

# Form 1—Vendor's statement

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

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### Preliminary

#### To the purchaser:

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

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

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

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

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

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

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

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

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

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

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

**Part A—Parties and land**

1

Purchaser:

Address:

2.

Purchaser's registered agent:

Address:

3

Vendor:

Hao Chen and Ying Jiang

Address

55 Floriendale Road Greenacres SA 5086

4

Vendor's Registered Agent:

Sinova Property

Address

68 Halifax Street Adelaide SA 5000

5

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

6

Description of the land

*[Identify the land including any certificate of title reference]*

ALLOTMENT 741 DEPOSITED PLAN 136467  
IN THE AREA NAMED MARION  
HUNDRED OF ADELAIDE  
BEING THE WHOLE OF THE LAND IN CT VOLUME 6315 FOLIO 388  
KNOWN AS 35A MINCHINBURY TERRACE MARION SA 5043

## 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:

55 Floriedale Road Greenacres SA 5086

(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 SA 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/We,

Hao Chen and Ying Jiang

of

55 Floriendale Road Greenacres SA 5086

being [the vendor\(s\)](#) in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the Land and Business (Sale and Conveyancing) Act 1994.

Date: 28/05/2025

Signed:



Hao Chen (May 28, 2025 14:18 GMT+9.5)



Ying Jiang (May 28, 2025 14:38 GMT+9.5)

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

(section 9)

To the purchaser:

I, Helen Wu from Citi Form 1 Company 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: 28/05/2025

Signed:



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

## Schedule—Division 1

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

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

##### Note—

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

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

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

#### Table of particulars

Column 1	Column 2	Column 3
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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

### 1.1 Mortgage of land

**Note-**

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

**Is this item applicable?**



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

YES

**Are there attachments?**

YES

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

Refer to ANNEXURE 'B'

Number of mortgage (if registered):

14250569

Name of mortgagee:

NATIONAL AUSTRALIA BANK LTD.

### 1.2 Easement

(whether over the land or annexed to the land)

**Note-**

"Easement" includes rights of way and party wall rights

**Note-**

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

**Is this item applicable?**



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

NO

**Are there attachments?**

YES

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

Refer to ANNEXURE 'A' or Page 12 of Property Interest Report

Description of land subject to easement:

The whole of the land in CT 6315/388

Nature of easement

Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

[YES/NO]

If YES give details

### 1.3 Restrictive covenant

**Note-**

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

**Is this item applicable?**



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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

Nature of restrictive covenant:

Name of person in whose favour the restrictive covenant operates:

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

[YES/NO]

If NO, give details:

Does the restrictive covenant affect land other than that being acquired

[YES/NO]

**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):

Names of parties:

Period of lease, agreement for lease etc:

From \_\_\_\_\_ to \_\_\_\_\_

Amount of rent or licence fee

\$ \_\_\_\_\_ per fortnight

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:

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

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**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):

Name & address of caveator:

Particulars of interest claimed::

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**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):

Land or other property subject to lien:

Nature of lien::

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

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**2. Aboriginal Heritage Act 1988**

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<b>2.1</b> section 9—Registration in central archives of an Aboriginal site or object	<b>Is this item applicable?</b> <b>Will this be discharged or satisfied prior to or at settlement?</b> <b>Are there attachments?</b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> <input type="text"/> Particulars of register entry: <input type="text"/>	<input type="checkbox"/> [YES/NO] [YES/NO]
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<b>2.2</b> section 24—Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site	<b>Is this item applicable?</b> <b>Will this be discharged or satisfied prior to or at settlement?</b> <b>Are there attachments?</b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> <input type="text"/> Date of notice: _____ Site or area to which notice relates: <input type="text"/> Directions (as stated in notice): <input type="text"/>	<input type="checkbox"/> [YES/NO] [YES/NO]
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<b>2.3</b> Part 3 Division 6 Aboriginal heritage agreement	<b>Is this item applicable?</b> <b>Will this be discharged or satisfied prior to or at settlement?</b> <b>Are there attachments?</b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> <input type="text"/> Date of agreement: _____ Description of property subject to agreement: <input type="text"/> Names of parties: <input type="text"/> Terms of agreement: <input type="text"/>	<input type="checkbox"/> [YES/NO] [YES/NO]
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**3 Burial & Cremation Act 2013**

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<b>3.1</b> Section 8—Human remains interred on land	<b>Is this item applicable?</b> <b>Will this be discharged or satisfied prior to or at settlement?</b> <b>Are there attachments?</b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> <input type="text"/>	<input type="checkbox"/> [YES/NO] [YES/NO]
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Have human remains been interred on the land that will not be exhumed prior to settlement?

[YES/NO]

GPS coordinates of the remains:

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

4.1 section 5—Notice requiring payment

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

Land in respect of which Crown rates and taxes are owing:

Amount owing (as stated in the notice): \_\_\_\_\_

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

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

**Note-**

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

**Is this item applicable?**

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

[YES/NO]

**Are there attachments?**

[YES/NO]

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): \_\_\_\_\_

<b>5.3</b> section 50(2)— Agreement to vest land in a council or the Crown to be held as open space	<b><i>Is this item applicable?</i></b> <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> <input style="width: 100%; height: 20px;" type="text"/> - Date of agreement: _____ Names of parties: <input style="width: 100%; height: 20px;" type="text"/> - Terms of agreement: <input style="width: 100%; height: 20px;" type="text"/> - Contribution payable (if any): _____	<input type="checkbox"/> <a href="#">[YES/NO]</a> <a href="#">[YES/NO]</a>
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<b>5.4</b> section 55—Order to remove or perform work	<b><i>Is this item applicable?</i></b> <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> <input style="width: 100%; height: 20px;" type="text"/> - Date of order: _____ Terms of order: <input style="width: 100%; height: 20px;" type="text"/> - Building work (if any) required to be carried out: <input style="width: 100%; height: 20px;" type="text"/> - Amount payable (if any): _____	<input type="checkbox"/> <a href="#">[YES/NO]</a> <a href="#">[YES/NO]</a>
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<b>5.5</b> section 56—Notice to complete development	<b><i>Is this item applicable?</i></b> <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> <b><i>Are there attachments?</i></b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> <input style="width: 100%; height: 20px;" type="text"/> - Date of notice: _____ Requirements of notice: <input style="width: 100%; height: 20px;" type="text"/> - Building work (if any) required to be carried out: <input style="width: 100%; height: 20px;" type="text"/> - Amount payable (if any): _____	<input type="checkbox"/> <a href="#">[YES/NO]</a> <a href="#">[YES/NO]</a>
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<b>5.6</b> section 57—Land management agreement	<b><i>Is this item applicable?</i></b> <b><i>Will this be discharged or satisfied prior to or at settlement?</i></b> <b><i>Are there attachments?</i></b>	<input type="checkbox"/> <a href="#">[YES/NO]</a> <a href="#">[YES/NO]</a>
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If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of agreement: \_\_\_\_\_

Names of parties:

Terms of agreement:

**5.7** section 60—Notice of intention by building owner

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

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

**5.8** section 69—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): \_\_\_\_\_

**5.9** section 71—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:

[Empty text box]

Requirements of notice:

[Empty text box]

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

[Empty text box]

Amount payable (if any): \_\_\_\_\_

**5.10** section 84—  
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):*

[Empty text box]

Date notice given: \_\_\_\_\_

Name of relevant authority giving notice:

[Empty text box]

Nature of directions contained in notice:

[Empty text box]

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

[Empty text box]

Amount payable (if any): \_\_\_\_\_

**5.11** section 85(6), 85(10) or  
106—Enforcement  
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):*

[Empty text box]

Date order made: \_\_\_\_\_

Name of court that made order:

[Empty text box]

Action number: \_\_\_\_\_

Names of parties:

[Empty text box]

Terms of order:

[Empty text box]

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

[Empty text box]

**5.12** Part 11 Division 2  
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):

[Empty text box]

Date of commencement of proceedings: \_\_\_\_\_

Date of determination or order (if any): \_\_\_\_\_

Terms of determination or order (if any):

[Empty text box]

**6. Repealed Act conditions**

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

**Note-**

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

**Is this item applicable?**



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

[YES/NO]

**Are there attachments?**

[YES/NO]

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

[Empty text box]

Nature of condition(s)

[Empty text box]

**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):

Refer to ANNEXURE 'D'

Date of Notice: 06/05/2025

Amount of levy payable: \$167.25 fully paid

**14. Highways Act 1926**

**14.1** Part 2A—Establishment of control of access from any road abutting the land

**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]

Date of establishment of control of access: \_\_\_\_\_

Description of boundary of land affected:

[Empty text box]

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**19. Land Tax Act 1936**

19.1	Notice, order or demand for payment of land tax	<b>Is this item applicable?</b>	<input type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b>	[YES/NO]
		<b>Are there attachments?</b>	[YES/NO]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		<input type="text"/>	
		Date of notice, order or demand: _____	
		Amount payable (as stated in the notice): _____	

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**21. Local Government Act 1999**

21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	<b>Is this item applicable?</b>	<input checked="" type="checkbox"/>
		<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>	
		<input type="text" value="Refer to ANNEXURE 'C'"/>	
		Date of notice, order etc: 06/05/2025	
		Name of council by which, or person by whom, notice, order etc is given or made:	
		<input type="text" value="City of Marion"/>	
		Land subject thereto:	
		<input type="text" value="CT 5809/184"/>	
		Nature of requirements contained in notice, order etc	
		<input type="text" value="Council rates &amp; Interest"/>	
		Time for carrying out requirements:	
		<input type="text"/>	
		Amount payable (if any): \$2072.15 fully paid	

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

23.1	section 6—Restriction on building work	<b>Is this item applicable?</b>	<input type="checkbox"/>
		<b>Will this be discharged or satisfied prior to or at settlement?</b>	[YES/NO]
		<b>Are there attachments?</b>	[YES/NO]
		<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
		<input type="text"/>	
		Does the restriction apply to all of the land?	
		[YES/NO]	
		If NO, give details about the part of the land to which the restriction applies:	
		<input type="text"/>	

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## 29. Planning, Development and Infrastructure Act 2016

29.1 Part 5- Planning and Design Code

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

**Is this item applicable?**

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

NO

**Are there attachments?**

YES

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

Refer to ANNEXURE 'C' – PlanSA Data Extract

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: CT 5809/184

Zones: Established Neighbourhood (EN)

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.

**Building Near Airfields**

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

**Character Area (MarC2)**

The Character Area Overlay aims to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

**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.

**Urban Tree Canopy**

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

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

Is the land designated as a local heritage place? NO

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

Is there a current amendment to the Planning and Design Code released for public consultation by 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)

YES

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

**[Note-**

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

**Is this item applicable?**

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

NO

**Are there attachments?**

YES

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

Refer to ANNEXURE 'C' – PlanSA Data Extract

Date of authorisation: 23/05/2024

Name of relevant authority that granted authorisation:

City of Marion

Condition(s) of authorisation:

Refer to Application ID: 24007522 – Planning Consent

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

**[Note-**

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

**Is this item applicable?**

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

NO

**Are there attachments?**

YES

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

Refer to ANNEXURE 'C' – PlanSA Data Extract

Date of authorisation: 10/10/2024

Name of relevant authority that granted authorisation:

CL Certifiers Pty Ltd

Condition(s) of authorisation:

Refer to Application ID: 24007522 – Building Consent

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

**[Note-**

*Do not omit this item. The item and its heading*

**Is this item applicable?**

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

NO

**Are there attachments?**

YES

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

Refer to ANNEXURE 'C' – PlanSA Data Extract

Date of authorisation: 22/01/2025

must be included in the statement even if not applicable.]

Name of relevant authority that granted authorisation:

City of Marion

Condition(s) of authorisation:

Refer to Application ID: 24035438

**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:

[Empty box]

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

[Empty box]

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):*

[Empty box]

Date of agreement:

Names of parties:

[Empty box]

Terms of agreement:

[Empty box]

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?**

NO

**Are there attachments?**

YES

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

Refer to ANNEXURE 'G'

Date requirement given: N/A

Name of body giving requirement:

N/A

Nature of requirement:

N/A

Contribution payable (if any): the contribution into the Planning and Development Fund (\$8,707.00) has been paid

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?**

NO

**Are there attachments?**

YES

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

Refer to ANNEXURE 'G'

Date of agreement: N/A

Names of parties:

N/A

Terms of agreement:

N/A

Contribution payable (if any): the contribution into the Planning and Development Fund (\$8,707.00) has been paid

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

**Schedule—Division 2—Other particulars**



(section 7(1)(b))

**Particulars of building indemnity insurance**



**Note—**

Building indemnity insurance is not required for—

- (a) domestic building work for which approval under the *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: **HAO CHEN AND YING JIANG ATF VISIONGREEN FAMILY TRUST**
- 2 Name of insurer: **QBE**
- 3 Limitations on the liability of the insurer: **STATUTORY COVER**
- 4 Name of builder: **NOBLE BUILT PTY LTD**
- 5 Builder's licence number: **BLD270693**
- 6 Date of issue of insurance: **10/10/2024**
- 7 Description of insured building work: **NEW DWELLING**

**Exemption from holding insurance:**



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

NO

If YES give details:

- (a) Date of the exemption: N/A
- (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:

---

## 6—Further information held by councils

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

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

NO

### Note-

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

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

*It should be noted that—*

- *the approval of development by a council does not necessarily mean that the development has taken place;*
  - *the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.*
-



# Form R3

## Buyers information notice

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*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.

## CONFIRMATION OF REGISTRATION

### Certificate of Title - Volume 6315 Folio 388

#### Estate Type

FEE SIMPLE

#### Registered Proprietor(s)

HAO CHEN  
YING JIANG  
OF 55 FLORIEDALE ROAD GREENACRES SA 5086  
AS JOINT TENANTS

#### Description of Land

ALLOTMENT 741 DEPOSITED PLAN 136467  
IN THE AREA NAMED MARION  
HUNDRED OF ADELAIDE

#### Easements

NIL

#### Schedule of Dealings

Dealing Number	Description
14250569	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Registrar-General

Lands Titles Office



REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 5809 Folio 184

**Parent Title(s)** CT 2697/164  
**Creating Dealing(s)** CONVERTED TITLE  
**Title Issued** 21/09/2000      **Edition** 4      **Edition Issued** 10/04/2024

### Estate Type

FEE SIMPLE

### Registered Proprietor

HAO CHEN  
YING JIANG  
OF 55 FLORIEDALE ROAD GREENACRES SA 5086  
AS JOINT TENANTS

### Description of Land

ALLOTMENT 585 FILED PLAN 11447  
IN THE AREA NAMED MARION  
HUNDRED OF ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
14250569	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

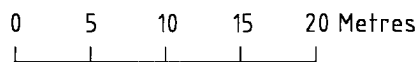
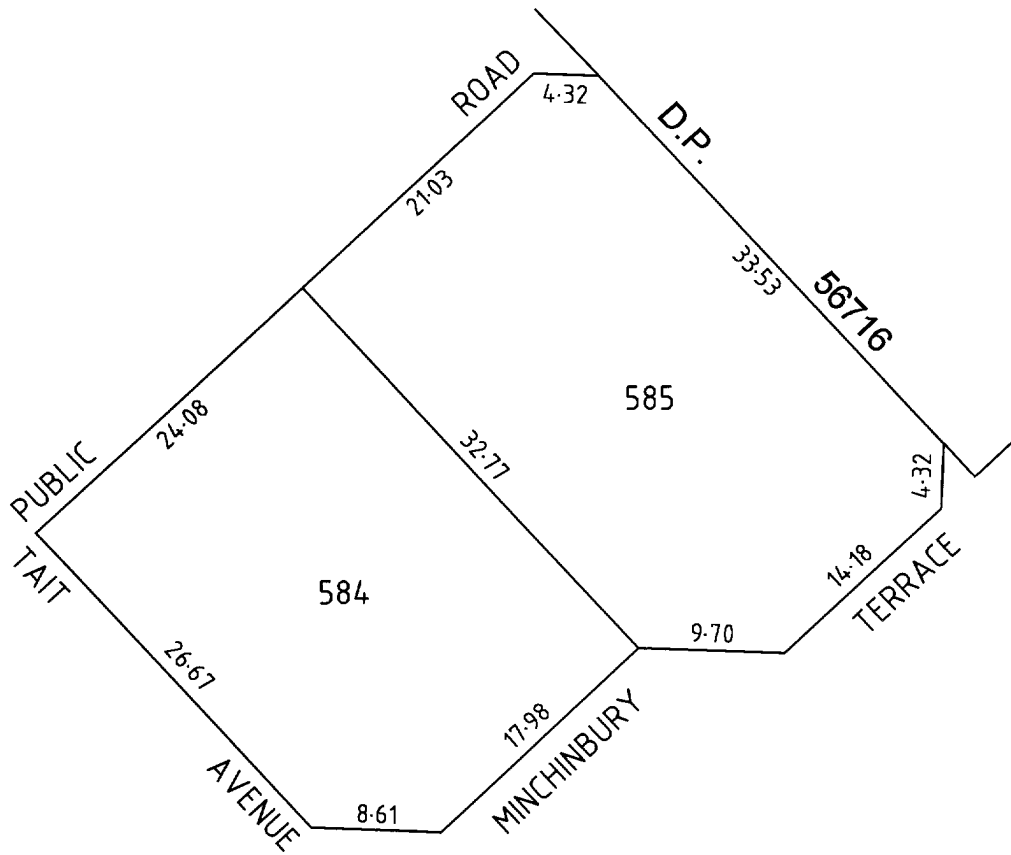
### Notations

<b>Dealings Affecting Title</b>	NIL
<b>Priority Notices</b>	NIL
<b>Notations on Plan</b>	NIL

### Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 437/2001  
APPROVED D136467

<b>Administrative Interests</b>	NIL
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## Certificate of Title

**Title Reference:** CT 5809/184  
**Status:** CURRENT  
**Edition:** 4

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 437/2001  
APPROVED D136467

## Certificate of Title

**Title Reference** CT 5809/184  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 17310726  
**Address for Notices** 55 FLORIEDALE RD GREENACRES, SA 5086  
**Area** 922m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

HAO CHEN  
YING JIANG  
OF 55 FLORIEDALE ROAD GREENACRES SA 5086  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 585 FILED PLAN 11447  
IN THE AREA NAMED MARION  
HUNDRED OF ADELAIDE

## Last Sale Details

**Dealing Reference** TRANSFER (T) 14250568  
**Dealing Date** 05/04/2024  
**Sale Price** \$950,000  
**Sale Type** FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14250569	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
1012286004	CURRENT	35 MINCHINBURY TERRACE, MARION, SA 5043

## Notations

## Dealings Affecting Title

NIL

## Notations on Plan

NIL

## Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 437/2001  
APPROVED D136467

## Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	1012286004
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2024
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/1966
<b>Property Location</b>	35 MINCHINBURY TERRACE, MARION, SA 5043
<b>Local Government</b>	MARION
<b>Owner Names</b>	HAO CHEN YING JIANG
<b>Owner Number</b>	17310726
<b>Address for Notices</b>	55 FLORIEDALE RD GREENACRES, SA 5086
<b>Zone / Subzone</b>	EN - Established Neighbourhood
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1100 - House
<b>Description</b>	5H CP SHED
<b>Local Government Description</b>	Residential

## Parcels

Plan/Parcel	Title Reference(s)
F11447 ALLOTMENT 585	CT 5809/184

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$710,000	\$810,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$670,000	\$690,000			

## Building Details

<b>Valuation Number</b>	1012286004
<b>Building Style</b>	Conventional
<b>Year Built</b>	1955
<b>Building Condition</b>	Basic
<b>Wall Construction</b>	Brick
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	106 sqm
<b>Number of Main Rooms</b>	5

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

# Property Interest Report

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

Title Reference	CT 5809/184	Reference No. 2670937
Registered Proprietors	H*CHEN & ANR	Prepared 05/05/2025 14:09
Address of Property	35 MINCHINBURY TERRACE, MARION, SA 5043	
Local Govt. Authority	THE CORPORATION OF THE CITY OF MARION	
Local Govt. Address	PO BOX 21 OAKLANDS PARK SA 5046	

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

## Table of Particulars

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

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

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

### 1. General

- |     |  |  |
|-----|--|--|
| 1.1 | Mortgage of land<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>  | Refer to the Certificate of Title  |
| 1.2 | Easement<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<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>   | Refer to the Certificate of Title  |
| 1.3 | Restrictive covenant<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>  | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence<br>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title<br><br>also<br><br>Contact the vendor for these details    |
| 1.5 | Caveat   | Refer to the Certificate of Title  |
| 1.6 | Lien or notice of a lien   | Refer to the Certificate of Title  |

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

- |      |  |   |
|------|--|---|
| 5.10 | section 84 - Enforcement notice                  | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title<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) | 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 |
|-----|---|---|

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

## 7. Emergency Services Funding Act 1998

- |     |                                 |   |
|-----|---------------------------------|---|
| 7.1 | section 16 - Notice to pay levy | <b>An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</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 <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<br>also<br>Contact the Local Government Authority for other details that might apply |
|------|---|---|

**18. *Landscape South Australia Act 2019***

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

Act

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

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

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

## 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
- The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016*, for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: [https://plan.sa.gov.au/have\\_your\\_say/code-amendments/code\\_amendment\\_register](https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register) or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

29.10 section 198(1) - Requirement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

29.11 section 198(2) - Agreement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

Plant Health in PIRSA has no record of any notice or order affecting this title

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval

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

also

Contact the Local Government Authority for other details that might apply

31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)

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

also

Contact the Local Government Authority for other details that might apply

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

- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title  
also  
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title  
also  
Contact the Local Government Authority for other details that might apply

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

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

### 34. *Water Industry Act 2012*

- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement **An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**  
also  
The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title  
also  
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.  
also  
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.  
also  
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

### 35. *Water Resources Act 1997 (repealed)*

- 35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title
- 35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

### 36. **Other charges**

- 36.1 Charge of any kind affecting the land (not included in another item) Refer to the Certificate of Title  
also  
Contact the vendor for these details  
also  
Contact the Local Government Authority for other details that might apply

## Other Particulars

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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> )                                      | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| 9.  | Pastoral Board ( <i>Pastoral Land Management and Conservation Act 1989</i> ) | The Pastoral Board has no current interest in this title   |
| 10. | Heritage Branch DEW ( <i>Heritage Places Act 1993</i> )                      | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title                               |
| 11. | Health Protection Programs – Department for Health and Wellbeing             | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.                               |

## Notices

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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).

**LOCAL GOVERNMENT INQUIRY CERTIFICATE**

Section 7 of Land and Business (Sale and Conveyancing) Regulations

Certificate No: **316**Date: **Tuesday, 06 May 2025**

Receipt No:

Reference No:

Fax No:

PO Box 21, Oaklands Park  
South Australia 5046245 Sturt Road, Sturt  
South Australia 5047

T (08) 8375 6600

F (08) 8375 6699

E council@marion.sa.gov.au

**Suntide Conveyancing**  
**314 Morphett Street**  
**ADELAIDE SA 5000****CERTIFICATE***Section 187 of the Local Government Act*

Assessment Number: **232413**  
 Valuer General No.: **1012286004**  
 Property Description: **LOT: 585 ALP: / FP: 11447 CT: 5809/184**  
 Property Address: **35 Minchinbury Terrace MARION 5043**  
 Owner: **Mr H Chen & Ms Y Jiang**

*Additional Information:**I certify in terms of Section 187 of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:*

Rates/Natural Resources Levy:	Total
<b>Rates for the current year</b> (includes Regional Landscape Levy)	\$ 2,061.88
Overdue/Arrears	\$ 0.00
Interest	\$ 10.30
Adjustments	-\$ 0.03
Legal Fees	\$ 0.00
Less Payments Received	-\$ 2,072.15
Less Capping Rebate (if applicable)	\$ 0.00
Less Council Rebate	\$ 0.00
<b>Debtor:</b> Monies outstanding (which are a charge on the land) in addition to Rates due	\$ 0.00
<b>Total Outstanding</b>	<b>\$ 0.00</b>

**Please be advised:** The first instalment is due **2<sup>st</sup> September 2024** with four quarterly instalments falling due on 02/09/2024, 02/12/2024, 03/03/2025 and 02/06/2025. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

**Please phone the Rates Dept on 8375 6600 prior to settlement** to ascertain the exact balance of rates payable including fines if applicable.

**BPAY Details for Council Rates:****Bill Code:** **9613****Reference Number:** Assessment Number as above

# CERTIFICATE

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

## **Suntide Conveyancing**

**314 Morphett Street**

**ADELAIDE SA 5000**

Assessment No: **232413**

Certificate of Title: **LOT: 585 ALP: / FP: 11447 CT: 5809/184**

Property Address: **35 Minchinbury Terrace MARION 5043**

Owner: **Mr H Chen & Ms Y Jiang**

***Prescribed information statement in accordance with Section 7 of the Land and Business (Sale and Conveyancing) Act 1994:***

<b><i>Development Act 1993 (repealed)</i></b>	
section 42– Condition (that continues to apply) of a development authorisation?	Nil
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>Planning, Development and Infrastructure Act 2016</i></b>		
Part 5 – Planning and Design Code	Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Click the link to check if a Code Amendment applies:  <a href="#">Code Amendment Map Viewer</a>
	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 Data Extract
	Is there a State heritage place on the land or is the land situated in a State heritage area?	
	Is the land designated as a local heritage place?	
	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?	
section 127—Condition (that continues to apply) of a development authorisation		
section 192 or 193—Land management agreement		
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 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><i>Repealed Act conditions</i></b>	
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)	Nil
<b><i>Fire and Emergency Services Act 2005</i></b>	
section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	Nil
<b><i>Food Act 2001</i></b>	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
<b><i>Housing Improvement Act 1940 (repealed)</i></b>	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
<b><i>Local Government Act 1934 (repealed)</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>Land Acquisition Act 1969</i></b>	
section 10—Notice of intention to acquire	Nil
<b><i>Public and Environmental Health Act 1987 (repealed)</i></b>	
Part 3—Notice	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i>	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i>	Nil
<b><i>South Australian Public Health Act 2011</i></b>	
section 92—Notice	Nil
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval</i>	Nil
<b>Particulars of building indemnity insurance</b>	Unknown

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 repealed Development Act 1993 or the Planning, Development and Infrastructure Act 2016)?

**No**

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

Note—

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

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

It should be noted that—

- the approval of development by a council does not necessarily mean that the development has taken place;
- the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

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The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales Conveyancing) Act 1994.

Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

I, Kellie Parker, Administration Officer of the City of Marion certify that the information provided in these responses is correct.



Sign:

**Date: Tuesday, 06 May 2025**

## Data Extract for Section 7 search purposes

Valuation ID 1012286004

**Data Extract Date:** 06/05/2025

**Parcel ID:** F11447 AL585

**Certificate Title:** CT5809/184

**Property Address:** 35 MINCHINBURY TCE MARION SA 5043

### Zones

Established Neighbourhood (EN)

### 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.

##### **Building Near Airfields**

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

##### **Character Area (MarC2)**

The Character Area Overlay aims to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

### **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.

### **Urban Tree Canopy**

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

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

No

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

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

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

No

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

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

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

No

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

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

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

## Associated Development Authorisation Information

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

Application ID: 24007522

Development Description: Two (2) Single Storey Detached Dwellings

Site Address: 35 MINCHINBURY TCE MARION SA 5043

**Development Authorisation:** Planning Consent

**Date of authorisation:** 23 May 2024

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

Condition 1

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

Condition 2

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

Condition 3

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

Condition 4

Landscaping shall be planted and maintained in accordance with the plans and details forming part of the development authorisation.

Condition 5

All car parking areas, driveways and vehicle manoeuvring areas must be constructed in accordance with the approved plans and recognised engineering practices prior to the occupation of the premises or the use of the development herein approved and maintained in a good condition at all times.

Condition 6

Any form of development on the property boundary (such as mortar joints on any face brickwork, blueboard material or similar, render etc) shall be finished in a professional manner and to the same standard as the remainder of the subject dwelling.

Condition 7

Prior to the use and/or occupation of the structure(s), all stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details.

**Development Authorisation:** Building Consent

**Date of authorisation:** 10 October 2024

**Name of relevant authority that granted authorisation:** CL Certifiers Pty Ltd

#### Condition 1

The building shall be connected to the public sewer where available; or sewage or sullage discharged from the building shall be collected, treated and disposed of by means of a waste control system which complies with the requirements of the Water Industries Act 2012 and which is installed in a manner approved by the council.

#### Condition 2

Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table.

#### Condition 3

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to the work is lodged with the relevant authority on or before the giving of notice of commencement of the building work. Building work must not commence until a certificate of insurance in relation to that work has been lodged.

### **Associated Building Indemnity Insurance**

**Building Work:** D1

**Building Work ID:** 124440

**Name(s) of person(s) insured:** Hao Chen and Ying Jiang as trustee for Visiongreen Family Trust

**Name of Insurer:** QBE Insurance (Australia) Ltd

**Insurance date of issue:** 10/10/2024

**Limitations on the liability of insurer:** \$550,000.00

**Name of builder:** Noble Built Pty Ltd

**Builder's licence number:** BLD270693

**Building Work:** D2

**Building Work ID:** 124441

**Name(s) of person(s) insured:** Hao Chen and Ying Jiang as trustee for Visiongreen Family Trust

**Name of Insurer:** QBE Insurance (Australia) Ltd

**Insurance date of issue:** 10/10/2024

**Limitations on the liability of insurer:** \$550,000.00

**Name of builder:** Noble Built Pty Ltd

**Builder's licence number:** BLD270693

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

**Date of authorisation:** 10 October 2024

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

Application ID: 24035438

Development Description: Land Division (Torrens Title) - Creation of 2 allotments from 1 existing allotment

Site Address: 35 MINCHINBURY TCE MARION SA 5043

**Development Authorisation:** Planning and Land Division Consent

**Date of authorisation:** 22 January 2025

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

Condition 1

The builder/developer will need to determine and verify if the depth of the existing sewer connection(s) is suitable for the development.

Condition 2

The final survey plan shall be available to the Council, prior to the Council advising the State Planning Commission that it has no objection to the issue of a certificate pursuant to Section 138 of the Planning, Development and Infrastructure Act.

Condition 3

Payment of \$8707.00 into the Planning and Development Fund (1 allotment/s @ \$8707.00/allotment). This payment will not become payable until the Certificate of Approval application under Section 138 has been lodged. At that time the Land Division Registration fee (currently \$1154.00), will also become payable. The total of the two fees must be paid in a single payment. Payment may be made via credit card (Visa or MasterCard) online at [plan.sa.gov.au](http://plan.sa.gov.au), over the phone on 7133 3028, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001

#### Condition 4

If a connection/s off an existing main is required, the connection/s to your development will be a standard or a non-standard costs. This will be determined by an investigation where appropriate.

#### Condition 5

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

#### Condition 6

Please note for Torrens Title developments that it is the developers responsibility to ensure that all internal pipework, water and wastewater, is contained within the new allotment boundaries.

#### Condition 7

SA Water has water/wastewater network assets within close proximity to the location of this development. An investigation, if required, will be undertaken following the provision of the development details to enable a servicing strategy to be provided. Augmentation infrastructure works may need to be undertaken by the Developer and/or SA Water to enable servicing of this development. SA Water may contribute to the cost of these works. SA Water Gazetted Augmentation Charges, Connection and Extension Fees and Capacity Upgrade fees and charges shall be paid by the developer. SA Water may contribute to any material upsizing requirements.

#### Condition 8

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

**Development Authorisation:** Development Approval: and Planning and Land Division Consent

**Date of authorisation:** 22 January 2025

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

Land Management Agreement (LMA)

No

Hi Helen

Allotment 741 - CT 6315/388 – 35A Minchinbury Terrace MARION SA 5043

Allotment 742 - CT 6315/389 - 35 Minchinbury Terrace MARION SA 5043

Regards

David

**David Aitken**

**Rating Services Officer | City of Marion**

**T:** 08 8375 6768 | PO Box 21 Park Holme SA 5043



CITY OF

**MARION**

*The City of Marion acknowledges we are situated on the traditional lands of the Kaurna people and recognises the Ngadlu tampendi Kaurna meyunna yaiya mattanya yaintya yerta*

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**From:** helenw.suntide@gmail.com <helenw.suntide@gmail.com>

**Sent:** Tuesday, 27 May 2025 3:43 PM

**To:** Electronic Mail <ElectronicMail@marion.sa.gov.au>

**Subject:** Re: New Street Numbering - 35 Minchinbury Terrace Marion SA 5043

**Importance:** High

Dear officer,

Could you please advise the new Street Numbering for:

Allotment 741 - CT 6315/388

Allotment 742 - CT 6315/389

I have attached the new titles and Plan for your reference.

Thanks a lot!

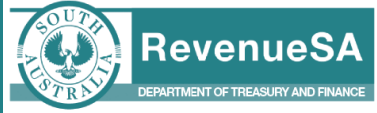
Best regards,

---

***Helen Wu***

0457 966 616

Suntide Conveyancing  
Citi Form 1 Company  
314 Morphett Street  
Adelaide SA 5000



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: 2670937

CITI FORM 1 SERVICES PTY LTD  
314 MORPHETT STREET  
ADELAIDE SA 5000

DATE OF ISSUE

06/05/2025

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
17310726	H CHEN & Y JIANG			
PROPERTY DESCRIPTION				
35 MINCHINBURY TCE / MARION SA 5043 / LT 585				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	(A "+" indicates multiple titles)			
1012286004	CT 5809/184	\$810,000.00	R4 1.000	RE 0.400

LEVY DETAILS:	FIXED CHARGE	\$	50.00
	+ VARIABLE CHARGE	\$	305.20
	- REMISSION	\$	187.95
	- CONCESSION	\$	0.00
	+ ARREARS / - PAYMENTS	\$	-167.25
	= <b>AMOUNT PAYABLE</b>	\$	0.00
FINANCIAL YEAR			
2024-2025			

**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 **04/08/2025**



**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 OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p>Billers Code: 456285 Ref: 7001633911</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>Revenue SA Locked Bag 555 ADELAIDE SA 5001</b></p>
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**OFFICIAL: Sensitive**



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: 2670937

CITI FORM 1 SERVICES PTY LTD  
314 MORPHETT STREET  
ADELAIDE SA 5000

DATE OF ISSUE

06/05/2025

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

H CHEN & Y JIANG

**FINANCIAL YEAR**

2024-2025

**PROPERTY DESCRIPTION**

35 MINCHINBURY TCE / MARION SA 5043 / LT 585

**ASSESSMENT NUMBER**

1012286004

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5809/184

**TAXABLE SITE VALUE**

\$710,000.00

**AREA**

0.0916 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>= <u>AMOUNT PAYABLE</u></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**

**04/08/2025**



**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 OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7001633820</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
10 12286 00 4	CT5809184	6/5/2025	8557	2670937

CITI FORM 1 SERVICES PTY LTD  
 314 MORPHETT ST  
 ADELAIDE SA 5000  
 helenw.suntide@gmail.com

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: H CHEN & Y JIANG  
 Location: 35 MINCHINBURY TCE MARION LT 585  
 Description: 5H CP SHED                      Capital Value: \$ 810 000  
 Rating: Residential

### Periodic charges

Raised in current years to 31/3/2025

		\$
	Arrears as at: 30/6/2024	134.63CR
Water main available: 1/6/1966	Water rates	235.80
Sewer main available: 1/7/1966	Sewer rates	377.88
	Water use	67.18
	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	546.23CR
	Balance outstanding	0.00

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

Next quarterly charges:    Water supply: 78.60                      Sewer: 125.96                      Bill: 7/5/2025

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

The last Water Use Year ended on 29/04/2025.

MAINS WATER USE CHARGE of \$4.50 should be added to the Balance Outstanding above.

A total SERVICE RENT charge for mains connections of \$104.80 (provisional) calculated to the end of the current financial year is not included in the above statement.

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

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

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

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

## South Australian Water Corporation

Name: **Water & Sewer Account**  
H CHEN & Y JIANG Acct. No.: 10 12286 00 4 Amount: \_\_\_\_\_

Address:  
35 MINCHINBURY TCE MARION LT 585

---

### Payment Options

**EFT**

EFT Payment

Bank account name: SA Water Collection Account  
BSB number: 065000  
Bank account number: 10622859  
Payment reference: 1012286004



Bill code: 8888  
Ref: 1012286004

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: 1012286004



Level 10  
83 Pirie Street  
Adelaide SA 5000

GPO Box 1815  
Adelaide SA 5001

1800 752 664  
saplanningcommission@sa.gov.au

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

8 May 2025

Citi Form 1 Services Pty Ltd  
314 Morphett St  
ADELAIDE SA 5000

Dear Sir/Madam

**Re:            *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry*  
                  Property at 35 Minchinbury Terrace, Marion  
                  Registered Proprietor(s): H Chen and another**

I refer to your enquiry to the Department for Housing and Urban Development (DHUD) concerning the parcel of land comprised in Certificate of Title Volume 5809 Folio 184 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2670937 dated 5/5/25).

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

There is no requirement or agreement to provide land as open space for application 100/D544/24 (ID 24035438) recorded against this Certificate of Title and the contribution into the Planning and Development Fund (\$8,707.00) has been paid.

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

Yours faithfully

**Planning Services Unit**  
on behalf of  
**STATE PLANNING COMMISSION**

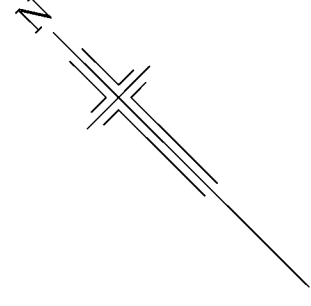
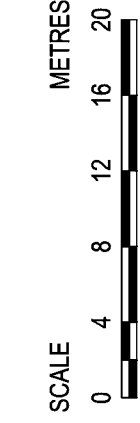
**APPROVED - NOT YET DEPOSITED**

<b>PURPOSE:</b>	DIVISION	AREA NAME:	MARION	<b>APPROVED:</b>	<b>D136467</b>					
<b>COUNCIL:</b>	THE CORPORATION OF THE CITY OF MARION	DEVELOPMENT NO:	100/D544/24/001/8027	24/02/2025						
<b>LAST PLAN:</b>				<b>DEPOSITED:</b>						
<b>AGENT DETAILS:</b>	PYPER LEAKER SURVEYING SERVICES 78 GOODWOOD RD WAYVILLE SA 5034 PH: 83733880 PLS6P REFERENCE: PL14761			I Kane Benjamin Ryan, a licensed surveyor under the Survey Act 1992 certify 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 10th day of October 2024 24th day of February 2025 Kane Benjamin Ryan Licensed Surveyor						
<b>SUBJECT TITLE DETAILS:</b>	PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN
	CT	5809	184		ALLOTMENT(S)	585	F	11447	ADELAIDE	
<b>OTHER TITLES AFFECTED:</b>										
<b>EASEMENT DETAILS:</b>	STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF		CREATION	
<b>ANNOTATIONS:</b>	NO OCCUPATION UNLESS OTHERWISE SHOWN									
	ANNEXURE 'H'									

PYPER LEAKER Surveying Services Pty Ltd  
 78 GOODWOOD ROAD, WAYVILLE, SA 5034  
 Email - info@pilsurvey.com.au  
 ABN 70 718 006 161 REF: PL14761 Date: 11/10/2024 JP

REFERENCE MARK

CNR	BEARING	FROM	DIST	PSM NO
1	-	PSM FD	-	6628/55789
2	45°07'	PSM FD	2.14	6628/1002
3	225°07'	PSM FD	0.91	6627/8738



**D136467**  
 SHEET 2 OF 3

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BEARING DATUM: MGA 2020 ZONE 54  
 DERIVATION: PSM 6627/8738 - 6628/1002  
 DRAWING SCALE FACTOR: 1.0  
 ORIGIN POINT: PSM 6628/1002  
 TOTAL AREA:

TERRACE

ABBEVILLE

MN  
 NLF

45°07'20" 137.22

TAIT

FISCOM

PUBLIC ROAD

315°07'30"  
 18.29 WIDE

135°07'20" 87.41

F11447

D56716

742

741

SALRAK AVENUE

AVENUE

STREET

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 100

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MINCHINBURY

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225°07'20"

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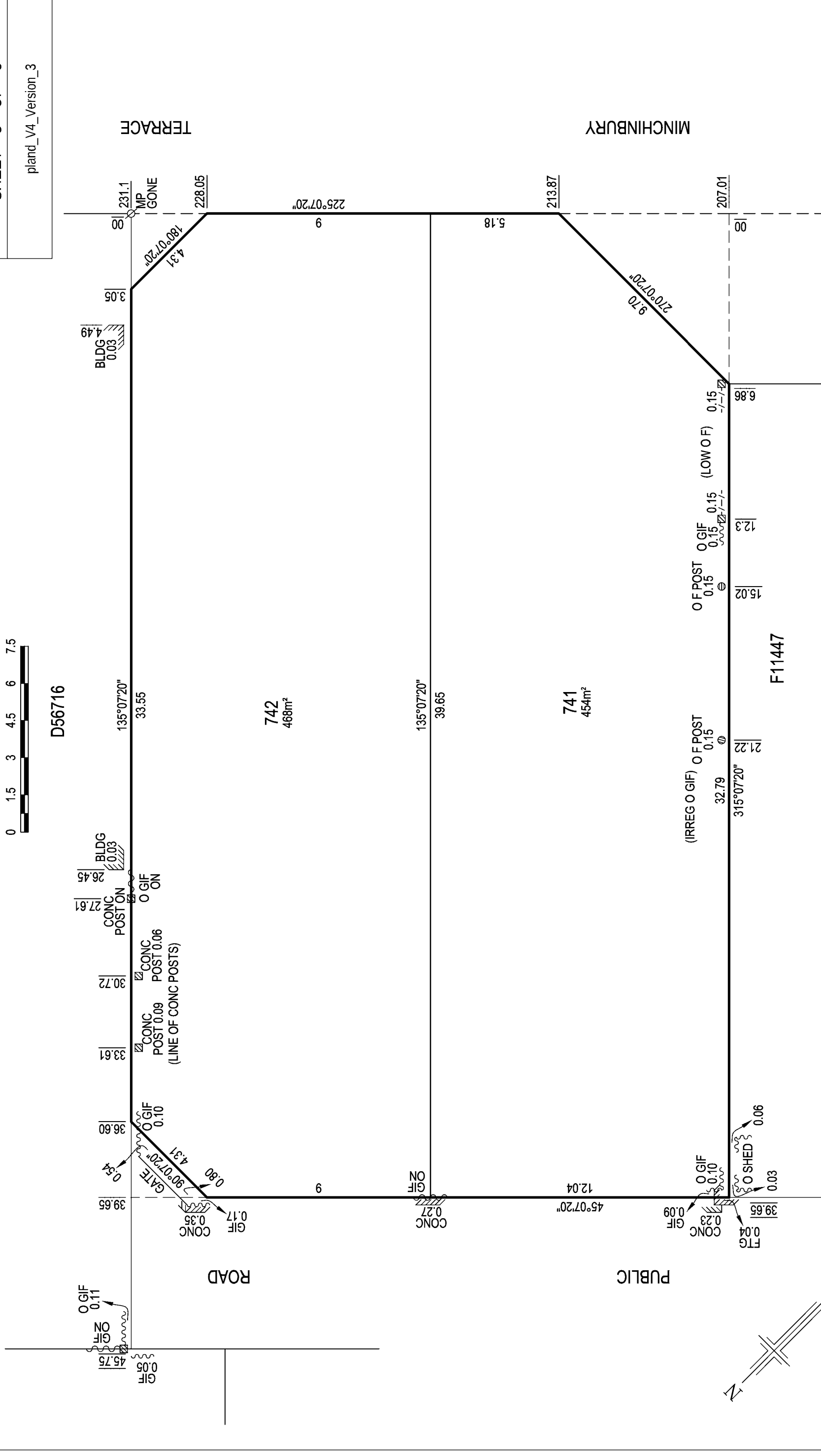
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SHEET 3 OF 3

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ENLARGEMENT A3











# Form 1 with Annexures

Final Audit Report

2025-05-28

Created:	2025-05-28
By:	Helen WU (helen.suntide@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbLBUDIIT_G26xI5FqLKTUcVQq8IAtYpS

## "Form 1 with Annexures" History

-  Document created by Helen WU (helen.suntide@gmail.com)  
2025-05-28 - 4:41:33 AM GMT
-  Document emailed to Hao Chen (chjy7722@gmail.com) for signature  
2025-05-28 - 4:41:45 AM GMT
-  Document emailed to Ying Jiang (cynthiajiang930@gmail.com) for signature  
2025-05-28 - 4:41:45 AM GMT
-  Email viewed by Hao Chen (chjy7722@gmail.com)  
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-  Document e-signed by Hao Chen (chjy7722@gmail.com)  
Signature Date: 2025-05-28 - 4:48:07 AM GMT - Time Source: server- Signature captured from device with phone number XXXXXXXX3658
-  Email viewed by Ying Jiang (cynthiajiang930@gmail.com)  
2025-05-28 - 5:08:16 AM GMT
-  Document e-signed by Ying Jiang (cynthiajiang930@gmail.com)  
Signature Date: 2025-05-28 - 5:08:49 AM GMT - Time Source: server
-  Agreement completed.  
2025-05-28 - 5:08:49 AM GMT