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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:

MKR Enterprises Aus Pty. Ltd. (ACN: 650 376 444)

Address:

112 Penfold Road Wattle Park SA 5066

4 Vendor's registered agent:

Sinova Real Estate Pty Ltd

Address:

68 Halifax Street, Adelaide 5000

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

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

Certificate of Title Register Book Volume 6290 Folio 524

Lot 9 in Primary Community Plan 43003 being the whole of the land, known as Lot 9 Reynell Road Rostrevor SA 5073

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Part B - Purchaser's cooling-off rights and proceeding with the purchase

To the purchaser:

Right to cool-off (section 5)

1 - Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS -

(a) you purchased by auction; or

(b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or

(c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or

(d) you are a body corporate and the land is not residential land; or

(e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or

(f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or

(g) the contract also provides for the sale of a business that is not a small business.

2 - Time for service

The cooling-off notice must be served -

(a) if this form is served on you before the making of the contract - before the end of the second clear business day after the day on which the contract was made; or

(b) if this form is served on you after the making of the contract - before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

3 - Form of cooling-off notice

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

4 - Methods of service

The cooling-off notice must be -

(a) given to the vendor personally; or

(b) posted by registered post to the vendor at the following address:

112 Penfold Road Wattle Park SA 5066

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

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

Email: info@sinova.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

(d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

68 Halifax Street, Adelaide 5000

(being *~~the agent's address for service under the *Land Agents Act 1994*~~/ an address nominated by the agent to you for the purpose of service of the notice).

Note - Section 5(3) of the *Land and Business (Sale and Conveyancing) Act 1994* places the onus of proving the giving of the cooling-off notice on the purchaser. It is therefore strongly recommended that -

(a) if you intend to serve the notice by leaving it for the vendor's agent at the agent's address for service or an address nominated by the agent, you obtain an acknowledgment of service of the notice in writing;

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

5 - Effect of service

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

(a) the amount of any deposit paid if the deposit did not exceed $100; or

(b) an amount paid for an option to purchase the land.

Proceeding with the purchase

If you wish to proceed with the purchase -

(a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and

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

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

*~~I~~/We, Manu Khanna as Director and Karan Maken as Director / Secretary of MKR Enterprises Aus Pty. Ltd. (ACN: 650 376 444)

of 112 Penfold Road Wattle Park SA 5066

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

Date:	Dec 01 2023	Date:	Dec 01 2023
Signed	Manu Khanna	Signed	Karan Maken
Date:		Date:	
Signed		Signed	

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

✓

(section 9)

To the purchaser:

I, Key Forms Pty Ltd

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

Exceptions: 1) City of Campbelltown has not received statement of compliance for the dwelling. Purchaser to do their own enquiries

2) The Government Rates and Taxes are based on the parent Certificate of Title before the subdivision was finalised.

Date: Nov 30 2023

Signed: Melissa Belton

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

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

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

(section 7(1)(b))

Note -

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

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

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

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

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

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

(b) the mortgage, charge or prescribed encumbrance -

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

(A) under the heading 1. General -

1.1 Mortgage of land

1.4 Lease, agreement for lease, tenancy agreement or licence

1.5 Caveat

1.6 Lien or notice of a lien

(B) under the heading 36. Other charges -

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

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

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

Table of particulars

Column 1	Column 2	Column 3

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]
[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.
Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-
(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
(c) the heading "6. Repealed Act conditions" and item 6.1; and
(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]
*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*
[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]
[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1 Mortgage of land

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

Is this item applicable? ✓

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

Are there attachments? NO

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

Number of mortgage (if registered):

13789940

Name of mortgagee:

Police Credit Union Ltd. (ACN: 087 651 205)

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1.2 Easement

(whether over the land or annexed to the land)

Note - "Easement" includes rights of way and party wall rights

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

Is this item applicable? ✓

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

Are there attachments? YES

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

Property Interest Report - Page 12 of 13

Description of land subject to easement:

The whole of the land in Certificate of Title Volume 6290 Folio 524

Nature of easement:

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

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

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1.4 Lease, agreement for lease, tenancy agreement or licence

(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

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

Is this item applicable?

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

$ per (period)

Is the lease, agreement for lease etc in writing?

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

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

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

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

Is this item applicable? ✓

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

Are there attachments? YES

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

Campbelltown City Council Search

Condition(s) of authorisation:

Refer to attached Campbelltown City Council Search

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6. Repealed Act conditions

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

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

Is this item applicable?

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

Are there attachments?

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

Nature of condition(s):

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Amount of levy payable:

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19. *Land Tax Act 1936*

19.1 Notice, order or demand for payment of land tax

Is this item applicable? ✓

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

Are there attachments? YES

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

Certificate of Land Tax

Date of notice, order or demand:

16/11/2023

Amount payable (as stated in the notice):

$8.721.97

20. *Local Government Act 1934* (repealed)

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

Is this item applicable? ☐

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

Are there attachments?

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

Date of notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

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21. *Local Government Act 1999*

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

Is this item applicable? ✓

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

Are there attachments? YES

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

Campbelltown City Council Search

Date of notice, order etc:

23/11/2023

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

Campbelltown City Council

Land subject thereto:

2 Reynell Road Rostrevor SA 5073 (Parent Title)

Nature of requirements contained in notice, order etc:

Council Rates Payable

Time for carrying out requirements:

To be paid at or prior to settlement

Amount payable (if any):

$1,256.00

22. *Local Nuisance and Litter Control Act 2016*

22.1 section 30 - Nuisance or litter abatement notice

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

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23. *Metropolitan Adelaide Road Widening Plan Act 1972*

23.1 section 6 - Restriction on building work

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

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

Are there attachments?

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

Does the restriction apply to all of the land?

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

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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):

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

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

Certificate of Title: 6290/524
Zones: General Neighbourhood (GN)
Subzones: No
Zoning Overlays:
Overlays
Airport Building Heights (Regulated) (All structures over 45 metres)

Affordable Housing

Hazards (Flooding - Evidence Required)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Traffic Generating Development

Urban Tree Canopy

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

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

Is the land designated as a local heritage place? NO

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

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

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

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

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

Is this item applicable?

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

Are there attachments?

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

Is this item applicable?

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

Are there attachments?

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

Date of order:

Terms of order:

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

Amount payable (if any):

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29.6 section 142 - Notice to complete development

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7 section 155 - Emergency order

Is this item applicable?

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

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29.8 section 157 - Fire safety notice

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

Is this item applicable?

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

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

Is this item applicable? ☐

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

Are there attachments?

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

Is this item applicable? ☐

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

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29.12 Part 16 Division 1 - Proceedings

Is this item applicable?

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice

Is this item applicable?

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

Is this item applicable? ☐

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

Are there attachments?

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

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36. Other charges

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

Is this item applicable? ✓

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

Are there attachments? YES

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

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

Person or body in whose favour charge exists:

1. Revenue SA
2. Campbelltown City Council

Nature of charge:

1. Land Tax Payable
2. Council Rates Payable

Amount of charge (if known):

1. $8,721.97
2. $1,256.00

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Particulars relating to community lot (including strata lot) or development lot ✓

1 Name of community corporation: Community Corporation 43003 Incorporated

Address of community corporation: 2-4 Reynell Road Rostrevor SA 5073

2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.

3 Particulars supplied by the community corporation or known to the vendor:

(a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):

Community Corporation currently do not hold meetings or have a sinking or maintenance fund set up. However owners are required to contribute towards Common Property Insurance.

(b) particulars of assets and liabilities of the community corporation:

Community Corporation currently do not hold meetings or have a sinking or maintenance fund set up. However owners are required to contribute towards Common Property Insurance.

(c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:

Community Corporation currently do not hold meetings or have a sinking or maintenance fund set up. However owners are required to contribute towards Common Property Insurance.

(d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:

Not Applicable

(e) if the lot is a community lot, particulars of the lot entitlement of the lot:

1,200/10,000

[If any of the above particulars have not been supplied by the community corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]

4 Documents supplied by the community corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the community corporation and management committee *~~for the 2 years preceding this statement~~ / since the deposit of the community plan;

*(*Strike out or omit whichever is the greater period)*

NO

(b) a copy of the statement of accounts of the community corporation last prepared;

NO

(c) a copy of current policies of insurance taken out by the community corporation.

NO

[For each document indicate (YES or NO) whether or not the document has been supplied by the community corporation by the date of this statement.]

5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the community corporation and give details of any other steps taken to obtain the particulars or documents concerned:

Community Corporation currently do not hold meetings or have a sinking or maintenance fund set up. However owners are required to contribute towards Common Property Insurance.

Common property Insurance to be in place at settlement of the first Lot within the Community Corporation.

6 The following documents are enclosed:

(a) a copy of the scheme description (if any) and the development contract (if any); ✓

(b) a copy of the by-laws of the community scheme.

7 The following additional particulars are known to the vendor or have been supplied by the community corporation: ✓

Community Corporation currently do not hold meetings or have a sinking or maintenance fund set up. However owners are required to contribute towards Common Property Insurance.

Common property Insurance to be in place at settlement of the first Lot within the Community Corporation.

8 Further inquiries may be made to the secretary of the community corporation or the appointed community scheme manager.

Name: MKR Enterprises Aus Pty. Ltd. (ACN: 650 376 444)

Address: 112 Penfold Road Wattle Park SA 5066

Note-

1 A community corporation must (on application by or on behalf of a current or prospective owner orother relevant person) provide the particulars and documents referred to in 3(a)-(c) and 4 and must also make available for inspection any information required to establish the current financial position of the corporation, a copy of any contract with a body corporate manager and the register of owners and lot entitlements that the corporation maintains: see sections 139 and 140 of the *Community Titles Act 1996*.

2 Copies of the scheme description, the development contract or the by-laws of the community scheme may be obtained from the community corporation or from the Lands Titles Registration Office.

3 All owners of a community lot or a development lot are bound by the by-laws of the community scheme. The by-laws regulate the rights and liabilities of owners of lots in relation to their lots and the common property and matters of common concern.

4 For a brief description of some of the matters that need to be considered before purchasing a community lot, see Division 3 of this Schedule.

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Particulars of building indemnity insurance ✓

Note-

Building indemnity insurance is not required for-

(a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or

(b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or

(c) domestic building work commenced before 1 May 1987; or

(d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or

(e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

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

1 Name(s) of person(s) insured:
MKR ENTERPRISES AUS PTY LTD

2 Name of insurer:
QBE Insurance (Australia) Ltd

3 Limitations on the liability of the insurer:
$263,500.00

4 Name of builder:
L L & T L BETTIO

5 Builder's licence number:
UBLD35002

6 Date of issue of insurance:
12/10/2021

7 Description of insured building work:
NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE

Exemption from holding insurance:

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

NO

If YES, give details:

(a) Date of the exemption:

(b) Name of builder granted the exemption:

(c) Licence number of builder granted the exemption:

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

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

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Schedule-Division 3-Community lots and strata units ✓

Matters to be considered in purchasing a community lot or strata unit

The property you are buying is on strata or community title. There are **special obligations and restrictions** that go with this kind of title. Make sure you understand these. If unsure, seek legal advice before signing a contract. For example:

Governance

You will automatically become a member of the **body corporate**, which includes all owners and has the job of maintaining the common property and enforcing the rules. Decisions, such as the amount you must pay in levies, will be made by vote of the body corporate. You will need to take part in meetings if you wish to have a say. If outvoted, you will have to live with decisions that you might not agree with.

If you are buying into a mixed use development (one that includes commercial as well as residential lots), owners of some types of lots may be in a position to outvote owners of other types of lots. Make sure you fully understand your voting rights, see later.

Use of your property

You, and anyone who visits or occupies your property, will be bound by rules in the form of **articles or by-laws**. These can restrict the use of the property, for example, they can deal with keeping pets, car parking, noise, rubbish disposal, short-term letting, upkeep of buildings and so on. Make sure that you have read the articles or by-laws before you decide whether this property will suit you.

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused.

Note that the articles or by-laws **could change** between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

Are you buying a debt?

If there are unpaid contributions owing on this property, you can be made to pay them. You are entitled to **know the financial state of the body corporate** and you should make sure you see its records before deciding whether to buy. As a prospective owner, you can write to the body corporate requiring to see the records, including minutes of meetings, details of assets and liabilities, contributions payable, outstanding or planned expenses and insurance policies. There is a fee. To make a request, write to the secretary or management committee of the body corporate.

Expenses

The body corporate can **require you to maintain your property**, even if you do not agree, or can carry out maintenance and bill you for it.

The body corporate can **require you to contribute** to the cost of upkeep of the common property, even if you do not agree. Consider what future maintenance or repairs might be needed on the property in the long term.

Guarantee

As an owner, you are a **guarantor** of the liabilities of the body corporate. If it does not pay its debts, you can be called on to do so. Make sure you know what the liabilities are before you decide to buy. Ask the body corporate for copies of the financial records.

Contracts

The body corporate can make contracts. For example, it may engage a body corporate manager to do some or all of its work. It may contract with traders for maintenance work. It might engage a caretaker to look after the property. It might make any other kind of contract to buy services or products for the body corporate. Find out **what contracts the body corporate is committed to and the cost**.

The body corporate will have to raise funds from the owners to pay the money due under these contracts. As a guarantor, you could be liable if the body corporate owes money under a contract.

Buying off the plan

If you are buying a property that has not been built yet, then you **cannot be certain** what the end product of the development process will be. If you are buying before a community plan has been deposited, then any proposed development contract, scheme description or by-laws you have been shown could change.

Mixed use developments—voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than one corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop-owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see www.reisa.com.au.

A free telephone Strata and Community Advice Service is operated by the Legal Services Commission of South Australia: call 1300 366 424.

Information and a booklet about strata and community titles is available from the Legal Services Commission of South Australia at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

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ANNEXURES

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

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

Council Search
Property Interest Report
Emergency Services Levy Certificate
Land Tax Certificate
SA Water Certificate
Community Plan
By Laws
Scheme Description

*(*Strike out whichever is not applicable)*

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT

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

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

Dated this _____ Day of _____ 20

Signed: _____

_____

_____

_____

Purchaser(s)

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Form R3

Buyers information notice

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

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

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

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

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

Safety

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

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Enjoyment

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

Value

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

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

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

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LAND SERVICES SA

Product	Register Search (CT 6290/524)
Date/Time	15/11/2023 12:40PM
Customer Reference	
Order ID	20231115004542

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 6290 Folio 524

Parent Title(s) CT 5212/258

Creating Dealing(s) ACT 14066849

Title Issued 15/09/2023 **Edition** 1 **Edition Issued** 15/09/2023

Estate Type

FEE SIMPLE

Registered Proprietor

MKR ENTERPRISES AUS PTY. LTD. (ACN: 650 376 444)
OF 112 PENFOLD ROAD WATTLE PARK SA 5066

Description of Land

LOT 9 PRIMARY COMMUNITY PLAN 43003
IN THE AREA NAMED ROSTREVOR
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13789940	MORTGAGE TO POLICE CREDIT UNION LTD. (ACN: 087 651 205)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
26/06/2023	14066850	BY-LAWS	FILED
26/06/2023	14066851	SCHEME DESCRIPTION	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

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PART B: PARTICULARS AND INFORMATION ABOUT THE LAND

Development Act 1993	
Part 3—Development Plan	
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	N/A
Is the land situated in a designated State Heritage Area?	N/A
Is the land designated as a place of local heritage value?	N/A
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? If YES, state the name of the council:	No
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 - Condition (that continues to apply) of a development authorisation	See attached approval 170/0630/19
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	See Attached PlanSA Report
Is the land situated in a designated State Heritage place?	No
Is the land designated as a place of local heritage value?	No
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	No declared trees Regulated/significant tree status unknown
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Refer to https://plan.sa.gov.au/have_your_say/code_amendments
Section 127 – Condition (that continues to apply) of a development authorisation	Nil
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)	Nil
Development Act 1993	
Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil

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

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Part 16 - Division 1 – Proceedings	Nil
Section 213 – Enforcement notice	Nil
Section 214(6), 214(10) or 222 – Enforcement order	Nil
Public and Environmental Health Act 1987 (repealed)	
Part 3 - Notice	Nil
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 - Condition (that continues to apply) of an approval	Nil
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	Nil
South Australian Public Health Act 2011	
Section 92 - Notice	Nil
South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval	Nil
Other charges	
Charge of any kind affecting the land (not included in another item)	Nil
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 Development Act 1993) or the Planning, Development and Infrastructure Act 2016?	Nil

BUILDING INDEMNITY INSURANCE

Any approved building work undertaken on the property the subject of Building Indemnity Insurance.

Approval No.	Insurer	Policy Number	Policy Issued	Builder
170/0630/19	QBE	600002057BWI-268	12/10/2021	U BLD35002
170/0630/19	QBE	600002057BWI-266	12/10/2021	U BLD35002
170/0630/19	QBE	600002057BWI-265	12/10/2021	U BLD35002
170/0630/19	QBE	600002057BWI-264	12/10/2021	U BLD35002
170/0630/19	QBE	600002057BWI-263	12/10/2021	U BLD35002
170/0630/19	QBE	600002057BWI-262	12/10/2021	U BLD35002
170/0630/19	QBE	600002057BWI-261	12/10/2021	U BLD35002
170/0630/19	QBE	600002057BWI-267	12/10/2021	U BLD35002
170/0630/19	QBE	600002057BWI-269	12/10/2021	U BLD35002

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

If “Yes”, please advise details YES

PLEASE NOTE COUNCIL HAS NOT RECEIVED A STATEMENT OF COMPLIANCE FOR THE DWELLINGS (9) APPROVED IN DEVELOPMENT APPLICATION 170/0630/19

AUTHORISED BY CAMPBELLTOWN COUNCIL **23/11/2023**

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PlanSA

Data Extract for Section 7 search purposes

Valuation ID 1722680014

Data Extract Date: 23/11/2023

Parcel ID: C43003

Certificate Title:

Property Address: REYNELL RD ROSTREVOR SA 5073

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

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

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

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

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

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DECISION NOTIFICATION FORM

Development Number
170/0630/19/RF

To: Modern Day Concepts
3 Bonita Lane
MAWSON LAKES SA 5095

FOR DEVELOPMENT APPLICATION	**DATED**	03/07/2019
	REGISTERED ON	04/07/2019
Location of Proposed Development:	2 Reynell Road ROSTREVOR SA 5073 4 Reynell Road ROSTREVOR SA 5073	
Nature of Proposed Development:	To erect a double storey residential flat building comprising of nine (9) dwellings with associated front masonry fence, driveways and landscaping	
From:	**THE CITY OF CAMPBELLTOWN**	
Responsible Officer:	Ian Wise	
Enquiries :	8366 9301	
Building Classification:	1a 10a 10b	

In respect of this proposed development you are informed that:

NATURE OF DECISION SOUGHT	DECISION	DATE	NO. OF CONDITIONS
Development Plan Consent	Granted	28/11/2019	11
Building Rules Consent	Granted	01/04/2020	3
DEVELOPMENT APPROVAL	Granted	22/04/2020	14

PLEASE REFER TO ATTACHED SHEET FOR DETAILS OF CONDITIONS

Date of Decision: 22/04/2020

Nigel Litchfield
Manager Planning Services

Date: 22 April 2020

Cc: A Fahim, M Fahim
133 St Bernards Road
ROSTREVOR SA 5073

Document Set ID: 6349714
Version: 1, Version Date: 06/05/2020

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

CONDITIONS Development Number: 170/0630/19/RF

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

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application number 170/0630/19 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

   Reason: To ensure that the development is conducted in accordance with the approval

2. The control, retention, detention and/or disposal of all stormwater from the building(s), the subject of this application shall be in accordance with the Siteworks and Drainage Plan by **MLEI** Consulting Engineers with overflow directed to the street water table, unless otherwise approved by Council. Stormwater infrastructure and all stormwater connections internal and external to property boundaries shall be completed within two months of the first occupation of the dwelling and must be maintained in good working order at all times.

   Reason: To reduce the risk of water damage to neighbouring properties and to limit the extent of flows to Council's stormwater system

3. All upper level windows of the dwellings (with the exception of the northern facing windows of dwellings 1 and 9 will be fitted with manufactured obscure glass to a minimum height of 1.6 metres above the upper floor level, such windows to be permanently fixed shut other than by a wind out mechanism (opening to no greater than 150mm) and hinged at the top or bottom of the window panel. The obscure glass must be fitted prior to commencement of use of the dwellings and is to be maintained at all times.

   Reason: To minimise overlooking of adjoining properties.

4. All planting and landscaping must be completed in the first planting season concurrent with or following commencement of the use of this development and must be maintained in good condition. Any plants which become diseased or die must be replaced by suitable species.

   Reason: To maintain the amenity of the site and the locality

5. The driveway crossovers are to be constructed in accordance to council standards SD4 and SD10 with a maximum gradient of 2.5% over the council verge area.

   Reason: To ensure that the verge is reinstated to a safe manner for pedestrian access.

Document Set ID: 6349714
Version: 1, Version Date: 06/05/2020

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6. All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover to the reasonable satisfaction of Council.

   Reason: To ensure that excavations and filled land is stable and will not result in any adverse impact on adjoining properties.

7. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:

   - prevent silt run-off from the land to adjoining properties, roads and drains;
   - control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
   - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
   - ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; or
   - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

   Reason: To minimise potential adverse off site environmental impacts.

8. The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application now approved.

   Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated

9. External lighting and security lighting shall be directed in such a manner so as to not, in the opinion of Council, create unreasonable overspill onto any adjoining property or roadway which may create a nuisance to any neighbour or road user.

   Reason: To ensure that floodlighting does not cause nuisance or danger to adjoining occupiers or road users thereby reducing the amenity of the locality and/or making road use unsafe.

10. All car parking areas, driveways and vehicle manoeuvring areas shown on the approved plans shall conform to Australian Standards and be constructed, drained in accordance with sound engineering practice and and the driveway areas depicted in a herring bone paving shall be of a porous and permeable nature to the reasonable satisfaction of Council, and car parking bays shall be permanently delineated prior to the occupation or use of the development herein approved to the reasonable satisfaction of Council.

    Reason: To ensure that the proposed development meets the requirements of the relevant Australian Standards.

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11. The driveway shall remain clear and unrestricted at all times to allow for visitors to the site to access visitor parking areas. At no time shall a gate or other barrier be installed across the driveway without the prior consent of the relevant authority.

    Reason: *To ensure visitors to the site can access designated parking areas.*

The conditions (3) and notes attached to the Provisional Building Rules Consent granted by the Private Certifier form part of this Development Approval and should be read in conjunction with Council's conditions and notes.

NOTES

1. Council must be in receipt of Building Indemnity Insurance prior to any works commencing.

2. Building work associated with this Development Approval must be substantially commenced within 12 months of the date of this approval. Should work not be substantially commenced after 12 months, a new development application will be required to be lodged and approved by Council.

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

4. If this application involves development on the boundary or within close proximity of the boundary of the allotment, the applicant must ensure that the development is undertaken entirely on the subject land and that no part of the structure approved, including the guttering, encroaches any property boundary. To ensure that the proposed development is constructed within the allotment and at the approved set back, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.

5. Any existing driveway inverts and crossovers that Council considers redundant as a result of development hereby approved, shall be reinstated at the applicant's expense and in accordance with Council specifications.

6. Pursuant to the Building Work Contractors Act, 1995 where an owner builder engages a sub-contractor to perform work or to supervise work then the sub-contractor must enter into a contract in writing setting out in full all of the contractual terms. The contractor also must take out a policy of Indemnity Insurance for each contract over $12000 in value (Note: Pursuant to Regulation 83AB of the Development Regulations -1993, Part A of the Builders Written Statement needs to be signed by the licensed building work contractor who has carried out the relevant work or who was in charge of carrying out the relevant work to which the statement relates or if there is no such licensed building work contractor - a registered building work supervisor or a private certifier. Part B of the Builders Written Statement needs to be signed by the owner of the relevant land or by someone acting on his or her behalf). (ref Development Regulations 2008 Regulation 21)

7. During construction of the approved development should any friable or bonded Asbestos material be identified you are directed to contact Workplace Services, Mineral Fibres Unit on ph 8303 0405. Removal of any friable or bonded Asbestos material should be undertaken strictly in compliance Workplace Services Guidelines and the relevant provisions of the Occupational Health Safety and Welfare Act, 1995.

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8. Any air conditioning unit installed as a part of the approved development should satisfy the requirements of the Environment Protection (Machine Noise) Policy 1994 and be located in a position which minimises impact on adjoining dwellings. Information concerning air conditioners can be found on the web site at www.epa.sa.gov.au or contact the EPA on ph 8204 2000.

9. Allotment boundaries will not be certified by Council staff. The onus of ensuring that the building is sited in the approved position on the current allotment is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.

   Reason: To ensure the appropriate functioning of the development and site

10. Air conditioning units shall be located in a manner such that they are not visible from the public realm and are a minimum of 5 metres from any windows of habitable rooms of adjacent dwellings.

    Reason: To limit the visual and noise impact of air conditioning systems

11. Retaining wall and fence structures with a combined total height exceeding 2.1 metres (measured from the lower of the two adjoining finished ground levels) require Development Approval. Please note that no such structures have been approved for the external boundaries as part of this development application.

    Reason: To ensure the appropriate functioning of the development and site

12. The owner(s), applicant, builders and contractors should be aware that Council has standards in relation to the design of work involving or affecting Council infrastructure. These details can be found online at:
    <http://www.campbelltown.sa.gov.au/page.aspx?u=2230>

    The following Standard Details should be adopted in relation to this project as a reference:

    - *Standard Detail 1 (SD1) - Barrier and Kerb Detail*
    - *Standard Detail 4 (SD4) - Invert and Crossover Detail*
    - *Standard Detail 8 (SD8) - Standard Stormwater Detail*
    - *Standard Detail 10 (SD10) - Property Access Grades Detail*
    - *Standard Detail 11 (SD11) - Private Underground Electrical Service Detail*
    - *Standard Detail 12 (SD12) - Stormwater Retention and Detention Detail*
    - *Standard Detail 13 (SD13) - Street Furniture and Service Distance Requirements*

    Work must also be conducted in accordance with relevant Australian Standards.

    Prior to undertaking any works on Council land, please contact Council's Assets and Engineering Services on 8366 9219.

    Please note that Council is entitled to pursue costs for rectification work that may be required on Council land as a result of works conducted that are unsatisfactory, in accordance with the provisions of the Local Government Act 1999.

    Before any work is conducted on site or within road reserve, the location of underground service infrastructure should be identified by calling 1100 “Dial Before You Dig” or visiting *http://www.1100.com.au*

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Reason: To protect the infrastructure within the road verge and to ensure that all work impacting upon Council's infrastructure is conducted in an orderly manner that is consistent with recognised standards.

13. During construction of the development hereby approved, the following shall be observed:

    (a) Dust from any work undertaken on the site shall be reasonably controlled at all times by daily watering or other method deemed satisfactory by Council.

    (b) Noise generated at the site shall be kept to a minimum and in accordance with the policies adopted under the Environment Protection Act.

    (c) Vehicles owned by the employees of contractors and sub-contractors working on the development shall not be parked on the footpath and shall be parked within the site where possible.

    (d) Any dirt or debris from the site deposited onto existing roadways and watertable by the applicant's contractors or subcontractors shall be cleared immediately.

    (e) All earthworks shall be confined to and contained entirely within the property boundaries and must not encroach on or over adjoining properties or the roadside verge/reserve.

    (f) Any refuse on the site shall be controlled by the use of a refuse container of a size and type to the reasonable satisfaction of Council.

    (g) A fence or other barrier shall be erected on the subject land to ensure that all vehicular access to the site is restricted to the invert in the kerb and watertable.

    (h) Any damage to Council infrastructure, street furniture or trees as a direct result of the construction of the development hereby approved shall be immediately made good by the applicant in a manner to the reasonable satisfaction of Council.

    (I) Any stormwater runoff and wastewater or washdown water shall be managed in accordance with the Environment Protection Agency's Code of Practice for the Building and Construction Industry to the reasonable satisfaction of Council.

    (j) Care shall be taken to ensure that no trespass occurs with regard to adjoining properties without the prior consent of the relevant property owner.

Reason: To maintain the amenity of the site and locality and minimise the impact on adjoining properties

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In the interest of good neighbour relations the applicant is requested to advise the neighbours when building work is likely to commence.

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

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

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

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



Nigel Litchfield
Manager Planning Services

Date: 22 April 2020

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Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

Container Ref: 170/0630/19/RF

Enq: Building
Ph: 8366 9236

Dear Sir/Madam

Development No: 170/0630/19/RF
Description: To erect a double storey residential flat building comprising of nine (9) dwellings with associated front masonry fence, driveways and landscaping
Address: 2 Reynell Road ROSTREVOR SA 5073
4 Reynell Road ROSTREVOR SA 5073

Pursuant to the provisions of regulation 74 of the Development Regulations 2008 the Council requires that the person proposing to undertake the building work shall give the Council:

(a) one business day's notice of the commencement of building work on the site; and
(b) one business day's notice of the pouring of concrete footings on the site; and
(c) two clear business day's notice of the installation of roof cladding on the building (enclosing of the trusses), together with the mandatory building supervisor's checklist (Expiation Fees apply to non compliance with this requirement) ; and
(d) one business day's notice of completion of the building work;

and the applicant is advised to ensure that those notifications are given.

The Statement of Compliance supplied to you by your Private Certifier (BCA Concepts Pty Ltd) shall be submitted to your private certifier within 10 business days of providing notice of completion of building work to Council (refer (d) above). The private certifier must provide a stamped copy to Council.

You are also advised that all activities associated with undertaking the development should be properly managed so as to avoid any waste material escaping from the subject land and prevent any damage to any adjacent road, footpath, kerb and gutter, drain, tree or other public asset.

In particular, before the commencement of any earthworks or construction, an appropriate refuse container should be installed on the subject land, and you should make arrangements to prevent damage to any public property by anyone attending the site.

Notwithstanding the above, you are advised that the applicant or any other person making use of this approval will be deemed to be responsible for repairing or otherwise making good to the reasonable satisfaction of the Council, any damage to any public asset caused as a result of the development being undertaken, whether or not the applicant or other person was present at the relevant time.

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

Yours sincerely



Nigel Litchfield
Manager Planning Services

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BCA Concepts Pty Ltd
L1, 50 Hindmarsh Square
Adelaide SA 5000
ABN: 71 630 306 428
P (08) 8425 7060
E adelaide@bcaconcepts.com.au
W www.bcaconcepts.com.au

CAMPBELLTOWN CITY COUNCIL
9/04/2020
RECEIVED

BUILDING RULES DECISION NOTIFICATION FORM

For Development Application

BCA Concepts Job No.	20-00207
Development Number	170/0630/19/RF

To Modern Day Concepts
3 Bonita Lane
Mawson Lakes SA 5095

Location of proposed development:

House No: **2 & 4** Lot No:
Street: **Reynell Road** Town/Suburb: **Rostrevor**
Section No (full/part): Hundred: Volume: Folio:

Nature of proposed development:

Two storey residential flat building comprising of nine dwellings and front masonry fence

Building classification:

1a, 10a and 10b

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused
Development Plan Consent	26/11/19	11	—
Building Rules Consent	**1/4/20**	**3**	—
Public Space	—	—	—
DEVELOPMENT APPROVAL	—	See Notes	—

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

If there were third party representatives, any consent/ approval or consent/ approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

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.

Date of Decision: 1 April 2020

Signed:

☐ Development Assessment Commission or delegate
☐ Council Chief Executive Officer or delegate
☑ Private Certifier
Sheets Attached

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Conditions

1. Engineer's members FB2 and FB11 shall be restrained against torsional rotation through connection to floor trusses

   BCA-P2.1

2. 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 *Public and Environmental Health Act 1987* and which is installed in a manner approved by the council.

   Reg 77

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

   BCA-P2.1

Performance Solution(s)

The following performance solution(s) have been formulated in determining this proposal:

Compliance Solution Proposal:	Use Hebel and Deco Woodas External Wall Cladding
Building Element:	External Wall Cladding
Performance Requirements:	P2.1 Structure; P2.2 Damp and Weatherproofing; P2.3 Fire Safety; P2.6 Energy Efficiency
Performance Solution:	Refer to CodeMark Certificate of Conformity No: CM40049,
Assessment Method:	BCA A2.2(2)(a) Evidence of Suitability in Accordance with Part A5

Notes:

Pursuant to Section 93(b) and Regulation 92 of the Development Act two copies of the plans, drawings, specifications and other documents and information lodged by the applicant, stamped or otherwise endorsed with the private certifier's consent and the Decision Notification Form have been forwarded to the relevant authority (Council). Pursuant to Regulation 46 if it appears to a relevant authority that all of the consents necessary for the approval of a particular development have been obtained under Division 1 of Part 4 of the Act, and that no such consent has lapsed and that all such consents are consistent with each other, the relevant authority must, subject to the Act and any other Act or law, forthwith (and in any event within five business days after receiving the last consent) issue a notice of approval. The applicant is advised that building work cannot commence unless or until the development is approved under the Act.

Proprietary type materials and products are to be selected and installed in accordance with the manufacturer's recommendations and relevant standards.

The proprietary roof truss design software shall be the subject of an independent technical expert certificate in accordance with Regulations 85 and 88 certifying that it complies with the provisions of BCA-P2.1. Where a truss falls outside the scope of the certified software the truss shall be separately certified pursuant to Regulation 88.

The Workplace Services Hazard Alert, July 2002, recommends that regular inspection of the roof trusses, particularly at high load areas such as girder trusses, be conducted by a suitably qualified person.

The roof trusses shall be erected, installed and braced in accordance with AS4440, the manufacturer's specifications and good trade practice.

Adequate roof truss chord restraints shall be provided at the maximum centres nominated in the truss calculations. Where purlins / battens are used to provide chord restraint and the purlin/ batten is

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discontinuous and joined at a truss chord additional restraint in the form of blocking or similar shall be provided to adequately restrain the truss chord.

Pursuant to section 67(1)(a) of the Act, a **certificate of occupancy is not required** in respect of a Class 1a or 10 building under the Building Code. 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 fully completed in accordance with a development authorisation insofar as it relates to the performance of building work unless it complies with the requirements of Regulation 83A.

A copy of the completed **Statement of Compliance, Parts A & B** (attached to the applicant's copy of this consent) for the building work must be provided to BCA Concepts within 10 business days after a notice of completion with respect to the building work is given.

- **Part A** of the statement must be signed by the licensed building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier;
- **Part B** must be signed by the owner of the relevant land, **or** by someone acting on his or her behalf.

Where a building owner proposes to carry out building work of a prescribed nature described in Regulation 75 that is, in accordance with the regulations, to be treated for the purposes of Section 60 of the Development Act as building work that affects the stability of other land or premises (the affected land or premises), the following provisions apply:

a) 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; and

b) the building owner must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require.

Pursuant to Schedule 3 a retaining wall that retains a difference in ground levels not exceeding one metre is not deemed to be development but is deemed to be work that affects the stability of other land or premises under the provisions of Section 60 and Regulation 75.

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 under regulation 74. Building work must not commence until a certificate of insurance in relation to that work has been lodged.

A reference to an Australian Standard in the documents is considered to be a reference to the relevant edition and amendments listed in Specification A1.3 of Volume 1, or Part 1.4 of Volume 2, of the Building Code of Australia (as amended from time to time), current at the date of the application for Building Rules Consent.

Pursuant to section 59 of the Development Act a licensed building work contractor who is carrying out the work or who is in charge of carrying out the work; or if there is no such licensed building work contractor, the building owner, must, in accordance with Regulation 74, notify the council of the commencement or completion of a prescribed stage of work (a mandatory notification stage).

The intent of a termite barrier system, constructed in accordance with the requirements of the BCA, is to ensure that termites will not enter a building by a concealed route. The installation of termite barriers will not stop termite activity from occurring on the site. In addition to the correct installation of a termite barrier, its effectiveness will rely on regular maintenance and competent inspection. A durable notice must be fixed to the building in a prominent location, such as in a meter box or the like, advising the building occupants that the system should be inspected and maintained and should indicate

(i) the method of termite risk management; and

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(ii) the date of installation of the system; and
(iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label;
(iv) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

The requirements in the BCA are minimum requirements and owners of buildings may choose to incorporate additional termite management systems in their buildings.

The effectiveness of the termite barrier system may be compromised due to the building work being on the boundary. Full documentation on the limitations of the barrier system installed should be provided to the building owner.

Windows or glazing panels located over or adjacent to the bath/ or shower shall be safety glass in accordance with AS1288-2006.

Structural timber members that are in ground contact or that are not protected from weather exposure and associated moisture ingress shall be of durability Class 1 or 2 as appropriate (see AS1720.1 & 2), or shall be adequately treated with preservative in accordance with AS1604 and nails used in these joints shall be hot-dip galvanized, stainless steel or monel metal.

The BCA does not contain deemed to satisfy provisions for demolition works - the applicant should liaise separately with the relevant authority SafeWork SA a division of Department of Premier and Cabinet.

Set-off dimensions shall be from the allotment boundaries and not necessarily the fence lines.

The hot water supply system/ heated water service shall be designed and installed in accordance with the Waterworks Act 1932 and the Waterworks Regulations 1996. Wall and roof insulation, where specified, shall comply with AS/NZS4859.1.

Roof stormwater drainage including the box gutter, rainhead and overflow shall be constructed in accordance with AS/NZS3500.3. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

The position and manner of discharge of the stormwater drainage system at the property boundary shall be to the satisfaction of the appropriate authority (council). The drainage system shall be completed by the finish of construction of the house in accordance with AS2870.

Wet area details shall comply with BCA-3.8.1.2 and AS3740. Waterproof membranes must comply with AS/NZS 4858 Wet Area Membranes.

Masonry articulation/ control joints shall be provided as specified in the Engineer's Footing Construction Report.

The assessment of the footing design is based on the minimum requirements of the BCA and AS2870. Additional advice should be sought from the engineer if the owner requires a higher level of footing performance.

The footing design does not cater the effects of trees on this or neighbouring sites. Further advice should be sought from the engineer if required.

The footing design considers the effects of the existing tree/s in its current state. The design does not cater for additional tree plantings, on this or neighbouring sites, or the significant increase in the size of the existing tree/s. Further advice should be sought from the engineer if required.

Footpaths leading to the building and to the building perimeter shall be graded to provide safe access or be provided with steps complying with BCA Part 3.9.

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This assessment is for compliance with the requirements of the *Building Rules* as defined in the Development Act (and Regulations), 1993 and does not imply compliance with any other Act or Regulation.

TOMAS JANUSKEVICIUS
Building Surveyor
Private Certifier Certificate of Registration No. 086

1 April, 2020

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BCA Concepts Pty Ltd
L1, 50 Hindmarsh Square
Adelaide SA 5000
ABN: 71 630 306 428
P (08) 8425 7060
E adelaide@bcaconcepts.com.au
W www.bcaconcepts.com.au

STATEMENT OF COMPLIANCE
DEVELOPMENT REGULATIONS 2008 - REGULATION 83AB

BCA CONCEPTS JOB NO:	20-00207
NATURE OF DEVELOPMENT:	Two storey residential flat building comprising of nine dwellings and front masonry fence
LOCATION OF DEVELOPMENT:	2 and 4 Reynell Road, Rostrevor
APPLICANT:	Modern Day Concepts
CLASSIFICATION:	1a, 10a and 10b
DEVELOPMENT NO:	170/0630/19/RF

PART A BUILDER'S STATEMENT

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier.

On completion of building works please return** both the completed statements Part A & B with any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008 (refer to the notes attached to the Decision Notification Form) to **BCA Concepts Pty Ltd, L1, 50 Hindmarsh Square, Adelaide SA 5000 or adelaide@bcaconcepts.com.au.

Note: Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

I certify the following: *(*Strike out any item that is not relevant)*

1. The building work described above (disregarding any variation of a minor nature that 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 consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.

2. All service connections (connections to any public electricity source; public water supply; public sewer; septic tank drainage system; public telecommunications system; any other public service or facility provided by an authority or utility) have been made in accordance with the requirements of the relevant supply authority.*

3. All requirements under regulation 76(3) of the *Development Regulations 2008* relating to essential safety provisions have been satisfied (refer to Form 2 attached to Decision Notification).*

4. All notifications required under section 59 of the *Development Act 1993* have been given in accordance with that Act and the requirements of the *Development Regulations 2008*.*

Signed:	Date:	Licence Number:
Name:	Status:	Phone Number:
Company Name:	Address:	

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BCA Concepts Pty Ltd
L1, 50 Hindmarsh Square
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STATEMENT OF COMPLIANCE
DEVELOPMENT REGULATIONS 2008 - REGULATION 83AB

BCA CONCEPTS JOB NO:	20-00207
NATURE OF DEVELOPMENT:	Two storey residential flat building comprising of nine dwellings and front masonry fence
LOCATION OF DEVELOPMENT:	2 and 4 Reynell Road, Rostrevor
APPLICANT:	Modern Day Concepts
OWNER:	
CLASSIFICATION:	1a, 10a and 10b
DEVELOPMENT NO:	170/0630/19/RF

PART B STATEMENT

*This part of the statement must be signed by the owner of the relevant land, **or** by someone acting on his/ her behalf (eg. the building work contractor responsible for carrying out the relevant building work).*

On completion of building works please return** both the completed statements Part A & B with any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008 (refer to the notes attached to the Decision Notification Form) to **BCA Concepts Pty Ltd, L1, 50 Hindmarsh Square, Adelaide SA 5000 or adelaide@bcaconcepts.com.au.

Note: Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that 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) are consistent with the relevant development approval.

2. Any conditions of approval relating to the building work have been satisfied.

Signed:	Date:
Name:	Phone Number:
Address:	

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Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545

Policy Number 600002057BWI-269

MKR ENTERPRISES AUS PTY LTD
112 PENFOLD RD
WATTLE PARK 5066

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
12/10/2021

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	9/2-4 REYNELL ROAD ROSTREVOR SA 5073
Carried Out By	BUILDER L L & T L BETTIO ABN: 22 044 772 495
Declared Contract Price	$263,500.00
Contract Date	10/08/2021
Builders Registration No.	U BLD35002
Building Owner / Beneficiary	MKR ENTERPRISES AUS PTY LTD

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

For and behalf of

QBE Insurance (Australia) Limited.

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

QM1824-1207

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
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In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	8/2-4 REYNELL ROAD ROSTREVOR SA 5073
Carried Out By	BUILDER L L & T L BETTIO ABN: 22 044 772 495
Declared Contract Price	$261,200.00
Contract Date	10/08/2021
Builders Registration No.	U BLD35002
Building Owner / Beneficiary	MKR ENTERPRISES AUS PTY LTD

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For and behalf of

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QM1824-1207

Document Set ID: 6555440
Version: 1, Version Date: 25/11/2021

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In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	7/2-4 REYNELL ROAD ROSTREVOR SA 5073
Carried Out By	BUILDER L L & T L BETTIO ABN: 22 044 772 495
Declared Contract Price	$286,500.00
Contract Date	10/08/2021
Builders Registration No.	U BLD35002
Building Owner / Beneficiary	MKR ENTERPRISES AUS PTY LTD

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

For and behalf of

QBE Insurance (Australia) Limited.

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Certificate of Insurance

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WATTLE PARK 5066

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In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	6/2-4 REYNELL ROAD ROSTREVOR SA 5073
Carried Out By	BUILDER L L & T L BETTIO ABN: 22 044 772 495
Declared Contract Price	$249,350.00
Contract Date	10/08/2021
Builders Registration No.	U BLD35002
Building Owner / Beneficiary	MKR ENTERPRISES AUS PTY LTD

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

For and behalf of

QBE Insurance (Australia) Limited.

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MELBOURNE VIC 3000
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Policy Number 600002057BWI-265

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112 PENFOLD RD
WATTLE PARK 5066

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BUSINESS INSURANCE SERVICES
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Account Number
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Date Issued
12/10/2021

Policy Schedule Details

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Domestic Building Contract

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In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	5/2-4 REYNELL ROAD ROSTREVOR SA 5073
Carried Out By	BUILDER L L & T L BETTIO ABN: 22 044 772 495
Declared Contract Price	$249,350.00
Contract Date	10/08/2021
Builders Registration No.	U BLD35002
Building Owner / Beneficiary	MKR ENTERPRISES AUS PTY LTD

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

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Fax: (03) 9246 2611
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AFS License No: 239545

Policy Number 600002057BWI-264

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112 PENFOLD RD
WATTLE PARK 5066

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ROSE PARK SA 5067

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In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	4/2-4 REYNELL ROAD ROSTREVOR SA 5073
Carried Out By	BUILDER L L & T L BETTIO ABN: 22 044 772 495
Declared Contract Price	$249,350.00
Contract Date	10/08/2021
Builders Registration No.	U BLD35002
Building Owner / Beneficiary	MKR ENTERPRISES AUS PTY LTD

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AFS License No: 239545

Policy Number 600002057BWI-263

MKR ENTERPRISES AUS PTY LTD
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In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	3/2-4 REYNELL ROAD ROSTREVOR SA 5073
Carried Out By	BUILDER L L & T L BETTIO ABN: 22 044 772 495
Declared Contract Price	$286,500.00
Contract Date	10/08/2021
Builders Registration No.	U BLD35002
Building Owner / Beneficiary	MKR ENTERPRISES AUS PTY LTD

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

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In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	2/2-4 REYNELL ROAD ROSTREVOR SA 5073
Carried Out By	BUILDER L L & T L BETTIO ABN: 22 044 772 495
Declared Contract Price	$261,200.00
Contract Date	10/08/2021
Builders Registration No.	U BLD35002
Building Owner / Beneficiary	MKR ENTERPRISES AUS PTY LTD

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

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In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	1/2-4 REYNELL ROAD ROSTREVOR SA 5073
Carried Out By	BUILDER L L & T L BETTIO ABN: 22 044 772 495
Declared Contract Price	$263,500.00
Contract Date	10/08/2021
Builders Registration No.	U BLD35002
Building Owner / Beneficiary	MKR ENTERPRISES AUS PTY LTD

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

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LOCAL GOVERNMENT SEARCH

Refer Enquiries: 8366 9222 Certificate Number: 1607/23

TO: Key Conveyancing Services
PO Box 1425
GOLDEN GROVE VILLAGE SA 5125

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT 1999 (AS AMENDED), I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE AND ARE A CHARGE AGAINST THE ABOVE PROPERTY:

THE LAND:

Legal Description	ALLOT 40 Sec 339 DP 6162 Vol 5212 Fol 258
Property Address	2 Reynell Road ROSTREVOR SA 5073
Property Owners	MKR Enterprises Aus Pty Ltd
Valuer Generals No.	1722681009

Property No. 116543 Bank Ref No. 167908

RATES AND CHARGES INFORMATION
Rates last declared on 04/07/2023.

Total Arrears	$0.00
Rates for Current Year	$2512.60
Payments	($1256.60)
BALANCE OUTSTANDING	$1256.00

Street Numbering
Please note Council's official street number for this property is 2 Reynell Road ROSTREVOR SA 5073.

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

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

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

AUTHORISED BY CAMPBELLTOWN COUNCIL 23/11/2023

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

Property Interest Report

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

Title Reference		**Reference No.** 2519886
Registered Proprietors	MKR ENTERPRISES AUS PTY. LTD.	**Prepared** 15/11/2023 12:40
Address of Property	REYNELL ROAD, ROSTREVOR, SA 5073	
Local Govt. Authority	THE CORPORATION OF THE CITY OF CAMPBELLTOWN	
Local Govt. Address	PO BOX 1 CAMPBELLTOWN SA 5074	

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

Table of Particulars

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

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

Prescribed encumbrance		Particulars (Particulars in bold indicates further information will be provided)
1.	**General**	
1.1	Mortgage of land *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.2	Easement (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.]*	Refer to the Certificate of Title
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.]*	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.	***Aboriginal Heritage Act 1988***	
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

	an area surrounding a site	
2.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title also Refer to the Certificate of Title

3. *Burial and Cremation Act 2013*

3.1	section 8 - Human remains interred on land	Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title also contact the vendor for these details

4. *Crown Rates and Taxes Recovery Act 1945*

4.1	section 5 - Notice requiring payment	Crown Lands Program in DEW has no record of any notice affecting this title

5. *Development Act 1993* (repealed)

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

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940* (repealed)

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

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *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** **Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.**
29.2	section 127 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also

		Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment 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

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

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:
a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

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

Statutory easements

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

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

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

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

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

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

***Land Tax Act 1936* and *Regulations* thereunder**

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

Product	Check Search
Date/Time	15/11/2023 12:40PM
Customer Reference	
Order ID	20231115004542

Certificate of Title

Title Reference: CT 6290/524

Status: CURRENT

Edition: 1

Dealings

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

Priority Notices

NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
26/06/2023	15/09/2023	14066850	BY-LAWS	FILED	C43003
26/06/2023	15/09/2023	14066851	SCHEME DESCRIPTION	FILED	C43003

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	15/11/2023 12:40PM
Customer Reference	
Order ID	20231115004542

Certificate of Title

Title Reference	CT 6290/524
Status	CURRENT
Easement	NO
Owner Number	71233506
Address for Notices	112 PENFOLD RD WATTLE PARK, SA 5066
Area	149m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

MKR ENTERPRISES AUS PTY. LTD. (ACN: 650 376 444)
OF 112 PENFOLD ROAD WATTLE PARK SA 5066

Description of Land

LOT 9 PRIMARY COMMUNITY PLAN 43003
IN THE AREA NAMED ROSTREVOR
HUNDRED OF ADELAIDE

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13789940	POLICE CREDIT UNION LTD. (ACN: 087 651 205)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1722680815	PROPOSED CURRENT	Lot 9 REYNELL ROAD, ROSTREVOR, SA 5073

Notations

Dealings Affecting Title

NIL

Notations on Plan

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Lodgement Date	Dealing Number	Descriptions	Status
26/06/2023 11:41	14066850	BY-LAWS	FILED
26/06/2023 11:41	14066851	SCHEME DESCRIPTION	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1722680815
Type	Site & Capital Value
Status	PROPOSED CURRENT
Operative From	01/07/2024
Property Location	Lot 9 REYNELL ROAD, ROSTREVOR, SA 5073
Local Government	CAMPBELLTOWN
Owner Names	MKR ENTERPRISES AUS PTY. LTD.
Owner Number	71233506
Address for Notices	112 PENFOLD RD WATTLE PARK, SA 5066
Zone / Subzone	GN - General Neighbourhood\\
Water Available	Yes
Sewer Available	Yes
Land Use	1119 - Unfinished House
Description	UNF H
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C43003 LOT 9	CT 6290/524

Building Details

Valuation Number	1722680815
Building Style	Not Available
Year Built	2022
Building Condition	Not Available
Wall Construction	Not Available
Roof Construction	Not Available

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Equivalent Main Area	0 sqm
Number of Main Rooms	Not Available

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

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

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2519886

DATE OF ISSUE
16/11/2023

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE SA 5125

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

OWNERSHIP NUMBER
71233506

OWNERSHIP NAME
MKR ENTERPRISES AUS PTY. LTD.

PROPERTY DESCRIPTION
2 REYNELL RD / ROSTREVOR SA 5073 / LT 40

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1722681009		$980,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2023-2024

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	396.70
- REMISSION	$	248.55
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	-198.15
= AMOUNT PAYABLE	$	0.00

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

EXPIRY DATE **14/02/2024**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

www.revenuesaonline.sa.gov.au

OR

By Post to:

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2519886

DATE OF ISSUE
16/11/2023

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE SA 5125

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

OWNERSHIP NAME
MKR ENTERPRISES AUS PTY. LTD.

FINANCIAL YEAR
2023-2024

PROPERTY DESCRIPTION
2 REYNELL RD / ROSTREVOR SA 5073 / LT 40

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1722681009		$760,000.00	0.0769 HA

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

CURRENT TAX	**$**	8,721.97	**SINGLE HOLDING**	**$**	460.00
- DEDUCTIONS	**$**	0.00			
+ ARREARS	**$**	0.00			
- PAYMENTS	**$**	0.00			
= AMOUNT PAYABLE	**$**	**8,721.97**			

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 **14/02/2024**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
71233506

OWNERSHIP NAME
MKR ENTERPRISES AUS PTY. LTD.

ASSESSMENT NUMBER
1722681009

AMOUNT PAYABLE
$8,721.97

AGENT NUMBER
100019582

AGENT NAME
KEY CONVEYANCING SERVICES

PAYABLE ON OR BEFORE
14/02/2024

+80012160110012> +000927+ <0551000429> <0000872197> +444+

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

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

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
17 22681 00 9	CT5212258	17/11/2023	7986	2519886.

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

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MKR ENTERPRISES AUS PTY. LTD
Location: 2 REYNELL RD ROSTREVOR LT 40
Description: SLAB **Capital Value:** $ 980 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2023

			$
		Arrears as at: 30/6/2023 :	0.00
Water main available:	1/6/1966	Water rates :	74.20
Sewer main available:	1/7/1966	Sewer rates :	150.43
		Water use :	53.90
		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 :	278.53CR
		Balance outstanding :	0.00

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

Next quarterly charges: Water supply: 74.20 Sewer: 150.43 Bill: 6/12/2023

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

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.

The last Water Use Year ended on 01/05/2023.

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

Please be advised that account 1722680006 may also be applicable to this property settlement.

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

SA Water

South Australian Water Corporation

Name:
MKR ENTERPRISES AUS PTY. LTD

Water & Sewer Account
Acct. No.: **17 22681 00 9**

Amount: _____

Address:
2 REYNELL RD ROSTREVOR LT 40

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1722681009

BPAY

Biller code: 8888
Ref: 1722681009

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au

Paying online

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.

Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 1722681009

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

PURPOSE: PRIMARY COMMUNITY

AREA NAME: ROSTREVOR

MAP REF: 6628/39/P, 6628/39/N

COUNCIL: THE CORPORATION OF THE CITY OF CAMPBELLTOWN

LAST PLAN: F258558

DEVELOPMENT NO: 170/C464/21/001/3259

APPROVED: 03/05/2023

DEPOSITED: 04/09/2023

C43003

SHEET 1 OF 2

111319_text_01_v04_Version_4

AGENT DETAILS: ALEXANDER & SYMONDS PTY LTD
1ST FLOOR 11 KING WILLIAM ST
KENT TOWN SA 5067
PH: 81301666
FAX: 83620099

AGENT CODE: ALSY

REFERENCE: 21A1953LTO-C(A)

SURVEYORS CERTIFICATION: I BRENTON ALLEN CARN , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996
2nd day of May 2023 Brenton Allen Carn Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5212	258		ALLOTMENT(S)	40	D	6162	ADELAIDE		
CT	5289	241		ALLOTMENT(S)	39	D	6162	ADELAIDE		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS: THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY
THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 6/12/2021
PORTION OF THE COMMON PROPERTY MARKED X AND Y EXISTS BELOW A LEVEL OF 93.20 METRES AHD
PORTION OF LOT 3 MARKED X EXISTS ABOVE A LEVEL OF 93.20 METRES AHD
PORTION OF LOT 7 MARKED Y EXISTS ABOVE A LEVEL OF 93.20 METRES AHD

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C43003

SHEET 2 OF 2

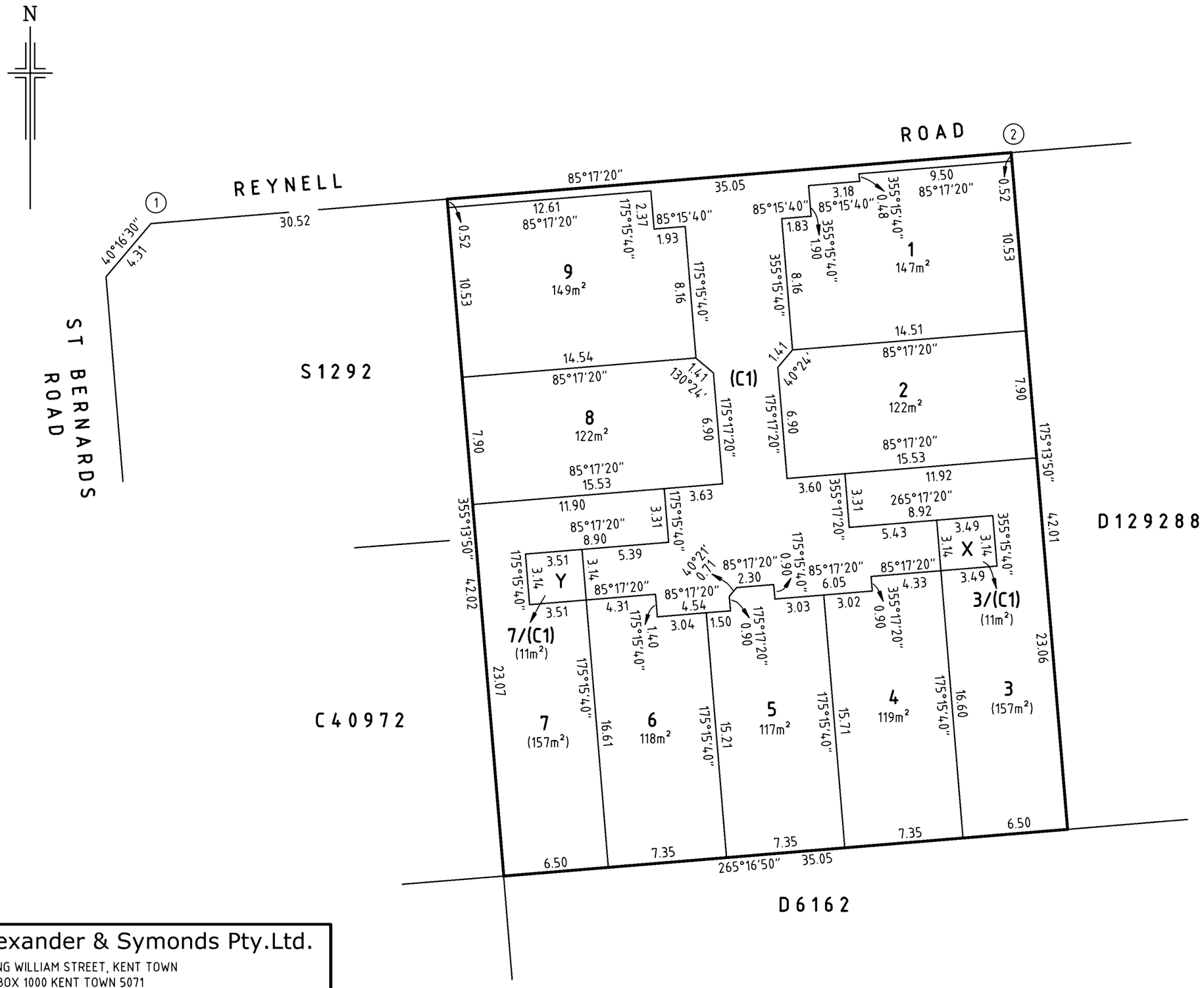
111319_pland_1_V02_Version_4

BEARING DATUM: (1) - (2) 85°17'20"
DERIVATION: F258558 ADOPTED

TOTAL AREA:

0 2.5 5 7.5 10 12.5
SCALE METRES

LOCATION PLAN



SCHEDULE OF TITLES

LOT NO.	TOTAL AREA
3	168m²
7	168m²

Alexander & Symonds Pty.Ltd.
11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE 21A1953LTO-C(A)	
PAP 06/12/2021	

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	**LOT ENTITLEMENTS**	**SUBDIVIDED**
1	1200	
2	1075	
3	1150	
4	1050	
5	1050	
6	1050	
7	1150	
8	1075	
9	1200	
AGGREGATE	**10000**	

COMMUNITY PLAN NUMBER

C43003

SHEET 1 OF 1

ACCEPTED BC

PRO REGISTRAR-GENERAL

DEV. No. 170 : C464 : 21

CERTIFICATE OF LAND VALUER

I Tamir Dunning
being a land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996.

Dated the 26th day of April 2023

Signature of Land Valuer

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

FORM LF1 (Version 2)
GUIDANCE NOTES AVAILABLE

Orig. **LF 14066850**

11:41 26-Jun-2023
2 of 3

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO	PREFIX
2	LF

AGENT CODE

LODGED BY: Key Conveyancing Services KEYCP

CORRECTION TO: Key Conveyancing Services KEYCP

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT (COPIES ONLY)

1.....

2.....

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P.

PICK-UP NO.	
CP	43003

CORRECTION	PASSED
13/7/2023 BC	BC

FILED
4/9/2023

PRO
REGISTRAR-GENERAL

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

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BY-LAWS

COMMUNITY PLAN NO. 43003

2-4 REYNELL ROAD
ROSTREVOR SA 5073

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Certified correctly prepared in accordance with the requirements of the Community Titles Act, 1996 by the person who prepared the document.

.....

Sarah Jane Ebert
Shop 3, 985 North East Road
Modbury SA 5092

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By-Laws
Development No. 070/C464/21

COMMUNITY TITLES ACT
BY-LAWS
COMMUNITY CORPORATION NO. 43003 INCORPORATED

IMPORTANT NOTICE

These by-laws bind the Community Corporation, the Owners of the Community Lots and any persons entering the Community Parcel.

These by-laws relate to the control and management of the Common Property and the Community Lots and as such may only be amended or revoked by special resolution by the Community Corporation in accordance with Section 39 of the Community Titles Act and Regulations.

PART I -DEFINITIONS

1. The definitions and interpretations set out herein and set out in Section 3 of the Community Titles Act 1996 shall apply to these by-laws and unless the context otherwise requires, the expressions:-

"The Act" means the Community Titles Act 1996 as amended;

"Common Property" means the Common Property created by Community Plan No. 43003;

"The Corporation" means Community Corporation No. 43003 Incorporated constituted in accordance with Part 9 of the Act and includes an officer, agent, servant, contractor or representative of the Corporation appointed in writing;

"The Community Parcel" means the whole of the land comprised in Community Plan No. 43003;

"Lot" means a Community Lot comprised in Community Plan No. 43003

"Lot holder" means the Owner of a Lot;

"Occupier" of a Lot includes, if a Lot is unoccupied, the Owner of the Lot.

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LANDS TITLES OFFICE

By-Laws
Development No. 070/C464/21

PART 4 - COMMON PROPERTY

5. Corporation to Keep Common Property in Good Repair

5.1 The Corporation must keep the Common Property tidy and at all times in a state of good and serviceable repair.

5.2 The Corporation shall always properly maintain the service infrastructure on the Common Property.

5.3 The Corporation acknowledges that portion of the Common Property is delineated on page 2 of the Primary Plan of the scheme and comprises land marked x & y existing below a level of 93.20 metres A.H.D

PART 5 - USE OF COMMUNITY LOTS

6. Good Repair

A Lot holder must: -

6.1 maintain the Lot in good repair;

6.2 carry out any work ordered by a council or other public authority in respect of the Lot;

6.3 carry out any work ordered by the Corporation in respect of the Lot.

PART 6 - GENERAL

7. Use of Lot

A person bound by these by-laws must not without the consent of the Corporation: -

7.1 use the Lot, or permit the Lot to be used, for any unlawful purpose;

7.2 do or commit or cause permit or suffer to be done or committed on or about the Lot, any act, matter or thing whatsoever which is or may in the opinion of the Corporation be or become an offence under any Act of the State of South Australia or the Commonwealth of Australia or regulation or by-law there under for the time being in force;

AND furthermore, a person bound by these by-laws must;

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TERMS OF INSTRUMENT
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LANDS TITLES OFFICE

7.3 allow the Corporation access to the Lot for the purpose of carrying out maintenance;

7.4 pay all rates, taxes, charges, outgoings and assessments in respect of their Lot as they become due and payable;

7.5 notify the Corporation of any repairs and maintenance required to their Lot;

7.6 if requested by the Corporation, entrust any repairs and maintenance to the Corporation and shall pay the Corporation's reasonable costs incurred therewith;

7.7 must only use a Lot for residential purposes.

8. Change in Ownership

A Lot holder must immediately notify the Corporation of: -

8.1 any change in ownership of the Lot, or any change in address of a Lot holder;

8.2 any change in the occupancy of the Lot.

9. Right to Enter Lot

The Corporation shall be permitted by each Lot holder or Occupier and shall have at all reasonable times and on giving the Lot holder or the Occupier reasonable notice (except in cases of emergency when no such notice shall be required), to enter upon the Lot for the purpose or in the course of carrying out the functions or duties of the Corporation or exercising its powers which, without limiting the generality of the foregoing shall be deemed to include the power: -

9.1 to inspect the Lot;

9.2 to carry out maintenance repairs or work; and

9.3 to enter upon and inspect any part of the Lot for the purpose of ensuring that the Act and these by-laws are being observed.

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By-Laws
Development No. ~~170~~/C464/21
070

10. Sale of Lot

A person bound by these by-laws shall ensure that in the event that a Lot is to be sold by auction, that the auction must take place wholly within the Lot so as to not cause a disturbance to other persons on the Community Parcel.

11. Observance of By-laws

11.1 Where these by-laws restrict the behaviour or activity of a Lot holder or Occupier of a Lot there shall be imposed upon that Lot holder or Occupier an obligation not to permit that behaviour or activity;

11.2 A Lot holder or Occupier of a Lot shall take all reasonable steps to ensure that their visitors or invitees comply with the provision of these by-laws and in the event of their inability for any reason to ensure such compliance by any such visitors or invitee, they shall thereupon ensure that such visitors or invitee leaves the Community Parcel.

12. Insurance

12.1 The Corporation shall ensure that there is at all times a current Policy of Insurance for the Common Property in accordance with the requirements of Division 2 of Part 10 of the Act;

12.2 Each Lot holder shall carry their own building, contents, third party property and bodily injury insurance on the Lot extending to cover any person occupying the Lot holder's Lot;

12.3 The Policy of Insurance to be carried by the Lot holder pursuant to paragraph above shall give such cover as the Corporation in its absolute discretion may require, the minimum requirement being that such a policy of insurance cover loss or damage to property or person of third parties to a minimum of $10,000,000 in respect of any one accident or event;

12.4 Proof of coverage by way of a copy of the Lot holder's current receipted insurance schedule or policy shall be supplied to the Corporation on request.

13. Indemnity and Release

A person bound by these by-laws shall: -

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

By-Laws
Development No. ~~170~~/C464/21
070

13.1 indemnify and forever hold harmless the Corporation from and against all and any actions, claims, demands, losses, damages, costs and expenses which the Corporation shall or may become liable in respect of or arising out of any loss or injury personal or in respect of property (suffered by any person in on or about the Lot or Common Property) except and to the extent that such loss or injury was caused or contributed to be the negligence of the Corporation;

13.2 occupy and use and keep the Lot at the risk in all things of the Lot holder and the Lot holder hereby releases to the full extent permitted by the law the Corporation from any and all claims, demands and damages of every kind resulting from any accident, damage or injury occurring therein except and to the extent that many such claims, demands and damages arise from or as a consequence of the negligence of the Corporation or any servant or agent of the Corporation.

14. Services

Notwithstanding any implication or rule of law to the contrary, the Corporation shall not in any circumstances be liable to the Lot holder for any loss or damage suffered by the Lot holder for any malfunction, failure to function or interruption of or to the water, gas, electricity, power, telephone or other services to the Lot or for the blockage of any sewers, wastes, drains, gutters, downpipes or stormwater drains from any cause whatsoever.

15. Offences

A person who contravenes or fails to comply with the provisions of these by-laws is guilty of an offence.

Maximum penalty: The maximum prescribed under the Act.

16. Breach

Where a person bond by these by-laws has acted in breach thereof and the Corporation has incurred expense in remedying such breach, the Corporation shall be entitled to recover such expense from such person.

17. Removal of Persons

The Corporation may remove any person from a part of the Community Parcel who is found committing a breach of a by-law in that part.

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LANDS TITLES OFFICE

By-Laws
Development No. ~~170~~/C464/21
070

18. Wavier

No waiver by the Corporation of one breach of any rule, covenant, obligation or provision herein contained or implied shall operate as a waiver of another breach of the same or any other rules, covenants, obligations or provisions herein contained or implied.

19. Notice

Any notice required to be served under these by-laws shall be sufficiently served on the Lot holder if left on the Lot addressed to the Lot holder or if addressed to the Lot holder at the last known address to the Lotholder and forwarded by pre- paid post and if a notice is given by post it shall be deemed to be served at the time when in the ordinary course of post it would be delivered at the address to which is was sent.

~~**20. Exemption**~~

~~The Corporation shall be exempt from the requirements to maintain a register of the names of owners of the Lots as provided for by section 35(2) of the Act.~~

20. Management of Community Corporation

Pursuant to ~~Section 35(2) of~~ the Community Titles Act the corporation is required to:

BC Proth 4.9.23

20.1 Hold annual general meetings

20.2 Prepare accounting records of the corporations receipts and expenditure and to prepare an annual statement of accounts

20.3 Have the annual statement of accounts audited

20.4 Establish administrative and sinking funds.

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FORM LF1 (Version 2)
GUIDANCE NOTES AVAILABLE

Orig. **LF 14066851**

11:41 26-Jun-2023
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LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO	PREFIX
3	LF

AGENT CODE

LODGED BY: Key Conveyancing Services KEYCP

CORRECTION TO: Key Conveyancing Services KEYCP

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT (COPIES ONLY)

1.....

2.....

3.....

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5.....

PICK-UP NO.	
CP	43003

CORRECTION	PASSED
13/7/2023 BC	BC

FILED 4/9/2023

REGISTRAR-GENERAL SOUTH AUSTRALIA

PRO REGISTRAR-GENERAL

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

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SCHEME DESCRIPTION

COMMUNITY PLAN NO. 43003

Pursuant to Section 11 of the Community Titles Act 1996

2-4 Reynell Road, Rostrevor SA

Form 10

Sections 30(1)(ia), 31(3)(ab), 34(2)(e), 39(5a), 47(2)(ka), 50(7)(a)

Certificate as to the preparation of Scheme Description, By-Laws or Development Contracts

Certified correctly prepared in accordance with the requirements of the Community Titles Act 1996 by the person who prepared the document.

.....

Sarah Jane Ebert

Registered Conveyancer

Shop 3, 985 North East Road

Modbury SA 5092

THIS SCHEME DESCRIPTION SHOULD BE READ IN CONJUNCTION WITH THE BY LAWS FOR THE DEVELOPMENT AND THE COMMUNITY TITLES ACT AND REGULATIONS 1996 AS AMENDED.

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

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Community Scheme Description

Community Plan No. 43003

This Scheme Description may only be amended by unanimous resolution of the Community Corporation in accordance with Section 31 of the Community Titles Act and Regulations.

1. Definitions

The definitions and interpretation set out herein and set out in Section 3 of the Community Titles Act 1996 shall apply to this Scheme Description and unless the context otherwise requires, the expressions:

"Act" means the Community Titles Act 1996 as amended;

"Common Property" means the Common Property created by the Community Plan;

"Corporation" means the Community Corporation Number 43003 Inc constituted in accordance with Part 9 of the Act and includes an officer, agent, servant, contractor or representative of the Corporation appointed in writing;

"Community Parcel" means the whole of the land comprised in the Community Plan;

"Community Plan" means Community Corporation Plan No. 43003;

"Council" means the Campbelltown City Council;

"Developer" means MKR Enterprises Aus Pty Ltd (A.C.N 650 376 444);

"Lot" means a Community Lot comprised in the Community Plan.

UNLESS THE CONTRARY INTENTION APPEARS THE FOLLOWING APPLIES:

1.1 a reference to an instrument includes any variation or replacement of it;

1.2 a reference to a statue, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;

1.3 the singular includes the plural and vice versa;

1.4 the word "person" includes a firm, a body corporate, a association or an authority;

1.5 words of any gender include every gender;

1.6 a reference to a person includes a reference to a person's executors, administrators, successors, substitutes (including, without limitation persons taking by notation) and assigns;

1.7 a reference to a day is a reference to the period of time commencing at midnight and ending at 24 hours later;

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1.8 headings are inserted for convenience and do not affect the interpretation of this Scheme Description.

If the whole or any part of a provision of this Scheme Description is invalid, unenforceable or illegal, it is severed. The remainder of this Scheme Description will have full force and effect.

2. Identification of the Community Parcel, Lots and Common Property

2.1 The Community Parcel and the Lots and Common Property into which the parcel is to be divided are identified as the whole of the land comprised in Certificates of Title Volume 5212 Folio 258 and Volume 5289 Folio 241 being the property located at 2-4 Reynell Road, Rostrevor SA ("the Land").

2.2 The Community Plan is a primary plan being the division of the Land into nine (9) primary Community Lots and Common Property (refer attached Annexure A).

3. Purposes for which the Lots may be used

3.1 Community Lots 1 to 9 inclusive are to be used for residential purposes.

4. Standard of Buildings and Other Improvements

4.1 For the standard of buildings and other improvements to be erected or made by the Developer, refer to paragraphs 5 and 6 of this Scheme Description.

4.2 Any additional buildings or improvements, or alterations or additions to existing buildings or improvements, or replacement of existing buildings or improvements, whether on Lots or the Common Property, shall be located, designed and constructed in a manner and to standard consistent with the buildings and improvements completed by the Developer.

5. Development of Community Lots

The Developer has constructed twelve level buildings on the Community Parcel and has developed the Common Property in accordance with the development approvals granted by the relevant planning authority numbered:

170/C464/21 (ATTACHED AS ANNEXURE B)

Subject to such amendments as agreed by the relevant planning authority.

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6. Development of the Common Property

6.1 The Common Property is comprised of:

6.1.1 the external structures of the building constructed on the Community Parcel;

6.1.2 driveways and entrances areas for the access to the Lots;

6.1.3 bike parks;

6.1.4 waste and garbage disposal and management facilities;

6.1.5 sewer pumps;

6.1.6 service infrastructure.

6.2 The Developer has constructed the improvements referred to in paragraph 6.1 on the Common Property. Any such construction in accordance with the relevant development approvals granted by the relevant planning authority.

6.3 The standard of the work completed and the materials used on the Common Property are of average standard, as the Developer, in its absolute discretion, has used.

7. Conditions of Development Imposed Pursuant to Legislation

The division of the Community parcel and construction of the premises on the Community Lots are subject to conditions imposed by ethe relevant planning authority pursuant to development approval number:

170/C464/21 (ATTACHED AS ANNEXURE B)

8. Other Important Features of the Scheme

The Corporation will co-ordinate the security and maintenance of the Building and for this purpose may enter into an appropriate Contract with a third party for that party to provide such services for the benefit of all Lotholders in the Corporation on behalf of the Corporation responsible for the administration, control and management of the Building.

9. Other Information Required by the Regulations

No other information is required by the regulations

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

ANNEXURES ATTACHED

-ANNEXURE A (PLAN)

-ANNEXURE B (APPROVAL)

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

DEVELOPMENT AUTHORITIES CONSENT

1. All consents or approvals required under the Development Act 1993 in relation to the Division of the Land and change of land use (if any) in accordance with this scheme description and the relevant plan of Community Division under the Community Titles Act 1996 have been granted.

2. This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorisation under the Development Act 1993 in relation to any other development envisaged by this Scheme Description.

This Scheme Description is endorsed by the Campbelltown City Council

PER .....

Signature of Authorised Officer

NIGEL LITCHFIELD .....

Name of Authorised Officer

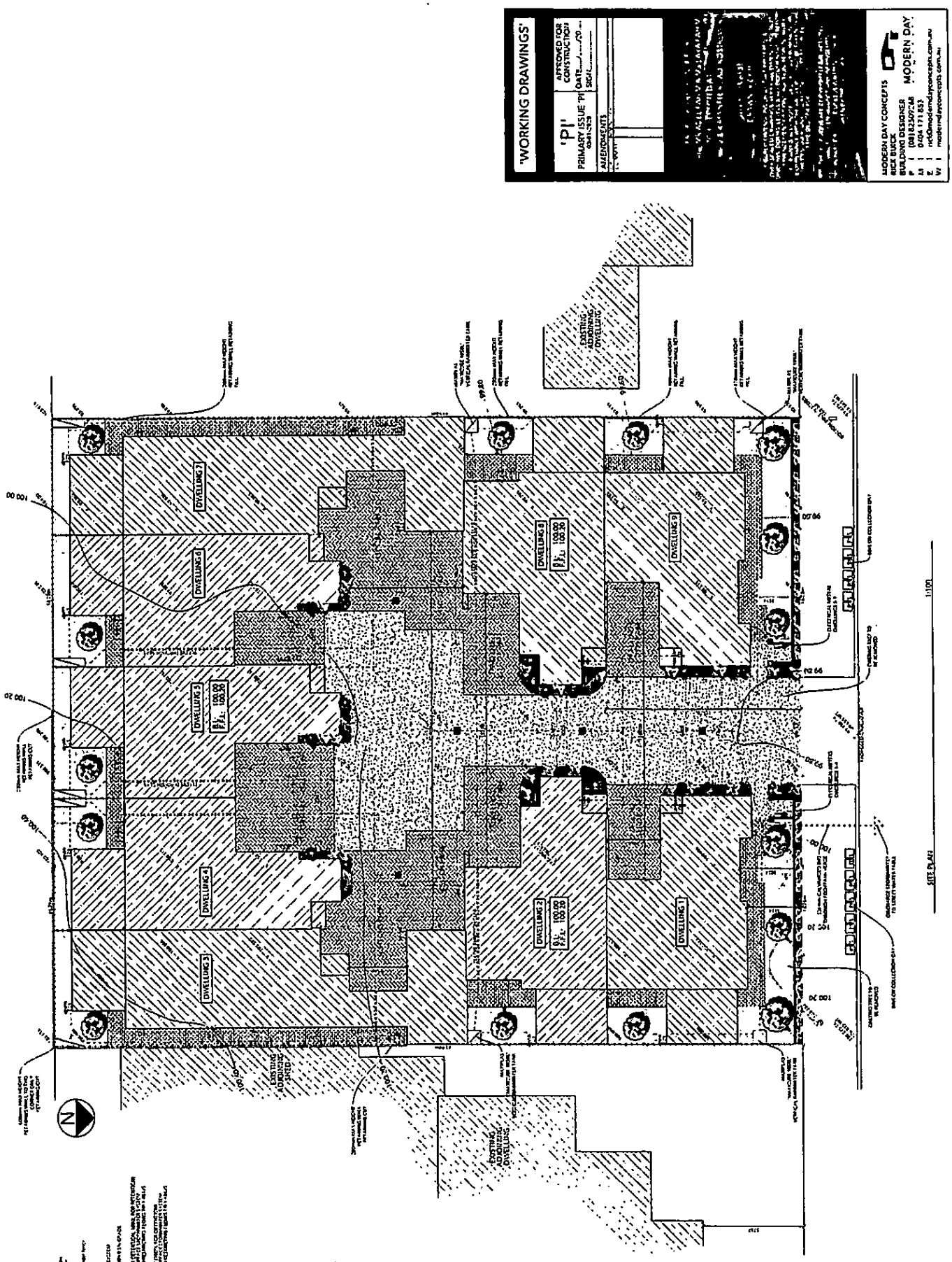
MANAGER PLANNING SERVICES .....

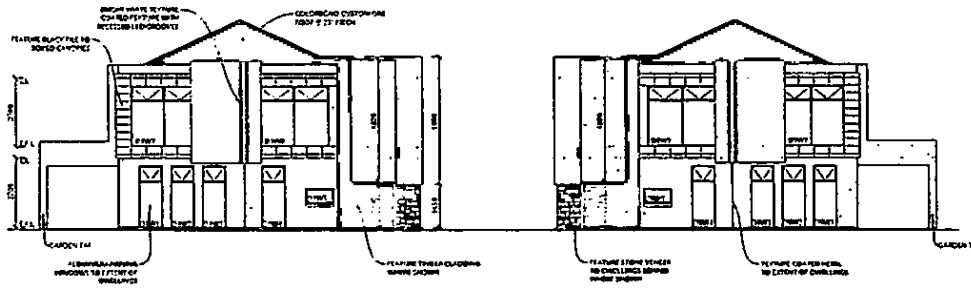
Capacity of Authorised Officer

Dated: 22/8/23 .....

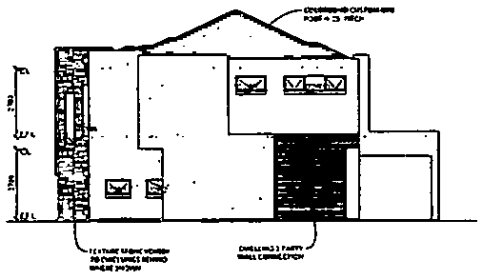
Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

ANNEXURE A

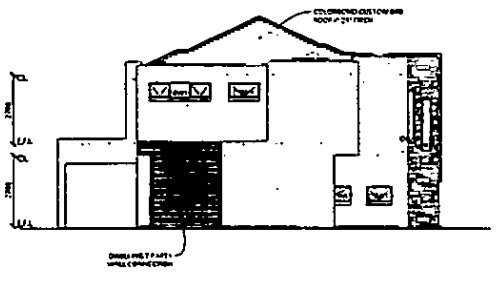




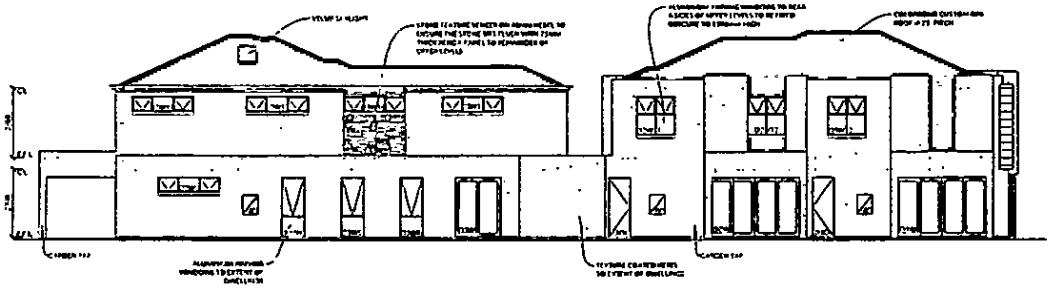
A ELEVATION (FRONT) DWELLINGS 1 / 2 / 9 1:100



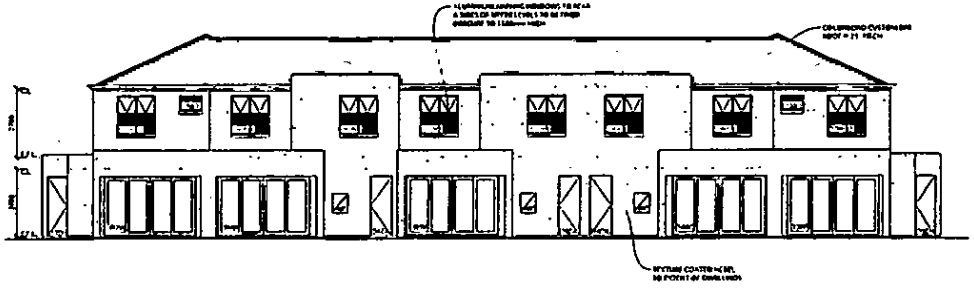
B ELEVATION (REAR) DWELLING 2 1:100



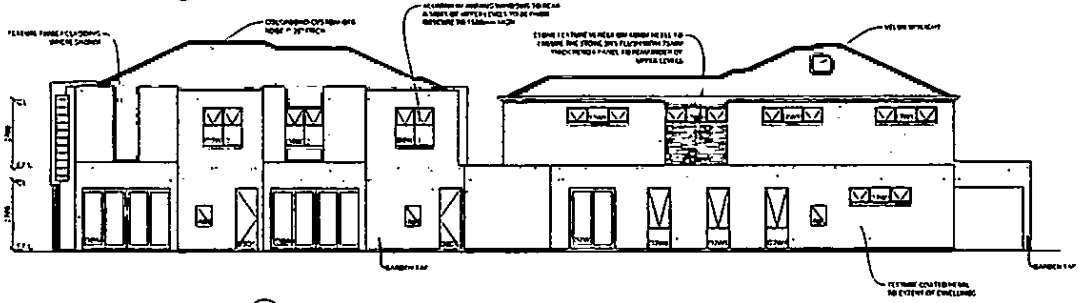
C ELEVATION (REAR) DWELLING 8 1:100



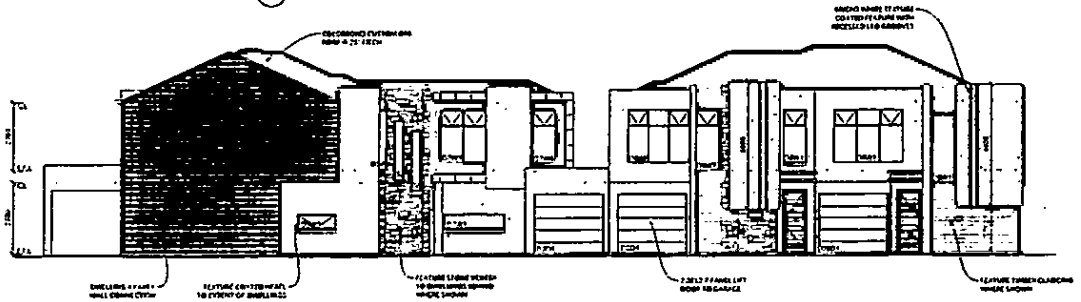
D ELEVATION (LEFT) DWELLINGS 1 - 3 1:100



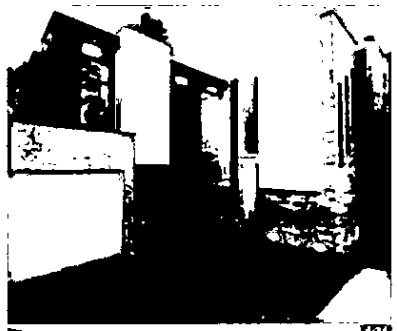
E ELEVATION (REAR) DWELLINGS 3 - 7 1:100



F ELEVATION (LEFT) DWELLINGS 7 - 9 1:100



G ELEVATION (RIGHT) DWELLINGS 6 - 9 1:100





'WORKING DRAWINGS'

'PI' PRIMARY ISSUE 'PI' 03.01.2020

APPROVED FOR CONSTRUCTION
DATE .../.../20...
SIGN

AMENDMENTS

MODERN DAY CONCEPTS
RICK BUICK
BUILDING DESIGNER
P 1 (08) 8250 7248
M 1 0404 121 853
E 1 rick@moderndayconcepts.com.au
W 1 moderndayconcepts.com.au

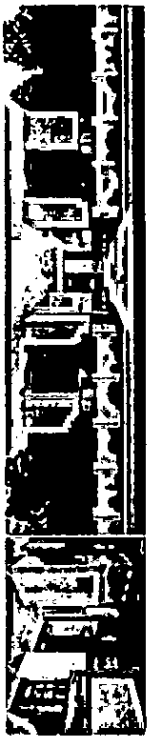
MODERN DAY

ANNEXURE A

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

ANNEXURE A



'WORKING DRAWINGS'

AREAS	
SITE AREA:	1471m2
DWELLINGS 3 & 7	
LOWER LIVING	71.29m2
UPPER LIVING:	71.14m2
GARAGE:	21.23m2
ALFRESCO:	13.50m2
PORTICO:	1.90m2
TOTAL:	179.04m2

AREAS	
SITE AREA:	1471m2
DWELLINGS 4,5 & 6	
LOWER LIVING	48.41m2
UPPER LIVING:	73.38m2
GARAGE:	19.31m2
ALFRESCO:	12.40m2
PORTICO:	1.29m2
TOTAL:	155.50m2

AREAS	
SITE AREA	1471m2
DWELLINGS 1 & 8	
LOWER LIVING	49.93m2
UPPER LIVING:	81.47m2
GARAGE:	19.21m2
ALFRESCO:	12.40m2
PORTICO:	1.29m2
TOTAL:	164.31m2

AREAS	
SITE AREA:	1471m2
DWELLINGS 2 & 8	
LOWER LIVING	49.37m2
UPPER LIVING:	79.34m2
GARAGE:	20.47m2
ALFRESCO:	12.40m2
PORTICO:	1.29m2
TOTAL:	163.27m2

'P1'
PRIMARY ISSUE 'P1'
04.11.2020

APPROVED FOR CONSTRUCTION
DATE
SIGN

AMENDMENTS

MODERN DAY CONCEPTS
PO BOX
BURLEIGH DESIGNER
P
M
E
W

MODERN DAY

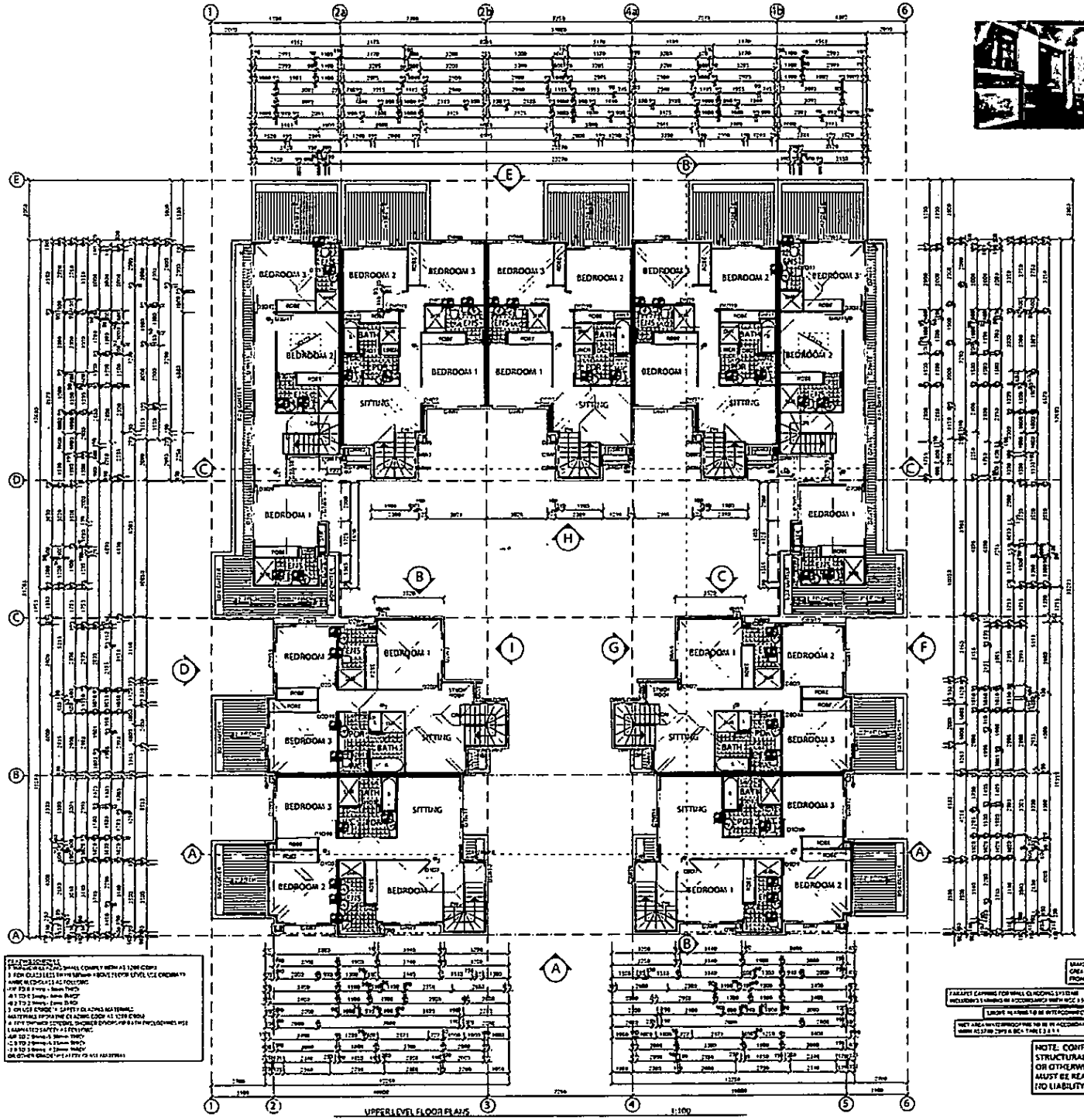
NOTE: VERIFY DETAILING / FRAMING A WINDOW SCHEDULE TO BE PROVIDED FOR ALL PERIODS OVER 1500 x 1500 PRIOR TO FABRICATION

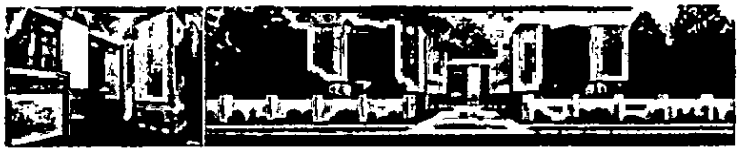
NOTE: CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF STRUCTURAL STEEL DUE TO ANY POTENTIAL DISCREPANCIES 'R' HEIGHT, WIDTH OR OTHERWISE. SCALING FROM CAD FILES MAY NOT BE APPROPRIATE & MUST BE READ IN CONJUNCTION WITH ALL FRAMING & ENGINEERING LAYOUTS NO LIABILITY WILL BE TAKEN FOR DRAWINGS PREPARED BY OTHERS.

LOWER LEVEL FLOOR PLAN

LEGEND

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8





'WORKING DRAWINGS'

AREAS	
SITE AREA	1471m2
DWELLINGS 3 & 7	
LOWER LIVING	71.29m2
UPPER LIVING:	71.14m2
GARAGE:	21.23m2
ALFRESCO:	13.50m2
PORTICO:	1.90m2
TOTAL:	179.06m2

AREAS	
SITE AREA:	1471m2
DWELLINGS 4,5 & 6	
LOWER LIVING	48.41m2
UPPER LIVING:	73.38m2
GARAGE:	19.39m2
ALFRESCO:	13.50m2
PORTICO:	1.21m2
TOTAL:	155.58m2

AREAS	
SITE AREA:	1471m2
DWELLINGS 1 & 9	
LOWER LIVING	49.93m2
UPPER LIVING:	81.42m2
GARAGE:	19.71m2
ALFRESCO:	12.40m2
PORTICO:	1.25m2
TOTAL:	164.71m2

AREAS	
SITE AREA:	1471m2
DWELLINGS 2 & 8	
LOWER LIVING	49.57m2
UPPER LIVING:	79.34m2
GARAGE:	20.47m2
ALFRESCO:	12.40m2
PORTICO:	1.50m2
TOTAL:	163.28m2

'PI'
PRIMARY ISSUE 'PI'
03-01-2020

APPROVED FOR CONSTRUCTION
DATE ___/___/20___
SIGN ___

AMENDMENTS

NOTE: WHEN DETAILING FRAMING & WINDOW OPENINGS, WINDOW SCHEDULE TO TAKE PRECEDENCE OVER FLOOR PLAN SCALING. CONFIRM ALL FIGURED DIMENSIONS ON SCHEDULE PRIOR TO FRAME FABRICATION. REPORT ANY DISCREPANCY TO THE DESIGNER IMMEDIATELY

NOTE: CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF STRUCTURAL STEEL DUE TO ANY POTENTIAL DISCREPANCIES IN HEIGHT, WIDTH OR OTHERWISE. SCALING FROM CAD FILES MAY NOT BE APPROPRIATE & MUST BE READ IN CONJUNCTION WITH ALL FRAMING & ENGINEERING LAYOUTS. NO LIABILITY WILL BE TAKEN FOR DRAWINGS PREPARED BY OTHERS.

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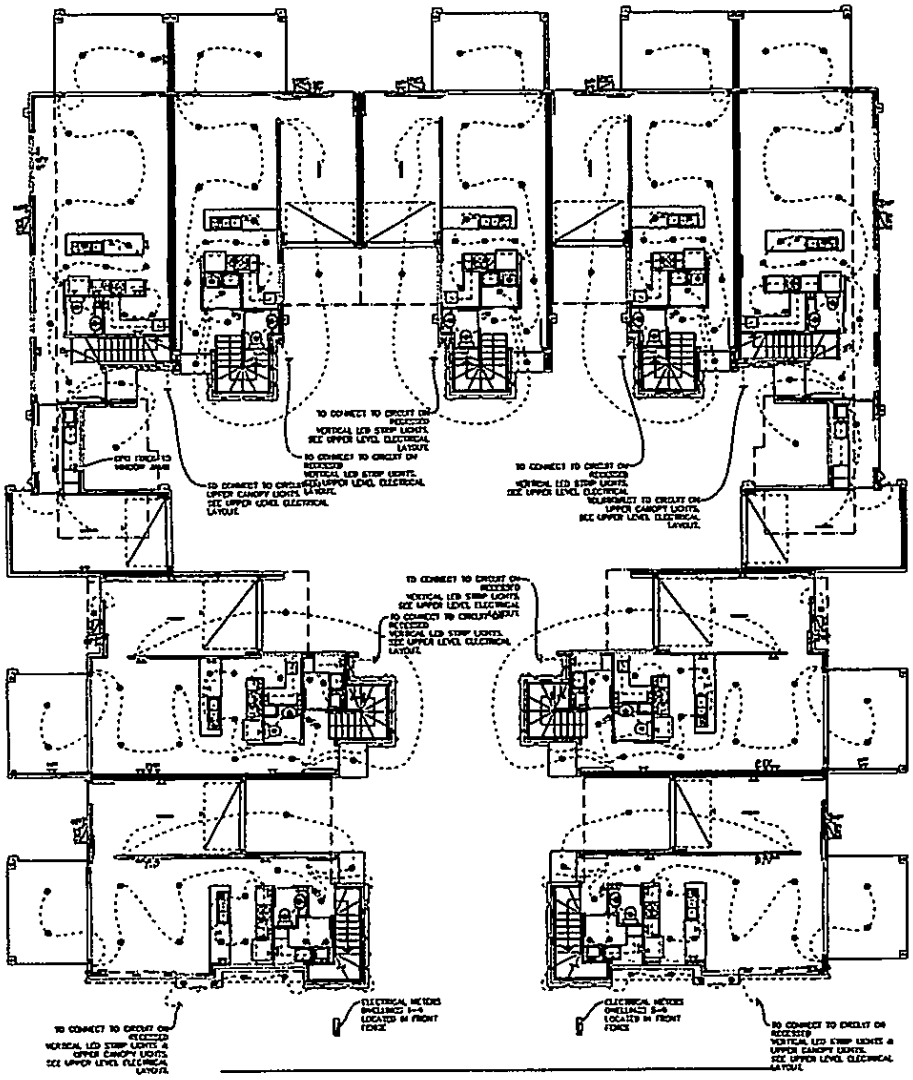
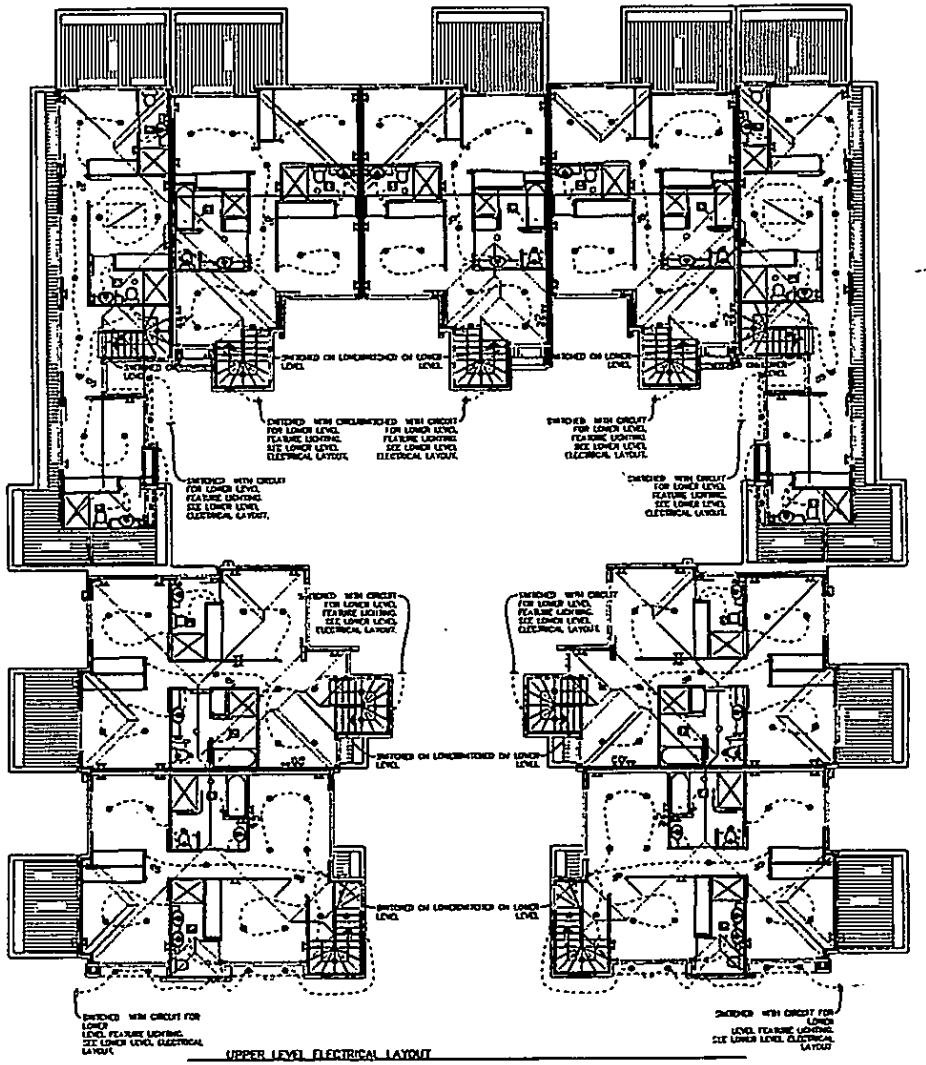
MODERN DAY

ANNEXURE A

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8





UPPER LEVEL ELECTRICAL LAYOUT

ELECTRICAL NOTES

LOCATION CONTAINING BATHS, SHOWERS OR OTHER FIXED WATER CONTAINERS.
ALL PLACEMENTS TO COMPLY WITH AS 3000 AND SOCKETS TO COMPLY WITH AS 3112.

ELECTRICAL LEGEND

APPLIANCES

ICON	ITEM	Qty.	ICON	ITEM
	double power outlet			3 in 1 bathroom lights
	single power outlet			water fan
	LED down light low voltage			ceiling exhaust fan 3/trades
	light batten holder			phone outlet
	two way check			television outlet
	smoke fan			fluorescent light
	shaver			ceiling floodlight
	hard wired door bell			recessed light
	weather proof GPO			EARTHED POINT
	outdoor spotlight in corner			Recessed vertical led strip

RECESSED VERTICAL LED STRIPS

'WORKING DRAWINGS'

PROPOSED RESIDENCE FOR
MR ADEL FAHIM & MS SARA FAHIM
TO BE ERECTED AT
2 & 4 REYNELL ROAD, ROSTREVOR

SHEET 2 of 10 DRAWN RICK

'D' REVISION 'D' 20-04-2020

APPROVED FOR CONSTRUCTION
DATE...../...../20..
SIGN.....

AMENDMENTS

DATE	DETAILS
23-03-2020	ADD SOLAR STRUCTURAL DESIGN, LOCATIONS
17-04-2020	ADD LOCATION OF SOLAR PANELS
20-04-2020	REVISE STRUCTURAL ROOF FOR ENCLOSE
	ADD FINAL CERTIFICATE
29-04-2020	CHANGE TABLE CONCRETE NOTE TO 100MM

MODERN DAY CONCEPTS
RICK BURCK
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W : moderndayconcepts.com.au

ANNEXURE A

Zoho Sign Document ID: 1A172EB0C-3DKEGBHXCIWTF9NEYMO6CTGICCQME55-OGIEMXCQTJ8

PlanSA

ANNEXURE B

DECISION NOTIFICATION FORM

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

TO THE APPLICANT(S):

Name: MKR Enterprises Aus Pty Ltd
Postal address: C/- Alexander Symonds, PO Box 1000 Kent Town SA 5071
Email: abellon@alexander.com.au

IN REGARD TO:

Development application no.: 21023200	Lodged on: 17 Aug 2021
Nature of proposed development: Land division (Community Title) to create nine (9) lots with common property (2 into 9)	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 2 REYNELL RD ROSTREVOR SA 5073		
Title ref.: CT 5212/258	**Plan Parcel:** D6162 AL40	**Council:** CAMPBELLTOWN CITY COUNCIL

Location reference: 4 REYNELL RD ROSTREVOR SA 5073		
Title ref.: CT 5289/241	**Plan Parcel:** D6162 AL39	**Council:** CAMPBELLTOWN CITY COUNCIL

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	24 Sep 2021	2	0	Assessment Manager at City of Campbelltown
Land Division Consent	Granted	24 Sep 2021	8	0	Assessment Manager at City of Campbelltown
Development Approval - Planning Consent; Land Division Consent	Granted	24 Sep 2021	10	0	City of Campbelltown

FROM THE RELEVANT AUTHORITY: City of Campbelltown
Date: 24 Sep 2021

CONDITIONS

Planning Consent

Condition 1

That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details

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and plans submitted in Development Application number 21023200 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

Condition 2
The footings shall be poured for the nine dwellings as approved pursuant to Development Application 170/0630/19 prior to the issue, by Council, of the certificate for clearance purposes.

Land Division Consent

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

Condition 2
The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non-standard fees.

On approval of the application, it is the developers/owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers/owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

Condition 3
The existing buildings and structures shall be removed prior to the issue, by Council, of the certificate for clearance purposes pursuant to Section 138 of the Planning, Development and Infrastructure Act 2016.

Conditions imposed by SPC Planning Services under Section 122 of the Act

Condition 4
Payment of $55,356.00 into the Planning and Development Fund (7 allotment/s @ $7,908.00 /allotment). Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7109 7018, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001.

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.

Conditions imposed by South Australian Water Corporation under Section 122 of the Act

Condition 6
SA Water's water and sewer network is available for connection in this area. An investigation will need to be undertaken to determine infrastructure needs, appropriate fees and charges.

The financial requirements of SA Water shall be met for the provision of water and sewer supply services.

Condition 7
The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

https://www.sawater.com.au/building,-developing-and-plumbing/new-connections-and-alterations/connection-fees

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Condition 8
if a connection/s off an existing main is required, an investigation will need to be carried out to determine if the connection/s to your development will be standard or non-standard costs.

ADVISORY NOTES

General Notes

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

Planning Consent

None

Land Division Consent

None

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: City of Campbelltown	Type of consent: Planning and Land Division
Telephone: 08 8366 9222	Email: devadmin@campbelltown.sa.gov.au
Postal address: Po Box 1, CAMPBELLTOWN SA 5074	