



## Certificate of Title - Volume 5943 Folio 242

Parent Title(s) CT 5323/293

Creating Dealing(s) RTU 10213597

Title Issued 27/06/2005 Edition 7 Edition Issued 22/04/2021

### Estate Type

FEE SIMPLE

### Registered Proprietor

NATHAN MARK HUGHES  
OF 21 SCOTT AVENUE CLOVELLY PARK SA 5042

### Description of Land

ALLOTMENT 101 DEPOSITED PLAN 67277  
IN THE AREA NAMED CLOVELLY PARK  
HUNDRED OF ADELAIDE

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
13506765	MORTGAGE TO MEMBERS EQUITY BANK LTD. (ACN: 070 887 679)

### Notations

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



# Property Interest Report

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

Title Reference	CT 5943/242	Reference No. 2490483
Registered Proprietors	N M*HUGHES	Prepared 02/08/2023 16:44
Address of Property	21 SCOTT AVENUE, CLOVELLY PARK, SA 5042	
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	Refer to the Certificate of Title  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title  Note--"Easement" includes rights of way and party wall rights  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
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.)	Refer to the Certificate of Title also Contact the vendor for these details  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

State Planning Commission in the Department for Trade and Investment has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Trade and Investment has no record of any notice affecting this title

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

## 6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
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*[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.</b> If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.  Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a>
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## 8. Environment Protection Act 1993

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

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

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

## **17. *Land Acquisition Act 1969***

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

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

Act

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any notice affecting this title

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act  
The regional landscape board has no record of any notice affecting this title

18.20 section 215 - Orders made by ERD Court  
The regional landscape board has no record of any notice affecting this title

18.21 section 219 - Management agreements  
The regional landscape board has no record of any notice affecting this title

18.22 section 235 - Additional orders on conviction  
The regional landscape board has no record of any notice affecting this title

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

19.1 Notice, order or demand for payment of land tax  
**A Land Tax Certificate will be forwarded.**  
**If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.**  
**Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates [www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

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

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

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

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

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

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

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

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

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

24.1 Mineral tenement (other than an exploration licence)  
Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title

24.2 section 9AA - Notice, agreement or order to waive exemption from authorised operations  
Contact the vendor for these details

24.3 section 56T(1) - Consent to a change in authorised operations  
Contact the vendor for these details

24.4 section 58(a) - Agreement authorising tenement holder to enter land  
Contact the vendor for these details

24.5 section 58A - Notice of intention to commence authorised operations or apply for lease or licence  
Contact the vendor for these details

24.6 section 61 - Agreement or order to pay compensation for authorised operations  
Contact the vendor for these details

24.7 section 75(1) - Consent relating to extractive minerals  
Contact the vendor for these details

24.8 section 82(1) - Deemed consent or agreement  
Contact the vendor for these details

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

## **25. *Native Vegetation Act 1991***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28.1 section 23(1) - Notice of contribution payable

The Phylloxera and Grape Industry Board of South Australia has no vineyard registered against this title. However all properties with greater than 0.5 hectares of planted vines are required to be registered with the board

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

29.1 Part 5 - Planning and Design Code

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

Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.

also

Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title

also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

**Code Amendment**

Lot 51 and 52 (86-88) Morphett Road - South Australian Jockey Club Incorporated (SAJC) are proposing to rezone approximately 1.5 hectares of land at 86-88 Morphett Rd Glengowrie, from the Recreation Zone to the Urban Neighbourhood Zone. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone 1800752664.

**Code Amendment**

Flooding Hazards Mapping Update - seeks to update the extent of the Hazard (Flooding – Evidence Required) Overlay in the Planning and Design Code in 13 local government areas and several Outback Areas of the State, based on more recent flood hazard mapping. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the vendor for these details

29.4 section 140 - Notice requesting access

Contact the vendor for these details

29.5 section 141 - Order to remove or perform work

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.6 section 142 - Notice to complete development

State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title

		also
29.7	section 155 - Emergency order	Contact the Local Government Authority for other details that might apply State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title
		also
29.8	section 157 - Fire safety notice	Contact the Local Government Authority for other details that might apply Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title
		also
29.9	section 192 or 193 - Land management agreement	Contact the Local Government Authority for other details that might apply Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

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

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

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste</i>	Public Health in DHW has no record of any order affecting this title

*Control) Regulations 2010 (revoked)*  
regulation 19 - Maintenance order (that has not been complied with)

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

32.3 *South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval*  
also  
Public Health in DHW has no record of any condition affecting this title  
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  
also  
Contact the Local Government Authority
5. Particulars relating to asbestos at workplaces Contact the vendor for these details
6. Particulars relating to aluminium composite panels Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details.
7. Particulars relating to court or tribunal process Contact the vendor for these details
8. Particulars relating to land irrigated or drained under Irrigation Acts SA Water will arrange for a response to this item where applicable
9. Particulars relating to environment protection Contact the vendor for details of item 2  
also  
EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title  
also  
Contact the Local Government Authority for information relating to item 6
10. Particulars relating to *Livestock Act, 1997* 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 (*Dog Fence Act 1946*) The Dog Fence Board has no current interest in Dog Fence rates relating to this title.
9. Pastoral Board (*Pastoral Land Management and Conservation Act 1989*) The Pastoral Board has no current interest in this title
10. Heritage Branch DEW (*Heritage Places Act 1993*) Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title
11. Health Protection Programs – Department for Health and Wellbeing Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.

## Notices

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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).

**Fixed term – residential tenancy agreement***All parties to this agreement should consider seeking legal advice about their rights and obligations***Landlord:** (Landlord details must be completed even if an agent is acting for the landlord)

Insert full name/s:

NATHAN &amp; TALIE HUGHES

Address for service of documents (must not be agent's address):

44 SOMERSET AVENUE

CUMBERLAND PARK 5041

Postcode:

5041

Contact telephone number (only required if no agent is managing the property for the landlord):

**Agent:**

Insert name of registered agent or person managing the property for the landlord:

Address (for service of documents):

RLA:

Postcode:

Telephone:

Mobile:

Email address for service of notice or document:

**Tenant:**

Insert full name of tenant 1:

THOMAS OWEN

Contact telephone number:

Email address for service of notice or document:

owen92@live.com.au

Insert full name of tenant 2:

LAUREN POLLARD

Contact telephone number:

Email address for service of notice or document:  
lauren.pollard982@hotmail.com

Insert full name of tenant 3:

Contact telephone number:

Email address for service of notice or document:

**Address of premises:**

21 Scott Avenue Clovelly Park SA

**Term of agreement:**

Starting on: 11/7/23 Ending on: 30/6/24 Term of (e.g. 6,12,18 or 24 months) 12 Months

**Rent:**

Payment of rent will be made on:

**Bond amount:**Weekly amount: \$450.00 Insert day of week rent is due weekly/fortnightly/monthly *Fort Weekly* \$ N/ADoes the property meet minimum housing standards? (see Housing Improvement Act 2016) Yes  No Is there a rent control notice or order on the property? Yes  No   
(If yes, provide details in 'Additional terms of agreement')

### Additional terms of agreement

Insert any other terms of the agreement – a term must not contradict the tenancies legislation:

Water bill will be paid for by Nathan & Talie.

The landlord must give the tenant a copy of this agreement after it is signed.

Any variation to this agreement must be in writing and dated and signed by the landlord and tenant.

The landlord must keep a copy of this agreement and any variation – in paper or electronic form – for at least 2 years after the agreement ends.

### Signature of landlord/s or agent:

NATHAN HUGHES	Date: 6/6/23
TALIE HUGHES	Date: 6/6/23

Signature of tenant/s: Make sure you read all terms of this agreement before signing

Thomas Owen	Date: 21/6/23
Lauren Pollard	Date: 21/6/23
	Date: / /

For general tenancy information contact Consumer and Business Services on 131 882, or visit [sa.gov.au/tenancy/renters](http://sa.gov.au/tenancy/renters)

**6. Tenant's right to peace comfort and privacy**

The tenant is entitled to peace comfort and privacy without interference by the landlord or other tenants of the landlord.

**7. Landlord's right of entry**

All entry must be made between 8am and 8pm on any day other than a Sunday or public holiday. The landlord may enter the premises as listed in section 72 of the *Residential Tenancies Act 1995*.

**8. Locks and security devices**

The landlord will provide and maintain locks and other devices so that the premises are reasonably secure. Neither party will alter, remove, or add a lock or security device without the consent of the other. Neither party will unreasonably withhold consent to the alteration, removal or addition of a lock or security device by and at the expense of the other.

**9. Alterations and additions**

The tenant must not, without the landlord's written consent, make an alteration or addition to the premises. The landlord will not unreasonably withhold consent to an alteration or addition that is necessary to ensure the provision of infrastructure or a service of a prescribed kind.

**10. Removal of an alteration or addition**

The tenant may remove an item that was added with the landlord's consent, unless its removal would cause damage. If damage is caused by removing an item, the tenant must notify the landlord and, at the option of the landlord, repair the damage or compensate the landlord for the reasonable cost to repair the damage.

**11. Subletting or assignment**

The tenant has the right, with the landlord's written consent, to sublet or assign their interest of the premises to another. The landlord cannot unreasonably withhold consent but can charge reasonable expenses for giving consent.

**12. Termination at end of fixed term**

A landlord or tenant must give at least 28 days' notice to the other to end a fixed agreement at the expiry of the term. The agreement continues as a periodic tenancy if no notice is given.

**13. Termination by landlord or tenant for breach of agreement**

If a breach can be remedied, the landlord or tenant can issue a notice for the breach. The notice must be in a written form required by regulation, must detail the breach and that if the breach is not remedied within the specified period the tenancy will end.

**14. Termination for rent arrears**

If the tenant fails to pay rent, rent must be at least 14 days behind before the landlord can issue a notice of termination for the breach. The notice must be in a written form required by regulation.

**15. Termination on hardship grounds**

Either the landlord or the tenant can apply to the South Australian Civil and Administrative Tribunal (SACAT) to terminate a tenancy because the continuation of the tenancy would cause undue hardship.

**16. Termination before end of fixed term**

If the tenant moves out before the end of this agreement without the approval of the landlord they may need to pay for the costs associated with finding a new tenant, reletting the premises and loss of rent.

**17. Insurance**

If parties want to insure the property; the landlord would be responsible to insure their dwelling, fixtures and fittings. The tenant would be responsible to insure their personal belongings and furnishings.



## ADMINISTRATION CENTRE:

245 STURT ROAD  
STURT S.A. 5047POSTAL ADDRESS  
PO. BOX 21  
OAKLANDS PARK S.A. 5046OFFICE HOURS:  
MONDAY TO FRIDAY  
8.30A.M. TO 4.30P.M.  
TELEPHONE (08) 8376 6600  
FACSIMILE (08) 8375 6599  
EMAIL council@marion.sa.gov.au  
www.marion.sa.gov.au

## DECISION NOTIFICATION FORM

DEVELOPMENT ACT 1993

## DEVELOPMENT APPROVAL

## DEVELOPMENT APPLICATION NO. 100/2004/1599

No work can commence on the development unless a Development Approval has been obtained

Dated: 04/11/2004  
Registered: 03/11/2004

TO:	FAIRMONT HOMES PTY LTD PO BOX 179 HINDMARSH SA 5007
-----	---

LOCATION OF PROPOSED DEVELOPMENT:	21 SCOTT AVENUE CLOVELLY PARK 5042 LOT: 113 DP: 5502 CT: 5323/293
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NATURE OF PROPOSED DEVELOPMENT:	Two Semi Detached Dwellings Single Storey and Garages
---------------------------------	---

In respect of this proposed development you are informed that:-

NATURE OF DECISION	Is a Consent Required?	Consent Granted or Refused	Date of Decision	Number of Conditions
Provisional Development Plan Consent ( <i>Land Use</i> )	Yes	Granted	27/09/2004	9
Provisional Building Rules Consent Private Certifier Council	Yes	Granted	02/11/2004	1
Other	No		-	2
DEVELOPMENT APPROVAL	Yes	Granted	05/11/2004	12

The building classification under the Building Code is: 1A,10A

The development must be in strict compliance with the plans, details and conditions of approval as detailed on the following pages

Date of Decision:- 05/11/2004

Signed:		Authorised Officer
Date:	Paul Robinson 5/11/2004	

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Page 1 of 7



CITY OF  
MARION

ADMINISTRATION CENTRE:

248 STURT ROAD

STURT S.A. 5047

POSTAL ADDRESS

P.O. BOX 21

OAKLANDS PARK S.A. 5046

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## DECISION NOTIFICATION FORM

DEVELOPMENT ACT 1993

### DEVELOPMENT APPROVAL

#### DEVELOPMENT APPLICATION NO. 100/2004/1599

No work can commence on the development unless a Development Approval has been obtained

Dated: 04/11/2004

Registered: 03/11/2004

### CONDITIONS OF APPROVAL

#### PLANNING CONDITIONS

- (1) All development is to be established in strict accordance with the plans and details dated as received 05/08/2004.
- (2) All development, and works associated therewith, including landscaping and fencing is to be completed to the reasonable satisfaction of the Council, prior to the occupation and use of the buildings and site.
- (3) All siteworks, including finished ground and floor levels, are to be carried out to the reasonable satisfaction of Council.
- (4) All internal and boundary fencing is to be erected to a height of 1.8 metres above finished ground level and constructed of accepted materials which are compatible with and complement the character and appearance of existing and proposed structures to the reasonable satisfaction of Council. All costs shall be borne by the applicant/developer.
- (5) Fencing proposed adjacent to driveway access points is not to exceed a height of 1.0 metre above finished ground level either side of the fence at its nearest point to the front property boundary and gradually raked up to an overall height of not more than 1.8 metres over a distance of not less than 7.5 metres.
- (6) Stormwater shall be drained in an approved manner to the satisfaction of Council incorporating a stormwater detention tank(s) on the subject site at the applicant's cost in accordance with the City of Marion's information sheet for 'On-site Stormwater Detention Systems in Residential Allotments'.
- (7) Silt control measures including a temporary construction exit and silt fences shall be put in place by the developer prior to construction commencing. The measures are to prevent silt from being washed from the site to the river/road and mud from vehicle tyres being transported onto the road. These silt control measures are to be maintained in good working order during construction.
- (8) All windows or glass doors in day living rooms with a westerly aspect shall be fitted with solar glass or protected with an anti-glare, heat reflective adhesive film or similar prior to occupation (refer to City of Marion's Information Sheet No. 7 in relation to Energy, Windows and Shading).
- (9) All north facing windows or glass doors shall be shaded to allow winter sun access but provide complete shading during summer, prior to occupation (refer to City of Marion's Information Sheet No. 7 in relation to Energy, Windows and Shading)

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Page 2 of 7



ADMINISTRATION CENTRE:  
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## DECISION NOTIFICATION FORM

DEVELOPMENT ACT 1993

### DEVELOPMENT APPROVAL

DEVELOPMENT APPLICATION NO. 100/2004/1599

No work can commence on the development unless a Development Approval has been obtained

Dated: 04/11/2004  
Registered: 03/11/2004

#### BUILDING CONDITIONS

##### Council

- (1) Notice to Council - Development Act, 1993 - Regulation 74  
The OWNER is required to give Council ONE BUSINESS DAYS notice of the following stages of building work:-
  - a) prior to the placement of any concrete for footings or other structural purposes;  
Note: Where an engineer carries out an inspection Council will also require a copy of the inspection certificate; and
  - b) at the completion of wall and roof frames prior to the fixing of any internal linings.
- (2) This Approval is subject to the one condition included in the attached Provisional Building Rules consent which has been issued by Rep Giordano of Giordano Certification on 02/11/2004.

##### NOTES:

- (1) Privately Certified:- Regulation 83AB - Notice of Completion  
The licensed builder on the completion of building work shall supply a statement to the Certifier. The statement shall be signed by the licensed builder and shall declare that the building work carried out is in accordance with the relevant approvals.
- (2) It is the builder's responsibility to ensure that the Council's roads, footpaths and kerbing etc. is protected during the construction work.  
The Council must be supplied with dated photos and measurements of any existing defects prior to commencement of the work, otherwise it will be assumed that all damage was caused during construction.  
At the completion of the work, the builder is required to repair all damage caused during construction. Re-instatement must be carried out to the satisfaction of Council. Failure to do so will result in such repairs being carried out by the Council and charged to the builder.

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Page 3 of 7



CITY OF  
MARION

ADMINISTRATION CENTRE:  
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## DECISION NOTIFICATION FORM DEVELOPMENT ACT 1993

### DEVELOPMENT APPROVAL

#### DEVELOPMENT APPLICATION NO. 100/2004/1599

No work can commence on the development unless a Development Approval has been obtained

Dated: 04/11/2004  
Registered: 03/11/2004

- (3) Prior to commencement of any site work, the builder is to arrange a temporary vehicular access to the property for machinery, delivery of building materials and general vehicles. In the case where no driveway invert exists on the site frontage, the back of kerb shall be saw cut and removed in the intended location for the new driveway invert to provide the necessary temporary access. In addition, if the site frontage has a paved Council footpath, this will also need to be removed in alignment with removed section of kerb.
- (4) Site Maintenance - Section 20 of the Public and Environmental Health Act, proper sanitary facilities, namely a toilet, (pursuant to Regulation 2.2.5 of the Occupational Health, Safety and Welfare Regulations 1995 *amended variation, effective as from 18 September 2004*) which is attached to a sewer or septic tank, or a water flush chemical closet, is to be provided for all building sites. Regulation 4 of the Regulations under the Public and Environmental Health Act, an appropriate waste receptacle/enclosure is to be provided to contain all builders' waste. The site is to be maintained in a clean condition free of litter at all times.
- (5) Council wishes to advise that during the construction of any party wall/common wall the applicant should ensure that a suitably qualified person is present to inspect the works to ensure that all party walls/common walls associated with the development are fire rated in accordance with the Building Code of Australia.
- (6) Council will require as part of any future land division proposal a statement from a suitably qualified person stating that all party walls/common walls associated with the development have been fire rated in accordance with the Building Code of Australia, and a Section 51 clearance will not be released until the statement has been received by Council.

#### Reasons for Conditions

To ensure adequate compliance with the provisions of the Development Act, 1993.

cc BUCKLEY ESTATE PTY LTD, 58 WINDEBANKS ROAD, HAPPY VALLEY SA 5159,

Signed:

A handwritten signature of Paul Robinson.

Authorised Officer

Date:

5/11/2004

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Page 4 of 7



## GIORDANO CERTIFICATION

194 Glynburn Road, Tranmere SA 5073 Ph: (08) 8332 3777 Fax: (08) 83327627  
Email: giordano@giordano-associates.com.au

### \* DECISION NOTIFICATION FORM \*

**FOR DEVELOPMENT APPLICATION:**

DEVELOPMENT NO.: 100/2004/1599  
DATED: 19/07/04  
REGISTERED ON: 05/08/04

**TO:**

Fairmont Homes Pty. Ltd.  
PO Box 179  
Hindmarsh SA 5007

**LOCATION OF PROPOSED DEVELOPMENT:**

SECTION NO:	HOUSE NO:	
HUNDRED:	LOT NO:	113a & 113b
VOLUME:	STREET:	Scott Avenue
FOLIO:	SUBURB:	Clovelly Park

**NATURE OF PROPOSED DEVELOPMENT:**

Two Semi Detached Dwellings

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED
PROVISIONAL DEVELOPMENT PLAN CONSENT	-	-	-
PROVISIONAL BUILDING RULES CONSENT	02/11/04	1	-
LAND DIVISION (TORRENS/STRATA)	-	-	-
PUBLIC SPACE	-	-	-
OTHER	-	** Notes	-
DEVELOPMENT APPROVAL	-	-	-

This is to certify that the Provisional Building Rules are consistent with the Development Plan Consent and any condition that apply in relation to the Provisional Plan Consent.

If applicable, the details of the building classification and the approved number of occupants under the Building Code are attached.

**\*\*Note:** No work can commence on this development unless a development approval has been obtained. If one or more consents have been granted on this notification form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Signed:

Private Certifier

Rep Giordano

Sheets Attached

2

DATE:	02/11/04	REF NO:	04/0470
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## GIORDANO CERTIFICATION

194 Glynburn Road, Tramore SA 5073 Ph: (08) 8332 3777 Fax: (08) 83327627

Email: giordano@giordano-associates.com.au

### DEVELOPMENT ACT 1993 – SECTION 42 CONDITIONS OF PROVISIONAL BUILDING RULES CONSENT

BUILDING WORK:	Detached dwelling
SITE ADDRESS:	Lot 113a & 113b, Scott Avenue, Clovelly Park
APPLICANT:	Fairmont Homes Pty Ltd
OWNER:	S & J Buckley

CLASSIFICATION: 1a

#### SITE PARAMETERS PROVIDED BY APPLICANT:

DESIGN WIND SPEED: N1

CONDITIONS:

1. The person proposing to undertake building work on land (or who is in charge of such work) be warned of their obligation to give the Council notice at stages prescribed in Regulation 74. If the building owner is giving notice the notice must include the name, address and telephone number of the person responsible for undertaking or in charge of the building work (a registered Building Work Supervisor or Private Certifier) and proposed to provide any statement required under regulation 83AB.

NOTES:

For building work prescribed in regulation 75, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60.

A person must not occupy a Class 1a building under the Building Code (or an addition to a Class 1a building) that has not been completed in accordance with the development authorisation insofar as it relates to the performance of building work unless it complies with the requirements prescribed in Regulation 83A. Regulation 83AB requires a written statement of completion for Class 1a buildings to be provided by

- 1) a licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work. In the absence of a licensed building work contractor, a registered building work supervisor or a private certifier.

The statement must declare that the notification required under Section 59 of the Act have been given in accordance with the requirements of that section and regulations, and;

That the building work has been carried out in accordance with any relevant approval and the provisions of the Building Rules (disregarding any variation of a minor nature which has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority.

DATE: 02/11/04 REF NO: 04/0470



## GIORDANO CERTIFICATION

194 Glynburn Road, Tramore SA 5073 Ph: (08) 8332 3777 Fax: (08) 83327627  
Email: giordano@giordano-associates.com.au

The location, design and capacity of the stormwater discharge at the property alignment should be approved by council prior to siteworks commencing. The drainage system should be completed by the finish of construction of the building. (Clause 5.5.3, AS 2870 - 1996).

**WARNING:** AS 3660.1 - 'Protection of new buildings from subterranean termites', sets out methods for implementation during construction, for minimising the risk to new buildings from damage to their structural members by subterranean termites. The protection methods will not provide a total guarantee against attack. The owner must be aware that regular inspections for termite activity will need to be carried out, at intervals not exceeding 12 months, to further reduce the risk of termite damage.

The footings have not been designed to take into account the effects of trees. Refer to AS 2870 1996, Appendix B 2.3(c). If clarification is required, refer to the footing construction report or seek advice from the design engineer.

The footings have only been checked for compliance with the minimum allowable requirements prescribed in AS 2870 - 1996. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.

The owners attention should be drawn to Appendix A & B of AS 2870 - 1996 'Performance Requirements and Foundation Maintenance'. Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 - 1996 and engineer's details.

**IMPORTANT:** This report does not imply compliance with the Electricity Trust of South Australia Act, 1946 as amended or the regulations thereunder. It is the responsibility of the owner and the person erecting the building to ensure compliance with the same.

Rep. Giordano,  
Building Surveyor & Private Certifier  
Reg. No.18

DATE:	02/11/04	REF NO:	04/0470
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## Data Extract for Section 7 search purposes

Valuation ID 1003443055

**Data Extract Date:** 03/08/2023

**Parcel ID:** D67277 A101

**Certificate Title:** CT5943/242

**Property Address:** 21 SCOTT AV CLOVELLY PARK SA 5042

### Zones

General Neighbourhood (GN)

### Subzones

No

### Zoning overlays

#### Overlays

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

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

##### **Affordable Housing**

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

##### **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.*

No

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

No



**RevenueSA**  
DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No:

2490483

L PSARROS & M.A PSARROS  
130 FRANKLIN STREET  
ADELAIDE SA 5000

**DATE OF ISSUE**

03/08/2023

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME																										
14949292	N M HUGHES																										
<b>PROPERTY DESCRIPTION</b>																											
21 SCOTT AVE / CLOVELLY PARK SA 5042 / LT 101 D67277																											
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR																							
1003443055	CT 5943/242	\$540,000.00	R4 1.000	RE 0.400																							
<b>LEVY DETAILS:</b>																											
<table> <tr> <td><b>FINANCIAL YEAR</b></td> <td><b>FIXED CHARGE</b></td> <td>\$</td> <td>50.00</td> </tr> <tr> <td>2023-2024</td> <td><b>+ VARIABLE CHARGE</b></td> <td>\$</td> <td>218.55</td> </tr> <tr> <td></td> <td><b>- REMISSION</b></td> <td>\$</td> <td>136.95</td> </tr> <tr> <td></td> <td><b>- CONCESSION</b></td> <td>\$</td> <td>0.00</td> </tr> <tr> <td></td> <td><b>+ ARREARS / - PAYMENTS</b></td> <td>\$</td> <td>0.00</td> </tr> <tr> <td></td> <td><b>= AMOUNT PAYABLE</b></td> <td>\$</td> <td>131.60</td> </tr> </table>				<b>FINANCIAL YEAR</b>	<b>FIXED CHARGE</b>	\$	50.00	2023-2024	<b>+ VARIABLE CHARGE</b>	\$	218.55		<b>- REMISSION</b>	\$	136.95		<b>- CONCESSION</b>	\$	0.00		<b>+ ARREARS / - PAYMENTS</b>	\$	0.00		<b>= AMOUNT PAYABLE</b>	\$	131.60
<b>FINANCIAL YEAR</b>	<b>FIXED CHARGE</b>	\$	50.00																								
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	<b>+ ARREARS / - PAYMENTS</b>	\$	0.00																								
	<b>= AMOUNT PAYABLE</b>	\$	131.60																								

**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**

01/11/2023



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



**RevenueSA**  
DEPARTMENT OF TREASURY AND FINANCE

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

**PAYMENT REMITTANCE ADVICE**

**OWNERSHIP NUMBER**

14949292

**OWNERSHIP NAME**

N M HUGHES

**AGENT NUMBER**

100018936

**ASSESSMENT NUMBER**

1003443055

**AGENT NAME**

L PSARROS & M.A PSARROS

**AMOUNT PAYABLE**

\$131.60

**EXPIRY DATE**

01/11/2023

+80011662190022>

+001571+

<0550462394>

<0000013160>

+444+

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [revsupport@sa.gov.au](mailto:revsupport@sa.gov.au)  
Phone: (08) 8226 3750

**PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**

**Online at:** **OR** **By Post to:**

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

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



# 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:

2490483

L PSARROS & M.A PSARROS  
130 FRANKLIN STREET  
ADELAIDE SA 5000

DATE OF ISSUE

03/08/2023

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

OWNERSHIP NAME  
N M HUGHES

FINANCIAL YEAR  
2023-2024

PROPERTY DESCRIPTION

21 SCOTT AVE / CLOVELLY PARK SA 5042 / LT 101 D67277

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1003443055	CT 5943/242	\$385,000.00	0.0399 HA

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

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
<b>= AMOUNT PAYABLE</b>	<b>\$</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 **01/11/2023**



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



# CERTIFICATE OF LAND TAX PAYABLE

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

# LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



Certificate No: **102246**

Date: **03/08/2023**

Receipt No:

Reference No:

Fax No:

PO Box 21, Oaklands Park  
South Australia 5046

245 Sturt Road, Sturt  
South Australia 5047

**T** (08) 8375 6600  
**F** (08) 8375 6699  
**E** council@marion.sa.gov.au

**Searchlight Technology**  
**PO Box 232**  
**RUNDLE MALL SA 5000**

## CERTIFICATE

*Section 187 of the Local Government Act*

Assessment Number: **495986**

Valuer General No.: **1003443055**

Property Description: **LOT: 101 DP: 67277 CT: 5943/242**

Property Address: **21 Scott Avenue CLOVELLY PARK 5042**

Owner: **N M Hughes**

*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:*

<b>Rates/Natural Resources Levy:</b>	<b>Total</b>
<b>Rates for the current year</b> (includes Natural Resources Levy)	\$1,429.16
Overdue/Arrears	\$0.00
Interest	\$0.00
Adjustments	-\$0.01
Legal Fees	\$0.00
Less Payments Received	-\$385.15
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>\$1,044.00</b>	

**Please be advised:** The first instalment is due **1<sup>st</sup> September 2023** with four quarterly instalments falling due on 01/09/2023, 01/12/2023, 01/03/2024 and 03/06/2024. 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:**

**Biller Code: 9613**

**Reference Number: Assessment Number as above**

# CERTIFICATE

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



**Searchlight Technology**  
**PO Box 232**  
**RUNDLE MALL SA 5000**

Assessment No: 495986  
 Certificate of Title: LOT: 101 DP: 67277 CT: 5943/242  
 Property Address: 21 Scott Avenue CLOVELLY PARK 5042  
 Owner: N M Hughes

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

<b>Development Act 1993 (repealed)</b>		
section 42—Condition (that continues to apply) of a development authorisation?	100/2004/1599	
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>Planning, Development and Infrastructure Act 2016</b>		
Part 5 – Planning and Design Code	<p>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?</p>	<p>Click the link to check if a Code Amendment applies:</p> <p><a href="#">Code Amendment Map Viewer (geohub.sa.gov.au)</a></p>
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	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>Repealed Act conditions</b>		
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>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>Fire and Emergency Services Act 2005</b>	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
<b>Food Act 2001</b>	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
<b>Housing Improvement Act 1940 (repealed)</b>	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
<b>Local Government Act 1934 (repealed)</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<b>Local Nuisance and Litter Control Act 2016</b>	
section 30—Nuisance or litter abatement notice	Nil
<b>Land Acquisition Act 1969</b>	
section 10—Notice of intention to acquire	Nil
<b>Public and Environmental Health Act 1987 (repealed)</b>	
Part 3—Notice	Nil
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	Nil
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	Nil
<b>South Australian Public Health Act 2011</b>	
section 92—Notice	Nil
South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval	Nil
<b>Particulars of building indemnity insurance</b>	
	See attached

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

- commercial or industrial activity at the land; or
- 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.



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, Amey Johnson, Administration Officer of the City of Marion certify that the information provided in these responses is correct.

A handwritten signature in black ink, appearing to read 'Amey Johnson'.

Sign:

Date: 03/08/2023

Account Number <b>10 03443 05 5</b>	L.T.O Reference CT5943242	Date of issue 3/8/2023	Agent No. 676	Receipt No. 2490483
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PSARROS & ALLEN  
130 FRANKLIN STREET  
ADELAIDE SA 5000  
[info@psarrosallen.com.au](mailto:info@psarrosallen.com.au)

## Section 7/Elec

## **Certificate of Water and Sewer Charges & Encumbrance Information**

## Property details:

**Customer:** NM HUGHES

**Location:** 21 SCOTT AVE CLOVELLY PARK LT 101 D67277

**Rating:** Residential

## Periodic charges

Raised in current years to 30/6/2023

		Arrears as at: 30/6/2023	:\$ 0.00
Water main available:	1/7/2005	Water rates	: 0.00
Sewer main available:	1/7/2005	Sewer rates	: 0.00
		Water use	: 0.00
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 0.00
		Goods and Services Tax	: 0.00
		Amount paid	: 0.00
		<b>Balance outstanding</b>	: 0.00

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

**Next quarterly charges:** Water supply: 74.20      Sewer: 82.89      Bill: 9/8/2023

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

The last Water Use Year ended on 20/04/2023.

MAINS WATER USE CHARGE of \$75.98 should be added to the Balance Outstanding above.  
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



Government of  
South Australia

**South Australian Water Corporation**  
250 Victoria Square/Tarntanyangga  
Adelaide SA 5000  
GPO Box 1751 Adelaide SA 5001

1300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)

## South Australian Water Corporation

**Name:**  
NM HUGHES

**Water & Sewer Account**  
Acct. No.: **10 03443 05 5**

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

**Address:**  
21 SCOTT AVE CLOVELLY PARK LT  
101 D67277

### Payment Options

#### **EFT**

#### **EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1003443055



**Biller code: 8888**  
**Ref: 1003443055**

#### **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: 1003443055



**Government of  
South Australia**

**South Australian Water Corporation**  
250 Victoria Square/Tarntanyangga  
Adelaide SA 5000  
GPO Box 1751 Adelaide SA 5001

1300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)

Home Warranty

# certificate

of insurance

Fairmont Homes Pty Ltd  
P O Box 179  
HINDMARSH SA 5007

A policy of insurance which complies with Division III of Part V of the Building Work Contract Act 1995 (S.A.), has been issued by: Vero Insurance Limited  
ABN 48 005 297 807

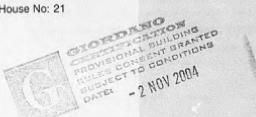
To Be Carried Out By: Fairmont Homes Pty Ltd  
ABN: 40 007 724 094  
Builder Licence Number: G004575

In Favour Of: Shane & Julieanne Buckley

Contract Date: 25/06/2004

In Respect Of: Single Dwelling

At: Lot No: 113a Unit No: House No: 21  
Scott Avenue  
CLOVELLY PARK SA 5042



**The Certificate of Insurance is for Cover:**  
Statutory Cover

This certificate is issued subject to any cheque tendered in payment in connection with this insurance being honoured upon first presentation.



**Aon**

**HIA INSURANCE SERVICES**  
Established 1923  
for the people

**vero**  
warranty

Insurer:

- Vero Insurance Limited  
ABN 48 005 297 807