# FORM 1 - VENDOR'S STATEMENT

## STATEMENT UNDER SECTION 7
*(Land and Business (Sale and Conveyancing) Act 1994)*

## 27 CLARKE STREET, PENOLA SA 5277

## 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:<br>Address: | |
| **3** | Vendor: | **WESTPAC BANKING CORPORATION (ABN 33 007 457 141) as mortgagee exercising power of sale pursuant to Registered Mortgage No. 10370594** |
| | Address: | **7 Laffer Drive, Bedford Park SA 5042** |
| **4** | Vendor's registered agent: | **MALSEEDS REAL ESTATE (RLA 115603)** |
| | Address: | **1 Wehl Street South, Mount Gambier SA 5290** |

**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*]

**The land situated at 27 Clarke Street, Penola SA 5277 being more particularly described as the whole of the land comprised in Certificate of Title Volume 5760 Folio 30 – REFER TO ANNEXURE A**

**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:

**C/- THOMSON GEER, GPO BOX 1663, ADELAIDE SA 5001**
(being the vendor's last known address); or

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

**FAX NUMBER: (08) 8232 1961**
**EMAIL ADDRESS: admin@malseeds.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:

**1 WEHL STREET SOUTH, MOUNT GAMBIER SA 5290**
(being ~~*the agent's address for service under the *Land Agents Act 1994*~~/an address nominated by the agent to you for the purpose of service of the notice).

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

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

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

**5 Effect of service**

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served.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

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

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

**Proceeding with the purchase**

If you wish to proceed with the purchase:

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

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

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

**Part C Statement with respect to required particulars (section 7(1))**

**To the purchaser:**

*I~~/We~~, **Michael O'Donnell of c/- Thomson Geer Lawyers, Level 7, 19 Gouger Street, Adelaide SA 5000** 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: 6/12/2017

Signed: .....

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

**To the purchaser:**

I, **Craig Maria of Malseeds Real Estate** 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: **The Vendor as mortgagee in possession vide Memorandum of Mortgage No. 10370594 is unable to accurately answer several of the prescribed enquiries including, without limitation, items 4.8 (Section 60 Notice), 4.13 (Part 11 Division 2 - Proceedings), 8.1 (Fences Act Notice), 21 (Mining Act Notices), 33.1 (Other Charges) in Schedule Division 1 and Division 2 – Other Particulars, as they are unknown to the Vendor.**

Date: 7/12/2017

Signed: .....

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

**Schedule – Division 1 – Particulars of mortgages, charges and prescribed encumbrances affecting the land**

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

**Note:**

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

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

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

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

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

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

(b) the mortgage, charge or prescribed encumbrance:

(i) is one 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 33. Other charges:

33.1 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 the box 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 '4. Development Act 1993 and items 4.1 and 4.2; and*

(c) *the heading '5. Repealed Act conditions' and item 5.1,*

*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<br><br>***Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.* | ***Is this item applicable?*** | ☑ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | **[YES]** |
| | | ***Are there attachments?*** | **[NO]** |
| | | If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): | |
| | | Number of mortgage (if registered):<br>**10370594** | |
| | | Name of mortgagee:<br>**WESTPAC BANKING CORPORATION** | |
| 1.2 | Easement<br><br>(whether over the land or annexed to the land)<br><br>**Note** – 'Easement' includes rights of way and party wall right<br><br>***Note** – Do not omit this item. The item and its heading must be not included in the statement even if 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):<br>**REFER TO ANNEXURE B** | |
| | | Description of land subject to easement:<br>**PORTION OF LAND** | |
| | | Nature of easement:<br>**STATUTORY EASEMENT**<br>***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<br><br>***Note*** *– Do not omit this item. The item and its heading must be included in the statement even if not applicable.* | ***Is this item applicable?*** | ☐ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | [ ] |
| | | ***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? | |
| | | [ ] | |
| **1.4** | Lease, agreement for lease, tenancy agreement or licence<br><br>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)<br><br>***Note*** *– Do not omit this item. The item and its heading must be included in the statement even if not applicable.* | ***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): | |
| | | Names 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): | |
| **1.5** | Caveat | ***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 and address of caveator: | |
| | | Particulars of interest claimed: | |
| **1.6** | Lien or notice of a lien | ***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): | |
| | | Land or other property subject to lien: | |

| | | | |
|---|---|---|---|
| | | Nature of lien: | |
| | | Name and address of person who has imposed lien or given notice of it: | |
| **2** | ***Aboriginal Heritage Act 1988*** | | |
| **2.1** | section 9 – Registration in central archives of an Aboriginal site or object | ***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): | |
| | | Particulars of register entry: | |
| **2.2** | section 24 – Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site | ***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: | |
| | | Site or area to which notice relates: | |
| | | Directions (as stated in notice): | |
| **2.3** | Part 3 Division 6 – Aboriginal heritage 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: | |
| | | Description of property subject to agreement: | |
| | | Names of parties: | |
| | | Terms of agreement: | |
| **3** | ***Crown Rates and Taxes Recovery Act 1945*** | | |
| **3.1** | section 5 – Notice requiring payment | ***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: | |
| | | Land in respect of which Crown rates and taxes are owing: | |
| | | Amount owing (as stated in the notice): | |
| **4** | ***Development Act 1993*** | | |
| **4.1** | Part 3 – Development Plan<br>***Note*** *– Do not omit this item. The item and its heading must be included in the statement even if not applicable.* | ***Is this item applicable?*** | ☑ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | **[NO]** |
| | | ***Are there attachments?*** | **[YES]** |
| | | If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br>**REFER TO THE COUNCIL SEARCH CONTAINED IN ANNEXURE C** | |

| | | | |
|---|---|---|---|
| | | Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):<br>**RESIDENTIAL ZONE – WATTLE RANGE COUNCIL DEVELOPMENT PLAN**<br>Is the land situated in a designated State Heritage Area?<br>**[NO]**<br>Is the land designated as a place of local heritage value?<br>**[NO]**<br>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?<br>**[NO]**<br>If YES, state the name of the council:<br>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?<br>**[NO]** | |
| **4.2** | section 42 – Condition (that continues to apply) of a development authorisation<br>***Note*** *– Do not omit this item. The item and its heading must be included in the statement even if not applicable.* | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br>Date of authorisation:<br>Name of relevant authority that granted authorisation:<br>Condition(s) of authorisation: | [ ]<br>[ ]<br>[ ] |
| **4.3** | section 50(1) – Requirement to vest land in a council or the Crown to be held as open space | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br>Date requirement given:<br>Name of body giving requirement:<br>Nature of requirement:<br>Contribution payable (if any): | [ ]<br>[ ]<br>[ ] |
| **4.4** | section 50(2) – Agreement to vest land in a council or the Crown to be held as open space | ***Is this item applicable?***<br>***Will this be discharged or satisfied prior to or at settlement?***<br>***Are there attachments?***<br>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br>Date of agreement:<br>Names of parties:<br>Terms of agreement:<br>Contribution payable (if any): | [ ]<br>[ ]<br>[ ] |
| **4.5** | section 55 – Order to remove or perform work | ***Is this item applicable?***<br>***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): | |
| **4.6** | section 56 – 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): | |
| **4.7** | section 57 – 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: | |
| **4.8** | section 60 – Notice of intention by building owner | ***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: | |
| | | Building work proposed (as stated in the notice): | |
| | | Other building work as required pursuant to the Act: | |
| **4.9** | section 69 – 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): | |
| **4.10** | section 71 – 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): | |
| **4.11** | section 84 – 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 relevant authority giving notice: | |
| | | Nature of directions contained in notice: | |
| | | Building work (if any) required to be carried out: | |
| | | Amount payable (if any): | |
| **4.12** | section 85(6), 85(10) or 106 – 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: | |
| **4.13** | Part 11 Division 2 – 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): | |
| **5** | **Repealed Act conditions** | | |
| **5.1** | 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* | ***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): | |

| | | | |
|---|---|---|---|
| | *Development Act 1966* (repealed)<br><br>***Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.* | Nature of condition(s): | |
| **6** | ***Emergency Services Funding Act 1998*** | | |
| **6.1** | section 16 – Notice to pay levy | ***Is this item applicable?*** | ☑ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | [YES] |
| | | ***Are there attachments?*** | [YES] |
| | | If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br>**REFER TO THE CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE CONTAINED IN ANNEXURE D** | |
| | | Date of notice: **REFER TO ANNEXURE D** | |
| | | Amount of levy payable: **REFER TO ANNEXURE D** | |
| **7** | ***Environment Protection Act 1993*** | | |
| **7.1** | section 59 – Environment performance agreement that is registered in relation to the land | ***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: | |
| **7.2** | section 93 – Environment protection order that is registered in relation to the land | ***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 issue: | |
| | | Compliance date(s) specified in the order: | |
| **7.3** | section 93A – Environment protection order relating to cessation of activity that is registered in relation to the land | ***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 issue: | |
| | | Compliance date(s) specified in the order: | |
| **7.4** | section 99 – Clean-up order that is registered in relation to the land | ***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 issue: | |
| | | Compliance date(s) specified in the order: | |
| | | Amount of charge on the land (if applicable and known): | |

| | | | |
|---|---|---|---|
| **7.5** | section 100 – Clean-up authorisation that is registered in relation to the land | ***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 issue: | |
| | | Amount of charge on the land (if known): | |
| **7.6** | section 103H – Site contamination assessment order that is registered in relation to the land | ***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 issue: | |
| | | Compliance date(s) specified in the order: | |
| | | Amount of charge on the land (if applicable and known): | |
| **7.7** | section 103J – Site remediation order that is registered in relation to the land | ***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 issue: | |
| | | Compliance date(s) specified in the order: | |
| | | Amount of charge on the land (if applicable and known): | |
| **7.8** | section 103N – Notice of declaration of special management area in relation to the land (due to possible existence of site contamination) | ***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: | |
| | | Date of Gazette in which notice published: | |
| | | Description of area or areas to which the notice relates: | |
| **7.9** | section 103P – Notation of site contamination audit report in relation to the land | ***Is this item applicable?*** | ☐ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | [ ] |
| | ***Note*** *– Site contamination audit reports are kept by the EPA in the public register under section 109 of the Environment Protection Act 1993.* | ***Are there attachments?*** | [ ] |
| | | If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): | |
| | | Date of notation: | |
| **7.10** | section 103S – Notice of prohibition or restriction on taking water affected by site contamination in relation to the land | ***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: | |
| | | Date of Gazette in which notice published: | |

| | | | |
|---|---|---|---|
| | | Description of the water to which the notice relates: | |
| | | Particulars given in the notice of the site contamination affecting the water: | |
| **8** | ***Fences Act 1975*** | | |
| **8.1** | section 5 – Notice of intention to perform fencing work | ***Is this item applicable?*** | ☐ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | [ ] |
| | | ***Are there attachments?*** | [ ] |
| | | If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): | |
| | | Date of notice: | |
| | | Name and address of person to whom notice was given or from whom notice was received: | |
| | | Particulars of relevant boundary: | |
| | | Kind of fence proposed to be constructed or nature of work proposed to be done to existing fence: | |
| | | Cost or estimated cost of fence or work (as stated in the notice): | |
| | | Amount sought by proponent from adjoining owner (as stated in the notice): | |
| | | If there is a cross-notice under section 6, give details of: | |
| | | (a) the proposals objected to: | |
| | | (b) the counter-proposals: | |
| **9** | ***Fire and Emergency Services Act 2005*** | | |
| **9.1** | section 105F (or section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire | ***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: | |
| | | Person or body who issued notice: | |
| | | Requirements of notice (as stated therein): | |
| | | Amount payable (if any): | |
| **10** | ***Food Act 2001*** | | |
| **10.1** | section 44 – Improvement 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 authorised officer who served notice: | |
| | | Name of authority that appointed officer: | |
| | | Requirements of notice: | |
| **10.2** | section 46 – Prohibition 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 authority or person who served order: | |
| | | Requirements of order: | |
| **11** | ***Fruit and Plant Protection Act 1992* (repealed)** | | |
| **11.1** | section 14 or 15 – Notice or order concerning disease | ***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 or order: | |
| | | Date of Gazette in which notice published (if applicable): | |
| | | Nature of requirement, restriction or prohibition: | |
| **12** | ***Ground Water (Qualco-Sunlands) Control Act 2000*** | | |
| **12.1** | Part 6 – Risk management allocation | ***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): | |
| | | Is a waterlogging and salinity risk management allocation attached to the whole or any part of the land? | |
| | | [ ] | |
| | | If YES, give details of the allocation and the land to which it is attached: | |
| **12.2** | section 56 – Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property | ***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 payable (as stated in notice): | |
| **13** | ***Heritage Places Act 1993*** | | |
| **13.1** | section 14(2)(b) – Registration of an object of heritage significance | ***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 registration: | |
| | | Description and location of object registered: | |
| **13.2** | section 17 or 18 – Provisional registration or registration | ***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): | |
| | | Description of place registered: | |
| | | Has the place been designated as a place of geological, paleontological or speleological significance or archaeological significance? | |
| | | [ ] | |
| | | If YES, give details: | |
| **13.3** | section 30 – Stop 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: | |
| | | Terms of order: | |
| **13.4** | Part 6 – Heritage 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: | |
| | | Description of property subject to agreement: | |
| | | Names of parties: | |
| | | Terms of agreement: | |
| **13.5** | section 38 – 'No development' 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: | |
| | | Terms of order: | |
| **14** | ***Highways Act 1926*** | | |
| **14.1** | Part 2A – Establishment of control of access from any road abutting the land | ***Is this item applicable?*** | ☐ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | [ ] |
| | | ***Are there attachments?*** | [ ] |
| | | If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): | |
| | | Date of establishment of control of access: | |
| | | Description of boundary of land affected: | |
| **15** | ***Housing Improvement Act 1940*** | | |
| **15.1** | section 23 – Declaration that house is undesirable or unfit for human habitation | ***Is this item applicable?*** | ☐ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | [ ] |

| | | | |
|---|---|---|---|
| | | ***Are there attachments?*** | [ ] |
| | | If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): | |
| | | Date of declaration: | |
| | | Those particulars required to be provided by a council under section 23: | |
| **15.2** | Part 7 (rent control for substandard houses) – Notice or declaration | ***Is this item applicable?*** | ☐ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | [ ] |
| | | ***Are there attachments?*** | [ ] |
| | | If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): | |
| | | Date of notice or declaration: | |
| | | Those particulars required to be provided by the housing authority under section 60: | |
| **16** | ***Land Acquisition Act 1969*** | | |
| **16.1** | section 10 – Notice of intention to acquire | ***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 who served notice: | |
| | | Description of land intended to be acquired (as described in the notice): | |
| **17** | ***Land Tax Act 1936*** | | |
| **17.1** | Notice, order or demand for payment of land tax | ***Is this item applicable?*** | ☐ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | [ ] |
| | | ***Are there attachments?*** | [ ] |
| | | If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): | |
| | | Date of notice, order or demand: | |
| | | Amount payable (as stated in the notice): | |
| **18** | ***Local Government Act 1934*** | | |
| **18.1** | 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): | |

| | | | |
|---|---|---|---|
| **19** | ***Local Government Act 1999*** | | |
| **19.1** | 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 - AS REGARDS PAYMENT OF ANY OUTSTANDING RATES ONLY]** |
| | | ***Are there attachments?*** | **[YES]** |
| | | If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br>**REFER TO THE COUNCIL RATES NOTICE CONTAINED IN ANNEXURE D** | |
| | | Date of notice, order etc:<br>**REFER TO ANNEXURE D** | |
| | | Name of council by which, or person by whom, notice, order etc. is given or made:<br>**WATTLE RANGE COUNCIL** | |
| | | Land subject thereto:<br>**CERTIFICATE OF TITLE VOLUME 5760 FOLIO 30** | |
| | | Nature of requirements contained in notice, order etc:<br>**PAYMENT OF RATES CONTAINED IN ANNEXURE D** | |
| | | Time for carrying out requirements:<br>**REFER TO ANNEXURE D** | |
| | | Amount payable (if any):<br>**REFER TO ANNEXURE D** | |
| **20** | ***Metropolitan Adelaide Road Widening Plan Act 1972*** | | |
| **20.1** | 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: | |
| **21** | ***Mining Act 1971*** | | |
| **21.1** | Mining tenement (other than an exploration licence) | ***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): | |
| | | Type of tenement: | |
| | | Terms of tenement: | |
| | | Condition(s) (if any) the tenement is subject to: | |
| **21.2** | section 9AA – Agreement or order to waive exemption from mining operations | ***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 or order: | |
| | | Description of land subject to agreement or order: | |
| | | Names of parties: | |
| | | Period of waiver: | |
| | | Terms (and conditions if any) of agreement or order: | |
| **21.3** | section 58(a) or 59(8)(b) – Agreement authorising mining operator to enter land or use declared equipment on land | ***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: | |
| | | Description of property subject to agreement: | |
| | | Names of parties: | |
| | | Terms of agreement: | |
| **21.4** | section 61 – Agreement or order to pay compensation for mining operations | ***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 or order: | |
| | | Description of property subject to agreement or order: | |
| | | Names of parties: | |
| | | Terms of agreement or order: | |
| **21.5** | Proclamation with respect to a private mine | ***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 proclamation: | |
| **22** | ***Native Vegetation Act 1991*** | | |
| **22.1** | Part 4 Division 1 – Heritage 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: | |
| | | Description of property subject to agreement: | |
| | | Names of parties: | |
| | | Terms of agreement: | |
| **22.2** | Part 5 Division 1 – Refusal to grant consent, or condition of a consent, to clear native vegetation | ***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 refusal or grant of consent: | |
| | | If consent given, condition(s) (if any) of the consent: | |
| **23** | ***Natural Resources Management Act 2004*** | | |
| **23.1** | section 97 – Notice to pay levy in respect of costs of regional NRM board | ***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: | |
| **23.2** | section 105 – Notice to pay levy in respect of right to take water or taking of water | ***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: | |
| **23.3** | section 115 – Notice declaring a penalty | ***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 penalty payable: | |
| **23.4** | section 123 – Notice to prepare an action plan for compliance with general statutory duty | ***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 or person that issued notice: | |
| | | Requirements of notice (as specified therein): | |
| **23.5** | section 130 – Notice to rectify effects of unauthorised activity | ***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 relevant authority that issued notice: | |
| | | Requirements of notice (as specified therein): | |
| **23.6** | section 131 – Notice to maintain | ***Is this item applicable?*** | ☐ |

| | | | |
|---|---|---|---|
| | watercourse or lake in good condition | ***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 relevant authority that issued notice: | |
| | | Requirements of notice (as specified therein): | |
| **23.7** | section 132 – Notice restricting the taking of water or directing action in relation to the taking of water | ***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: | |
| | | Water resource to which notice applies: | |
| | | Requirements of notice (as specified therein): | |
| **23.8** | section 134 – Notice to remove or modify a dam, embankment, wall or other obstruction or object | ***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 (as specified therein): | |
| **23.9** | section 135 – Condition (that remains in force) of a permit | ***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 permit: | |
| | | Name of relevant authority that granted permit: | |
| | | Condition(s) of permit: | |
| **23.10** | section 145 – Notice to take remedial or other action in relation to a well | ***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: | |
| | | Location of well: | |
| | | Requirements of notice (as specified therein): | |
| **23.11** | section 181 – Notice of instruction as to keeping or management of animal or plant | ***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 authorised officer who issued notice: | |
| | | Requirements of notice (as specified therein): | |
| **23.12** | section 183 – Notice to prepare an action plan for the destruction or control of animals or plants | ***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 authorised officer who issued notice: | |
| | | Requirements of notice (as specified therein): | |
| **23.13** | section 185 – Notice to pay costs of destruction or control of animals or plants on road reserve | ***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 that issued notice: | |
| | | Amount payable (as specified in notice): | |
| **23.14** | section 187 – Notice requiring control or quarantine of animal or plant | ***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 (as specified therein): | |
| **23.15** | section 193 – Protection order to secure compliance with specified provisions of 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 order: | |
| | | Name of authority or person who issued order: | |
| | | Requirements of order (as specified therein): | |
| **23.16** | section 195 – Reparation order requiring specified action or payment to make good damage resulting from contravention of 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 order: | |
| | | Name of authority or person who issued order: | |
| | | Requirements of order (as specified therein): | |
| **23.17** | section 197 – Reparation authorisation authorising specified action to make good damage resulting from contravention of the | ***Is this item applicable?*** | ☐ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | [ ] |

| | | | |
|---|---|---|---|
| | Act | ***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 issued authorisation: | |
| | | Person authorised to take action: | |
| | | Requirements of authorisation (as specified therein): | |
| **24** | ***Phylloxera and Grape Industry Act 1995*** | | |
| **24.1** | section 23(1) – Notice of contribution payable | ***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 or body giving notice: | |
| | | Terms of notice: | |
| | | Amount payable (as stated in notice): | |
| **25** | ***Plant Health Act 2009*** | | |
| **25.1** | section 8 or 9 – Notice or order concerning pests | ***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 or order: | |
| | | Date of Gazette in which notice published (if applicable): | |
| | | Nature of requirement, restriction or prohibition: | |
| **26** | ***Public and Environmental Health Act 1987*** **(repealed)** | | |
| **26.1** | Part 3 – 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 council or other authority giving notice: | |
| | | Requirements of notice: | |
| **26.2** | *Public and Environmental Health (Waste Control) Regulations 2010* (or *1995*) (revoked) Part 2 – Condition (that continues to apply) of an approval | ***Is this item applicable?*** | ☑ |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | **[NO]** |
| | | ***Are there attachments?*** | **[YES]** |
| | | If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): **REFER TO COUNCIL SEARCH INCLUDING ATTACHMENTS CONTAINED IN ANNEXURE C** | |
| | | Date of approval: **REFER TO ANNEXURE C** | |
| | | Name of relevant authority that granted the approval: **REFER TO ANNEXURE C** | |

| | | | |
|---|---|---|---|
| | | Condition(s) of approval: **REFER TO ANNEXURE C** | |
| **26.3** | *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 – Maintenance order (that has not been complied with) | ***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 relevant authority giving order: | |
| | | Requirements of order: | |
| **27** | ***Sewerage Act 1929* (repealed)** | | |
| **27.1** | Notice, order or demand for payment of sewerage rates, other amounts payable or other requirements 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 or demand: | |
| | | Amount payable (as stated in the notice): | |
| | | Nature of requirement made: | |
| **28** | ***South Australian Public Health Act 2011*** | | |
| **28.1** | section 66 – Direction or requirement to avert spread of disease | ***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 direction or requirement: | |
| | | Name of authority giving direction or making requirement: | |
| | | Nature of direction or requirement: | |
| **28.2** | section 92 – 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 council or other relevant authority giving notice: | |
| | | Requirements of notice: | |
| **28.3** | *South Australian Public Health (Wastewater) Regulations 2013* Part 4 – Condition (that continues to apply) of an approval | ***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 approval: | |
| | | Name of person or body that granted the approval: | |
| | | Condition(s) of approval: | |

| | | | |
|---|---|---|---|
| **29** | ***Upper South East Dryland Salinity and Flood Management Act 2002* (expired)** | | |
| **29.1** | section 23 – Notice of contribution payable | ***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: | |
| | | Terms of notice: | |
| | | Amount payable: | |
| **30** | ***Water Industry Act 2012*** | | |
| **30.1** | Notice or order under the Act requiring payment of charges or other amounts or making other requirement | ***Is this item applicable?*** | [X] |
| | | ***Will this be discharged or satisfied prior to or at settlement?*** | **[YES – AS REGARDS PAYMENT OF ANY OUTSTANDING RATES ONLY]** |
| | | ***Are there attachments?*** | **[YES]** |
| | | If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): **REFER TO CERTIFICATE OF WATER AND SEWER CHARGES AND ENCUMBRANCE INFORMATION CONTAINED IN ANNEXURE D** | |
| | | Date of notice or order: **REFER TO ANNEXURE D** | |
| | | Name of person or body who served notice or order: **SOUTH AUSTRALIAN WATER CORPORATION** | |
| | | Amount payable (if any) as specified in the notice or order: **REFER TO ANNEXURE D** | |
| | | Nature of other requirement made (if any) as specified in the notice or order: **PAYMENT OF ANY OUTSTANDING RATES** | |
| **31** | ***Water Resources Act 1997*** | | |
| **31.1** | section 18 (repealed) – Condition (that remains in force) of a permit | ***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 permit: | |
| | | Name of relevant authority that granted permit: | |
| | | Condition(s) of permit: | |
| **31.2** | section 125 (or a corresponding previous enactment)—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: | |

| | | | |
|---|---|---|---|
| **32** | ***Waterworks Act 1932* (repealed)** | | |
| **32.1** | Notice, order or demand for payment of water rates, other amounts payable or other requirements 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 or demand: | |
| | | Amount payable (as stated in the notice): | |
| | | Nature of requirement made: | |
| **33** | **Other charges** | | |
| **33.1** | 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?*** | **[NO]** |
| | | ***Are there attachments?*** | **[YES]** |
| | | If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br>**REFER TO ANNEXURE B** | |
| | | Person or body in whose favour charge exists:<br>**REFER TO ANNEXURE B** | |
| | | Nature of charge: **REFER TO ANNEXURE B** | |
| | | Amount of charge (if known): | |

**Schedule – Division 2 – Other particulars**

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

**Particulars of transactions in last 12 months**

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

(a) obtained title to the land; or

(b) obtained an option to purchase the land; or

(c) entered into a contract to purchase the land (whether on the vendor's own behalf or on behalf of another),

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

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

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

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

The above particulars must be provided for each transaction.

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

1 Name of community corporation:

Address of community corporation:

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):

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

(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:

(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:

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

[*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)*

[ ]

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

[ ]

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

[ ]

*[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:

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:

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

Name:

Address:

**Note:**

1 A community corporation must (on application by or on behalf of a current or prospective owner or other 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.

**Particulars relating to strata unit**

1 Name of strata corporation:

Address of strata corporation:

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

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

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

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

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

(d) particulars of the unit entitlement of the unit:

[*If any of the above particulars have not been supplied by the strata 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 strata corporation that are enclosed:

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

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

[ ]

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

[ ]

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

[ ]

[*For each document indicate (YES or NO) whether or not the document has been supplied by the strata 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 strata corporation and give details of any other steps taken to obtain the particulars or documents concerned:

6 A copy of the articles of the strata corporation is enclosed.

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

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

Name:

Address:

**Note:**

1 A strata corporation must (on application by or on behalf of a current owner, prospective purchaser or other relevant person) provide the particulars and documents referred to in 3(a)—(c), 4 and 6 and must also make available for inspection its accountancy records and minute books, any contract with a body corporate manager, the register of unit holders and unit holder entitlements that it maintains, the duplicate certificate of title for the common property and any documents in its possession relating to the design and construction of the buildings or improvements on the site or relating to the strata scheme.

2 Copies of the articles of the strata corporation may also be obtained from the Lands Titles Registration Office.

3 All owners of a strata unit are bound by the articles of the strata corporation. The articles regulate the rights and liabilities of owners of units in relation to their units 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 strata unit, see Division 3 of this Schedule.

**Particulars of building indemnity insurance**

**Note:**

Building indemnity insurance is not required for:

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

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

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

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

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

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

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

2 Name of insurer:

3 Limitations on the liability of the insurer:

4 Name of builder:

5 Builder's licence number:

6 Date of issue of insurance:

7 Description of insured building work:

**Exemption from holding insurance:**

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

[ ]

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:

**Particulars relating to asbestos at workplaces**

1 In these particulars:

(a) ***asbestos*** and ***asbestos containing material*** have the same meaning as in the *Work Health and Safety Regulations 2012*;

(b) ***workplace*** has the same meaning as in the *Work Health and Safety Act 2012*.

2 Is there a workplace on the land?

[ ]

3 If YES, is there an asbestos register for the workplace?

[ ]

4 If YES, does that register record any asbestos or asbestos containing material at the workplace (or likely to be present at the workplace from time to time) and specify the location, type and condition of that asbestos or asbestos containing material?

[ ]

5 If YES:

(a) give details of the location, type and condition of the asbestos or asbestos containing material:

(b) has a plan been prepared for the management of asbestos at the workplace?

[ ]

If YES, give details:

(c) is any asbestos or asbestos containing material to be removed before settlement?

[ ]

If YES, give details:

**Note:**

1 A register is not required to be prepared for a workplace:

(a) if a register has already been prepared for the workplace; or

(b) if:

(i) the workplace is a building that was constructed after 31 December 2003; and

(ii) no asbestos has been identified at the workplace; and

(iii) no asbestos is likely to be present at the workplace from time to time.

See regulation 425 of the *Work Health and Safety Regulations 2012*.

2 A person with management or control of a workplace who plans to relinquish management or control must ensure (so far as is reasonably practicable) that the asbestos register is given to the person assuming management or control of the workplace.

See regulation 428 of the *Work Health and Safety Regulations 2012*.

**Particulars relating to court or tribunal process**

If process has issued out of any court or tribunal in relation to a claim—

(a) that is stated to affect the land or the value of which is $5 000 or more; and

(b) that presently affects (or may prospectively affect) title to, or the possession or enjoyment of, the land,

the vendor must provide the following particulars:

1 Name of court or tribunal:

2 Names of parties:

3 Nature of claim:

4 Amount of claim (if applicable):

5 Amount of judgment (if applicable):

6 Name of judgment creditor (if applicable):

**Particulars relating to land irrigated or drained under Irrigation Acts**

**1 Land irrigated or drained under *Irrigation Act 2009***

If the land is land in respect of which water is supplied or delivered, or is drained, through an irrigation or drainage system provided by an irrigation trust under the *Irrigation Act 2009*:

(a) has the trust given notice under section 40 of that Act in respect of the land?

[ ]

If YES, specify:

(i) the date on which notice was given:

(ii) the requirements of the notice:

(iii) the amount (if any) payable under section 40(7) of the Act:

(b) has the trust given notice under section 50 of that Act?

[ ]

If YES, specify:

(i) the date on which notice was given:

(ii) the amount payable (including interest, if any):

**2 Land irrigated or drained under *Renmark Irrigation Trust Act 2009***

If the land is land in respect of which water is supplied or delivered, or is drained, through an irrigation or drainage system provided by the Renmark Irrigation Trust under the *Renmark Irrigation Trust Act 2009*:

(a) has the Trust given notice under section 41 of that Act in respect of the land?

[ ]

If YES, specify:

(i) the date on which notice was given:

(ii) the requirements of the notice:

(iii) the amount (if any) payable under section 41(7) of the Act:

(b) has the Trust given notice under section 52 of that Act in respect of the land?

[ ]

If YES, specify:

(i) the date on which notice was given:

(ii) the amount payable (including interest, if any):

**Particulars relating to environment protection**

**1 Interpretation**

(1) In this and the following items (items 1 to 7 inclusive):

***domestic activity*** has the same meaning as in the *Environment Protection Act 1993*;

***environmental assessment***, in relation to land, means an assessment of the existence or nature or extent of:

(a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or

(b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

***EPA*** means the Environment Protection Authority established under the *Environment Protection Act 1993*;

***pre-1 July 2009 site audit***, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining:

(a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and

(b) the suitability of the land for a particular use; and

(c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

***pre-1 July 2009 site audit report*** means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

***prescribed commercial or industrial activity***—see item 1(2);

***prescribed fee*** means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

***public register*** means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;

***site contamination audit*** has the same meaning as in the *Environment Protection Act 1993*;

***site contamination audit report*** has the same meaning as in the *Environment Protection Act 1993*.

(2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2009*) is a prescribed commercial or industrial activity:

| | | |
|---|---|---|
| abrasive blasting | acid sulphate soil generation | agricultural activities |
| airports, aerodromes or aerospace industry | animal burial | animal dips or spray race facilities |
| animal feedlots | animal saleyards | asbestos disposal |
| asphalt or bitumen works | battery manufacture, recycling or disposal | breweries |
| brickworks | bulk shipping facilities | cement works |
| ceramic works | charcoal manufacture | coal handling or storage |
| coke works | compost or mulch production or storage | concrete batching works |
| curing or drying works | defence works | desalination plants |
| dredge spoil disposal or storage | drum reconditioning or recycling works | dry cleaning |
| electrical or electronics component manufacture | electrical substations | electrical transformer or capacitor works |
| electricity generation or power plants | explosives or pyrotechnics facilities | fertiliser manufacture |
| fibreglass manufacture | fill or soil importation | fire extinguisher or retardant manufacture |
| fire stations | fire training areas | foundry |

| | | |
|---|---|---|
| fuel burning facilities | furniture restoration | gasworks |
| glass works | glazing | hat manufacture or felt processing |
| incineration | iron or steel works | laboratories |
| landfill sites | lime burner | metal coating, finishing or spray painting |
| metal forging | metal processing, smelting, refining or metallurgical works | mineral processing, metallurgical laboratories or mining or extractive industries |
| mirror manufacture | motor vehicle manufacture | motor vehicle racing or testing venues |
| motor vehicle repair or maintenance | motor vehicle wrecking yards | mushroom farming |
| oil recycling works | oil refineries | paint manufacture |
| pest control works | plastics manufacture works | printing works |
| pulp or paper works | railway operations | rubber manufacture or processing |
| scrap metal recovery | service stations | ship breaking |
| spray painting | tannery, fellmongery or hide curing | textile operations |
| transport depots or loading sites | tyre manufacture or retreading | vermiculture |
| vessel construction, repair or maintenance | waste depots | wastewater storage, treatment or disposal |
| water discharge to underground aquifer | wetlands or detention basins | wineries or distilleries |
| wood preservation works | Wool scouring or wool carbonising works | works depots (operated by councils or utilities) |

**2 Pollution and site contamination on the land—questions for vendor**

(1) Is the vendor aware of any of the following activities ever having taken place at the land:

(a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?

(b) importation of soil or other fill from a site at which:

(i) an activity of a kind listed in paragraph (a) has taken place; or

(ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

**[NONE KNOWN TO VENDOR]**

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

(2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

**[NONE KNOWN TO VENDOR]**

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

(3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

**[NONE KNOWN TO VENDOR]**

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

(4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

**[NONE KNOWN TO VENDOR]**

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

(5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

**[NONE KNOWN TO VENDOR]**

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

**Note:**

These questions relate to details about the land that may be known by the vendor. A 'YES' answer to the questions at items 2(1) or 2(2) may indicate that a ***potentially contaminating activity*** has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

A 'YES' answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

**3 Licences and exemptions recorded by EPA in public register**

Does the EPA hold any of the following details in the public register:

(a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct, at the land:

(i) a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or

(ii) activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or

(iii) any other prescribed activity of environmental significance under Schedule 1 of that Act?

**[NO]**

(b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct, at the land:

(i) a waste or recycling depot (as referred to in clause 3(3) of Schedule 1 Part A of that Act); or

(ii) activities producing listed wastes (as referred to in clause 3(4) of Schedule 1 Part A of that Act); or

(iii) any other prescribed activity of environmental significance under Schedule 1 of that Act?

**[NO]**

(c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

**[NO]**

(d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

**[NO]**

(e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?

**[NO]**

(f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?

**[NO]**

(g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?

**[NO]**

(h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?

**[NO]**

**Note:**

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers 'YES' to any of the questions:

- in the case of a licence or exemption under the *Environment Protection Act 1993*:
  - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and
  - the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the *Environment Protection Act 1993*); and
- in the case of a licence under a repealed Act—the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

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

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the *Environment Protection Act 1993*): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to:

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

**4 Pollution and site contamination on the land—details recorded by EPA in public register**

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

(a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?

**[NO]**

(b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?

**[NO]**

(c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

**[NO]**

(d) a copy of a site contamination audit report?

**[NO]**

(e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

**[NO]**

(f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

**[NO]**

(g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

**[NO]**

(h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?

**[NO]**

(i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?

**[NO]**

(j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?

**[NO]**

**Note:**

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers 'YES' to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

**5 Pollution and site contamination on the land—other details held by EPA**

Does the EPA hold any of the following details in relation to the land or part of the land:

(a) a copy of a report known as a 'Health Commission Report' prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?

**[NO]**

(b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

**[NO]**

(c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

**[NO]**

(d) a copy of a pre-1 July 2009 site audit report?

**[NO]**

(e) details relating to the termination before completion of a pre-1 July 2009 site audit?

**[NO]**

**Note:**

These questions relate to details that the EPA may hold. If the EPA answers 'YES' to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

**6 Further information held by councils**

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

(a) commercial or industrial activity at the land; or

(b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993*)?

**[NO – REFER TO COUNCIL SEARCH CONTAINED IN ANNEXURE C]**

**Note:**

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

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

It should be noted that:

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

**7 Further information for purchasers**

**Note:**

The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(l)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee.

If:

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
- a notice of declaration of special management area in relation to the land has been gazetted; or
- a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land; or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

**Particulars relating to *Livestock Act 1997***

1 Has any notice under section 33 or 37 of the *Livestock Act 1997* been made that affects, presently or prospectively, enjoyment of the land?

[ ]

If YES, give details of the following:

Date of notice:

Terms of notice:

2 Has any order under section 38, or notice under section 72, of the *Livestock Act 1997* been issued to the vendor in relation to the land or any building on the land?

[ ]

If YES, give details of the following:

Date of order or notice:

Terms of order or notice:

**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 at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

## ANNEXURES

The following documents are annexed hereto:

| | |
|---|---|
| **Annexure A** | **Register search of Certificate of Title Volume 5760 Folio 30** |
| **Annexure B** | **Notices** |
| **Annexure C** | **Council search response from Wattle Range Council, including attachments** |
| **Annexure D** | **Council rates notice, Certificates of Emergency Services Levy Payable, Land Tax Payable and Water and Sewer Charges & Encumbrance Information, Check Search, Title and Valuation Package and Property Interest Report** |
| **Annexure E** | **Prescribed Notice** |

## ACKNOWLEDGEMENT OF RECEIPT

*I/We, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* 1994 with the annexures as set out above.

Dated this _____ day of _____ 2017

**SIGNED** for and on behalf of the Purchaser

_____

*(*Strike out whichever is not applicable)*

## Annexure A

## Register search of Certificate of Title Volume 5760 Folio 30

| | |
|---|---|
| **Product** | Register Search (CT 5760/30) |
| **Date/Time** | 24/11/2017 03:39PM |
| **Customer Reference** | |
| **Order ID** | 20171124009757 |
| **Cost** | $290.00 |

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.**

# Certificate of Title - Volume 5760 Folio 30

**Parent Title(s)** CT 4062/942

**Creating Dealing(s)** CONVERTED TITLE

**Title Issued** 20/04/2000 **Edition** 2 **Edition Issued** 23/01/2006

## Estate Type

FEE SIMPLE

## Registered Proprietor

JOY WILMA HARGREAVES
OF PO BOX 112 CASTERTON VIC 3311

## Description of Land

ALLOTMENT 202 FILED PLAN 191574
IN THE AREA NAMED PENOLA
HUNDRED OF PENOLA

## Easements

NIL

## Schedule of Dealings

| Dealing Number | Description |
|---|---|
| 10370594 | MORTGAGE TO WESTPAC BANKING CORPORATION |

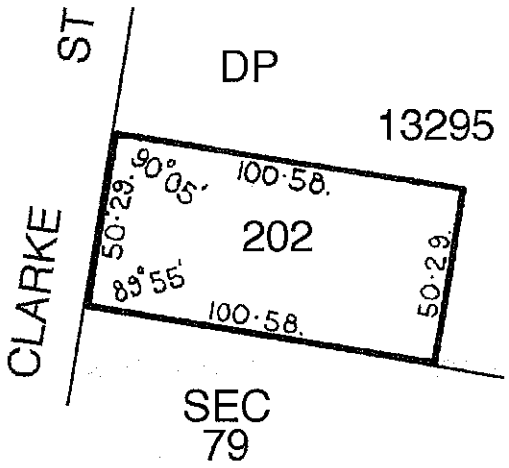
## Notations

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


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| | |
|---|---|
| **Product** | Register Search (CT 5760/30) |
| **Date/Time** | 24/11/2017 03:39PM |
| **Customer Reference** | |
| **Order ID** | 20171124009757 |
| **Cost** | $290.00 |

**THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4062/942**




0 20 40 60 80 Metres

**NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION**


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## Annexure B

## 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 Infrastructure – Building Restrictions and Statutory Easements**

*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 DMITRE for further details.

*Statutory easements*

Separate from the above restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation. This notice does not necessarily imply that any statutory or other easement exists. However, where in existence, statutory easements provide these businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

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

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

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

**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.

## Annexure B - Notices continued

### Natural Resources Management Act 2004

*Water Resources Management – Taking of underground water*

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

A well construction permit accompanied by the prescribed fee is required if a well/bore exceeding 2.5 metres is to be constructed. As the prescribed fee is subject to annual review, you should contact the Department on the telephone number below to confirm the current fee.

A licensed well driller is required to undertake all work on any well/bore.

Works on all wells/bores is to be undertaken in accordance with the General Specifications for well construction, modification and abandonment in South Australia.

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

## Annexure C

## Council search response from Wattle Range Council, including attachments

*Our Ref: EAW GF/7.69.12 4138 A9172*

*Your Ref:*

Wattle Range
COUNCIL

PO Box 27, Millicent SA 5280
www.wattlerange.sa.gov.au

27/11/2017

Thomson Geer
Gpo Box 1663
**ADELAIDE SA 5001**

Dear Sir/Madam

**Request for Information**

| | |
|---|---|
| Owner: | JW Hargreaves |
| Property: | Lot No. 202, Plan No. F191574, Section P80, 27 Clarke Street Penola, Hundred of Penola |
| CT: | 5760/30 |

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provision of the Local Government Act and the Land Business (Sale and Conveyancing) Act 1994.

Yours faithfully

Paul Duka
**DIRECTOR OF CORPORATE SERVICES**

Telephone Erin Williams (08) 8733 0900
Email search@wattlerange.sa.gov.au



STRENGTH and VISION from COAST to BORDER

**WATTLE RANGE COUNCIL**

**PRESCRIBED INFORMATION DEVELOPMENT SECTION AND BUILDING INDEMNITY**

**DEVELOPMENT SECTION**

| | PRESCRIBED ENCUMBRANCES | PARTICULARS REQUIRED |
|---|---|---|
| 4.1 | Part 3 - Development Plan under the Development Act 1993 | Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):<br><br>**Residential Zone – Wattle Range Council Development Plan**<br><br>Is the land situated in a designated State Heritage Area? **NO**<br><br>Is the land designated as a place of local heritage value? **NO**<br>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? **NO**<br><br>*If YES, state the name of the Council:*<br><br>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** |
| 4.2 | Section 42 – Condition (that continues to apply) of a development authorisation granted under the Development Act 1993 | **NO**<br><br>Date of authorisation: **No**<br><br>Name of relevant authority that granted authorisation: **No**<br><br>Condition(s) of authorisation: **No** |
| 5.1 | Condition (that continues to apply) of an approval or authorisation granted under:<br><br>The Building Act 1971(repealed),<br>The City of Adelaide Development Control Act 1976 (repealed),<br>The Planning Act 1982 (repealed),<br>Planning & Development Act 1966 (repealed) | **NO**<br>Nature of condition(s) **No**<br><br>See attached approval**: No** |

**WATTLE RANGE COUNCIL**

**PRESCRIBED INFORMATION DEVELOPMENT SECTION AND BUILDING INDEMNITY**

**DEVELOPMENT SECTION CONTINUED**

| | PRESCRIBED ENCUMBRANCES | PARTICULARS REQUIRED |
|---|---|---|
| *Development Act 1993* | | |
| 4.3 | Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space | **NO**<br>Date requirement given:<br>Name of body giving requirement:<br>Nature of requirement:<br>Contribution payable (if any): $ |
| 4.4 | Section 50(2) – Agreement to vest land in a council or the Crown to be held as open space | **NO**<br>Date of Agreement:<br>Name of Parties:<br>Terms of Agreement:<br>Contribution payable (if any): $ |
| 4.5 | Section 55 – Order to remove or perform work | **NO**<br>Date of order:<br>Terms of order:<br>Building work (if any) required to be carried out:<br>Amount payable (if any): $ |
| 4.6 | Section 56 – Notice to complete development | **NO**<br>Date of notice:<br>Requirements of notice:<br>Building work (if any) required to be carried out:<br>Amount payable (if any): |

**WATTLE RANGE COUNCIL**

**PRESCRIBED INFORMATION DEVELOPMENT SECTION AND BUILDING INDEMNITY**

**DEVELOPMENT SECTION CONTINUED**

| PRESCRIBED ENCUMBRANCES | PARTICULARS REQUIRED |
|---|---|
| 4.7 Section 57 – Land Management Agreement | **NO**<br>Date of Agreement:<br>Names of Parties:<br>Terms of Agreement: |
| Section 69 – Emergency Order | **NO**<br>Date of Order:<br>Name of Authorised Officer who made order:<br>Name of authority that appointed the Authorised Officer:<br>Nature of Order:<br>Amount Payable (if any): $ |
| Section 71 – Fire Safety Notice | **NO**<br>Date of Notice:<br>Name of authority giving notice:<br>Requirements of Notice:<br>Building Work (if any) required to be carried out:<br>Amount Payable (if any): $ |
| Section 84 – Enforcement Notice | **NO**<br>Date Notice given:<br>Name of the relevant authority giving notice:<br>Nature of directions contained in notice:<br>Building work (if any) required to be carried out:<br>Amount payable (if any): $ |

**WATTLE RANGE COUNCIL**

**PRESCRIBED INFORMATION DEVELOPMENT SECTION AND BUILDING INDEMNITY**

**DEVELOPMENT SECTION CONTINUED**

| PRESCRIBED ENCUMBRANCES | PARTICULARS REQUIRED |
|---|---|
| Section 85(6), 85(10) or 106 - Enforcement order | **NO**<br>Date order made:<br>Name of court that made order:<br>Action number:<br>Names of Parties:<br>Terms of order:<br>Building work (if any) required to be carried out: |
| Part 11 Division 2 - Proceedings | **NO**<br>Date of commencement or proceedings:<br>Date of determination or order (if any):<br>Terms of determination or order (if any): |
| *Housing Improvement Act 1940* | |
| Section 23 – Declaration that house is undesirable or unfit for human habitation | **NO**<br>Date of Declaration:<br>Those particulars required to be provided by Council under Section 23: |

**WATTLE RANGE COUNCIL**

**PRESCRIBED INFORMATION FOR INSPECTORIAL SECTION**

**INSPECTORIAL SECTION**

| | PRESCRIBED ENCUMBRANCES | PARTICULARS REQUIRED |
|---|---|---|
| *Fire and Emergency Services Act 2005* | | |
| 9.1 | Section 105F or section 56 or 83 (repealed) – Notice to take action to prevent outbreak or spread of fire | **NO**<br>Date of Notice:<br>Person or body who issued notice:<br>Requirements of notice (as stated therein):<br>Amount payable (if any): |
| *Food Act 2001* | | |
| 10.1 | Section 44 – Improvement notice | **NO**<br>Date of Notice:<br>Name of authorised officer who served notice:<br>Name of Authority that appointed Officer:<br>Requirements of notice: |
| 10.2 | Section 46 – Prohibition order | **NO**<br>Date of order:<br>Name of authority or person who served order:<br>Requirements of Order: |
| *Local Government Act 1934* | | |
| 18.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | **NO**<br>Date of notice, order, etc:<br>Name of Council by which, or person by whom, notice, order etc is given or made:<br>Land subject thereto:<br>Nature of requirements contained in notice, order etc:<br>Time carrying out requirements:<br>Amount payable (if any): $ |

**WATTLE RANGE COUNCIL**

**PRESCRIBED INFORMATION FOR INSPECTORIAL SECTION**

**INSPECTORIAL SECTION CONTINUED**

| PRESCRIBED ENCUMBRANCES | | PARTICULARS REQUIRED |
|---|---|---|
| *Local Government Act 1999* | | |
| 19.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | **NO**<br>Date of notice, order, etc:<br>Name of Council by which, or person by whom, notice, order etc is given or made:<br>Land subject thereto:<br>Nature of requirements contained in notice, order etc:<br>Time carrying out requirements:<br>Amount payable (if any): $ |
| *Public and Environmental Health Act 1987 (repealed)* | | |
| 26.1 | Part 3 – Notice | **NO**<br>Date of Notice:<br>Name of Council or other Authority giving notice:<br>Requirements of Notice: |
| 26.2 | *Public and Environmental Health (Waste Control) Regulations 2010* (or *1995*) (revoked) Part 2-Condition (that continues to apply) of an approval | **YES**<br>Date of approval: **See Attached**<br>Name of relevant authority that granted the approval: **See Attached**<br>Condition(s) of approval: **See Attached** |
| 26.3 | *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19-Maintenance order (that has not been complied with) | **NO**<br>Date of order:<br>Name of relevant authority giving order:<br>Requirements of order: |
| *South Australian Public Health Act 2011* | | |
| | Section 66-Direction or requirement to avert spread of disease | **NO**<br>Date of direction or requirement:<br>Name of Authority giving or making requirement:<br>Nature of direction or requirement: |

**WATTLE RANGE COUNCIL**

**PRESCRIBED INFORMATION FOR INSPECTORIAL SECTION**

**INSPECTORIAL SECTION CONTINUED**

| | PRESCRIBED ENCUMBRANCES | PARTICULARS REQUIRED |
|---|---|---|
| 28.2 | Section 92-Notice | **NO**<br>Date of notice:<br>Name of council or other relevant authority giving notice:<br>Requirements of notice: |
| 28.3 | *South Australian Public Health (Wastewater) Regulations 2013* Part 4-Condition (that continues to apply) of an approval | **NO**<br>Date of approval:<br>Name of person or body that granted the approval:<br>Condition(s) of approval: |
| *Water Industry Act 2012* | | |
| 30.1 | Notice or order under the Act requiring payment of charges or other amounts or making other requirement | **NO**<br>Date of notice or order:<br>Name of person or body who served notice or order:<br>Amount payable (if any) as specified in the notice or order;<br>Nature of other requirement made (if any) as specified in the notice or order: |

27/11/2017

DIRECTOR CORPORATE SERVICES

DATE

## APPENDIX A

## LOCAL GOVERNMENT SEARCH FORM IN RESPECT

## TO RATE OR ANY MONIES DUE & PAYABLE

I certify in terms of Section 187 of the Local Government Act as follows:

| | |
|---|---|
| Assessment Number | A9172 |
| Valuer General No | 8410223000 |
| Certificate of Title | 5760/30 |
| Owner(s) | JW Hargreaves |
| Property Address | Lot No. 202, Plan No. F191574, Section P80, 27 Clarke Street Penola, Hundred of Penola |

Rates and other monies due (as known to Council at date of reply):

| | | |
|---|---|---|
| Rates Last Declared on | | 29/06/2017 |
| Last Day for Payment | - 1st Billing | 07/09/17 |
| Last Day for Payment | - 2nd Billing | 07/12/17 |
| Last Day for Payment | - 3rd Billing | 08/03/18 |
| Last Day for Payment | - 4th Billing | 07/06/18 |

| | DATE OF NOTICE | |
|---|---|---|
| Arrears of Previous Rates & Fines | | $6301.55 |
| Council Rates for 2017/2018 | | $1922.70 |
| LESS Pensioner Concession (if applicable) | | $0.00 |
| LESS Paid | | $200.00 |
| Fines Already Incurred | | $182.20 |
| Other Monies Due | | $0.00 |
| TOTAL OUTSTANDING AT DATE OF THIS REPLY | | $8206.45 |

Details of requirements for payment of rates by Instalments:

1st Instalment $6766.45
2nd Instalment $480.00
3rd Instalment $480.00
4th Instalment $480.00

27/11/2017

For and on behalf of
DIRECTOR OF CORPORATE SERVICES

DATE

AGENTS AND/OR BROKERS ARE REQUESTED TO ADVISE COUNCIL OF -
ANY CHANGE OF OWNERSHIP OR PENDING CHANGE OF OWNERSHIP

## PARTICULARS OF BUILDING INDEMNITY INSURANCE

**(SECTION 7(1)(C))**

***NOTE:***

*Building Indemnity Insurance is not required for;*

a) *Domestic building work of which approval under the repealed Building Act 1971 or a development authorisation under the Development Act 1993 was not required; or*

b) *Minor domestic building work (see Section 3 of the Builders 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 Contracts Act 1995 applies under the Building Work Contracts Regulations 1996; or*

e) *building work in respect of which an exemption from the application Division 3 of Part 5 of the Building Work Contracts Act 1995 has been granted by the Minister under Section 45 of that Act.or*

1. Building Indemnity Insurance is Required:

   *NO (refer above note)*

2. Name(s) of person(s) insured:

3. Name of Insurer:

4. Limitations on the liability of the insurer:

5. Name of Builder:

6. Builder's Licence Number:

7. Date of Issue of Insurance:

8. Description of Insured Building Work:

**Ministerial Exemption from holding insurance under the *Building Work Contractors Act 1995***
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:

**Particulars relating to environment protection**
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*)?

~~YES~~/NO

**Note:**

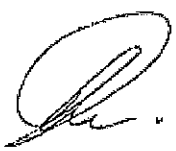
The question relates to information that the council for the area in which the land is situated may hold. If the council answers 'YES' to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from the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

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

It should be noted that:

the approval of development by a council does not necessarily mean that the development has taken place;

the council will not necessarily be able to provide a complete history of all such development that has taken place at the land.



DIRECTOR CORPORATE SERVICES

27/11/2017

DATE

## FURTHER INFORMATION

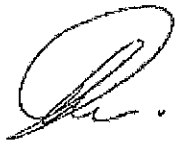
### HEALTH

CONNECTION OF PROPERTY TO WASTE CONTROL SYSTEM

Land holdings not serviced by sewer or common effluent drainage may have limitations that preclude the approval of any future waste control system, where they are located near bores, dams or watercourses.

### GENERAL

The absence of a legal notice on this property should not be interpreted to mean that the premises complies with the relevant legislation administered by Council.

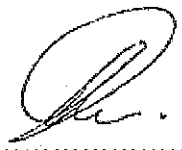


Paul Duka
**DIRECTOR OF CORPORATE SERVICES**

**WATTLE RANGE COUNCIL**

I, **Paul Duka, Director Corporate Services**

Certify that the information provided in this response is correct.



.....
(Signature)

27/11/2017
.....
(Date)

# APPROVAL OF WASTEWATER WORKS (CWMS SYSTEM)

Wattle Range COUNCIL

**Approval Number S51/16**

PO Box 27, Millicent SA 5280
www.wattlerange.sa.gov.au

**FOR WASTE CONTROL SYSTEM APPLICATION**

| **APPLICANT:** | **OWNER:** | **PLUMBER:** |
|---|---|---|
| 'Same As Owner' | Joy Hargreaves<br>PO Box 112<br>CASERTON SA 3311 | Dale Lamont<br>7 Arthur Street<br>PENOLA SA 5277 |

**LOCATION OF INSTALLATION:**

| | |
|---|---|
| **Assessment No:** | A9172 |
| **House No:** | 27 |
| **Lot No:** | 202 |
| **Street:** | Clarke |
| **Town:** | Penola |
| **Section No (full/part):** | |
| **Hundred:** | PENOLA |
| **CT:** | 5760/30 |

**SYSTEM DETAILS:**

| | |
|---|---|
| **Premises** | **Domestic Dwelling** |
| **Number of Person/s** | **up to 6** |
| **Disposal Method** | **replacing old septic tank with new 3250 Litres and connected to Penola CWMS** |

I advise that, pursuant to the South Australian Public Health (Wastewater) Regulations 2013 (the Regulations) your **WASTEWATER WORKS APPROVAL** has been approved subject to the following conditions which are listed on the following page/s.

Please note that penalties can apply for non-compliance with approval conditions.

| |
|---|
| **Date of Decision:** |
| **Signed:** |
| **Date:** 07.06.2016 |

☒ Sheets Attached

Authorised Officer~~/Chief Executive Officer~~

STRENGTH and VISION from COAST to BORDER

## MANDATORY NOTIFICATION STAGES

The following stages of work have been designated as stages at which council must be notified;

1. Completion of under floor pipework prior to backfilling, and
2. At completion of laying drain pipework connected from the building to septic tank or aerobic treatment tank and connection to soakage/disposal system prior to backfilling, and
3. At completion of installation prior to occupation and/or usage.

**NOTE:** A person who is installing a waste control system must give **24 hours notice** of the above stages being reached to Council by Phone, Fax or personally quoting the approval number and stop work on the system pending an inspection by an Authorised Officer.

## CERTIFICATE OF COMPLIANCE

In accordance with the Regulations, wastewater works must be carried out by a suitably qualified person. Additionally, the required signed Certificates of Compliance and "as constructed" drawings must be submitted to the relevant authority and the owner or occupier of the land on which the work was undertaken within 28 days.

## CONDITIONS OF APPROVAL

1. This Waste Control System has been **approved** for an installation of a new septic tank to the existing domestic dwelling, with full time occupancy of up to 6 persons.
2. The system is to be installed, commissioned, operated and maintained in accordance with:
   - 2.1 The plans and specifications submitted including any amendments made/required with this approval.
   - 2.2 Manufacturers, installers and equipment suppliers' instructions and recommendations.
   - 2.3 The .....engineers report dated..... (not applicable).
   - 2.4 In the case of any wastewater products to be installed, the relevant product approval conditions.
   - 2.5 Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500.2).
   - 2.6 The Onsite Wastewater Systems Code.
   - 2.7 All other relevant standards and codes.
   - 2.8 Conditions of this approval.
3. Effluent disposal systems must be positioned at *least 50.0 metres* from any well, bore or dam used or likely used for human and/or domestic use.
4. The operator of the wastewater system must ensure that the lids and access openings are to be fitted so as to be childproof.
5. The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with:
   - 5.1 The conditions of this approval
   - 5.2 The prescribed codes to the extent which they are applicable.

6. The operator of a wastewater system must ensure that wastewater from the system is Reused or disposed of in accordance with:

   6.1 These approval conditions
   6.2 All relevant standards and Codes to the extent which they are applicable.

7. Where installed, any pumps and rising mains required must be suitable for their intended loads and operating environment.

8. This approval will expire if the works are not commenced, or are commenced but not substantially completed within 24 months after the date of approval.

9. Pursuant to the Regulations, the relevant authority may, on its own initiative, by written notice to the operator of a wastewater system to which a wastewater works approval applies, vary or revoke a condition of the approval or impose a further condition, but in that case, the variation, revocation or imposition may not take effect until at least 6 months after the giving of the notice unless-

   9.1 The operator consents or-
   9.2 The relevant authority states in the notice that, in its opinion, the variation revocation or imposition is necessary in order to prevent or mitigate significant harm to public or environmental health or the risk of such harm.

***Furthermore:*** Council recommends that a durable notice be permanently located in a prominent position (such as a power box) on the property showing:

- Type of system installed
- Date of system installed
- Servicing/desludging frequency
- Prohibited discharges
- Relevant Authority/Manufacturer details

Yours faithfully

Catarina SANTOS
**ENVIRONMENTAL HEALTH OFFICER**

**c/c: Dale Lamont (Plumbers)**

**Note 1:** BEFORE COMMENCING WORK, THE DEPTH AND LOCATION OF THE COUNCIL'S CONNECTION POINT MUST BE CHECKED.

**Note 2:** The approval does not abrogate responsibilities under other Acts or Regulations to obtain the necessary approvals, permits or licences from other agencies.

**Note 3:** Sludge from the system is to be taken away by an EPA licensed operator to an approved site in accordance with the SA Biosolids Guidelines.

**Note 4:** Any alterations/upgrades/modifications to this system will be subject to separate application (s) and approval from the Council.

## Annexure D

**Council rates notice, Certificates of Emergency Services Levy Payable, Land Tax Payable, Water and Sewer Charges & Encumbrance Information, Check Search, Title and Valuation Package and Property Interest Report**

**APPENDIX A**

**LOCAL GOVERNMENT SEARCH FORM IN RESPECT**

**TO RATE OR ANY MONIES DUE & PAYABLE**

I certify in terms of Section 187 of the Local Government Act as follows:

| | |
|---|---|
| Assessment Number | A9172 |
| Valuer General No | 8410223000 |
| Certificate of Title | 5760/30 |
| Owner(s) | JW Hargreaves |
| Property Address | Lot No. 202, Plan No. F191574, Section P80, 27 Clarke Street Penola, Hundred of Penola |

Rates and other monies due (as known to Council at date of reply):

| | | |
|---|---|---|
| Rates Last Declared on | | 29/06/2017 |
| Last Day for Payment | - 1st Billing | 07/09/17 |
| Last Day for Payment | - 2nd Billing | 07/12/17 |
| Last Day for Payment | - 3rd Billing | 08/03/18 |
| Last Day for Payment | - 4th Billing | 07/06/18 |

| | DATE OF NOTICE | |
|---|---|---|
| Arrears of Previous Rates & Fines | | $6301.55 |
| Council Rates for 2017/2018 | | $1922.70 |
| LESS Pensioner Concession (if applicable) | | $0.00 |
| LESS Paid | | $200.00 |
| Fines Already Incurred | | $182.20 |
| Other Monies Due | | $0.00 |
| TOTAL OUTSTANDING AT DATE OF THIS REPLY | | $8206.45 |

Details of requirements for payment of rates by Instalments:

1st Instalment $6766.45
2nd Instalment $480.00
3rd Instalment $480.00
4th Instalment $480.00

27/11/2017

For and on behalf of
DIRECTOR OF CORPORATE SERVICES

DATE

AGENTS AND/OR BROKERS ARE REQUESTED TO ADVISE COUNCIL OF -
ANY CHANGE OF OWNERSHIP OR PENDING CHANGE OF OWNERSHIP

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: 1251828

THOMSON GEER LAWYERS
GPO BOX 1663
ADELAIDE SA 5001

**DATE OF ISSUE**
27/11/2017

ENQUIRIES:
Tel: (08) 8207 2111
Email: revsaesl@sa.gov.au

| OWNERSHIP NUMBER | OWNERSHIP NAME |
|---|---|
| 11194381 | J W HARGREAVES |

**PROPERTY DESCRIPTION**

27 CLARKE ST / PENOLA SA 5277 / LT 202 F191574

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | CAPITAL VALUE | AREA / FACTOR | LAND USE / FACTOR |
|---|---|---|---|---|
| | | | R2 | RE |
| 8410223000 | CT 5760/30 | $160,000.00 | 0.500 | 0.400 |

**LEVY DETAILS:**

**FINANCIAL YEAR**
2017-2018

| | | |
|---|---|---|
| **FIXED CHARGE** | $ | 50.00 |
| **+ VARIABLE CHARGE** | $ | 38.75 |
| **- REMISSION** | $ | 0.00 |
| **- CONCESSION** | $ | 0.00 |
| **+ ARREARS / - PAYMENTS** | $ | 254.87 |
| **= AMOUNT PAYABLE** | $ | 343.62 |

**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** 25/02/2018

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

**OWNERSHIP NUMBER**
11194381

**OWNERSHIP NAME**
J W HARGREAVES

**ASSESSMENT NUMBER**
8410223000

**AMOUNT PAYABLE**
$343.62

**AGENT NUMBER**
100018975

**AGENT NAME**
THOMSON GEER LAWYERS

**EXPIRY DATE**
25/02/2018

+80003375910022> +001571+ <0550252982> <0000034362> +444+

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

# CERTIFICATE OF LAND TAX PAYABLE

ABN 19 040 349 865
Land Tax Act 1936

**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: 1251828

DATE OF ISSUE
27/11/2017

THOMSON GEER LAWYERS
GPO BOX 1663
ADELAIDE SA 5001

ENQUIRIES:
Tel: (08) 8204 9870
Email: landtax@sa.gov.au

| OWNERSHIP NUMBER | OWNERSHIP NAME |
|---|---|
| 11194381 | J W HARGREAVES |

**PROPERTY DESCRIPTION**

27 CLARKE ST / PENOLA SA 5277 / LT 202 F191574

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | TAXABLE SITE VALUE | AREA |
|---|---|---|---|
| 8410223000 | CT 5760/30 | $86,000.00 | 0.5058 HA |

| TAX DETAILS: | | | | | |
|---|---|---|---|---|---|
| | CURRENT TAX | $ | 0.00 | SINGLE HOLDING | $ 0.00 |
| FINANCIAL YEAR 2017-2018 | + ARREARS / - PAYMENTS | $ | 0.00 | | |
| | = AMOUNT PAYABLE | $ | 0.00 | | |

**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** 25/02/2018

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
Land Tax Act 1936

## CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

Government of South Australia

SA Water

South Australian Water Corporation
250 Victoria Square, Adelaide SA 5000
Telephone enquiries: 1300 650 950

ABN 69 336 525 019
EPIC.sawater.com.au

| Account Number | L.T.O Reference | Date of issue | Agent No. | Receipt No. |
|---|---|---|---|---|
| **84 10223 00 0** | CT576030 | 27/11/2017 | 884 | 1251828 |

THOMSON GEER
GPO BOX 1663
ADELAIDE SA 5001
tmaigler@tglaw.com.au

Section 7/Elec

# Certificate of Water and Sewer Charges & Encumbrance Information

**Property details:**

**Customer:** MS JW HARGREAVES
**Location:** 27 CLARKE ST PENOLA LT 202 F191574
**Description:** 4HV CP/SH **Capital Value:** $ 160 000
**Rating:** Residential

**Periodic charges**

Raised in current years to 30/9/2017

| | | | | $ |
|---|---|---|---|---|
| | | Arrears as at: 30/6/2017 | : | 547.87 |
| Water available: | 1/6/1966 | Water rates | : | 73.10 |
| Sewer available: | | Sewer rates | : | 0.00 |
| | | Water use | : | 0.00 |
| | | SA Govt concession | : | 0.00 |
| | | Recycled Water Use | : | 0.00 |
| | | Save the River Murray Levy | : | 0.00 |
| | | Service Rent | : | 0.00 |
| | | Recycled Service Rent | : | 0.00 |
| | | Other charges | : | 7.75 |
| | | Goods and Services Tax | : | 0.00 |
| | | Amount paid | : | 620.97CR |
| | | **Balance outstanding** | : | 7.75 |

Degree of concession: 00.00%
Recovery action taken: OVERDUE

**Next quarterly charges:** Water supply: 73.10 Sewer: 0.00 Bill: 6/12/2017
Save the River Murray Levy: 0.00

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

The last Water Use Year ended on 08/05/2017.

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

Government of South Australia

SA Water

South Australian Water Corporation
250 Victoria Square, Adelaide SA 5000
Telephone enquiries: 1300 650 950

ABN 69 336 525 019
EPIC.sawater.com.au

# South Australian Water Corporation

**Name:**
MS JW HARGREAVES

**Address:**
27 CLARKE ST PENOLA LT 202
F191574

**Water & Sewer Account**
Acct. No.: **84 10223 00 0** **Amount:** _____

**Water Mains Contribution**
Acct. No.: **Amount:** _____

**Sewer Mains Contribution**
Acct. No.: **Amount:** _____

Government of South Australia
Department of Planning, Transport and Infrastructure

| | |
|---|---|
| **Product** | Check Search |
| **Date/Time** | 24/11/2017 03:39PM |
| **Customer Reference** | |
| **Order ID** | 20171124009757 |
| **Cost** | $290.00 |

# Certificate of Title

**Title Reference:** CT 5760/30

**Status:** CURRENT

**Edition:** 2

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



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# Certificate of Title

| | |
|---|---|
| **Title Reference** | CT 5760/30 |
| **Status** | CURRENT |
| **Easement** | NO |
| **Owner Number** | 11194381 |
| **Address for Notices** | PO BOX 112 CASTERTON VIC 3311 |
| **Area** | 5058M² (CALCULATED) |

# Estate Type

Fee Simple

# Registered Proprietor

JOY WILMA HARGREAVES
OF PO BOX 112 CASTERTON VIC 3311

# Description of Land

ALLOTMENT 202 FILED PLAN 191574
IN THE AREA NAMED PENOLA
HUNDRED OF PENOLA

# Last Sale Details

| | |
|---|---|
| **Dealing Reference** | Transfer (T) 10370593 |
| **Dealing Date** | 17/11/2005 |
| **Sale Price** | $176,000 |
| **Sale Type** | Transfer for full monetary consideration |

# Constraints

**Encumbrances**

| Dealing Type | Dealing Number | Beneficiary |
|---|---|---|
| MORTGAGE | 10370594 | WESTPAC BANKING CORPORATION |

**Stoppers**

NIL

# Valuation Numbers

| Valuation Number | Status | Property Location Address |
|---|---|---|
| 8410223000 | CURRENT | 27 CLARKE STREET, PENOLA, SA 5277 |

# Notations


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### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

| | |
|---|---|
| **Valuation Number** | 8410223000 |
| **Type** | Site & Capital Value |
| **Date of Valuation** | 01/01/2017 |
| **Status** | CURRENT |
| **Operative From** | 01/07/1966 |
| **Property Location** | 27 CLARKE STREET, PENOLA, SA 5277 |
| **Local Government** | WATTLE RANGE |
| **Owner Names** | JOY WILMA HARGREAVES |
| **Owner Number** | 11194381 |
| **Address for Notices** | PO BOX 112 CASTERTON VIC 3311 |
| **Zone / Policy / Precinct** | R - Residential\\ |
| **Water Available** | Yes |
| **Sewer Available** | No |
| **Land Use** | 1100 - House |
| **Description** | 4HV CP/SH |
| **Local Government Description** | Residential |

## Parcels

| Plan/Parcel | Title Reference(s) |
|---|---|
| F191574 Allotment 202 | CT 5760/30 |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|---|---|---|---|---|---|
| Current | $86,000 | $160,000 | | | |


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| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|---|---|---|---|---|---|
| Previous | $86,000 | $160,000 | | | |

# Building Details

| | |
|---|---|
| **Valuation Number** | 8410223000 |
| **Building Style** | Austerity |
| **Year Built** | 1920 |
| **Building Condition** | Basic |
| **Wall Construction** | Cement Sheet; Weatherbrd; Log |
| **Roof Construction** | Imitation Tile |
| **Equivalent Main Area** | 92 sqm |
| **Number of Main Rooms** | 4 |


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# Property Interest Report

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

| | | | |
|---|---|---|---|
| **Title Reference** | CT 5760/30 | **Reference No.** | 1251828 |
| **Registered Proprietors** | J W*HARGREAVES | **Prepared** | 24/11/2017 15:39 |
| **Address of Property** | 27 CLARKE STREET, PENOLA, SA 5277 | | |
| **Local Govt. Authority** | WATTLE RANGE COUNCIL | | |
| **Local Govt. Address** | PO BOX 27 MILLICENT SA 5280 | | |

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 the 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 | 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 | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant | 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.) | Refer to the Certificate of Title<br>also<br>Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |
| **2.** | ***Aboriginal Heritage Act 1988*** | |
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC 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 an area surrounding a site | Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any direction affecting this title |
| 2.3 | Part 3 Division 6 - Aboriginal heritage agreement | Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| **3.** | ***Crown Rates and Taxes Recovery Act 1945*** | |
| 3.1 | section 5 - Notice requiring payment | Land Administration Branch in DEWNR has no record of any notice affecting this title |

## 4. *Development Act 1993*

| | | |
|---|---|---|
| 4.1 | Part 3 - Development Plan | Contact the Local Government Authority for the title or other brief description of the zone or policy area in which the land is situated<br><br>also<br><br>Heritage Branch in DEWNR has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title<br><br>also<br><br>For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority<br><br>also<br><br>Contact the Local Government Authority for other details that might apply to a place of local heritage value<br><br>also<br><br>Contact the Local Government Authority for other details that might apply on any Development Plan Amendment Reports<br><br>also<br><br>Department of Planning, Transport and Infrastructure has no record of a Ministerial Development Plan Amendment affecting this title |
| 4.2 | section 42 - Condition (that continues to apply) of a development authorisation | Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 4.3 | section 50(1) - Requirement to vest land in a council or the Crown to be held as open space | Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 4.4 | section 50(2) - Agreement to vest land in a council or the Crown to be held as open space | Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 4.5 | section 55 - Order to remove or perform work | Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 4.6 | section 56 - Notice to complete development | Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any order or notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 4.7 | section 57 - Land management agreement | Refer to the Certificate of Title |
| 4.8 | section 60 - Notice of intention by building owner | Contact the vendor for these details |

| | | |
|---|---|---|
| 4.9 | section 69 - Emergency order | Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any order affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 4.10 | section 71 - Fire safety notice | Building Fire Safety Committee in the Department of Planning, Transport and Infrastructure has no record of any notice affecting this title |
| 4.11 | section 84 - Enforcement notice | Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 4.12 | section 85(6), 85(10) or 106 - Enforcement order | Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |
| 4.13 | Part 11 Division 2 - Proceedings | Contact the Local Government Authority for other details that might apply<br><br>also<br><br>Contact the vendor for these details |

## 5. Repealed Act conditions

| | | |
|---|---|---|
| 5.1 | 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) | Development Assessment Commission in the Department of Planning, Transport and Infrastructure has no record of any conditions that continue to apply, affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply |

## 6. *Emergency Services Funding Act 1998*

| | | |
|---|---|---|
| 6.1 | section 16 - Notice to pay levy | **An Emergency Services Levy Certificate will be forwarded.**<br>**If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on 1300 366 150, fax (08) 8207 2100.**<br><br>**Clients who have misplaced or not received their certificates and are RevNet users should log into RevNet and reprint their certificates www.revnet.sa.gov.au** |

## 7. *Environment Protection Act 1993*

| | | |
|---|---|---|
| 7.1 | 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 |
| 7.2 | 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 |
| 7.3 | 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 |
| 7.4 | 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 |
| 7.5 | 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 |
| 7.6 | 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 |
| 7.7 | 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 |

| | | |
|---|---|---|
| 7.8 | 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 |
| 7.9 | 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 |
| 7.10 | 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 |

## 8. *Fences Act 1975*

| | | |
|---|---|---|
| 8.1 | section 5 - Notice of intention to perform fencing work | Contact the vendor for these details |

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

| | | |
|---|---|---|
| 9.1 | section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire | Contact the Local Government Authority for other details that might apply<br>Where the land is outside a council area, contact the vendor |

## 10. *Food Act 2001*

| | | |
|---|---|---|
| 10.1 | section 44 - Improvement notice | Public Health in DH has no record of any notice or direction affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 10.2 | section 46 - Prohibition order | Public Health in DH has no record of any order or direction affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |

## 11. *Fruit and Plant Protection Act 1992* (repealed)

| | | |
|---|---|---|
| 11.1 | section 14 or 15 - Notice or order concerning disease | Land & Biodiversity Services in DEWNR has no record of any notice or order affecting this title<br>also<br>Plant Health in PIRSA has no record of any notice or order affecting this title |

## 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 | Resource Allocation in DEWNR 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 DEWNR has no record of any registration affecting this title |
| 13.2 | section 17 or 18 - Provisional registration or registration | Heritage Branch in DEWNR has no record of any registration affecting this title |
| 13.3 | section 30 - Stop order | Heritage Branch in DEWNR has no record of any stop order affecting this title |
| 13.4 | Part 6 - Heritage agreement | Heritage Branch in DEWNR has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 13.5 | section 38 - "No development" order | Heritage Branch in DEWNR 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 Services Division in DPTI has no record of any registration affecting this title |

## 15. *Housing Improvement Act 1940*

| | | |
|---|---|---|
| 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 Improvement Branch in Housing SA in DCSI has no record of any notice or declaration affecting this title |

## 16. *Land Acquisition Act 1969*

| | | |
|---|---|---|
| 16.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire |

## 17. *Land Tax Act 1936*

| | | |
|---|---|---|
| 17.1 | Notice, order or demand for payment of land tax | **A Land Tax Certificate will be forwarded.**<br>**If you do not receive the certificate within four (4) working days, please contact the RevenueSA Customer Contact Centre on (08) 8204 9870, fax (08) 8207 2100.**<br><br>**Clients who have misplaced or not received their certificates and are RevNet users should log into RevNet and reprint their certificates www.revnet.sa.gov.au** |

## 18. *Local Government Act 1934*

| | | |
|---|---|---|
| 18.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |

## 19. *Local Government Act 1999*

| | | |
|---|---|---|
| 19.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |

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

| | | |
|---|---|---|
| 20.1 | section 6 - Restriction on building work | Transport Services Division in DPTI has no record of any restriction affecting this title |

## 21. *Mining Act 1971*

| | | |
|---|---|---|
| 21.1 | Mining tenement (other than an exploration licence) | Mineral Tenements in PIRSA has no record of any mining tenement affecting this title |
| 21.2 | section 9AA - Agreement or order to waive exemption from mining operations | Contact the vendor for these details |
| 21.3 | section 58(a) or 59(8)(b) - Agreement authorising mining operator to enter land or use declared equipment on land | Contact the vendor for these details |
| 21.4 | section 61 - Agreement or order to pay compensation for mining operations | Contact the vendor for these details |
| 21.5 | Proclamation with respect to a private mine | Mineral Tenements in PIRSA has no record of any proclamation affecting this title |

## 22. *Native Vegetation Act 1991*

| | | |
|---|---|---|
| 22.1 | Part 4 Division 1 - Heritage agreement | Native Vegetation & Biodiversity Management Unit in DEWNR has no record of any agreement affecting this title<br><br>also<br><br>Refer to the Certificate of Title |
| 22.2 | Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation | Native Vegetation & Biodiversity Management Unit in DEWNR has no record of any refusal or condition affecting this title |

## 23. *Natural Resources Management Act 2004*

| | | |
|---|---|---|
| 23.1 | section 97 - Notice to pay levy in respect of costs of regional NRM board | Regional NRM board has no record of any notice affecting this title |
| 23.2 | section 105 - Notice to pay levy in respect of right to take water or taking of water | Customer & Corporate Services in DEWNR has no record of any notice affecting this title |
| 23.3 | section 115 - Notice declaring a penalty | Regional NRM board has no record of any notice affecting this title |
| 23.4 | section 123 - Notice to prepare an action plan for compliance with general statutory duty | Regional NRM board has no record of any notice affecting this title<br>also<br>DEWNR has no record of any notice affecting this title |
| 23.5 | section 130 - Notice to rectify effects of unauthorised activity | Regional NRM board has no record of any notice affecting this title<br>also<br>DEWNR has no record of any notice affecting this title |
| 23.6 | section 131 - Notice to maintain watercourse or lake in good condition | Regional NRM board has no record of any notice affecting this title<br>also<br>DEWNR has no record of any notice affecting this title |
| 23.7 | section 132 - Notice restricting the taking of water or directing action in relation to the taking of water | DEWNR has no record of any notice affecting this title |
| 23.8 | section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object | DEWNR has no record of any notice affecting this title |
| 23.9 | section 135 - Condition (that remains in force) of a permit | Regional NRM board has no record of any notice affecting this title<br>also<br>Resource Allocation in DEWNR has no record of any notice affecting this title |
| 23.10 | section 145 - Notice to take remedial or other action in relation to a well | Regional NRM board has no record of any notice affecting this title |
| 23.11 | section 181 - Notice of instruction as to keeping or management of animal or plant | Regional NRM board has no record of any notice affecting this title |
| 23.12 | section 183 - Notice to prepare an action plan for the destruction or control of animals or plants | Regional NRM board has no record of any notice affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 23.13 | section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve | Regional NRM board has no record of any notice affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 23.14 | section 187 - Notice requiring control or quarantine of animal or plant | Regional NRM board has no record of any notice affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 23.15 | section 193 - Protection order to secure compliance with specified provisions of the Act | Regional NRM board has no record of any order affecting this title |
| 23.16 | section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | Regional NRM board has no record of any order affecting this title |

| | | |
|---|---|---|
| 23.17 | section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act | Regional NRM board has no record of any authorisation affecting this title |

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

| | | |
|---|---|---|
| 24.1 | 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 |

## 25. *Plant Health Act 2009*

| | | |
|---|---|---|
| 25.1 | section 8 or 9 - Notice or order concerning pests | Plant Health in PIRSA has no record of any notice or order affecting this title |

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

| | | |
|---|---|---|
| 26.1 | Part 3 - Notice | Public Health in DH has no record of any notice or direction affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 26.2 | *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval | Public Health in DH has no record of any condition affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 26.3 | *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with) | Public Health in DH has no record of any order affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |

## 27. *Sewerage Act 1929* (repealed)

| | | |
|---|---|---|
| 27.1 | Notice, order or demand for payment of sewerage rates, other amounts payable or other requirements made under the Act | **An SA Water Certificate will be forwarded.**<br>**If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950** |

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

| | | |
|---|---|---|
| 28.1 | section 66 - Direction or requirement to avert spread of disease | Public Health in DH has no record of any direction or requirement affecting this title |
| 28.2 | section 92 - Notice | Public Health in DH has no record of any notice affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |
| 28.3 | *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval | Public Health in DH has no record of any condition affecting this title<br>also<br>Contact the Local Government Authority for other details that might apply |

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

| | | |
|---|---|---|
| 29.1 | section 23 - Notice of contribution payable | Infrastructure and Business in DEWNR has no record of any notice affecting this title |

## 30. *Water Industry Act 2012*

| | | |
|---|---|---|
| 30.1 | Notice or order under the Act requiring payment of charges or other amounts or making other requirement | **An SA Water Certificate will be forwarded.**<br>**If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**<br>also<br>The Office of the Technical Regulator in DSD has no record of any notice or order affecting this title |

| | | |
|---|---|---|
| | | also<br><br>Water Utilities Australia has no record of any notice or order affecting this title |

## 31. *Water Resources Act 1997*

| | | |
|---|---|---|
| 31.1 | section 18 (repealed) - Condition (that remains in force) of a permit | Customer & Corporate Services in DEWNR has no record of any condition affecting this title |
| 31.2 | section 125 (or a corresponding previous enactment) - Notice to pay levy | Customer & Corporate Services in DEWNR has no record of any notice affecting this title |

## 32. *Waterworks Act 1932* (repealed)

| | | |
|---|---|---|
| 32.1 | Notice, order or demand for payment of water rates, other amounts payable or other requirements made under the Act | **An SA Water Certificate will be forwarded.**<br>**If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950** |

## 33. Other charges

| | | |
|---|---|---|
| 33.1 | Charge of any kind affecting the land (not included in another item) | Refer to the Certificate of Title<br><br>also<br><br>Contact the vendor for these details |

## Other Particulars

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

| | | |
|---|---|---|
| **1.** | Particulars of transactions in last 12 months | Contact the vendor for these details |
| **2.** | Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation |
| **3.** | Particulars relating to strata unit | Enquire directly to the Secretary or Manager of the Strata Corporation |
| **4.** | Particulars of building indemnity insurance | Contact the vendor for these details<br>also<br>Contact the Local Government Authority |
| **5.** | Particulars relating to asbestos at workplaces | Contact the vendor for these details |
| **6.** | Particulars relating to court or tribunal process | Contact the vendor for these details |
| **7.** | Particulars relating to land irrigated or drained under Irrigation Acts | SA Water will arrange for a response to this item where applicable |
| **8.** | Particulars relating to environment protection | Contact the vendor for details of item 2<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| **9.** | 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.** | Development Assessment Commission refusal | No recorded Development Assessment 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 in DPC has no record affecting this title |
| **8.** | Gravesites *(Burial and Cremation Act 2013)* | Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title<br>also contact the vendor for these details |
| **9.** | Dog Fence *(Dog Fence Act 1946)* | Dog Fence Board has no current record of Dog Fence rates relating to this title |
| **10.** | Pastoral Board *(Pastoral Land Management and Conservation Act 1989)* | The Pastoral Board has no current interest in this title |
| **11.** | Heritage Branch DEWNR *(Heritage Places Act 1993)* | Heritage Branch in DEWNR has no record of any World, Commonwealth or National Heritage interest affecting this title |
| **12.** | Health Protection Programs – Department for Health and Ageing | Health Protection Programs in the Department for Health and Ageing 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 Infrastructure - Building Restrictions and Statutory Easements**

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 DMITRE for further details.

Statutory easements

Separate from the above restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation. This notice does not necessarily imply that any statutory or other easement exists. However, where in existence, statutory easements provide these businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

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

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

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

***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.

***Natural Resources Management Act 2004***

Water Resources Management - Taking of underground water

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

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

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

**Annexure E**

**Prescribed 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, the Office of Consumer and Business Affairs recommends that you check the website: *www.ocba.sa.gov.au/consumeradvice/realestate*

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

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

## Safety

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

## Enjoyment

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

## Value

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

For more information on these matters visit: *www.ocba.sa.gov.au/consumeradvice/realestate*
Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.