

REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 6050 Folio 384

**Parent Title(s)** CT 5077/854  
**Creating Dealing(s)** RTC 11281224  
**Title Issued** 23/12/2009      **Edition** 7      **Edition Issued** 21/03/2023

## Estate Type

FEE SIMPLE

## Registered Proprietor

JENNY BUNTIC  
OF UNIT 12 BLOCK B 10 COREA STREET SYLVANIA NSW 2224

## Description of Land

ALLOTMENT 548 DEPOSITED PLAN 82597  
IN THE AREA NAMED MANSFIELD PARK  
HUNDRED OF YATALA

## Easements

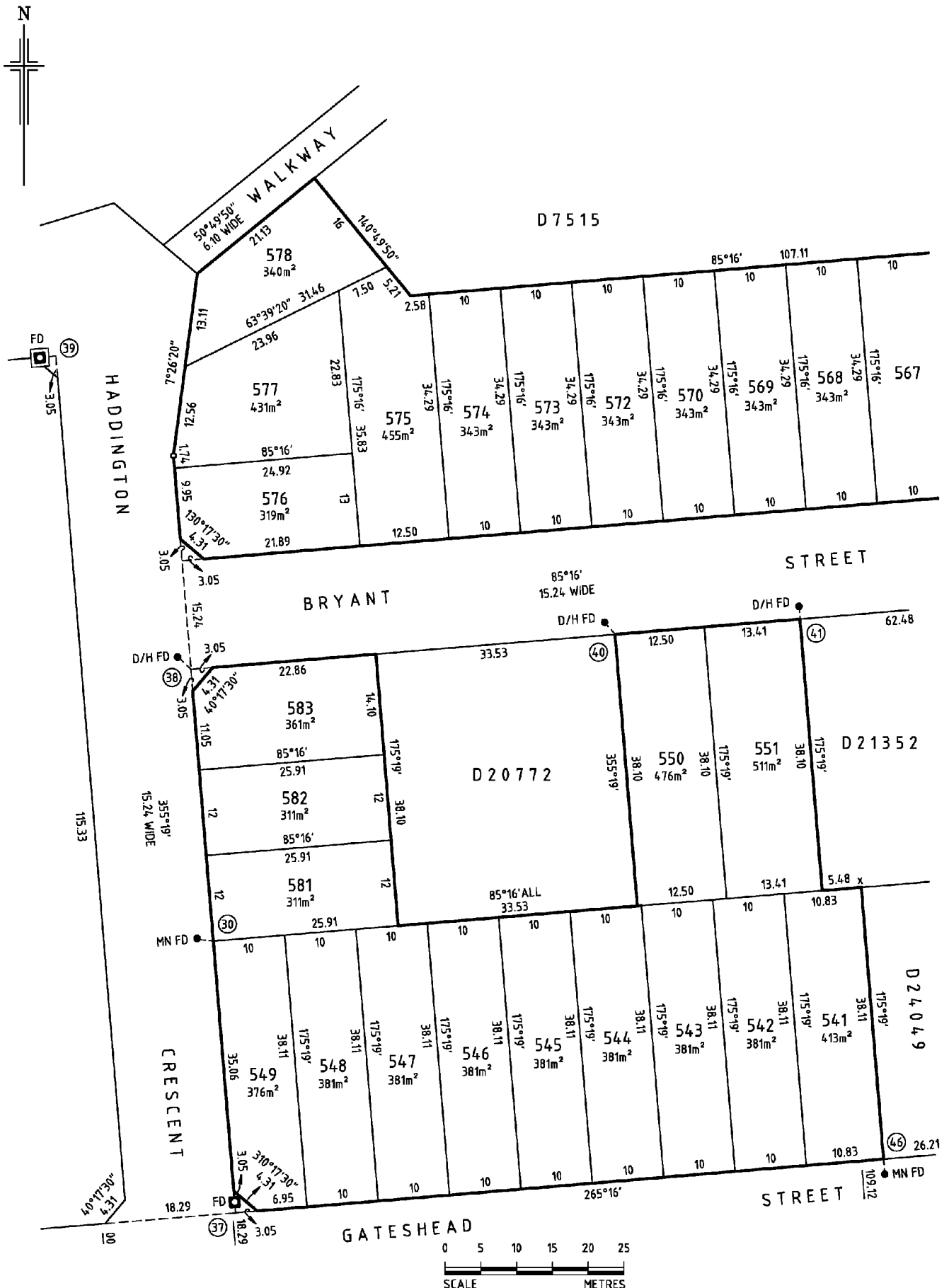
NIL

## Schedule of Dealings

Dealing Number	Description
11325026	ENCUMBRANCE TO SOUTH AUSTRALIAN HOUSING TRUST

## Notations

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



SURVEY INFORMATION IS DERIVED FROM DEPOSITED PLAN 82597

# Property Interest Report

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

Title Reference	CT 6050/384	Reference No. 2562594
Registered Proprietors	J*BUNTIC	Prepared 23/04/2024 13:58
Address of Property	53 MEDIKA BOULEVARD, MANSFIELD PARK, SA 5012	
Local Govt. Authority	CITY OF PORT ADELAIDE ENFIELD	
Local Govt. Address	PO BOX 110 PORT ADELAIDE SA 5015	

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

## Table of Particulars

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

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

Prescribed encumbrance	Particulars (Particulars in bold indicates further information will be provided)
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### 1. General

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)  <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title  also  Contact the Local Government Authority for other details that might apply
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## 7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	<b>An Emergency Services Levy Certificate will be forwarded.</b> <b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b>  <b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b> <b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b>
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## 8. Environment Protection Act 1993

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

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
<b>9.</b>	<b><i>Fences Act 1975</i></b>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
<b>10.</b>	<b><i>Fire and Emergency Services Act 2005</i></b>	
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
<b>11.</b>	<b><i>Food Act 2001</i></b>	
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
<b>12.</b>	<b><i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>	
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
<b>13.</b>	<b><i>Heritage Places Act 1993</i></b>	
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
<b>14.</b>	<b><i>Highways Act 1926</i></b>	
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
<b>15.</b>	<b><i>Housing Improvement Act 1940 (repealed)</i></b>	
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
<b>16.</b>	<b><i>Housing Improvement Act 2016</i></b>	

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

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

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

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

Act

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

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

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

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

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

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

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

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

- |      |  |   |
|------|--|---|
| 22.1 | section 30 - Nuisance or litter abatement notice | Contact the Local Government Authority for other details that might apply |
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## **23. *Metropolitan Adelaide Road Widening Plan Act 1972***

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

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

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



24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
<b>25. <i>Native Vegetation Act 1991</i></b>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
<b>26. <i>Natural Resources Management Act 2004 (repealed)</i></b>		
26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title
<b>27. <i>Outback Communities (Administration and Management) Act 2009</i></b>		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title

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

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

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

- 29.1 Part 5 - Planning and Design Code  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.**
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation  
*[ Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*
- State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply

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

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

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

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

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

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

#### ***Landscape South Australia 2019***

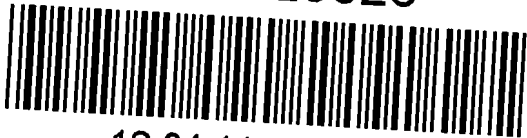
Water Resources Management - Taking of underground water

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

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

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

E 11325026



12:04 11-Jan-2010

Single Copy Only

2 of 2

Fees: \$117.00

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

MEMORANDUM OF  
ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

Prefix
<b>E</b>
Series No.
<b>2</b>

**BELOW THIS LINE FOR AGENT USE ONLY**

CERTIFIED CORRECT FOR THE PURPOSES  
OF THE REAL PROPERTY ACT 1886

*Cheryl Ward*

Solicitor / Registered Conveyancer / Encumbrancer

CHERYL WARD

AGENT CODE

Lodged by:

Correction to:

South Australian Housing Trust

SAHT

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

- 1.
- 2.
- 3.
- 4.


PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

- 1.
- 2.
- 3.
- 4.

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

ITEM(S)	AGENT CODE

R-G 010709

CORRECTION	PASSED <b>KS</b>
REGISTERED <i>[Signature]</i> pro	01 FEB 2010  REGISTRAR-GENERAL



IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE in accordance with the terms and conditions expressed \*herein / in Memorandum No. \_\_\_\_\_ subject to such exclusions and amendments specified herein.

\* Delete the inapplicable

DATED 11th December 2009

✓  
Signature of ENCUMBRANCER

Signature of WITNESS - Signed in my presence by the Encumbrancers who are either personally known to me or have satisfied me as to their identity. A penalty of up to \$2000 or 6 months imprisonment applies for improper witnessing

KOK CHONG TAN  
Print Full Name of Witness (BLOCK LETTERS)

47, MAIN AVENUE  
Print Address of Witness

FREWVILLE SAS063

Business Hours Telephone Number 0413 548 964  
✓

# MEMORANDUM OF ENCUMBRANCE

## CERTIFICATE(S) OF TITLE BEING ENCUMBERED

Allotment 548 in DP 82597 being portion of the land comprised in Certificate of Title Register Book  
Volume 5077 Folio 854 *now whole of the land in CT Volume 6050 Folio 384*

## ESTATE AND INTEREST

Estate in fee simple

## ENCUMBRANCES

Nil

## ENCUMBRANCER (Full name and address)

**HONG CHUAN TAN** of 47 Main Avenue Frewville SA 5063 ("The Owner")

(Note: In this instrument the expression "the Owner" include the Encumbrancer and each successive registered proprietor of the land comprised in the Certificate of Title being encumbered.)

## ENCUMBRANCEE (Full name, address and mode of holding)

**SOUTH AUSTRALIAN HOUSING TRUST** of ADELAIDE 5000 ("The Encumbrancee")

## OPERATIVE CLAUSE

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND ABOVE DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE SUBJECT TO THE ENCUMBRANCES AND OTHER INTERESTS AS SHOWN HEREON WITH AN ANNUITY OR RENT CHARGE OF

(a) Insert the amount of the annuity or rent charge

(a) Ten cents (10c)

(b) State the term of the annuity or rent charge. If for life use the words "during his or her lifetime"

(b) TO BE PAID TO THE ENCUMBRANCEE  
3,999 years

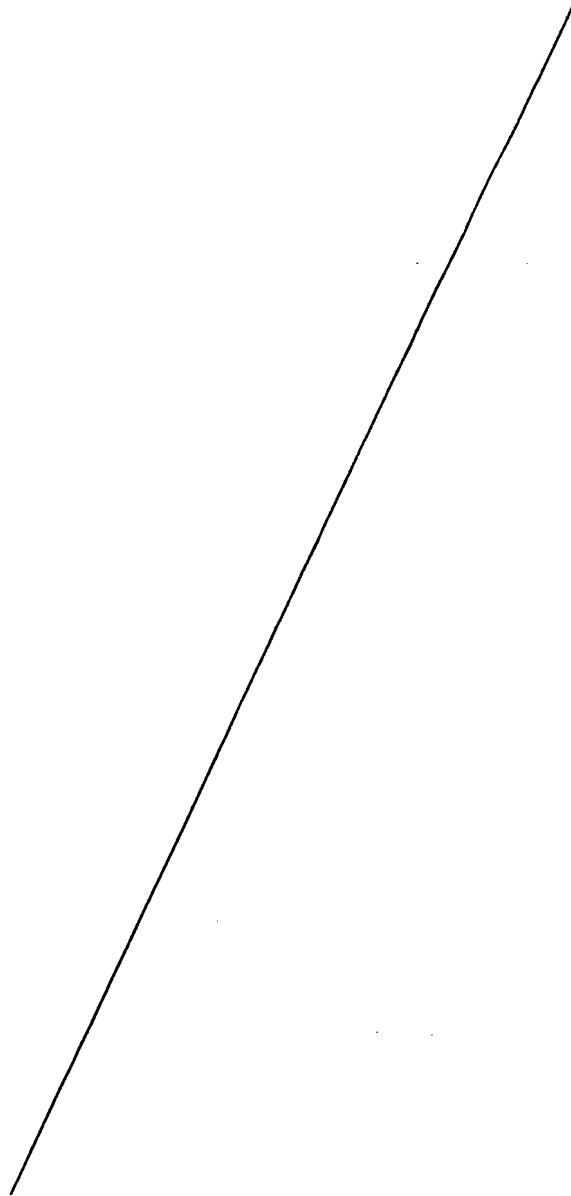
(c) State the times appointed for payment of the annuity or rent charge. Any special covenants may be inserted on page 2.

(c) AT THE TIMES AND IN THE MANNER FOLLOWING  
Payable ( if demanded by the Encumbrancee) on the 1<sup>st</sup> day of January in each year (starting on the 1<sup>st</sup> day of January in the next calendar year immediately following the date of execution of this instrument) to the intent-

- that the Encumbrancee will hold the annuity to secure the compliance by the Owner with the covenants contained in this instrument; and
- that the Encumbrancee will not demand payment of the annuity if, and so long as, the Owner complies with all of the covenants

## COVENANTS

1. The land is to be used for the purpose of a dwelling house only.



IT IS COVENANTED by the Owner with the Encumbrancee and with all other persons claiming under the Encumbrancee as purchasers of any land in the Development Zone (as defined on the front page of this instrument) as follows to the intent:

- that the covenants in this instrument will run with and bind the land; and
- that the benefit of each of the covenants will be annexed to, and pass to future owners of, each and every part of the Development Zone.

**1. No change of use without Encumbrancee's approval**

The land must not be used for any purpose other than a single residential dwelling except with the prior written approval of the Encumbrancee.

**2. No building without Encumbrancee's approval**

- 2.1. The Owner must not do (or cause, suffer or permit to be done) any of the following on the land except in strict accordance with plans and specifications that have received the prior written approval of the Encumbrancee -
- 2.1.1. erect a building or structure;
  - 2.1.2. carry out any siteworks including paths and driveways;
  - 2.1.3. erect a fence or wall;
  - 2.1.4. erect any external sign, hoarding, tank, solar water heater, airconditioner, mast, pole, television antenna, satellite dish or radio aerial, letterbox or clothes line either freestanding or fixed to any other building or structure; or
  - 2.1.5. erect or place any external floodlights or spotlights.
- 2.2. The Owner must not submit any plans of building works to the Council for its approval until it has obtained the approval of the Encumbrancee.

**3. Encumbrance Housing Design Guidelines**

The Encumbrancee will not act unreasonably in refusing any approval or imposing any condition of approval under clause 2. But a refusal or a condition cannot be deemed unreasonable if -

- 3.1. the proposal as submitted is contrary to any provision in the Housing Design Guidelines; or
- 3.2. a corporate member of either the Royal Australian Institute of Architects or the Royal Australian Planning Institute certifies that the proposed works would have an adverse effect upon the development,

appearance, health or amenity of the locality in which the land is situated or upon any part of that locality.

- 3.3. Either party may refer a dispute under clause 3 to a mutually agreed corporate member or failing agreement a corporate member appointed by the President of the relevant Institute who shall act as an expert and not an arbitrator and whose decision shall be final and binding on the parties. The costs of any report or certification under clause 3.2 and of any expert appointed under this clause will be borne by the Encumbrancer.

#### **4. Amenity features**

- 4.1. The Owner must not remove (or cause, suffer or permit the removal of) any trees on or adjacent to the land as identified on the Allotment Development Plans ("the identified trees") except with the prior written approval of the Encumbrancee:-
- 4.2. The Owner must not submit dwelling plans and specifications to the Encumbrancee for approval, unless the plans and specifications are accompanied by a certificate from a consulting structural engineer that the foundations and footings have been designed for construction to resist any damage that might otherwise be caused by the existence or proximity of identified trees on or adjacent to the land.

#### **4.3. Consent for Removal**

The Encumbrancee will not act unreasonably in refusing any approval or imposing any condition of approval under clause 4. But a refusal or a condition cannot be deemed unreasonable if:-

- 4.3.1. the proposal as submitted is contrary to any provision in the Housing Design Guidelines; or
- 4.3.2. a consulting Arboriculturalist of the Botanical Gardens of South Australia or the South Australian Society of Arboriculture ("the Society") certifies the identified tree is not detrimentally affected by age or disease.
- 4.4. Either party may refer a dispute under clause 4 to a mutually agreed Arboriculturalist, or failing agreement appointed by the President for the time being of the Society who shall act as an expert and not an arbitrator and whose decision shall be final and binding on the parties. The costs of any report or certification and of any expert appointed under this clause will be borne by the Encumbrancer.

#### **4.5. Definitions**

In this clause -

- 4.5.1. "identified trees" means a tree or trees (or part thereof) which the Encumbrancee has identified on the Allotment Development Plans of significant visual and aesthetic character and amenity requiring retention;
- 4.5.2. "Allotment Development Plans" means those plans which define the permissible Building Envelope for each allotment on which trees not to be removed are delineated.

**5. No land division without Encumbrancee's approval**

The Owner must not divide the land except with the prior written approval of the Encumbrancee.

**6. Planning and zoning laws**

- 6.1. The land must not be used or developed except in accordance with -
  - 6.1.1. any laws relating to planning or zoning from time to time in force; and
  - 6.1.2. the conditions of any relevant consent or approval given by any Council or other relevant planning authority.
- 6.2. Any approval granted by the Encumbrancee does not constitute an agreement or representation as to adequacy, suitability or fitness of the proposal, plans or specifications so approved, nor that the Council will grants its approval. The Owner acknowledges that the Owner will not place any reliance on the Encumbrancee's approval , whether for the purposes of planning or zoning laws or otherwise.

**7. No delay**

The Owner -

- 7.1. must not permit any undue delay to occur in the commencement or completion of any works approved under clause 2; and
- 7.2. must not permit the commencement of the construction of a dwelling on the land to be delayed beyond a time limit of six (6) months after the date of this instrument (or such further time as the Encumbrancee in its absolute discretion may agree in writing with the Owner).
- 7.3. must not permit the completion of the construction of a dwelling on the land to be delayed beyond a time limit of twelve (12) months after the date of commencement of construction (or such further time as the Encumbrancee in its absolute discretion may agree in writing with the Owner).

## 8. Option to buy back for Default

If the construction of a dwelling on the land is not commenced or progressed before the expiry of the time limits stated in clause 7 (or such further time as the Encumbrancee in its absolute discretion may agree in writing with the Owner), then the following provisions will apply:-

- 8.1. The Encumbrancee may give written notice to the Owner to remedy the default by commencing and proceeding with or completing (as the case may require) the construction of a dwelling in accordance with the plans and specifications approved by the Encumbrancee.
- 8.2. The Owner must, within one (1) calendar month after the date of a request under clause 8.1 comply with the terms of that notice.
- 8.3. If the Owner without reasonable cause fails to comply with the notice under clause 8.1 the Encumbrancee may forthwith and without prejudice to any other power, right or remedy, in exercise of its power of sale sell the land in a manner and for a price and on such terms and conditions as it may elect in its sole discretion.
- 8.4. In addition to its rights under clause 8.3 the Encumbrancee has the option to purchase the land (and any improvements) from the Owner at a price equal to the total of:-
  - 8.4.1. the price paid for the land by the Owner to the Encumbrancee; and
  - 8.4.2. the market value (if any) at the date of exercise of the option of the improvements then erected on the land such value to be determined by valuation of a licensed valuer nominated by the President or Acting President for the time being of the Australian Property Institute (SA Division) at the request of the Encumbrancee and at the Owner's cost.

with a settlement date being thirty (30) days after the determination of the price and otherwise on the same terms of conditions as the contract of sale made between the Encumbrancee as Vendor and the Owner as Purchaser.

- 8.5. The Owner will pay to the Encumbrancee on demand all costs (including legal costs) and expenses incurred by the Encumbrancee in respect of any breach by the Owner of its obligations under this Encumbrance and any action taken to remedy such breach. The Encumbrancee may recover, from the Owner those costs in any Court of competent jurisdiction or, at the Encumbrancee's election the costs may be deducted from the price paid to the Owner at settlement of the sale of the land.

**9. Maintenance of landscaping**

- 9.1. The Owner must not allow the maintenance of the landscaping and recreational and car parking areas on the land to fall below a standard that is in keeping with other new allotments being the product of the renewal process.
- 9.2. The Encumbrancee must act in good faith in determining the standard acceptable to it for the purposes of this clause and at all times determination of an acceptable standard and a decision to take any action will be totally at the Encumbrancee's discretion.

**10. Notice to rectify breach**

- 10.1. The Encumbrancee, or a servant, agent or contractor of the Encumbrancee, may enter the land at any time, (after giving at least 24 hours notice to the Owner), for the purpose of inspecting the land to determine whether any of the Owner's obligations under this instrument has been breached. The Owner must not do (nor cause nor permit the doing of) anything to obstruct or hinder such entry or inspection.
- 10.2. If the Encumbrancee serves a written notice upon the Owner specifying a breach of any of the Owner's obligations under clauses 1, 2, 4, 5 or 9; and
- 10.3. the Owner fails to remedy the breach within one calendar month from the date of service of the notice, then
- 10.4. the Encumbrancee its servants, agents and contractors may enter the land and may take such action as the Encumbrancee deems necessary to remedy the breach; and
- 10.5. the Encumbrancee may recover from the Owner, in any court of competent jurisdiction, the costs incurred in remedying the breach.

**11. Acknowledgment of building scheme**

The Owner acknowledges for the Owner and the Owner's successors in title -

- 11.1. that the foregoing covenants are entered into and undertaken for the purposes of the Encumbrancee's scheme of development for the lands comprised in the Development Zone; and
- 11.2. that the Encumbrancee has warranted that it has required, and will continue to require, each purchaser of land in the Development Zone, as a condition of its sale, to the extent permitted by law from time to time to execute an instrument in similar form to this instrument and containing similar covenants and other stipulations.



## **12. Waiver**

- 12.1. The Encumbrancee, in its absolute discretion, may at any time modify, waive or release:-
- 12.1.1. any of the foregoing covenants; or
  - 12.1.2. any covenants or stipulations contained in the Housing Design Guidelines or in any other instrument relating to the land;
  - 12.1.3. any of the covenants contained in any similar instrument relating to any other land in the said Development Zone (regardless of whether the instrument was entered before or after this instrument).
- 12.2. A modification, waiver or release under clause 12.1.3 does not release the Owner from any of the covenants or stipulations referred to in clause 12.1.1 or 12.1.2.

## **13. Release of Owner upon sale**

Once a dwelling has been completed on the land in accordance with the terms of the approval required under clause 2.1, the following provisions will apply -

- 13.1. The rent charge and covenants contained in this instrument will be binding only upon the registered proprietor for the time being of the land.
- 13.2. Subject to clause 13.3, each successive registered proprietor of the land will be released from the payment of the rent charge and from the performance of the covenants immediately upon transferring the fee simple in the land to another person.
- 13.3. Despite a transfer as referred to in clause 13.2, the rights of the Encumbrancee will be preserved against any former registered proprietor, in relation to a breach of this Encumbrance which occurred either before the transfer or by reason of the transfer.

## **14. Sunset clause**

The rights and obligations of the Encumbrancee (but not those of any person claiming under the Encumbrancee as purchasers of any land in the Development Zone) will cease from whichever of the following dates occurs first:-

- 14.1. a date six (6) months after the practical completion of an approved dwelling upon the last remaining vacant allotment in the Development Zone (excluding any allotment upon which no dwelling is permitted to be erected);

14.2. the 1st day of January 2015.

**15. Service of notices**

15.1. A notice may be served on the Owner either:

15.1.1. by posting the notice in a prepaid envelope to the last known address of the Owner; or

15.1.2. if a dwelling has been erected on the land, by leaving the notice at or attached to the dwelling.

15.2. A Notice may be served on the Encumbrancee by being left at or posted in a prepaid envelope addressed to the Encumbrancee at its registered office in South Australia.

15.3. A notice served by post is deemed to have been served two (2) business days after posting.

**16. Interpretation**

16.1. In this instrument:-

16.1.1. a reference to any gender includes all genders;

16.1.2. the singular includes the plural and vice versa;

16.1.3. a reference to a person includes a body corporate and vice versa;

16.1.4. a reference to a party includes the heirs, executors, successors or assigns of that party;

16.1.5. "the Owner" includes the Encumbrancer and each successive registered proprietor of the land (and, if there are two or more Owners at any time, the liability of those persons is joint and several);

16.1.6. "the Development Zone" means the Development Zone as defined on the front page of this instrument;

16.1.7. "the land" means the land subject to this instrument and includes any part of the land;

16.1.8. "Housing Design Guidelines" means the Housing Design Guidelines as varied from time to time, a current copy of which is annexed to the contract for the sale of the land to the Owner;

16.1.9. "Council" means the local government body for the area in which the land is situated;

16.1.10. the construction of a dwelling on the land will not be deemed to have commenced until footings for the dwelling have been completed in accordance with an approval given by the Encumbrancee under clause 2.1.

16.2. Nothing in this instrument prejudices:-

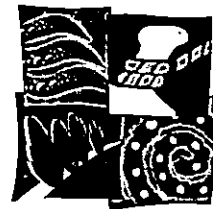
16.2.1. the entitlement of the Encumbrancee to all the powers, rights and remedies given to Encumbrancees under statute law or common law; or

16.2.2. the rights of the Encumbrancee (or of any other person) to an injunction or to damages in respect of a breach of any covenant by the Owner (or a previous Owner).

16.3. The burden of proving compliance with the covenants in this instrument lies on the Owner.

# Decision Notification Form

Development Act 1993, Schedule 11



CITY OF  
Port Adelaide Enfield

Development Application Number: 040/0555/10  
Development Application Dated: 26/02/2010  
Registered on: 01/03/2010

To: Distinctive Homes Pty Ltd  
P O Box 208  
MARLESTON SA 5033

on behalf of the owner:

Mr HC Tan  
47 Main Ave  
FREWVILLE SA 5063

**Location of Proposed Development** : Gateshead St MANSFIELD PARK SA 5012  
Allotment 548 D 82597 Vol 6050 Folio 384  
**Nature of Proposed Development** : Single storey detached dwelling  
**Building Classification Assigned** : 1 & 10a

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Applicable Yes/No
Development Plan Consent	Yes	2	Yes
Building Rules Consent	Yes	1	Yes
Development Approval	Yes	3	Yes

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

Date of Approval: 31/03/2010

Signed .....  
01/04/2010  
amc



Ilias Sotiropoulos, Senior Development Officer - Building  
Sheets Attached

## **Attachments**

### **Conditions of Approval**

040/0555/10

#### **Planning Consent Conditions:**

1. Except where minor amendments may be required by other relevant acts, or by conditions imposed by this application, the development is to be established in strict accordance with the details and plans submitted in Development Application 040/555/10 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.
2. The finished floor level of the proposed building or structure shall be constructed in accordance with the approved plans.

#### **Please Note:**

- This application involves development located on the boundary or within close proximity to the boundary of the allotment. To ensure that the proposed development is constructed within the allotment and at the approved setback, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.
- The Environment Protection (Water Quality) Policy 2003 requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to avoid the discharge or deposit of waste from that activity or land into any waters or onto land in a place from which it is likely to enter any waters (including the stormwater system).

The policy also creates offences that can result in on-the spot fines or legal proceedings. The following information is provided to assist you to comply with this legislation:

- (1) Building and construction must follow sediment control principles outlined in the "Stormwater Pollution Prevention - Code of Practice for the Building and Construction Industry (EPA, 1999). Specifically, the applicant must ensure:
  - During construction no sediment should leave the building and construction site. Appropriate exclusion devices must be installed at entry points to stormwater systems and waterways.
  - A stabilised entry/exit point should be constructed to minimise the tracking of sand, soil and clay off site. However, should tracking occur, regular clean-ups are advised.
- (2) Litter from construction sites is an environmental concern. All efforts should be made to keep all litter on site. The applicant should ensure that bins with securely fitted lids, capable of receiving all waste from building and construction activities, are placed on site.
- (3) All building and construction wastewaters are listed pollutants under the Environment Protection (Water Quality) Policy 2003 and as such must be contained on site.

It is important that you familiarise yourself with the terms of the Policy and ensure that all contractors engaged by you are aware of the obligations arising under it. For further information please contact the Environment Protection Authority on telephone (08) 8204 2004.

- The applicant is advised that any works (stormwater connections, driveways, etc) undertaken on Council owned land will require the approval of Council's Technical Services Department, prior to any works being undertaken. Further information may be obtained from the Technical Services Department on telephone 8405 6600.
- The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations.

**Building Consent Conditions:**

1. The location of the articulation joints to the proposed masonry walls shall be in accordance with the Engineers Articulation plan, Job number xxxxxx, Dated xxxxxx.

**Please Note:**

- Pursuant to the provisions of Regulation 74 of the Development Regulations 2008 the Council requires that the person proposing to undertake the building work must give the Council:
  - (a) one business day's notice of commencement of building works on the site; and
  - (b) one business day's notice of completion of structural steel reinforcement for concrete footings or other floors; and
  - (c) one business day's notice of intended completion of floor, walls and roof framing prior to installation of linings; and
  - (d) one business day's notice of completion of any fire walls, fire rated separation or smoke barriers, prior to the installation of linings or other building components rendering inspection not possible; and
  - (e) one business day's notice of completion of the building work.

The applicant is advised to ensure that those notifications are given.

Maximum Penalty: \$10,000 fine

When the applicant provides notice of commencement of building work, the applicant must also provide to the Council, the name, address and telephone number of the persons who are proposed to sign parts A and B of the Statement of Compliance under Regulation 83AB.

For the purpose of this note the person proposing to undertake the building work is the licensed building work contractor who is carrying out the work or if there is none, the owner builder.

- A required 1000 litre rainwater tank used to collect roof stormwater which is plumbed into a water closet, laundry cold water outlets or water heater, and is supported on a stand or other structure, the supporting structure shall comply with AS/NZS 1170.1 and AS/NZS 1170.2 to ensure that it remains structurally adequate to carry the imposed loads placed on it by a rainwater tank when filled to its maximum capacity.

The plumbing work required for the installation of the rainwater tank are regulated by the South Australia Water Corporation (SA Water) under the Waterworks Act 1932, and the Waterworks Regulation 1996, with all plumbing work required to be carried by a licensed plumber complying with AS/NZS 3500:2003 Part 1 - The National Plumbing and Drainage Code.

On completion of the work, the licensed plumber shall complete a Certificate of Compliance certifying that the installation has been carried out in accordance with AS/NZS 3500:2003 - Part 1. The Certificate should be provided to SA Water and the home owner within 7 days of completion of the work.

Further information regarding plumbing can be obtained by contacting SA Water on telephone (08) 8207 1400, or by searching their internet web page on [www.sa.water.com.au](http://www.sa.water.com.au).

- Your attention is drawn to the provisions of Regulation 75 of the Development Regulations 2008 which provides that in respect of building work affecting other land

1. It must be assumed in designing, and assessing the design of a building that it is possible that an excavation which intersects (but does not extend beyond) a notional plane extending downwards from the boundary at the site at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at the boundary could be undertaken on an adjoining site.

2. **Regulation 75(2) provides that**, work of the following nature is prescribed as building work which is to be treated for the purposes of that section as building work that affects the stability of other land or premises, namely:

- (a) an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in schedule 15); or
- (b) an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point at natural ground level at any boundary between two sites (not being a boundary with the site of the excavation) where the boundary is within a distance equal to twice the depth of the excavation (as depicted by the example shown as figure 2 in schedule 15); or
- (c) any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.

3. For the purposes of section 60(1) (b) of the Act, the owner of the affected land or premises may require the building owner to shore up any excavation or to underpin, stabilise or otherwise strengthen the foundations of any building to the extent specified by a professional engineer engaged by the owner of the affected land or premises.

4. The building owner must pay the reasonable costs of obtaining a report and plans and specifications from a professional engineer for the purposes of sub-regulation (3).

5. In sub-regulations (3) and (4):

**"professional engineer" means a person who is:**

- (a) a corporate member of the Institution of Engineers, Australia who has appropriate experience and competence in the field of civil and geotechnical engineering; or a person who is registered on the National Professional Engineers Register administered by the institution of Engineers, Australia and who has appropriate experience and competence in the field of civil and geotechnical engineering.

- In accordance with Regulation 83AB (Class 1a buildings) of the Development Regulations 2008, a duly completed Statement of compliance under Schedule 19A must be provided to the Council within 10 business days after a notice of completion with respect to the building work notice is given, or within 10 days business days after the building (or part) is occupied where notification of completion of the building has not been previously given (refer to statement attached).

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

**Maximum Penalty:** \$4,000 may be applied if the statement of Compliance is not submitted to the Council.

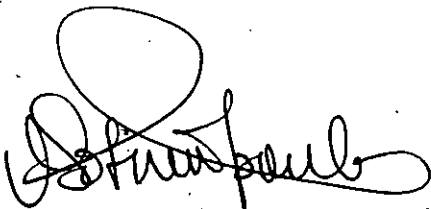
Structural steel lintels, angles, connectors and accessories used in buildings shall be provided with minimum corrosion protection in accordance with the Building Code of Australia table 3.3.3.2 - Corrosion protection of built-in structural steel members:

(a) structural steel be protected:

- (i) Blast to grade 2.5 / 75  $\mu\text{m}$  zinc silicate type 3 / 4 or 6; or
- (ii) Hot dip galvanising - 600  $\text{g}/\text{m}^2$ ; or
- (iii) Hot dip galvanising - 300  $\text{g}/\text{m}^2$  / 75  $\mu\text{m}$  epoxy phosphate primer; or
- (iv) Hot dip galvanising - 100  $\text{g}/\text{m}^2$  / 75  $\mu\text{m}$  epoxy phosphate primer / 125  $\mu\text{m}$  epoxy MIO where used in a building within the following corrosion zone;

Low Corrosion Environment - 1 km or more from the shoreline of the saltwater coast  
not subject to breaking surf.

- Important: This approval does not imply compliance with the Electricity Act, 1996 [in relation to minimum clearance distances of power lines adjacent to buildings], the [State] Equal Opportunity Act, 1995, the Occupational Health, Safety & Welfare Act 1986, Commonwealth Disability Discrimination Act, 1993, with the Fences Act 1975 or with any regulations under those Acts. It is the responsibility of the owner and the person/s undertaking building work to ensure compliance with same.
- Your attention is drawn to your obligation to notify your adjoining owner as required by the provisions of Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations 1993.



Ilias Sotiropoulos  
Senior Development Officer – Building  
01/04/10  
amc



# Decision Notification Form

Development Act 1993, Schedule 11



CITY OF  
**Port Adelaide Enfield**

Development Application Number: 040/2106/12  
Development Application Date: 04/10/2012  
Registered on: 05/10/2012

To: Premium Home Improvements  
78 North Tce  
KENT TOWN SA 5067

on behalf of the owner:

Mr HC Tan  
47 Main Ave  
FREWVILLE SA 5063

<b>Location of Proposed Development</b>	53 Medika Bvd MANSFIELD PARK SA 5012 Allotment 548 D 82597 Vol 6050 Folio 384
<b>Nature of Proposed Development</b>	Verandah
<b>Building Classification Assigned</b>	10a

In respect of this proposed development you are informed that:

Nature of Decision	Decision	No. of Conditions	Date of Decision
<b>Development Plan Consent</b>	Approved	3	08/10/2012
<b>Building Rules Consent</b>	Approved	1	04/12/2012
<b>Development Approval</b>	Approved	4	04/12/2012

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

Signed .....  
04/12/2012  
lls

- ☒ Robert Mack, Development Officer-Building  
☒ Sheets Attached

**ATTACHMENTS**

**040/2106/12**

**CONDITIONS & NOTES OF DEVELOPMENT APPROVAL**

**Development Plan Consent Conditions**

1. Except where minor amendments may be required by other relevant acts, or by conditions imposed by this application, the development is to be established in strict accordance with the details and plans submitted in Development Application 040/2106/12 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.
2. The proposed building/structure shall be clad with pre-painted sheet metal or shall be painted a subtle colour, to the reasonable satisfaction of Council.
3. The verandah shall not be enclosed on any side with any solid material, roller door, or the like, without the prior approval of Council.

**Development Plan Consent Notes**

- The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations.
- The applicant is advised that any works (stormwater connections, driveways, etc) undertaken on Council owned land will require the approval of Council's Technical Services Department, prior to any works being undertaken. Further information may be obtained from the Technical Services Department on telephone 8405 6600.
- The applicant is reminded that approval must be obtained from the encumbrancer prior to any works commencing on the land.
- The *Environment Protection (Water Quality) Policy 2003* requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to avoid the discharge or deposit of waste from that activity or land into any waters or onto land in a place from which it is likely to enter any waters (including the stormwater system).

The policy also creates offences that can result in on-the spot fines or legal proceedings. The following information is provided to assist you to comply with this legislation:

- (1) Building and construction must follow sediment control principles outlined in the *"Stormwater Pollution Prevention - Code of Practice for the Building and Construction Industry"* (EPA, 1999). Specifically, the applicant must ensure:
  - During construction no sediment should leave the building and construction site. Appropriate exclusion devices must be installed at entry points to stormwater systems and waterways.
  - A stabilised entry/exit point should be constructed to minimise the tracking of sand, soil and clay off site. However, should tracking occur, regular clean-ups are advised.
- (2) Litter from construction sites is an environmental concern. All efforts should be made to keep all litter on site. The applicant should ensure that bins with securely fitted lids, capable of receiving all waste from building and construction activities, are placed on site.
- (3) All building and construction wastewaters are listed pollutants under the *Environment Protection (Water Quality) Policy 2003* and as such must be contained on site.

**ATTACHMENTS**

**040/2106/12**

It is important that you familiarise yourself with the terms of the Policy and ensure that all contractors engaged by you are aware of the obligations arising under it. For further information please contact the Environment Protection Authority on telephone 8204 2004.

**Building Rules Consent Conditions**

4. All work undertaken on the site is to be carried out in accordance with the manufacturer's recommendations and relevant standards.

**Building Rules Consent Notes**

- **Important:** This approval does not imply compliance with the Electricity Act, 1996 [in relation to minimum clearance distances of power lines adjacent to buildings], the [State] Equal Opportunity Act, 1995, the Occupational Health, Safety & Welfare Act 1986, or with Commonwealth Disability Discrimination Act, 1992 or with any regulations under those Acts. It is the responsibility of the owner, applicant and the person undertaking the building work to ensure compliance with same.



Robert Mack  
Development Officer-Building  
04/12/12  
lls

ATTACHMENTS

040/2106/12



CITY OF  
Port Adelaide Enfield

## Building Inspection Notification

Pursuant to Section 59 of the Development Act, 1993 the City of Port Adelaide Enfield requires a licensed building work contractor who is proposing to undertake the work or who is in charge of carrying out the work, or if there is no such licensed building work contractor, the building owner to provide the Council one business day's notice of the following.

\* Circle the relevant stage of notification.

- a) **Commencement** of building work upon site;
- b) **Completion** of structural steel reinforcement for concrete footings or other floors prior to concrete pour;
- c) **Completion** of wall, floor or roof framing prior to installation of linings;
- d) **Completion** of all roof framing forming part of the building work prior to the installation of the roof covering (including top and bottom chord restraints, bracing and tie-downs);
- e) **Completion** of any fire walls, fire rated separation or smoke barriers, prior to the installation of linings or other building components rendering inspection not possible;
- f) **Completion** of building work;

In relation to verandahs or carports attached to the roof framing of a building:

- g) **Completion** of the installation all roof framing fixings and connections to the existing building used to support the attached structure.

In relation to swimming pools

- h) **Completion** of safety barriers (prior to the swimming pool being filled with water):

---

On notifying Council, please provide the following details:

Site Address:	<input type="text" value="53 Medika Bvd MANSFIELD PARK SA 5012"/>		
Contact Person:	<input type="text"/>		
Phone:	<input type="text"/>	Email:	<input type="text"/>
Development Application No.	<input type="text" value="040/2106/12"/>		
Date ready for Inspection:	<input type="text"/>		

Please notify Council either by facsimile, telephone, post or email:

Community Development – Building Section  
City of Port Adelaide Enfield  
PO Box 110  
PORT ADELAIDE SA 5015

Telephone: (08) 8405 6756  
Facsimile: (08) 8405 6666  
Email: [customer.service@portenf.sa.gov.au](mailto:customer.service@portenf.sa.gov.au)



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: 2562594

CARRINGTON CONVEYANCERS (SA) PTY LTD  
POST OFFICE BOX 6193  
HALIFAX STREET SA 5000

DATE OF ISSUE

24/04/2024

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

**OWNERSHIP NUMBER**

19595585

**OWNERSHIP NAME**

J BUNTIC

**PROPERTY DESCRIPTION**

53 MEDIKA BLVD / MANSFIELD PARK SA 5012 / LT 548 D82597

**ASSESSMENT NUMBER**

0628998400

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6050/384

**CAPITAL VALUE**

\$590,000.00

**AREA / FACTOR**

R4  
1.000

**LAND USE / FACTOR**

RE  
0.400

**LEVY DETAILS:**

**FINANCIAL YEAR**

2023-2024

**FIXED CHARGE**

**+ VARIABLE CHARGE**

**- REMISSION**

**- CONCESSION**

**+ ARREARS / - PAYMENTS**

**= AMOUNT PAYABLE**

\$ 50.00  
\$ 238.80  
\$ 149.60  
\$ 0.00  
\$ -139.20  
\$ 0.00

**Please Note:**

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

**EXPIRY DATE**

23/07/2024



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

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

**Online at:**

**OR**

**By Post to:**

**[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936**CERTIFICATE OF LAND TAX PAYABLE**

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

PIR Reference No: 2562594

**DATE OF ISSUE**

24/04/2024

CARRINGTON CONVEYANCERS (SA) PTY LTD  
POST OFFICE BOX 6193  
HALIFAX STREET SA 5000

**ENQUIRIES:**

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

**OWNERSHIP NAME**

J BUNTIC

**FINANCIAL YEAR**

2023-2024

**PROPERTY DESCRIPTION**

53 MEDIKA BLVD / MANSFIELD PARK SA 5012 / LT 548 D82597

**ASSESSMENT NUMBER**

0628998400

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6050/384

**TAXABLE SITE VALUE**

\$295,000.00

**AREA**

0.0381 HA

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

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

**Please Note:**

If the Current Tax details above indicate a Nil amount, the property may be subject to an Exemption. This exemption should be validated prior to settlement. In order to ensure indemnity for the purchaser of this land, full payment of the amount payable is required:

**ON OR BEFORE****23/07/2024****Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

**CERTIFICATE OF LAND TAX PAYABLE****PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

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

**Online at:**

**OR**

**By Post to:**

**[www.revenuesaonline.sa.gov.au](http://www.revenuesaonline.sa.gov.au)**

RevenueSA  
Locked Bag 555  
ADELAIDE SA 5001



# CERTIFICATE – COUNCIL CHARGES



CITY OF  
Port Adelaide Enfield

Carrington Conveyancers  
PO Box 6193  
HALIFAX STREET SA 5000

Certificate No: Cert06191  
Date Issued: 29/04/2024  
Valuer-Gen. No: 0628998400  
**Assessment No: 2971864**

Property Owner(s): Jenny Buntic  
Property Address: 53 Medika Boulevard MANSFIELD PARK SA 5012  
Parcel(s) Description: Allotment 548 D 82597 CT Vol 6050 Folio 384

I certify that the charges set out below were due and payable at the date of the giving of this certificate.

Arrears (Rates/Fines/Interest/Costs) :	0.00
Current Year's Rates :	1,184.30
Less Council Rebate/Remission :	0.00
Less Government Remission :	0.00
Current Year's Fines/Interest :	5.70
Current Year's Adjustments :	0.00
Current Year's Other Charges :	0.00
Less Current Year's Payments :	(894.00)
Balance :	\$296.00

**For adjustment purposes please note:**

- 1. Works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)**
- 2. Please note that land that is not currently rateable may have pro-rata rates raised if ownership or usage changes**
- 3. Please note that land currently eligible for a Council Rebate or Remission may be subject to a pro-rata reduction in the amount granted if ownership or usage changes.**

The charges as shown are valid only for the date of the certificate.

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the fiscal year that the rates are declared. The current year's rates fall due on **1<sup>st</sup> September 2023; 1<sup>st</sup> December 2023; 1<sup>st</sup> March 2024 and 3<sup>rd</sup> June 2024**. Fines and interest will be added as provided by the *Local Government Act 1999*, as amended.

*If settlement occurs within three (3) calendar months from the date of this Certificate, you may check the above details prior to settlement by telephoning the Council and quoting the Assessment No. and the Certificate No. above. Any verbal information provided in relation to the details provided by the Council is not a certificate for the purposes of Section 187 of the Local Government Act 1999.*

*Where settlement occurs three (3) calendar months or more from the date of this Certificate a new certificate is required.*

Chief Executive Officer

Per



**Biller Code:** 18192  
**Ref:** 2971864

## Provision of Prescribed Information

### Section 12 *Land and Business (Sale and Conveyancing) Act 1994*

In response to your recent enquiry we advise as follows:

Certificate Number: Cert06191

Address: 53 Medika Boulevard MANSFIELD PARK SA 5012

**Council Assessment Number: 2971864**

	Prescribed Encumbrance	Other Particulars	
5	Development Act 1993 (Repealed)		
5.1	Section 42 - Condition (that continues to apply) of a development authorisation	<p>Is this item applicable? Will this be discharged or satisfied prior to or at settlement? : NO</p> <p>Application ID: 040/0555/10 Application Description: Single storey detached dwelling Date of Authorisation: 31 Mar 10</p> <p>Name of relevant authority that granted authorisation: City of Port Adelaide Enfield</p> <p>Application ID: 040/2106/12 Application Description: Verandah Date of Authorisation: 04 Dec 12</p> <p>Name of relevant authority that granted authorisation: City of Port Adelaide Enfield</p> <p>Application ID: 040/0555/10 Conditions of Authorisation: Refer Attached</p> <p>Application ID: 040/2106/12 Conditions of Authorisation: Refer Attached</p>	YES
5.2	Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space		N/A
5.3	Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space		N/A
5.4	Section 55 - Order to remove or perform work		N/A
5.5	Section 56 - Notice to complete development		N/A
5.6	Section 57 - Land management agreement		N/A
5.8	Section 69 - Emergency order		N/A
5.9	Section 71 - Fire safety notice		N/A
5.10	Section 84 - Enforcement notice		N/A
5.11	Section 85(6), 85(10) or 106 - Enforcement order		N/A
5.13	Part 11 Division 2 - Proceedings		N/A

<b>6</b>	<b>Repealed Act Conditions</b>		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	NO	N/A
<b>10</b>	<b>Fire and Emergency Services Act 2005</b>		
10.1	Section 105F (or section 56 or 83 (repealed)) - Notice to action required concerning flammable materials on land		N/A
<b>11</b>	<b>Food Act 2001</b>		
11.1	Section 44 - Improvement notice		N/A
11.2	Section 46 - Prohibition order		N/A
<b>15</b>	<b>Housing Improvement Act 1940 (repealed)</b>		
15.1	Section 23 - Declaration that house is undesirable or unfit for human habitation		N/A
<b>17</b>	<b>Land Acquisition Act 1969</b>		
17.1	Section 10 - Notice of intention to acquire		N/A
<b>20</b>	<b>Local Government Act 1934 (Repealed)</b>		
20.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
<b>21</b>	<b>Local Government Act 1999</b>		
21.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
<b>22</b>	<b>Local Nuisance and Litter Control Act 2016</b>		
22.1	Section 30 - Nuisance or litter abatement notice		N/A
<b>29</b>	<b>Planning, Development and Infrastructure 2016</b>		
29.1	Part 5 - Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay and which the land is situated (as shown in the planning and design code)</p> <p>Is the land situated in a designated State Heritage Area?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is the land designated as a place of local heritage value?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is there declared to be a significant tree or a stand of trees declared to be significant trees on the land?</p> <p><i>Please refer to attached document from Plan SA</i></p>	

		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?  <i>Please refer to your Property Interest Report</i>	
29.2	Section 127 - Condition (that continues to apply) of a development authorisation	<i>Please refer to attached document from Plan SA</i>	N/A
29.5	Section 141 - Order to remove or perform work		N/A
29.6	Section 142 - Notice to complete development		N/A
29.7	Section 155 - Emergency order		N/A
29.8	Section 157 - Fire safety notice		N/A
29.10	Section 198(1) - requirements to vest land in a Council or the Crown to be held as open space		N/A
29.11	Section 198(2) - Agreement to vest land in a Council or the Crown to be held as open space		N/A
29.12	Part 16 Division 1 - Proceedings		N/A
29.13	Section 213 - Enforcement Notice		N/A
29.14	Section 214(6), 214(10) or 222 - Enforcement Order		N/A
<b>31</b>	<b>Public and Environmental Health Act 1987 (Repealed)</b>		
31.1	Part 3 - Notice		N/A
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval</i>		N/A
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)</i>		N/A
<b>32</b>	<b>South Australian Public Health Act 2011</b>		
32.2	Section 92 - Notice		N/A
32.3	<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval</i>		N/A
<b>36</b>	<b>Other Charges</b>		
	Charge of any kind affecting the land (not included in another item)	Refer to “ <b>CERTIFICATE – COUNCIL CHARGES</b> ” on page 1 of this document.	**

## Schedule—Division 2—Other particulars (section 7(1)(b))

### Particulars of building indemnity insurance

**Note:** Building indemnity insurance is not required for -

- a) domestic building work for which approval under the *Planning, Development and Infrastructure Act* 2016, the repealed *Development Act* 1993 or the repealed *Building Act* 1971 is or was not required; or
- b) minor domestic building work (see section 3 of the *Building Work Contractors Act* 1995); or
- c) domestic building work commenced before 1 May 1987; or
- d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act* 1995 applies under the *Building Work Contractors Regulations* 2011; or
- e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act* 1995 has been granted under section 45 of that Act.

Application No: 040/0555/10

- 1. Building indemnity insurance is required: Yes
- 2. Name of persons insured: Hon Chuan Tan
- 3. Name of insurer: QBE
- 4. Limitations on the liability of the insurer: Refer to Policy
- 5. Name of the builder: Distinctive Homes
- 6. Builders licence number: U BLD 10420
- 7. Description of insured building work: New dwelling
- 8. Date of issue of insurance: 22 Feb 10

Application No: 040/2106/12

- 1. Building indemnity insurance is required: No - (not applicable to minor domestic building work of a value less than \$12,000)
- 2. Name of persons insured: N/A
- 3. Name of insurer: N/A
- 4. Limitations on the liability of the insurer: Refer to Policy
- 5. Name of the builder: N/A
- 6. Builders licence number: N/A
- 7. Description of insured building work: N/A
- 8. Date of issue of insurance: No Date Identified

### Exemption from holding insurance:

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

No

- 1. Date of the exemption: N/A
- 2. Name of builder granted the exemption: N/A
- 3. Licence number of builder granted the exemption: N/A
- 4. Details of building work for which the exemption applies: N/A
- 5. Details of conditions for which the exemption is subject: N/A

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

NO

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

Refer to the repealed *Development Act* 1993 Section of this document particularly Part 3 Development Plan, Section 42 – Condition (that continues to apply) of a development authorisation and Repealed Act conditions listed in this document.

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.

Signed for or on behalf of the agent:.. .. .

REPLY

I certify that the information and particulars provided above apply at the date of the reply of this inquiry.

Signed for and on behalf of the Chief Executive Officer:

Date: 29.04.2024



## Data Extract for Section 7 search purposes

Valuation ID 0628998400

**Data Extract Date:** 29/04/2024

**Parcel ID:** D82597 A548

**Certificate Title:** CT6050/384

**Property Address:** 53 MEDIKA BVD MANSFIELD PARK SA 5012

### Zones

General Neighbourhood (GN)

### Subzones

No

### Zoning overlays

#### Overlays

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

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

#### **Affordable Housing**

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

#### **Prescribed Wells Area**

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

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

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

#### **Stormwater Management**

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

#### **Urban Tree Canopy**

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

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

No

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

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

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

No

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

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

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

N/A

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

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

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

### Associated Development Authorisation Information

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

No

### Land Management Agreement (LMA)

No





## South Australian Water Corporation

Name:  
J BUNTIC

Water & Sewer Account  
Acct. No.: 06 28998 40 0

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

Address:  
53 MEDIKA BLVD MANSFIELD PARK LT  
548 D82597

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### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0628998400



Bill code: 8888  
Ref: 0628998400

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)



Paying online

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



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.  
SA Water account number: 0628998400



**Government of  
South Australia**

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

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