

# Form 1—Vendor's statement

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

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## Schedule

### Preliminary

#### To the purchaser:

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

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

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

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

#### Instructions to the vendor for completing this statement:

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

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

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

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

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

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

**Part A—Parties and land**

1 Purchaser:

Address:

2. Purchaser's registered agent:

Address:

3 Vendor:

Address

4 Vendor's Registered Agent:

Address

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]*

## 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:

27 GORGE ROAD PARADISE

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

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

Stephen.ong@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;
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract;
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

**Part C—Statement with respect to required particulars**

(section 7(1))

To the purchaser:

I,

Bruce Twelftree on behalf of KIN NYAP HO

of

P.O. BOX 178 EDWARDSTOWN 5039

being a 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: 12/11/2024

Signed:

*Bruce Twelftree*  
*12/11/2024*

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

**To the purchaser:**

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

Exceptions

NIL

Date:

Nov-12-2024

Signed:

  
83364A6CB0FB4BF...



\*Vendor's agent

## Schedule—Division 1

### Particulars of mortgages, charges and prescribed encumbrances affecting the land

#### (section 7(1)(b))

##### Note—

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

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

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

#### Table of particulars

Column 1	Column 2	Column 3
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*[If an item is applicable, ensure that the box for the item is ticked and complete the item.]*

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

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

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

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

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

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

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

## 1. General

<b>1.1 Mortgage of land</b>	<b>Is this item applicable?</b> <input checked="" type="checkbox"/>	
<b>Note-</b> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.</i>	<b>Will this be discharged or satisfied prior to or at settlement?</b>	YES
	<b>Are there attachments?</b>	YES
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	<div style="border: 1px solid black; padding: 2px;">REGISTER SEARCH – Certificate of Title 5850/8 attachment 3</div>
	Number of mortgage (if registered):	<div style="border: 1px solid black; padding: 2px;">13623817</div>
	Name of mortgagee:	<div style="border: 1px solid black; padding: 2px;">PERPETUAL CORPORATE TRUST LTD</div>
<hr/>		
<b>1.2 Easement</b> (whether over the land or annexed to the land)	<b>Is this item applicable?</b> <input checked="" type="checkbox"/>	
<b>Note-</b> <i>"Easement" includes rights of way and party wall rights</i>	<b>Will this be discharged or satisfied prior to or at settlement?</b>	NO
<b>Note-</b> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable</i>	<b>Are there attachments?</b>	YES
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	<div style="border: 1px solid black; padding: 2px;">ANNEXURE A</div>
	<i>Description of land subject to easement:</i>	<div style="border: 1px solid black; padding: 2px;">ELECTRICITY IN-FRASTRUCTURE EASEMENT</div>
	Nature of easement	<div style="border: 1px solid black; padding: 2px;">STATUTORY EASEMENT TO S A POWER NETWORKS</div>
	Are you aware of any encroachment on the easement?	NO
	<i>If YES, give details:</i>	<div style="border: 1px solid black; height: 20px;"></div>
	If there is an encroachment, has approval for the encroachment been given?	NO
	<i>If YES give details</i>	<div style="border: 1px solid black; height: 20px;"></div>
<hr/>		
<b>1.3 Restrictive covenant</b>	<b>Is this item applicable?</b> <input checked="" type="checkbox"/>	
<b>Note—</b> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.</i>	<b>Will this be discharged or satisfied prior to or at settlement?</b>	NO
	<b>Are there attachments?</b>	YES
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	<div style="border: 1px solid black; padding: 2px;">1. ANNEXURE B 2. ATTACHMENT 10 RTC 9056493</div>
	Nature of restrictive covenant:	<div style="border: 1px solid black; padding: 2px;">1. TAKING OF UNDERGROUND WATER 2. EASEMENT for Electricity supply</div>
	Name of person in whose favour the restrictive covenant operates:	<div style="border: 1px solid black; padding: 2px;">1. DEPARTMENT OF WATER AND BIODIVERSITY 2. ATHOS and MARGARET VAGNARELLI</div>
	Does the restrictive covenant affect the whole of the land being acquired?	YES

If NO, give details:

[Empty text box]

Does the restrictive covenant affect land other than that being acquired

YES

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

**Is this item applicable?**

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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

[Empty text box]

Names of parties:

[Empty text box]

Period of lease, agreement for lease etc:

From to

[Empty text box]

Amount of rent or licence fee

per

Is the lease, agreement for lease etc in writing?

[YES/NO]

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:

[Empty text box]

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

[Empty text box]

**1.5 Caveat**

**Is this item applicable?**

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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

[Empty text box]

Name & address of caveator:

[Empty text box]

Particulars of interest claimed::

[Empty text box]

**1.6 Lien or Notice of a Lien**

**Is this item applicable?**

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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

[Empty text box]

Land or other property subject to lien:

Nature of lien::

Name and address of person who has imposed lien or given notice of it:

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

**5.1** Section 42 – Condition (that continues to apply) of a development authorisation

**Is this item applicable?**

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

NO

**Are there attachments?**

YES

**Note-**

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

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

Conditions of authorisation

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

**Is this item applicable?**

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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

**6. Repealed Act conditions**

**6.1**

**Is this item applicable?**

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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

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)

Nature of condition(s)

**Note-**

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

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**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?**

YES

**Are there attachments?**

YES

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

CERTIFICATE OF EMERGENCY SERVICES LEVY attachment 8

Date of Notice: 7/11/2024

Amount of levy payable \$ 0.00

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**9. Fences Act 1975**

9.1 section 5 – Notice of intention to perform fencing work

**Is this item applicable?**

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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

Date of notice:

Name and address of person to whom notice was given or from whom notice was received:

Particulars of relevant boundary:

Kind of fence proposed to be constructed or nature of work proposed to be done to existing fence:

Cost or estimated cost of fence or work (as stated in the notice):

Amount sought by proponent from adjoining owner (as stated in the notice)

If there is a cross-notice under section 6, give details of—

(a) the proposals objected to:

(b) the counter proposals:

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

15.1 section 23—Declaration that house is undesirable or unfit for human habitation

**Is this item applicable?**

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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

Date of declaration:

Those particulars required to be provided by a council under section 23:

15.2 Part 7 (rent control for substandard houses)—  
Notice or declaration

**Is this item applicable?**

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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

Date of notice or declaration:

Those particulars required to be provided by the housing authority under section 60:

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### 16. Housing Improvement Act 2016

16.1 Part 3 Division 1 –  
Assessment,  
improvement or  
demolition orders

**Is this item applicable?**

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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

Date of order:

Those particulars required to be provided by the Minister under section 14 or 15 (if applicable):

16.2 Section 22 – Notice to vacate premises

**Is this item applicable?**

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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

Date of notice:

Name of authority that issued the notice:

Date by which premises must be vacated:

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16.3 Section 25 – Rent control notice

**Is this item applicable?**

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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

Date of notice:

Maximum rent payable (per week):

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### 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):

Date of notice, order or demand: 007/11//2024

Amount payable (as stated in the notice): \$ 0.00

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### 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?**

[YES/NO]

**Are there attachments?**

[YES/NO]

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):*

CAMPBELLTOWN COUNCIL LOCAL GOVERNMENT INQUIRY  
CERTIFICATE Attachment 1 on PAGE 1

Date of notice, order etc: 07/11//2024

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

CAMPBELLTOWN COUNCIL

Land subject thereto:

27 GORGE ROAD PARADISE

Nature of requirements contained in notice, order etc

ANNUAL RATES NOTICE

Time for carrying out requirements:

RATES ARE FOR PERIOD TO 30<sup>TH</sup> JUNE 2025

Amount payable (if any): \$ 1,509.95

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## 29. Planning, Development and Infrastructure Act 2016

29.1 Part 5- Planning and Design Code

**Is this item applicable?**

**Will this be discharged or satisfied prior to or at settlement?** NO

**Are there attachments?** YES

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

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

Refer attached PLAN S.A. Data Extract Attachment 9 page 1 and 2

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

Title 5850/9  
ZONE – GENERAL NEIGHBOURHOOD - GN  
SUB ZONE – NO  
ZONE OVERLAYS - REFER PLAN S A DATA EXTRACE  
FOR FURTHER DETAIL Attachment 9

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?

UNKNOWN

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

**Note:-**

For further information about the Planning and Design Code visit [www.code.plan.sa.gov](http://www.code.plan.sa.gov)

29.2 section 127—  
Condition (that continues to apply) of a development authorisation

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

**Is this item applicable?** REFERE TO PLAN S.A. EXTRACT

[YES/NO]

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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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?**

[YES/NO]

**Are there attachments?**

[YES/NO]

*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?**

[YES/NO]

**Are there attachments?**

[YES/NO]

*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 or 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?**

[YES/NO]

**Are there attachments?**

[YES/NO]

*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?**

[YES/NO]

**Are there attachments?**

[YES/NO]

*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?**

[YES/NO]

**Are there attachments?**

[YES/NO]

*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?***

[YES/NO]

***Are there attachments?***

[YES/NO]

*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?***

[YES/NO]

***Are there attachments?***

[YES/NO]

*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?***

[YES/NO]

***Are there attachments?***

[YES/NO]

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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?**

[YES/NO]

**Are there attachments?**

[YES/NO]

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?**

[YES/NO]

**Are there attachments?**

[YES/NO]

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?**

[YES/NO]

**Are there attachments?**

[YES/NO]

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

**Is this item applicable?**

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

[YES/NO]

section 214(6),  
214(10) or 222—  
Enforcement order

**Are there attachments?**

[YES/NO]

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:

---

**34 Water Industry Act 2012**

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

**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):

S A WATER CERTIFICATE OF WATER AND SEWER CHARGES attachment 6

Date of notice or order: 07/11/2024

Name of person or body who served notice or order:

S A WATER

Amount payable (if any) as specified in the notice or order: \$ 0.00

Nature of other requirement made (if any) as specified in the notice or order:

QUARTERLY RATES NOTICE

---

**Schedule—Division 2—Other particulars**

(section 7(1)(b))

**Particulars of transactions in last 12 months**

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

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

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

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

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

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

The above particulars must be provided for each transaction

---

---

**Particulars of building indemnity insurance**

**Note—**

Building indemnity insurance is not required for—

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

---

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

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

**Exemption from holding insurance:**

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

[YES/NO]

If YES give details:

- (a) Date of the exemption:

(b) Name of builder granted the exception:

(c) Licence number of builder granted the exemption:

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

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

---

## ANNEXURES & ATTACHMENTS

The following documents are annexed hereto -

Form R3

Annexure A - SA Power Networks Easement Notice

Annexure B - Taking of Underground Water Notice

### ATTACHMENTS

1. CAMELLTOWN COUNCIL LOCAL GOVERNMENT INQUIRY CERTIFICATE
2. Property Interest Report (PIR)
3. Copy of certificate(s) of title – Register Search
4. Title and Valuation
5. Historical Search
6. Certificate of Water and Sewer Charges & Encumbrance Information
7. Certificate of Land Tax Payable
8. Certificate of Emergency Services Levy Payable
9. PLAN S A CERTIFICATE
10. RTC 9056493 EASEMENT DOCUMENT

### Acknowledgement of Receipt

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2024

Signed: \_\_\_\_\_

\_\_\_\_\_ Purchaser(s)

(\*Strike out whichever is not applicable)

# Form R3

# Buyers information notice

---

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

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

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

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information.

Various government agencies can provide up to date and relevant information on many of these questions. To find out more the Office of Consumer and Business Affairs recommends that you check the website:

[www.ocba.sa.gov.au/Realestate/](http://www.ocba.sa.gov.au/Realestate/)

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

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

## **Safety**

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

## Enjoyment

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

## Value

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

For more information on these matters visit: [www.ocba.sa.gov.au/consumeradvice/realestate](http://www.ocba.sa.gov.au/consumeradvice/realestate)

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

## **ANNEXURE 'A'** (1 page)

### **Electricity Infrastructure - Building Restrictions and Statutory Easements**

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

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

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

Contact the Office of the Technical Regulator in DMITRE for further details.

#### **Statutory easements**

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

This notice does not necessarily imply that any statutory or other easement exists. However, where in existence, statutory easements provide these businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the Electricity Corporations (Restructuring and Disposal) Act 1999; section 48A of the Electricity Act 1996).

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

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

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

## **ANNEXURE 'B'** (1 page)

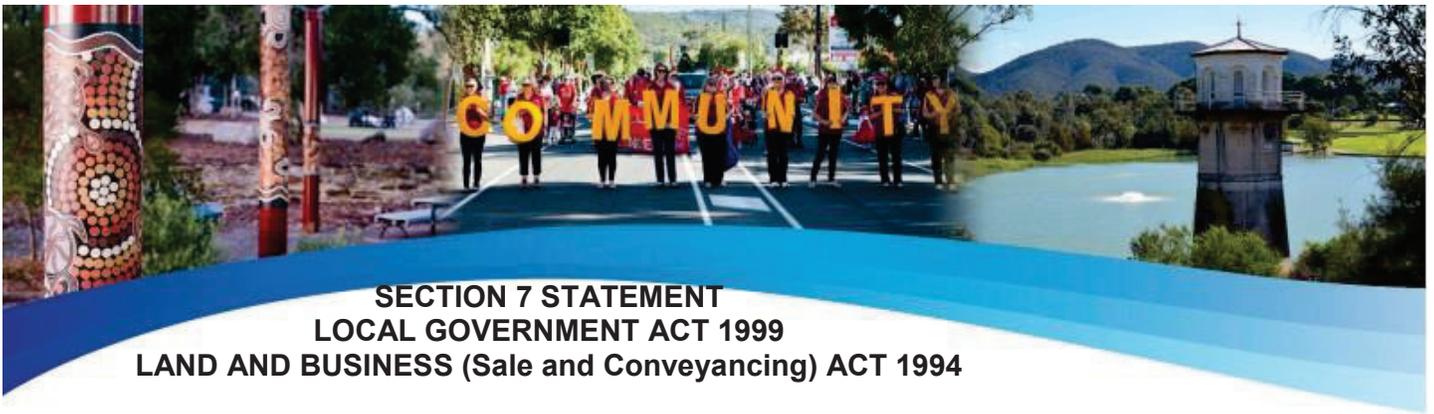
### **Natural Resources Management Act 2004**

Water Resources Management - Taking of underground water

Under the provisions of the Natural Resources Management Act 2004, if you intend to utilise underground water on the land subject to this enquiry the following apply:

- A well construction permit accompanied by the prescribed fee is required if a well/bore exceeding 2.5 meters is to be constructed. As the prescribed fee is subject to annual review, you should contact the Department on the telephone number below to confirm the current fee
- A licensed well driller is required to undertake all work on any well/bore Work on all wells/bores is to be undertaken in accordance with the General Specifications for well construction, modification and abandonment in South Australia

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



**SECTION 7 STATEMENT  
LOCAL GOVERNMENT ACT 1999  
LAND AND BUSINESS (Sale and Conveyancing) ACT 1994**

Refer Enquiries: 8366 9222

Certificate Number: 1794/24

TO: Bruce Twelftree Conveyancing  
Po Box 178  
EDWARDSTOWN SA 5039

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:

**THE LAND:**

Legal Description ALLOT 21 Sec 333 DP 56844 Vol 5850 Fol 8  
Property Address 27 Gorge Road PARADISE SA 5075  
Property Owners Kin N Ho  
Valuer Generals No. 1704698106

Property No. 121765 Bank Ref No. 252866

**PART A: RATES, CHARGES AND GENERAL INFORMATION**

**RATES AND CHARGES INFORMATION**

Rates last declared on 02/07/2024.

Total Arrears	\$9.45
Rates for Current Year	\$2000.25
Payments	(\$509.70)
Fines and Interest Incurred	\$9.95
<b>BALANCE OUTSTANDING</b>	<b>\$1509.95</b>

**Street Numbering**

**Please note Council’s official street number for this property is 27 Gorge Road PARADISE SA 5075.**

The Local Government Act provides that Council impose a penalty of a 2% fine on any payment for rates that is received late. An amount that continues to be overdue is then charged an interest at the prescribed rate.

I certify that to the best of my knowledge and belief the information provided above is correct.

**The charges as shown are valid for the date of the certificate. If settlement occurs within three (3) months from the date of this certificate, you may verify the above details verbally with council. If this information falls outside the three (3) month period, a new Section 187 certificate is required.**

**Any verbal information provided by Council for the above is not deemed a certificate for the purpose of Section 187 of the Local Government Act 1999.**

**AUTHORISED BY CAMPBELLTOWN COUNCIL**

**07/11/2024**

**PART B: PARTICULARS AND INFORMATION ABOUT THE LAND**

<b>Development Act 1993</b>	
Part 3—Development Plan	
Title or other brief description of zone or policy area in which the land is situated (as shown in 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 current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?  If YES, state the name of the council:	No
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 - Condition (that continues to apply) of a development authorisation	See attached approval 170/SL/00630/98
<b>Planning, Development and Infrastructure Act 2016</b>	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	See Attached PlanSA Report
Is the land situated in a designated State Heritage place?	No
Is the land designated as a place of local heritage value?	No
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	No declared trees Regulated/significant tree status unknown
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Refer to <a href="https://plan.sa.gov.au/have_your_say/code_amendments">https://plan.sa.gov.au/have_your_say/code_amendments</a>
Section 127 – Condition (that continues to apply) of a development authorisation	Nil
<b>Repealed Act conditions</b>	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil
<b>Development Act 1993</b>	
Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil

Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil
Section 55 - Order to remove or perform work	Nil
Section 56 - Notice to complete development	Nil
Section 57 - Land management agreement	Nil
Section 69 - Emergency order	Nil
Section 71 - Fire safety notice	Nil
Section 84 - Enforcement notice	Nil
Section 85(6), 85(10) or 106 - Enforcement order	Nil
Part 11 Division 2 - Proceedings	Nil
<b><i>Fire and Emergency Services Act 2005</i></b>	
Section 105F (or section 56 or 83 (repealed) - Notice of action required concerning flammable materials on land	Nil
<b><i>Food Act 2001</i></b>	
Section 44 - Improvement notice	Nil
Section 46 - Prohibition order	Nil
<b><i>Housing Improvement Act 1940</i></b>	
Section 23 - declaration that house is undesirable or unfit for human habitation	Nil
<b><i>Local Government Act 1934</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b><i>Local Government Act 1999</i></b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b><i>Local Nuisance and Litter Control Act 2016</i></b>	
Section 30 – Nuisance or litter abatement notice	Nil
<b><i>Planning, Development and Infrastructure Act 2016</i></b>	
Section 141 - Order to remove or perform work	Nil
Section 142 - Notice to complete development	Nil
Section 155 - Emergency order	Nil
Section 157 - Fire safety notice	Nil
Section 192 or 193 – Land management agreement	Nil
Section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil
Section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil

Part 16 - Division 1 – Proceedings	Nil			
Section 213 – Enforcement notice	Nil			
Section 214(6), 214(10) or 222 – Enforcement order	Nil			
<b>Public and Environmental Health Act 1987 (repealed)</b>				
Part 3 - Notice	Nil			
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 - Condition (that continues to apply) of an approval	Nil			
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	Nil			
<b>South Australian Public Health Act 2011</b>				
Section 92 - Notice	Nil			
South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval	Nil			
<b>Other charges</b>				
Charge of any kind affecting the land (not included in another item)	Nil			
<b>Further information held by councils</b>				
Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993) or the Planning, Development and Infrastructure Act 2016?	Nil			
<b>BUILDING INDEMNITY INSURANCE</b>				
Any approved building work undertaken on the property the subject of Building Indemnity Insurance.				
<b>Approval No.</b>	<b>Insurer</b>	<b>Policy Number</b>	<b>Policy Issued</b>	<b>Builder</b>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Other information that we deem appropriate to this enquiry, including any notice or order issued under the development act 1993 or the Planning, Development and Infrastructure Act 2016

If "Yes", please advise details

NO

**AUTHORISED BY CAMPBELLTOWN COUNCIL**

**07/11/2024**



## Data Extract for Section 7 search purposes

Valuation ID 1704698106

Data Extract Date: 07/11/2024

Parcel ID: D56844 A21

Certificate Title: CT5850/8

Property Address: 27 GORGE RD PARADISE SA 5075

### Zones

General Neighbourhood (GN)

### Subzones

No

### Zoning overlays

#### Overlays

#### **Airport Building Heights (Regulated) (All structures over 45 metres)**

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

#### **Affordable Housing**

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

#### **Hazards (Flooding - Evidence Required)**

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

#### **Prescribed Wells Area**

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

#### **Regulated and Significant Tree**

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

#### **Stormwater Management**

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

#### **Traffic Generating Development**

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

**Urban Transport Routes**The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

### **Urban Tree Canopy**

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

### **Is the land situated in a State Heritage Place/Area**

No

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

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

### **Is the land designated as a Local Heritage Place**

No

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

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

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

No

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

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

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

### **Associated Development Authorisation Information**

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

No

### **Land Management Agreement (LMA)**

No



## DECISION NOTIFICATION FORM

Development Number  
170/SL/00630/98

To: J CASTELLO  
165 MCKINNON PDE NORTH ADELAIDE 5006

**FOR DEVELOPMENT  
APPLICATION**

DATED 10/09/1998  
REGISTERED ON 10/09/1998

Location of  
Proposed Development:

17 GORGE ROAD  
PARADISE 5075

Nature of Proposed  
Development:

TO ERECT TWO DETACHED  
DWELLINGS (STAGE 1 DWELLING)

From:

THE CITY OF CAMPBELLTOWN

Responsible Officer:  
Enquiries :  
Delegated Power:

RICHARD CHAUSTOWSKI  
8366 9236  
1 9 12

In respect of this proposed development you are informed that:

Building Classification: 1a 10a

NATURE OF DECISION SOUGHT	DECISION	DATE	NO. OF CONDITIONS
Provisional Development Plan Consent	Granted	19/10/1998	3
Provisional Building Rules Consent	Granted	05/05/1999	6
<b>DEVELOPMENT APPROVAL</b>	Approved	05/05/1999	9

PLEASE REFER TO ATTACHED SHEET FOR DETAILS OF CONDITIONS

Date of Decision: 05/05/1999

SHELAGH NOBLE  
MANAGER  
DEVELOPMENT & ENVIRONMENTAL SERVICES

Date: 5 May 1999

## CONDITIONS

Development Number  
170/SL/00630/98

The Consent or Approval indicated on the attached Decision Notification Form has been granted subject to the following conditions.

1. The upper storey window in bedroom one of the west unit shall be fitted with fixed obscure glazing to a minimum height of 1,650 mm above the finished floor level of the upper storey
2. The control and disposal of all excess stormwater from the buildings and the subject land and in particular from those parts of the subject land north of the buildings shall be to the reasonable satisfaction of the Council and all paving shall be installed so as to drain to the street watertable in a manner to the reasonable satisfaction of the Council.
3. The access arrangements shall be to the reasonable satisfaction of Council and the Commissioner of Highways.
4. The person proposing to undertake the building work or who is in charge of such work shall give to the Council:
  - (a) one business day's notice of the commencement of building work on the site;  
AND
  - (b) one business day's notice of the pouring of concrete footings on the site; AND
  - (c) one business day's notice of the installation of roof cladding on the building; AND
  - (d) one business day's notice of completion of the building work;

**AND** the applicant shall ensure that those notifications are given.

Furthermore the applicant is reminded that regulation 83A of the Development Regulations 1993 specifies that a person must not occupy a Class 1a building (or an addition to a Class 1a building) that has not been fully completed in accordance with the development authorisation unless :

- (a) the building is structurally sound and weatherproof; AND
- (b) the building work has been carried out in accordance with the relevant approval;  
AND
- (c) the building includes all items specified in clause F2.1 of the Building Code for Class 1a buildings; AND

- (d) all connections required for the supply of water, and the disposal of water and effluent, have been made; AND
- (e) all smoke alarms required under Part E1 of the Building Code have been installed and tested;

**AND** a written Statement of Completion shall be submitted to the Council confirming the above.

- 5. A Certificate of Insurance in the form prescribed in Regulation 14 and Part 5 of the Building Work Contractors Act, 1995 shall be submitted to Council prior to work being commenced.

Reg 21

- 6. The roof trusses for the tiled/iron roof shall be a proprietary product designed and manufactured by a licensed manufacturer based on a certified design complying with the requirements of AS1720.1-1998 and AS1649 utilising a design wind speed of not less than 28.0m/s and erected and braced in accordance with the manufacturers specifications.
- 7. Details of the wall bracing shall be provided to the Council prior to installation and the wall bracing shall be designed to appropriate specifications.
- 8. The balcony shall be fully tanked to prevent the penetration of rain or dampness to the internal parts of the building.

BCA-P2.2.2

- 9. All activities associated with undertaking the development shall be properly managed to avoid any waste material escaping from the subject land and prevent any damage to any adjacent road, footpath, kerb and gutter, drain, tree or other public asset. In particular, before the commencement of any earthworks or construction:
  - (i) a refuse container of a type and size to the reasonable satisfaction of the Council shall be installed on the subject land, AND
  - (ii) either,
    - (a) a fence or other barrier shall be erected on the subject land to ensure, to the reasonable satisfaction of the Council, that all vehicular access to the subject land during the undertaking of the development is restricted to an approved location; or
    - (b) a bond or other form of security acceptable to the Council, to a value of not less than \$1000, shall be lodged with the Council and applied against any costs incurred by the Council in repairing any public asset damaged during the undertaking of the development.

Notwithstanding the above, the applicant or any other person making use of this approval shall be deemed to be responsible for repairing or otherwise making good to

the reasonable satisfaction of the Council, any damage to any public asset caused as a result of the development being undertaken, whether or not the applicant or other person was present at the relevant time.

Any temporary toilet on the site shall be located as far from any occupied dwellings as is possible so as to minimise potential nuisance and offensiveness, and lime shall at all times be available to cover the contents of any pit toilet.

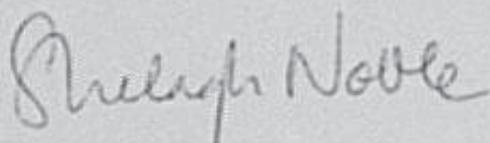
The conditions have been imposed to ensure that the development complies with the relevant provisions of the Development Plan and/or the Building Rules and in particular to help ensure that the development is not likely to significantly detract from the character or amenity of the locality.

A licensed builder or owner builder must provide a notice of completion in accordance with Regulation 83AB of the Development Act 1993 to the Council within 10 business days of completion of the building work. Where a private certifier has granted the building rules consent and is the relevant authority for the purposes of this regulation, the private certifier must forward the statement to the Council within 5 business days.

You are reminded that Section 86(1)(a) of the Development Act, 1993 provides for a right of appeal to the Environment, Resources and Development Court against the imposition of conditions attaching to the decision **within two months** after receipt of this notice.

Please note that any appeal has to be lodged with the Court and **not** the Council.

For assistance in lodging an appeal it is suggested that you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide (phone: (08) 8204 0300).



**SHELAGH NOBLE  
MANAGER  
DEVELOPMENT & ENVIRONMENTAL SERVICES**

Date: 5 May 1999



an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

- |      |  |   |
|------|--|---|
| 5.10 | section 84 - Enforcement notice                  | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<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 Housing and Urban Development 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 <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<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 | <b>An Emergency Services Levy Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b><br><b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|---|

## 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
<b>9. <i>Fences Act 1975</i></b>		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10. <i>Fire and Emergency Services Act 2005</i></b>		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
<b>11. <i>Food Act 2001</i></b>		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
<b>12. <i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>		
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
<b>13. <i>Heritage Places Act 1993</i></b>		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
<b>14. <i>Highways Act 1926</i></b>		
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
<b>15. <i>Housing Improvement Act 1940 (repealed)</i></b>		
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
<b>16. <i>Housing Improvement Act 2016</i></b>		

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

**17. Land Acquisition Act 1969**

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

**18. Landscape South Australia Act 2019**

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

Act

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

## 19. ***Land Tax Act 1936***

- |      |   |  |
|------|---|--|
| 19.1 | Notice, order or demand for payment of land tax | <b>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.</b><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 <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a> |
|------|---|--|

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

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

## 21. ***Local Government Act 1999***

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

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

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

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

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

## 24. ***Mining Act 1971***

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

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

**25. Native Vegetation Act 1991**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or contact PlanSA via email ([PlanSA@sa.gov.au](mailto:PlanSA@sa.gov.au)) or telephone (1800 752 664).**
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.**
- Code Amendment**
- Future Living - seeks to enhance housing diversity by providing housing options for smaller household types, and responding to the ageing demographics of the state's population by providing greater opportunities for ageing in place. For more information, visit the Code Amendments webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](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  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and
- Contact the vendor for these details

	notice may require access	
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title  also  Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item  also  Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item  also  State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

**30. *Plant Health Act 2009***

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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**31. *Public and Environmental Health Act 1987 (repealed)***

- 31.1 Part 3 - Notice Public Health in DHW has no record of any notice or direction affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with) Public Health in DHW has no record of any order affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 32. *South Australian Public Health Act 2011***
- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 33. *Upper South East Dryland Salinity and Flood Management Act 2002 (expired)***
- 33.1 section 23 - Notice of contribution payable DEW has no record of any notice affecting this title
- 34. *Water Industry Act 2012***
- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement **An SA Water Certificate will be forwarded.  
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**  
also  
The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title  
also  
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.  
also  
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.  
also  
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.
- 35. *Water Resources Act 1997 (repealed)***
- 35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title
- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title
- 36. Other charges**

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

## Other Particulars

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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 <i>Livestock Act, 1997</i>                              | Animal Health in PIRSA has no record of any notice or order affecting this title  |

## Additional Information

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

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

## Notices

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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](mailto:DEWwaterlicensing@sa.gov.au).



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



## Certificate of Title - Volume 5850 Folio 8

**Parent Title(s)** CT 5411/7  
**Creating Dealing(s)** RTC 9056493  
**Title Issued** 27/06/2001      **Edition** 7      **Edition Issued** 05/10/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

KIN NYAP HO  
OF 27 GORGE ROAD PARADISE SA 5075

### Description of Land

ALLOTMENT 21 DEPOSITED PLAN 56844  
IN THE AREA NAMED PARADISE  
HUNDRED OF ADELAIDE

### Easements

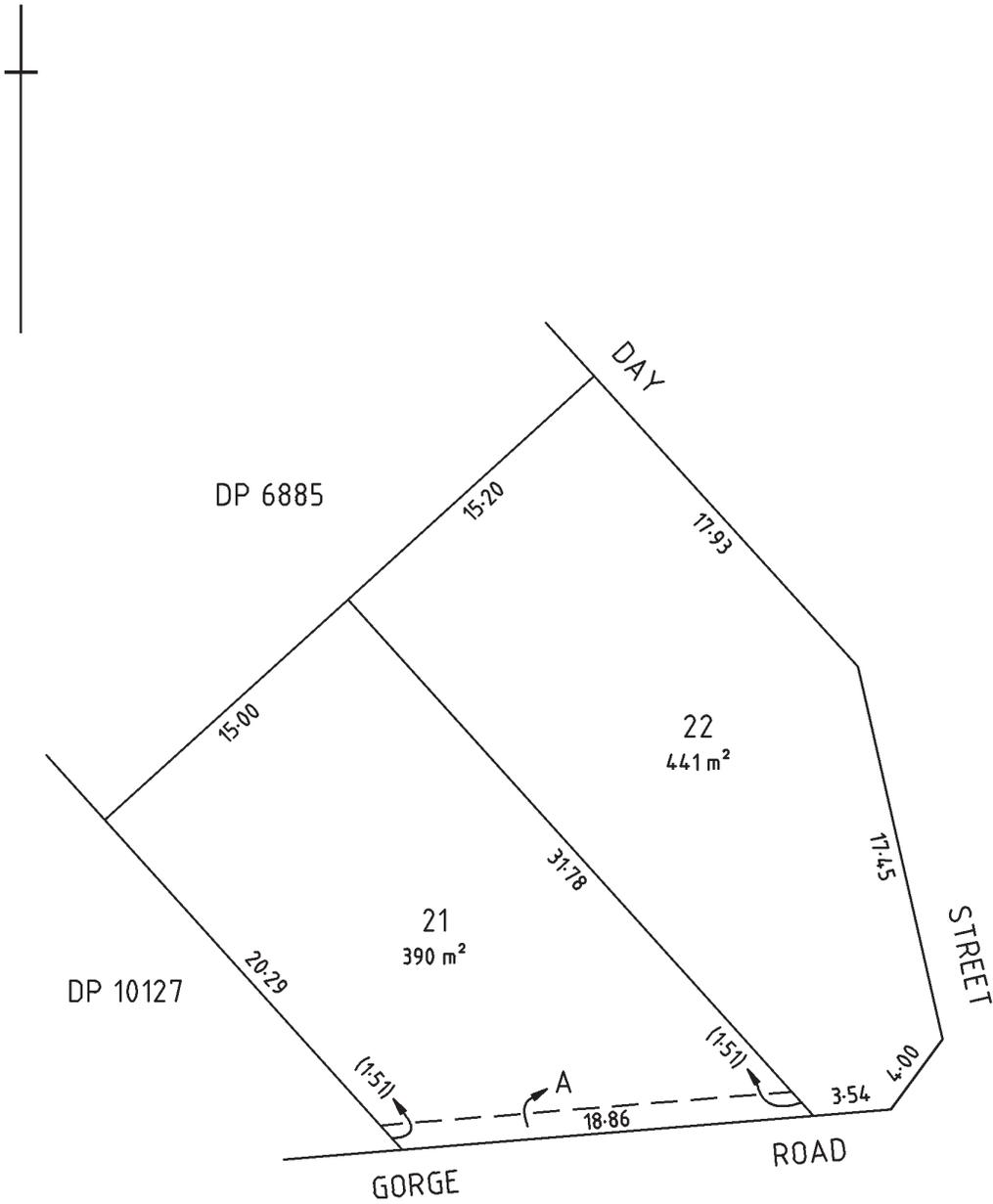
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A FOR THE TRANSMISSION OF ELECTRICITY BY UNDERGROUND CABLE (RTC 9056493)

### Schedule of Dealings

Dealing Number	Description
13623817	MORTGAGE TO PERPETUAL CORPORATE TRUST LTD. (ACN: 000 341 533)

### Notations

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



## Certificate of Title

**Title Reference** CT 5850/8  
**Status** CURRENT  
**Easement** YES  
**Owner Number** 13715312  
**Address for Notices** 27 GORGE RD PARADISE, SA 5075  
**Area** 390m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

KIN NYAP HO  
OF 27 GORGE ROAD PARADISE SA 5075

## Description of Land

ALLOTMENT 21 DEPOSITED PLAN 56844  
IN THE AREA NAMED PARADISE  
HUNDRED OF ADELAIDE

## Last Sale Details

**Dealing Reference** TRANSFER (T) 10280798  
**Dealing Date** 03/08/2005  
**Sale Price** \$310,000  
**Sale Type** TRANSFER FOR FULL MONETARY CONSIDERATION

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13623817	PERPETUAL CORPORATE TRUST LTD. (ACN: 000 341 533)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
1704698106	CURRENT	27 GORGE ROAD, PARADISE, SA 5075

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

Valuation Number	1704698106
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2001
Property Location	27 GORGE ROAD, PARADISE, SA 5075
Local Government	CAMPBELLTOWN
Owner Names	KIN NYAP HO
Owner Number	13715312
Address for Notices	27 GORGE RD PARADISE, SA 5075
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	H DG
Local Government Description	Residential

## Parcels

Plan/Parcel	Title Reference(s)
D56844 ALLOTMENT 21	CT 5850/8

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$400,000	\$800,000			
Previous	\$365,000	\$740,000			

## Building Details

---

<b>Valuation Number</b>	1704698106
<b>Building Style</b>	Conventional
<b>Year Built</b>	2002
<b>Building Condition</b>	Good
<b>Wall Construction</b>	Rendered
<b>Roof Construction</b>	Galvanised Iron
<b>Equivalent Main Area</b>	188 sqm
<b>Number of Main Rooms</b>	9

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

## Certificate of Title

Title Reference: CT 5850/8  
 Status: CURRENT  
 Parent Title(s): CT 5411/7  
 Dealing(s) Creating Title: RTC 9056493  
 Title Issued: 27/06/2001  
 Edition: 7

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
29/09/2021	05/10/2021	13623817	MORTGAGE	REGISTERED	PERPETUAL CORPORATE TRUST LTD. (ACN: 000 341 533)
29/09/2021	05/10/2021	13623816	DISCHARGE OF MORTGAGE	REGISTERED	10972381
04/06/2008	17/06/2008	10972381	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
06/03/2008	28/03/2008	10914981	DISCHARGE OF MORTGAGE	REGISTERED	10603813
11/12/2006	30/01/2007	10603813	MORTGAGE	REGISTERED	PERPETUAL TRUSTEE CO. LTD.
11/12/2006	30/01/2007	10603812	DISCHARGE OF MORTGAGE	REGISTERED	10280799
09/08/2005	22/08/2005	10280799	MORTGAGE	REGISTERED	PERPETUAL TRUSTEE CO. LTD.
09/08/2005	22/08/2005	10280798	TRANSFER	REGISTERED	KIN NYAP HO
09/08/2005	22/08/2005	10280797	DISCHARGE OF MORTGAGE	REGISTERED	9320166
19/04/2002	13/05/2002	9320166	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
19/04/2002	13/05/2002	9320165	TRANSFER	REGISTERED	MIMMA BENEDETTO, VASILIOS KAZIS, MIMMA BENEDETTO

Account Number <b>17 04698 10 6</b>	L.T.O Reference CT58508	Date of issue 7/11/2024	Agent No. 8506	Receipt No. 2622012
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BRUCE TWELFTREE CONVEYANCING  
 PO BOX 178  
 EDWARDSTOWN SA 5039  
 brucetwelftree@gmail.com

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** MR K HO  
**Location:** 27 GORGE RD PARADISE LT 21 D56844  
**Description:** H DG **Capital Value:** \$ 800 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 30/9/2024

			\$
	Arrears as at: 30/6/2024	:	0.00
Water main available:	1/7/2001	Water rates	78.60
Sewer main available:	1/7/2001	Sewer rates	124.40
		Water use	185.94
		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	388.94CR
		<b>Balance outstanding</b>	<b>0.00</b>

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

**Next quarterly charges:** Water supply: 78.60 Sewer: 124.40 Bill: 4/12/2024

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

The last Water Use Year ended on 29/05/2024.

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.

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.

If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>

## South Australian Water Corporation

**Name:**  
MR K HO

**Water & Sewer Account**  
Acct. No.: 17 04698 10 6

**Amount:** \_\_\_\_\_

**Address:**  
27 GORGE RD PARADISE LT 21 D56844

### Payment Options

**EFT**

#### EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1704698106



**Bill code: 8888**  
**Ref: 1704698106**

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](http://bpay.com.au)



#### Paying online

Pay online at [www.sawater.com.au/paynow](http://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: 1704698106





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: 2622012

DATE OF ISSUE

07/11/2024

BRUCE TWELFTREE  
POST OFFICE BOX 178  
EDWARDSTOWN SA 5039

**ENQUIRIES:**

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

**OWNERSHIP NAME**

K N HO

**FINANCIAL YEAR**

2024-2025

**PROPERTY DESCRIPTION**

27 GORGE RD / PARADISE SA 5075 / LT 21 D56844

**ASSESSMENT NUMBER**

1704698106

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5850/8

**TAXABLE SITE VALUE**

\$400,000.00

**AREA**

0.0390 HA

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

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

**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** **05/02/2025**



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto: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](http://www.revenuesaonline.sa.gov.au)

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



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: 2622012

BRUCE TWELFTREE  
POST OFFICE BOX 178  
EDWARDSTOWN SA 5039

DATE OF ISSUE

07/11/2024

**ENQUIRIES:**

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
13715312	K N HO			
PROPERTY DESCRIPTION				
27 GORGE RD / PARADISE SA 5075 / LT 21 D56844				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	(A "+" indicates multiple titles)			
1704698106	CT 5850/8	\$800,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	301.40
FINANCIAL YEAR		- REMISSION	\$	185.60
2024-2025		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-165.80
		= <u>AMOUNT PAYABLE</u>	\$	0.00

**Please Note:**

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

EXPIRY DATE

05/02/2025



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto: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](http://www.revenuesaonline.sa.gov.au)

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



## Data Extract for Section 7 search purposes

Valuation ID 1704698106

Data Extract Date: 07/11/2024

Parcel ID: D56844 A21

Certificate Title: CT5850/8

Property Address: 27 GORGE RD PARADISE SA 5075

### Zones

General Neighbourhood (GN)

### Subzones

No

### Zoning overlays

#### Overlays

#### **Airport Building Heights (Regulated) (All structures over 45 metres)**

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

#### **Affordable Housing**

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

#### **Hazards (Flooding - Evidence Required)**

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

#### **Prescribed Wells Area**

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

#### **Regulated and Significant Tree**

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

#### **Stormwater Management**

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

#### **Traffic Generating Development**

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

**Urban Transport Routes**The Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along urban transport routes.

### **Urban Tree Canopy**

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

### **Is the land situated in a State Heritage Place/Area**

No

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

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

### **Is the land designated as a Local Heritage Place**

No

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

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

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

No

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

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

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

### **Associated Development Authorisation Information**

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

No

### **Land Management Agreement (LMA)**

No

9056493



LANDS TITLES REGISTRATION OFFICE SOUTH AUSTRALIA

APPLICATION TO DEPOSIT A PLAN OF DIVISION FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

Table with 2 columns: SERIES NO., PREFIX. Rows contain RTC and D.P.

56844

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886. Signature of Mario Ticli, Solicitor/Registered Conveyancer/Applicant.

BELOW THIS LINE FOR OFFICE USE ONLY

Table with columns: Date, Time, FEES, R.G.O., POSTAGE, NEW C.T., PLAN EXAMINATION, PLAN DEPOSIT, SURVEY ACT LEVY.

7/13

NEW CERTIFICATE(S) OF TITLE TO ISSUE

NEW C.T. TO ISSUE

Vertical stamp text: LANDS TITLES REGISTRATION OFFICE, SURVEY FOR PLAN, PLAN DEPOSIT, CERT. PLAN EXAM, REGISTRATION FEE, LANDS TITLES REGISTRATION OFFICE

Table with 2 columns: CORRECTION, PASSED. Includes a signature.

PLAN DEPOSITED 6/10/5

REGISTERED 10-5-2001. Signature and Registrar-General seal.

Lic. No. 3 Jan 2000

Printed by Mario Ticli & Associates Pty Ltd on 14 Feb 2001

AGENT CODE Lodged by: M. TICLI + ASSOCIATES - MATI Correction to: M. TICLI + ASSOCIATES - MATI

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

- 1. CT 4379 / 920
- 2.
- 3.
- 4.
- 5.

Assessor signature

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

- 1. AS PER MODE OF ISSUE
- 2.
- 3.
- 4.
- 5.

PICK-UP NO. DP

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

Table with 2 columns: ITEM(S), AGENT CODE. Row 1: NEW TITLES FOR ALLOTMENT 21 + 22 / MATI

Dated the 27th

day of February

2001

EXECUTION BY APPLICANT(S)

*A. Negrone*  
Signature of Applicant

*C. Margaret R. Negrone*  
Signature of Applicant

*M. Tich*  
Signature of WITNESS - Signed in my presence by the Applicant who is either personally known to me or has satisfied me as to his or her identity.\*

*M. Tich*  
Signature of WITNESS - Signed in my presence by the Applicant who is either personally known to me or has satisfied me as to his or her identity.\*

MARIO TICH  
Print Full Name of Witness (BLOCK LETTERS)

MARIO TICH  
Print Full Name of Witness (BLOCK LETTERS)

422 GLYNBORN RD ERINDALE  
Print Address of Witness

422 GLYNBORN RD ERINDALE  
Print Address of Witness

Business Hours Telephone No 8364 5053

Business Hours Telephone No 8366 5053

### APPLICATION FOR DEPOSIT OF A PLAN OF DIVISION

(Pursuant to Part XIXAB of the Real Property Act 1886)

Development No. 170 : D011 : 99

DP 56844 *ppp*

#### CERTIFICATE(S) OF TITLE AFFECTED

The whole of the land comprised in Certificate of Title Register Book Volume 5411 Folio 7

COMMISSIONER OF STATE TAXATION

S.A. STAMP DUTY  
DOCUMENT 1 of 1  
02/03/2001 08:36:49 00518741.1  
EXEMPT / NOT CHARGEABLE

#### APPLICANT(S) (Full Name and Address of all Registered Proprietors of land divided)

Athos Vagnarelli and Margaret Rose Vagnarelli  
both of 40 James Street Campbelltown 5974-5074 *ppp*

#### To the Registrar-General,

I/We the Applicant(s) hereby apply to have the accompanying plan of division deposited in the Lands Titles Registration Office and acknowledge that on deposit of the said plan:

- \* (a) my/our estate and interest in the said land will be affected to the extent indicated in the Details of Transactions panel
- (b) certificates of titles will issue in accordance with the Schedule of Mode of Issue

\* Delete the inapplicable

## SCHEDULE OF MODE OF ISSUE

ALLOTMENT NO / CT REFERENCE	FULL NAME, ADDRESS AND MODE OF HOLDING	EASEMENTS AND ESTATES OR INTERESTS
Allotment No 21 <i>3/1/26</i>	Athos Vagnarelli and Margaret <sup>Rose</sup> Vagnarelli both of 40 James Street Campbelltown 5074 ✓	Subject to such rights and liberties as are set out in the accompanying Plan of Division ✓
Allotment No. 22 <i>3/1/26</i>	Athos Vagnarelli and Margaret <sup>Rose</sup> Vagnarelli both of 40 James Street Campbelltown 5074 ✓	Together with such rights and liberties as are set out in the accompanying Plan of Division ✓

DETAILS OF TRANSACTION(S) (Applicants only)	CONSIDERATION / VALUE
Creation of an easement for the transmission of electricity by underground cable over portion of allotment 21 marked A and being appurtenant to allotment 22 ✓	Nil ✓

**SCHEDULE OF EASEMENTS CREATED BY DEPOSIT OF THE ACCOMPANYING PLAN OF DIVISION**

\* **Short form:** The easement(s) expressed on the plan to which the provisions of Sections 89 and 89a of the Real Property Act 1886 apply. ✓

\* ~~Long form: Easement(s) indicated on the plan to be set out in full in this instrument are as follows:~~

\* Delete if inapplicable

STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES		
ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
NOT APPLICABLE	Nil	Nil

CERTIFICATION under Section 79 (6) of the Stamp Duty Act 1923  
 The highest amount secured during the currency of Mortgage ..... was \$ .....  
 Mortgage ..... was \$ .....  
 and the Mortgage has been duly stamped.

**CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION**  
 (Pursuant to Sections 223h of the Real Property Act 1886)

I/We the undersigned certify my/our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office and acknowledge that the deposit of the plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel. \*

Dated the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

CONSENTING PARTY (Full Name, Address and nature of estate or interest)

*NOT APPLICABLE:*

\* Where a lease is extended to include other land, certificate of Lessor must also be included. If lease is over portion of land and is to extend over portion of land vesting in lessor, reference should be made to parcel defined in GRO Plan deposited for that purpose.