent affected | Description of minor variation | Date minor variation endorsed* | Entity responsible for decision |
|---|---|---|---|
| Nil | | | |

**date minor variation endorsed does not affect operative date of original consent*

## CONDITIONS OF PLANNING CONSENT:

1 The development granted Development Plan Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent to the reasonable satisfaction of the Council, except where varied by conditions below.

**Reason:**
To ensure the development is undertaken in accordance with the plans and details submitted.

2 Section 221 Authorisation for the new vehicle crossovers on Pridmore Road shall be approved prior to commencement of any building work relating to this application.

**Reason:**
To ensure the proposed access point is formally approved by the Council and its construction methods appropriately considered

3 The fixed and obscure glazing to upper-level windows on the east elevation and raised balustrade to the east elevation of the balcony (Dwelling 1) shall be installed prior to the occupation of the building, or upon substantial completion of building work, whichever is sooner.

**Reason:**
To ensure the reasonable privacy of adjoining residents is not impacted by this development.

4 Driveways shall taper to a maximum width of 4.5 metres at the front property boundary.

**Reason:**
To ensure the width of driveways over the Council verge permit maintenance and establishment of vegetation with the road reserve.

5 Recommendations contained within the tree report prepared by Tertiary Tree Consulting Pty Ltd (dated 24 September 2020 and Addendum A dated 17 March 2001) shall be undertaken.

**Reason:**
To ensure the significant trees on adjoining land are protected during the construction of the approved development.

6 The following tree protection measures must be undertaken:

(i) The demolition of existing structures and hardstands must be done carefully carried out by hand or small machinery (i.e. Jack hammer, bob

cat) within the designated Tree Protection Zone (TPZ). No heavy machine within the designated TPZ is permitted unless suitable load bearing boards/plates (or similar) are used when access through the designated TPZ is required,

(ii) Removal of the existing retaining wall will require working away from TPZ area with sections of stone wall being pulled away onto the non-TPZ areas. When removing this material do not remove the subsoil below the surface. Care must be taken to pull the surface away from any roots that are in contact or grown around, do not use roots as lever/pivot point,

(iii) Any 'retaining walls' must be constructed using a concrete panel retaining system with individual 'UB' steel posts and the concrete panels dropped in so as to avoid any excavation of the soil. A qualified Arborist must be onsite during all excavation within the designated TPZ. The following should guide the construction of the proposed retaining wall piers: • The soil surface should be carefully skimmed to establish a base. The natural soil level should not be lowered any more than 50-80 millimetres.

(iv) Any excavations which must be undertaken within the TPZ to construct the piers should be carried out using non-destructive techniques such as hydrovac or similar or careful hand digging. Prevent damage to all structural roots, (roots with a diameter greater than 30 millimetres) encountered within or outside of the recommended TPZ. These roots should be retained if possible. The post holes should be relocated if structural roots (roots with a diameter greater than 30 mm) are encountered, (v) Piers are to be pre-excavated using non-destructive techniques as specified to 1 metre to ensure no significant roots are present in the proposed areas for the piers,

(v) Where roots are encountered, the Arborist is to determine the significance of the root/s to tree health and treat accordingly i.e. prune, redirect or remove the root or move the pier to a more suitable location,

(vi) If level surfaces are required, they should be established above the existing natural ground level (and geotextile fabric) using a porous sub base material such as a structural soil such as SPACE (structurally permeable aerated compactable earth). These materials can be compacted. The sub base material should be selected to suit the anticipated use and loading,

(vii) If root pruning is required the root should be uncovered by hand digging, and severed by a pruning saw or secateurs. Roots encountered outside of the TPZ by a backhoe or other machinery should also be uncovered by hand digging. Backhoes, other machinery or blunt instruments should not be used for this purpose, and

(viii) Roots are to be cut to a lateral root where possible. All root pruning should be undertaken by a qualified arborist if roots are > 30mm in diameter.

**Reason:**

To ensure the significant trees on adjoining land are protected during the construction of the approved development.

7 **Reserved Matters**

1 That pursuant to Section 33(3) of the *Development Act 1993*, the City of Burnside reserves its decision on the adequacy of the following matters for further assessment prior to the granting of any Development Approval:

1. Stormwater management;
2. Consistent civil and site plan;
3. Reduction in garage parapet height, including return, to Dwelling 2 garage;
4. Updated boundary retaining and fencing detail including a boundary offset to the secondary frontage (inclusive of landscaping);
5. Confirmation of materials and colours to be compatible with the colour scheme of the dwellings; and
6. Street tree removal/retention.

To enable further assessment of these matters the applicant shall provide the following:

1. Calculations shall be provided to limit post development flows to verify the ability of the proposed detention quality to meet the Council's default detention and discharge requirements:
   - The volume of any detention device shall be equal to the volume of water generated on the site with an impervious (Cp = 0.9) site coverage of 75% and pervious (Cp = 0.1) area of 25%, during a 1 in 20 year flood event for a 10 minute duration.
   - The maximum rate of discharge from the site shall be equal to the volume of water generated on the site with an impervious (Cp = 0.9) site coverage of 40% and pervious (Cp = 0.1) area of 60%, during a 1 in 5 year flood event for a 10 minute duration.
2. Amended Intrax plan illustrating:
   - Only one street tree to be removed, per Council Urban Forestry consent;
   - Reduced crossover widths within the Council verge and required street tree set-back distances;
   - Resolution of inconsistencies between site plan and civil plan with regard to the retention of boundary retaining walls along Gilles Road boundary;
   - Updated road boundary fencing arrangements
3. Amended site plan and elevations with regard to the updated Gilles Road fencing design, complete with boundary set-back distances and comprehensive landscaping details confirming species location and planting heights; and
4. Final schedule of materials and colours to be compatible with the colour scheme of the dwellings.

2 The assessment of these reserved matters may result in the imposition of further conditions of Development Plan Consent pursuant to Section 42(1) of the Development Act 1993.

**ADVISORY NOTES:**

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. This consent or approval will lapse at the expiration of 12 months from its operative date, subject to the below.
4. An approved development must be substantially commenced within 12 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.
5. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
   (a) until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or

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(b) if an appeal is commenced—
(i) until the appeal is dismissed, struck out or withdrawn; or
(ii) until the questions raised by the appeal have been finally determined (other than any question as to costs).

## City of Burnside Advisory Notes

1 **Building Consent**
Development Approval will not be granted until a Building Rules Consent has been obtained. A separate application must be submitted for such consent. No building work or change of classification is permitted until the Development Approval has been obtained.

2 **Expiration Time of Approval**
This Consent/Approval will lapse at the expiration of 24 months from the operative date of the Consent/Approval unless the relevant development has been lawfully commenced by substantial work on the site of the development within 24 months, in which case the Approval will lapse within 3 years from the operative date of the Approval subject to the proviso that if the development has been substantially or fully completed within those 3 years, the Approval will not lapse.

3 **Street Trees**
- Removal of the southernmost street tree on the Pridmore Road verge is supported subject to a replacement fee of $363.63 ex GST payable by the applicant to be formalised through an application under Section 221 of the Local Government act 1999
- Construction of new driveway crossovers shall satisfy set-back requirements to all remaining trees and the following tree protection measures shall be observed at all times with respect to any works on Council land:
  - No tree roots larger than 40mm in diameter are to be cut without Council consent.
  - Street tree to be protected during development with bunting set 1.5m from the trunk on all sides for duration of works.
  - No storing of materials on road verge during construction.
  - No pruning of street trees.
  - No vehicles on road verge at any time during development.
- The applicant will be liable for any damage caused to public trees during the development process, including damage by privately engaged contractors.

4 **Boundaries**
It is recommended that as the Applicant is undertaking work on or near the boundary, the Applicant should ensure that the boundaries are clearly defined by a Licensed Surveyor, prior to the commencement of any building work.

5 **Building Site Management**
Upon granting of Development Approval, any person undertaking the development shall be required to conform to the following guidelines:

**Construction Hours**
In accordance with the Local Nuisance and Litter Control Act 2016, construction shall take place between 7am and 7pm Monday to Saturday. Construction work shall not take place on any Sunday or public holiday.

**Dust Emissions**
That dust emissions from the site shall be controlled by a dust suppressant or by watering regularly.

**Waste Receptacle**
That the builder shall at all times provide and maintain a waste receptacle on the site for the storage of builder's waste.

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This receptacle shall be located on site for the duration of the construction period and be emptied as required.

**Stormwater Runoff**
That all run-off and stormwater from the subject site during the construction period must be either contained on site or directed through a temporary sediment trap, prior to discharge to the stormwater system.

**Hard Waste Litter Storage**
That all hard building materials be stored in a manner that secures it on site during the construction works.

**Site Security**
That the site shall be secured at all times to prevent unauthorised access and that adjoining properties are secure at all times during the period of construction works where fences have been removed.

**Public Realm**
That any work in the public realm requiring street occupation or hoardings requires Council consent, which must be granted prior to the commencement of the construction works.

**Damage to Council's Footpath/Kerbing/Road Pavement/Verge**
Section 229/221 of the Local Government Act provides that where damage to Council footpath/kerbing/road pavement/verge occurs as a result of the construction, the owner/Applicant shall be responsible for the cost of Council repairing the damage.

**Right of Way**
The Applicant shall ensure that any rights of way that may be associated with the site are not blocked or access restricted during the construction of the development.

**Asbestos Removal**
Any asbestos that is to be demolished and/or removed from the site must be done in accordance with the guidelines and regulations as stipulated by the EPA and Safework SA

For further information in relation to the above, please call either Council, the EPA or SafeWork SA.

**Significant Trees, Regulated Trees and Tree-Damaging activity**
This Development Approval has been granted on the basis this development does not include a tree-damaging activity as defined in Section 3 of the Planning Development and Infrastructure Act 2016. Should a tree-damaging activity be necessary to undertake this development, a separate Development Approval from Council is required before any tree-damaging activity can occur.

**Excavation or Fill**
The building owner proposing any excavation or filling of a nature prescribed in Regulation 64 of the Planning Development and Infrastructure Regulations 2017 is required to serve upon the adjoining owner a notice of their intention to perform that work at least 20 days prior to commencing work as required by Regulation 64 of the Planning Development and Infrastructure Regulation 2017.

To ensure the development is undertaken in a manner that does not compromise the structural integrity of the adjoining land.

6 **Fences Act 1975**
The Applicant is reminded of the requirements of the Fences Act 1975. Should the proposed works require the removal, alteration or repair of an existing boundary fence, a 'Notice of Intention' must be served to adjoining owners. Please contact the Legal Services Commission for further advice on 1300 366 424 or visit www.lsc.sa.gov.au

7 **Consultation with adjoining owners**
In addition to notification and other requirements under the Development Act and Fences Act, it is recommended that the applicant/owner consult with adjoining owners and occupiers at the earliest possible opportunity after Development Approval, advising them of proposed development work so as to identify and discuss any issues requiring resolution such as boundary fencing, retaining walls, trees/roots, drainage changes, temporary access, waste discharges, positioning of temporary toilets etc.

8 **Noise**
The emission of noise from the premises is subject to control under the Local Nuisance and Litter Control Act 2016 and the applicant (or person with the benefit of this consent) must comply with those requirements.

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City of Burnside

## *L O C A L  G O V E R N M E N T  S E A R C H*  **Cert0473\24**

29/04/2024

Key Conveyancing Services
Po Box 1425
GOLDEN GROVE VILLAGE SA 5125

Billing number: 1235838 Valuer General No: 1851328017

Owner: Manu Khanna, Kate L Fisher, Radhika M K Kumar, Rizwan M Kajani, Azka Kajani, Ujwal Lakra
Property Address: 16 Gilles Road GLEN OSMOND SA 5064

Legal Description: Allot 100 DP 128540 Vol 6264 Fol 272

**Pursuant to Section 187 of the Local Government Act 1999 (as amended), I certify that the following amounts are due and payable and are a charge against the above property:**

| | |
|---|---|
| Rates and Arrears - prior 30/06/2023 | 0.00 |
| Legal Fees | 0.00 |
| Rates for current financial year, which fall due on 01/07/2023 and payable as four instalments on or before 03/06/2024 | 1,830.95 |
| Fines and interest for current financial year (2% fine for each late instalment, and .75% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 1 of each month | 0.00 |
| Less Rate Capping Rebate | 0.00 |
| Less amount paid for current financial year | (1,373.25) |
| Balance of rates and other monies due and payable | $457.70 |

Instalment/s Due:
Due 03/06/2024 $457.70

**ON BEHALF OF THE CITY OF BURNSIDE**

**Post** PO Box 9, Glenside SA 5065
**Civic Centre** 401 Greenhill Road, Tusmore SA 5065
**Phone** (08) 8366 4200 **Fax** (08) 8366 4299
**Email** burnside@burnside.sa.gov.au **www.burnside.sa.gov.au**

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Street Numbering

Please note Council's official street number for this property is **16 Gilles Road GLEN OSMOND SA 5064.***

Regulated and Significant Trees

Your attention is drawn to the requirement to obtain Development Approval before undertaking a Tree-damaging activity to a Regulated or Significant tree as defined by the Development Act 1993. Council has established the Regulated and Significant Tree Assistance Scheme which provides partial reimbursement of funds to approved works undertaken to maintain and provide for the ongoing health of Regulated and Significant Trees. Conditions apply. For more information please contact City Development and Safety on 8366 4244.

Waste Collection Service

On the 10 December 2012 the City of Burnside moved to a new 3 Bin and Food Waste Recycling system.

Each rateable property is eligible to receive a standard set of 3 bins: general waste (140L red lid), recycling (240L yellow lid) and organics (240L green lid), as well as a food waste kitchen basket and a new Waste Education Brochure and Calendar. Bins are also available in 140L and 360L (recycle) and 140L (green organics). For further information on the new system and all fees and charges, please refer to Council's web site.

All bins will be supplied by Council and remain the property of Council.

Additional bins for recycling and organic waste may be acquired through a lease agreement with Council. A pro rata charge for the collection of additional recycling and organic bins applies.

Refer to the Kerbside Waste Management Policy for further details.

Payment of Rates at Settlement

It is encouraged that payment of the full year's rates is made when a property is sold.

Section 178(3)(c) of the Local Government Act 1999, states that rates may be recovered as a debt from any other person who was at the ***time of the declaration of the rates an owner or occupier of the land***.

If you have any queries regarding this, please do not hesitate to contact the Rates Department on 8366 4200.

To pay these rates via PEXA

Bpay Biller Code: 8722

Reference Number: 1235838

**Post** PO Box 9, Glenside SA 5065
**Civic Centre** 401 Greenhill Road, Tusmore SA 5065
**Phone** (08) 8366 4200 **Fax** (08) 8366 4299
**Email** burnside@burnside.sa.gov.au **www.burnside.sa.gov.au**

# Property Interest Report

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

| | | | |
|---|---|---|---|
| **Title Reference** | CT 6264/272 | **Reference No.** | 2563807 |
| **Registered Proprietors** | M*KHANNA & ORS | **Prepared** | 29/04/2024 13:55 |
| **Address of Property** | 16 GILLES ROAD, GLEN OSMOND, SA 5064 | | |
| **Local Govt. Authority** | CITY OF BURNSIDE | | |
| **Local Govt. Address** | PO BOX 9 GLENSIDE SA 5065 | | |

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<br><br>*[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | Refer to the Certificate of Title |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br>*[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant<br><br>*[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | 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<br>(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.)<br><br>*[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* | Refer to the Certificate of Title<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>*[**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<br><br>also<br><br>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 has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>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 has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>Contact the vendor for these details |

## 6. Repealed Act conditions

| | | |
|---|---|---|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)<br><br>*[**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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |

## 7. *Emergency Services Funding Act 1998*

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

## 8. *Environment Protection Act 1993*

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

| | | |
|---|---|---|
| 8.9 | section 103P - Notation of site contamination audit report in relation to the land | EPA (SA) does not have any current Orders registered on this title |
| 8.10 | section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land | EPA (SA) does not have any current Orders registered on this title |

## 9. *Fences Act 1975*

| | | |
|---|---|---|
| 9.1 | section 5 - Notice of intention to perform fencing work | Contact the vendor for these details |

## 10. *Fire and Emergency Services Act 2005*

| | | |
|---|---|---|
| 10.1 | section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire | Contact the Local Government Authority for other details that might apply<br>Where the land is outside a council area, contact the vendor |

## 11. *Food Act 2001*

| | | |
|---|---|---|
| 11.1 | section 44 - Improvement notice | Public Health in DHW has no record of any notice or direction affecting this title<br>also<br>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<br>also<br>Contact the Local Government Authority for other details that might apply |

## 12. *Ground Water (Qualco-Sunlands) Control Act 2000*

| | | |
|---|---|---|
| 12.1 | Part 6 - risk management allocation | Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title |
| 12.2 | section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property | DEW Water Licensing has no record of any notice affecting this title |

## 13. *Heritage Places Act 1993*

| | | |
|---|---|---|
| 13.1 | section 14(2)(b) - Registration of an object of heritage significance | Heritage Branch in DEW has no record of any registration affecting this title |
| 13.2 | section 17 or 18 - Provisional registration or registration | Heritage Branch in DEW has no record of any registration affecting this title |
| 13.3 | section 30 - Stop order | Heritage Branch in DEW has no record of any stop order affecting this title |
| 13.4 | Part 6 - Heritage agreement | Heritage Branch in DEW has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 13.5 | section 38 - "No development" order | Heritage Branch in DEW has no record of any "No development" order affecting this title |

## 14. *Highways Act 1926*

| | | |
|---|---|---|
| 14.1 | Part 2A - Establishment of control of access from any road abutting the land | Transport Assessment Section within DIT has no record of any registration affecting this title |

## 15. *Housing Improvement Act 1940* (repealed)

| | | |
|---|---|---|
| 15.1 | section 23 - Declaration that house is undesirable or unfit for human habitation | Contact the Local Government Authority for other details that might apply |
| 15.2 | Part 7 (rent control for substandard houses) - notice or declaration | Housing Safety Authority has no record of any notice or declaration affecting this title |

## 16. *Housing Improvement Act 2016*

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

## 17. *Land Acquisition Act 1969*

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

## 18. *Landscape South Australia Act 2019*

| | | |
|---|---|---|
| 18.1 | section 72 - Notice to pay levy in respect of costs of regional landscape board | The regional landscape board has no record of any notice affecting this title |
| 18.2 | section 78 - Notice to pay levy in respect of right to take water or taking of water | DEW has no record of any notice affecting this title |
| 18.3 | section 99 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 18.4 | section 107 - Notice to rectify effects of unauthorised activity | The regional landscape board has no record of any notice affecting this title<br>also<br>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<br>also<br>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.**<br>**If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.**<br><br>**Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au** |

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

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

## 21. *Local Government Act 1999*

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

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

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

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

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

## 24. *Mining Act 1971*

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

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

## 25. *Native Vegetation Act 1991*

| | | |
|---|---|---|
| 25.1 | Part 4 Division 1 - Heritage agreement | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>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<br>also<br>Refer to the Certificate of Title |
| 25.3 | section 25D - Management agreement | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 25.4 | Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation | DEW Native Vegetation has no record of any refusal or condition affecting this title |

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

| | | |
|---|---|---|
| 26.1 | section 97 - Notice to pay levy in respect of costs of regional NRM board | The regional landscape board has no record of any notice affecting this title |
| 26.2 | section 123 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 26.3 | section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object | The regional landscape board has no record of any notice affecting this title |
| 26.4 | section 135 - Condition (that remains in force) of a permit | The regional landscape board has no record of any notice affecting this title |
| 26.5 | section 181 - Notice of instruction as to keeping or management of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 26.6 | section 183 - Notice to prepare an action plan for the destruction or control of animals or plants | The regional landscape board has no record of any notice affecting this title |
| 26.7 | section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve | The regional landscape board has no record of any notice affecting this title |
| 26.8 | section 187 - Notice requiring control or quarantine of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 26.9 | section 193 - Protection order to secure compliance with specified provisions of the Act | The regional landscape board has no record of any order affecting this title |
| 26.10 | section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any order affecting this title |
| 26.11 | section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act | The regional landscape board has no record of any authorisation affecting this title |

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

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

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

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

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

| | | |
|---|---|---|
| 29.1 | Part 5 - Planning and Design Code<br>*[ **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.<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply to a place of local heritage value<br><br>also<br><br>For details of declared significant trees affecting this title, contact the Local Government Authority<br><br>also<br><br>Code Amendment<br><br>Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. 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.<br><br>Code Amendment<br><br>Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at https://plus.geodata.sa.gov.au/bushfire/index.html. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).<br><br>Code Amendment<br><br>Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664. |
| 29.2 | section 127 - Condition (that continues to apply) of a development authorisation<br>*[ **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<br><br>also<br><br>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<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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 has no record of any conditions that continue to apply, affecting this title<br>also<br>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 has no record of any conditions that continue to apply, affecting this title<br>also<br>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<br>also<br>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<br>also<br>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<br>also<br>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 |

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

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

| | | |
|---|---|---|
| 32.1 | section 66 - Direction or requirement to avert spread of disease | Public Health in DHW has no record of any direction or requirement affecting this title |
| 32.2 | section 92 - Notice | Public Health in DHW has no record of any notice affecting this title<br>also<br>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<br>also<br>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.**<br>**If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**<br>also<br>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title<br>also<br>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.<br>also<br>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.<br>also<br>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<br>also<br>Contact the vendor for these details<br>also<br>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<br>also<br>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<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| 10. | Particulars relating to *Livestock Act, 1997* | 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 *(Dog Fence Act 1946)* | The Dog Fence Board has no current interest in Dog Fence rates relating to this title. |
| 9. | Pastoral Board *(Pastoral Land Management and Conservation Act 1989)* | The Pastoral Board has no current interest in this title |
| 10. | Heritage Branch DEW *(Heritage Places Act 1993)* | 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.

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LAND SERVICES SA

| | |
|---|---|
| **Product** | Historical Search |
| **Date/Time** | 29/04/2024 01:55PM |
| **Customer Reference** | |
| **Order ID** | 20240429006952 |

# Certificate of Title

**Title Reference:** CT 6264/272

**Status:** CURRENT

**Parent Title(s):** CT 5204/641

**Dealing(s) Creating Title:** RTU 13693312

**Title Issued:** 31/12/2021

**Edition:** 2

# Dealings

| Lodgement Date | Completion Date | Dealing Number | Dealing Type | Dealing Status | Details |
|---|---|---|---|---|---|
| 17/03/2022 | 25/03/2022 | 13745040 | MORTGAGE | REGISTERED | WESTPAC BANKING CORPORATION (ACN: 007 457 141) |
| 17/03/2022 | 25/03/2022 | 13745038 | TRANSFER | REGISTERED | MANU KHANNA,<br>KATE LOUISE FISHER,<br>UJWAL LAKRA,<br>RADHIKA MENON KRISHNA KUMAR,<br>& others |
| 17/03/2022 | 25/03/2022 | 13745037 | DISCHARGE OF MORTGAGE | REGISTERED | 13345671 |
| 31/07/2020 | 05/08/2020 | 13345671 | MORTGAGE | REGISTERED | MACQUARIE BANK LTD. (ACN: 008 583 542) |


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LAND SERVICES SA

| | |
|---|---|
| **Product** | Check Search |
| **Date/Time** | 29/04/2024 01:55PM |
| **Customer Reference** | |
| **Order ID** | 20240429006952 |

# Certificate of Title

**Title Reference:** CT 6264/272

**Status:** CURRENT

**Edition:** 2

# Dealings

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

# Priority Notices

NIL

# Registrar-General's Notes

No Registrar-General's Notes exist for this title



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LAND SERVICES SA

| | |
|---|---|
| **Product** | Title and Valuation Package |
| **Date/Time** | 29/04/2024 01:55PM |
| **Customer Reference** | |
| **Order ID** | 20240429006952 |

# Certificate of Title

| | |
|---|---|
| **Title Reference** | CT 6264/272 |
| **Status** | CURRENT |
| **Easement** | NO |
| **Owner Number** | 19207044 |
| **Address for Notices** | 112 PENFOLD RD WATTLE PARK, SA 5066 |
| **Area** | 667m² (CALCULATED) |

# Estate Type

Fee Simple

# Registered Proprietor

MANU KHANNA
KATE LOUISE FISHER
OF 112 PENFOLD ROAD WATTLE PARK SA 5066
1 / 3 SHARE WITH NO SURVIVORSHIP

UJWAL LAKRA
RADHIKA MENON KRISHNA KUMAR
OF 112 PENFOLD ROAD WATTLE PARK SA 5066
1 / 3 SHARE WITH NO SURVIVORSHIP

RIZWAN MAJEED KAJANI
AZKA KAJANI
OF 112 PENFOLD ROAD WATTLE PARK SA 5066
1 / 3 SHARE WITH NO SURVIVORSHIP

# Description of Land

ALLOTMENT 100 DEPOSITED PLAN 128540
IN THE AREA NAMED GLEN OSMOND
HUNDRED OF ADELAIDE

# Last Sale Details

| | |
|---|---|
| **Dealing Reference** | TRANSFER (T) 13745038 |
| **Dealing Date** | 17/03/2022 |
| **Sale Price** | $2,200,000 |
| **Sale Type** | MORE THAN ONE TITLE |

# Constraints

**Encumbrances**

| Dealing Type | Dealing Number | Beneficiary |
|---|---|---|
| MORTGAGE | 13745040 | WESTPAC BANKING CORPORATION (ACN: 007 457 141) |

**Stoppers**

NIL

# Valuation Numbers


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| Valuation Number | Status | Property Location Address |
|---|---|---|
| 1851328017 | CURRENT | 16 GILLES ROAD, GLEN OSMOND, SA 5064 |

# Notations

## Dealings Affecting Title

NIL

## Notations on Plan

NIL

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

# Valuation Record

| | |
|---|---|
| **Valuation Number** | 1851328017 |
| **Type** | Site & Capital Value |
| **Date of Valuation** | 01/01/2023 |
| **Status** | CURRENT |
| **Operative From** | 01/07/2022 |
| **Property Location** | 16 GILLES ROAD, GLEN OSMOND, SA 5064 |
| **Local Government** | BURNSIDE |
| **Owner Names** | MANU KHANNA<br>RIZWAN MAJEED KAJANI<br>RADHIKA MENON KRISHNA KUMAR<br>UJWAL LAKRA<br>AZKA KAJANI<br>KATE LOUISE FISHER |
| **Owner Number** | 19207044 |
| **Address for Notices** | 112 PENFOLD RD WATTLE PARK, SA 5066 |
| **Zone / Subzone** | SN - Suburban Neighbourhood |
| **Water Available** | Yes |
| **Sewer Available** | Yes |
| **Land Use** | 1119 - Unfinished Residential |
| **Description** | UNF 8HDGALF |
| **Local Government Description** | Residential |

# Parcels


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| Plan/Parcel | Title Reference(s) |
|---|---|
| D128540 ALLOTMENT 100 | CT 6264/272 |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|---|---|---|---|---|---|
| Current | $890,000 | $1,075,000 | | | |
| Previous | $700,000 | $700,000 | | | |

## Building Details

**Valuation Number** 1851328017

**Building Style** Conventional

**Year Built** 2022

**Building Condition** Very Good

**Wall Construction** Brick

**Roof Construction** Colourbond

**Equivalent Main Area** 373 sqm

**Number of Main Rooms** 8

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



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RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2563807

**DATE OF ISSUE**
30/04/2024

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE SA 5125

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

| OWNERSHIP NUMBER | OWNERSHIP NAME |
|---|---|
| 19207044 | M KHANNA & ORS |

**PROPERTY DESCRIPTION**
16 GILLES RD / GLEN OSMOND SA 5064

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | CAPITAL VALUE | AREA / FACTOR | LAND USE / FACTOR |
|---|---|---|---|---|
| | | | R4 | RE |
| 1851328017 | CT 6264/272 | $1,075,000.00 | 1.000 | 0.400 |

**LEVY DETAILS:**

**FINANCIAL YEAR**
2023-2024

| | | |
|---|---|---|
| **FIXED CHARGE** | **$** | 50.00 |
| **+ VARIABLE CHARGE** | **$** | 435.15 |
| **- REMISSION** | **$** | 272.65 |
| **- CONCESSION** | **$** | 0.00 |
| **+ ARREARS / - PAYMENTS** | **$** | -212.50 |
| **= AMOUNT PAYABLE** | **$** | 0.00 |

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

**EXPIRY DATE** **29/07/2024**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**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:**

**www.revenuesaonline.sa.gov.au**

**OR**

**By Post to:**

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

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: 2563807

**DATE OF ISSUE**
30/04/2024

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE SA 5125

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

**OWNERSHIP NAME**
M KHANNA & ORS

**FINANCIAL YEAR**
2023-2024

**PROPERTY DESCRIPTION**
16 GILLES RD / GLEN OSMOND SA 5064

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | TAXABLE SITE VALUE | AREA |
|---|---|---|---|
| 1851328017 | CT 6264/272 | $890,000.00 | 0.0667 HA |

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

| | | | | |
|---|---|---|---|---|
| **CURRENT TAX** | **$** | 5,504.35 | **SINGLE HOLDING** | **$** 1,110.00 |
| **- DEDUCTIONS** | **$** | 0.00 | | |
| **+ ARREARS** | **$** | 0.00 | | |
| **- PAYMENTS** | **$** | 2,751.92 | | |
| **= AMOUNT PAYABLE** | **$** | **2,752.43** | | |

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

**ON OR BEFORE** **29/07/2024**

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**
19207044

**OWNERSHIP NAME**
M KHANNA & ORS

**ASSESSMENT NUMBER**
1851328017

**AMOUNT PAYABLE**
$2,752.43

**AGENT NUMBER**
100019582

**AGENT NAME**
KEY CONVEYANCING SERVICES

**PAYABLE ON OR BEFORE**
29/07/2024

+80012736830012> +000927+ <0551056110> <0000275243> +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

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SA Water

| Account Number | L.T.O Reference | Date of issue | Agent No. | Receipt No. |
|---|---|---|---|---|
| **18 51328 01 7** | CT6264272 | 1/5/2024 | 7986 | 2563807 |

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE VILLAGE SA 5125
admin@keyconveyancing.com.au

Section 7/Elec

# Certificate of Water and Sewer Charges & Encumbrance Information

**Property details:**

**Customer:** M KHANNA & ORS
**Location:** 16 GILLES RD GLEN OSMOND LT100 D128540
**Description:** UNF 8HDGALF **Capital Value:** $1 075 000
**Rating:** Residential

**Periodic charges**

Raised in current years to 30/6/2024

| | | | | $ |
|---|---|---|---|---|
| | | Arrears as at: 30/6/2023 | : | 0.00 |
| Water main available: | 1/4/2022 | Water rates | : | 296.80 |
| Sewer main available: | 1/4/2022 | Sewer rates | : | 660.04 |
| | | 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 | : | 717.63CR |
| | | **Balance outstanding** | : | 239.21 |

Degree of concession: 00.00%
Recovery action taken: ACCOUNT SENT

**Next quarterly charges:** Water supply: Not declared Sewer: Not declared Bill: 10/7/2024

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

The last Water Use Year ended on 08/04/2024.

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.

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

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SA Water

# South Australian Water Corporation

**Name:**
M KHANNA & ORS

**Water & Sewer Account**
Acct. No.: **18 51328 01 7** **Amount:** _____

**Address:**
16 GILLES RD GLEN OSMOND LT100
D128540

---

## Payment Options

EFT **EFT Payment**

| | |
|---|---|
| Bank account name: | SA Water Collection Account |
| BSB number: | 065000 |
| Bank account number: | 10622859 |
| Payment reference: | 1851328017 |

BPAY

**Biller code: 8888**
**Ref: 1851328017**

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: 1851328017

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PURPOSE: DIVISION

AREA NAME: GLEN OSMOND

APPROVED: 02/12/2021

MAP REF: 6628/49/B

COUNCIL: CITY OF BURNSIDE

DEPOSITED: 31/12/2021

LAST PLAN:

DEVELOPMENT NO: 180/D006/21/001/63588

# D128540

SHEET 1 OF 3

110507_text_01_v05_Version_5

AGENT DETAILS: SKS SURVEYS PTY LTD
43 EDWARD STREET
NORWOOD SA 5067
PH: 0418673705
FAX: 8332 1406

AGENT CODE: SKSS

REFERENCE: 476721

SURVEYORS CERTIFICATION: I Scott John Bacchus , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 28th day of September 2021
1st day of December 2021 Scott Bacchus Licensed Surveyor

SUBJECT TITLE DETAILS:

| PREFIX | VOLUME | FOLIO | OTHER | PARCEL | NUMBER | PLAN | NUMBER | HUNDRED / IA / DIVISION | TOWN | REFERENCE NUMBER |
|---|---|---|---|---|---|---|---|---|---|---|
| CT | 5204 | 641 | | ALLOTMENT(S) | 115 | F | 15746 | ADELAIDE | | |

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

| STATUS | LAND BURDENED | FORM | CATEGORY | IDENTIFIER | PURPOSE | IN FAVOUR OF | CREATION |
|---|---|---|---|---|---|---|---|

ANNOTATIONS: NO OCCUPATION UNLESS OTHERWISE SHOWN

# D128540

SHEET 2 OF 3

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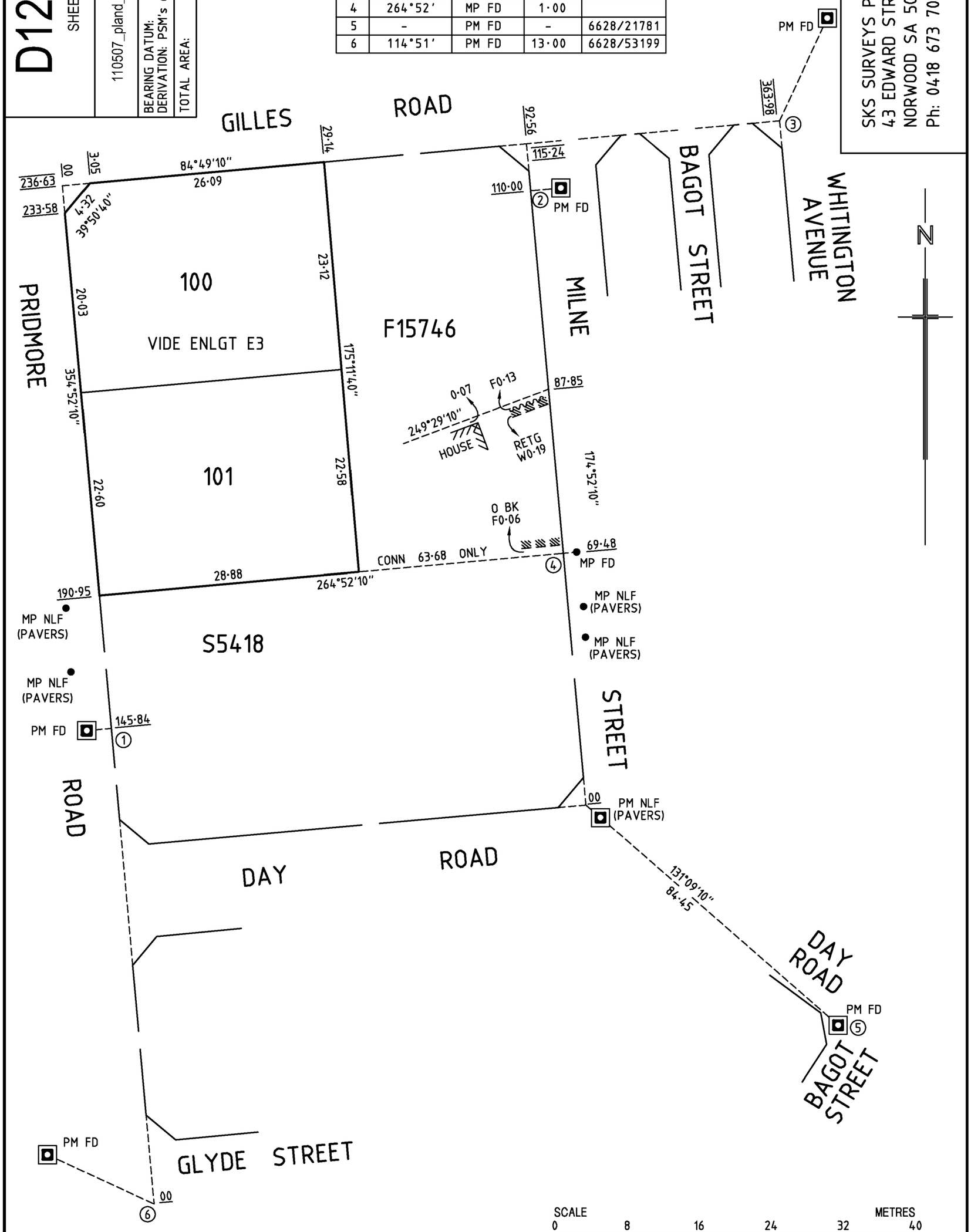
BEARING DATUM: MGA2020 ZONE 54
DERIVATION: PSM's 6628/53199-6628/53197

TOTAL AREA:

SKS SURVEYS PTY LTD
43 EDWARD STREET
NORWOOD SA 5067
Ph: 0418 673 705

REFERENCE MARKS

| CNR | BEARING | FROM | DIST | PM NO |
|---|---|---|---|---|
| 1 | 84°52' | PM FD | 0·91 | 6628/21776 |
| 2 | 264°52' | PM FD | 0·53 | 6628/30038 |
| 3 | 204°56' | PM FD | 12·55 | 6628/53197 |
| 4 | 264°52' | MP FD | 1·00 | |
| 5 | - | PM FD | - | 6628/21781 |
| 6 | 114°51' | PM FD | 13·00 | 6628/53199 |

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# D128540

SHEET 3 OF 3

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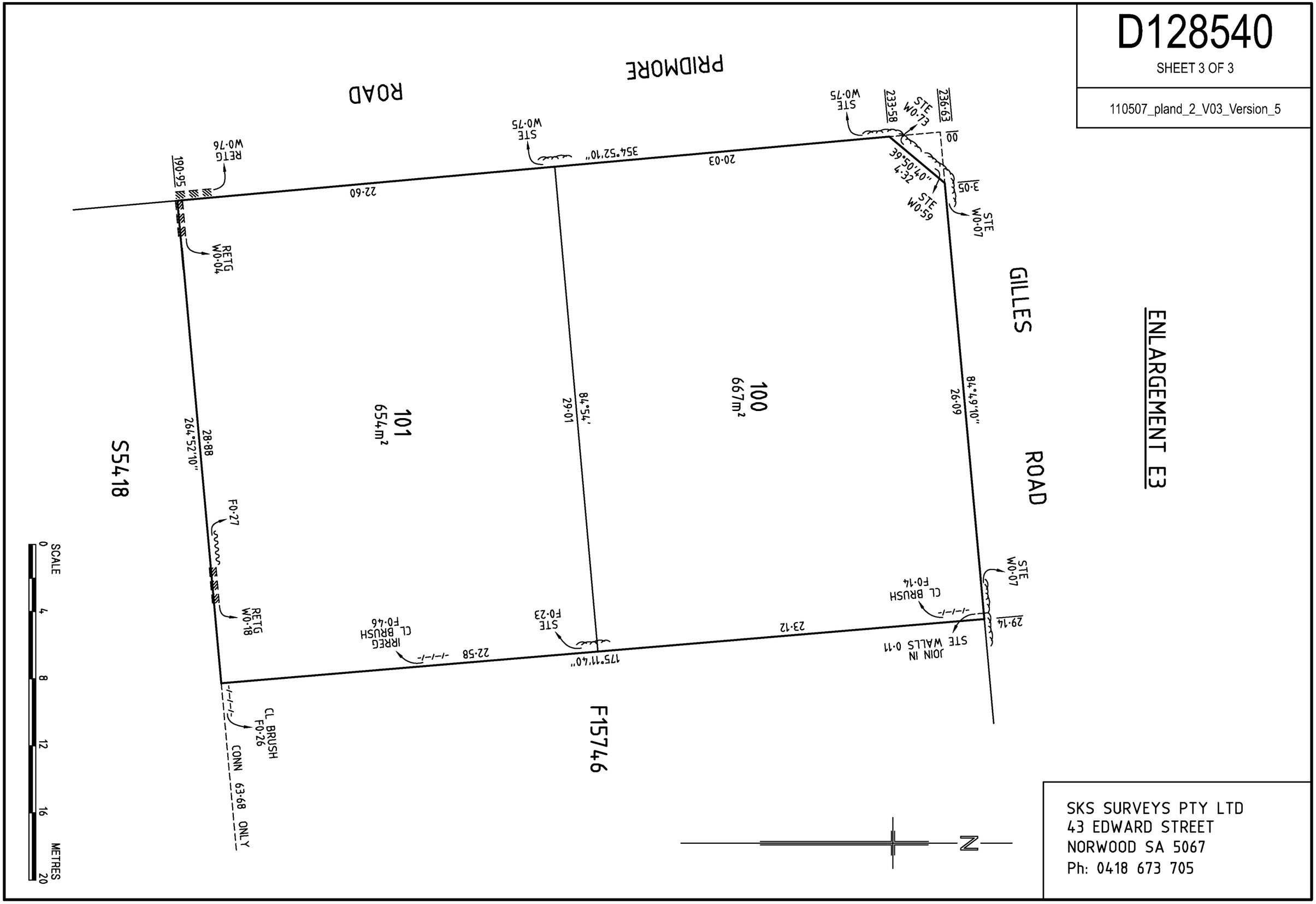


SKS SURVEYS PTY LTD
43 EDWARD STREET
NORWOOD SA 5067
Ph: 0418 673 705

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# Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
389 Collins St
Docklands VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545

Policy Number 600002057BWI-277

K&M KHANNA PROPERTY TRUST &
112 PENFOLD RD
WATTLE PARK
5066

**Name of intermediary**
BUSINESS INSURANCE SERVICES
189 PAYNEHAM RD
ST PETERS SA 5069

**Account number**
60BWBUSIN
**Date issued**
01/06/2022

## Policy schedule details

**Certificate in respect of insurance**

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and Regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

| | |
|---|---|
| **In respect of** | NEW SINGLE DWELLING CONSTRUCTION CONTRACT |
| **At** | 16 GILLES ROAD<br>GLEN OSMOND SA 5064 |
| **Carried out by** | BUILDER<br>L L & T L BETTIO<br>ABN: 22 044 772 495 |
| **Declared contract price** | $1,050,000.00 |
| **Contract date** | 24/03/2022 |
| **Builders registration no.** | BLD35002 |
| **Building owner / Beneficiary** | K&M KHANNA PROPERTY TRUST &<br>KAJANI FAMILY TRUST & LAKRA |

Subject to the Building Work Contractors Act 1995, Regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

**For and behalf of** QBE Insurance (Australia) Limited.

**IMPORTANT NOTICE:**
This Certificate must be read in conjunction with the Policy Wording and kept in a safe place.
These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

**To confirm the registration of this document, please visit the QBE Certificate Register via https://www.qbe.com/au/home-insurance/builders-insurance. By matching the details on this certificate with the details included in the register, it confirms your Certificate of Insurance was issued by QBE.**

QM1824-0422