



THE LAW SOCIETY
OF SOUTH AUSTRALIA

FORM 1

VENDOR'S STATEMENT UNDER SECTION 7

Land and Business (Sale and Conveyancing) Act 1994

4 Woodland Drive, Onkaparinga Heights

**Bartel & Hall
34 Victoria Street
VICTOR HARBOR SA 5211**

Form 1

Vendor's Statement (Section 7)

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

Part A – Parties and Land

1. Purchaser:
Address:
2. ~~Purchaser's registered agent:~~ _____
3. Vendor: Andrew Paul Skinner & Jessica Kate Watton
Address: 4 Woodland Drive, Onkaparinga Heights, SA 5163
4. Vendor's registered agent: Magain Real Estate Happy Valley
Address: Shop 15/217 Pimpala Road, Woodcroft, SA 5162
5. Date of contract (if made before this statement is served):
6. Description of the land: The whole of the land comprised in Certificate of Title Volume 6259 Folio 750 being Allotment 19 in Deposited Plan 128064 Hundred of Noarlunga known as 4 Woodland Drive, Onkaparinga Heights SA 5163

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

To the purchaser:

Right to cool-off (section 5)

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

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

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

2. Time for service

The cooling-off notice must be served—

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

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

3. Form of cooling-off notice

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

4. Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address: (being the vendor's last known address) 4 Woodland Drive, Onkaparinga Heights, SA 5163; or
- (c) transmitted by fax or email to the following fax number or email address: (being a number or address provided to you by the vendor for the purpose of service of the notice) Fax: email: kate@magain.com.au; or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address: (being *the agent's address for service under the Land Agents Act 1994/an address nominated by the agent to you for the purpose of service of the notice) Shop 15/217 Pimpala Road, Woodcroft, SA 5162

NOTE

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

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

5. Effect of service

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

- (a) the amount of any deposit paid if the deposit did not exceed \$100; or
- (b) an amount paid for an option to purchase the land.

Proceeding with the purchase

If you wish to proceed with the purchase—

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage;
- (b) pay particular attention to the provisions in the contract as to time of settlement—it is essential that the necessary arrangements are made to complete the purchase by the agreed date—if you do not do so, you may be in breach of the contract;
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

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

To the purchaser:

*I/We, Andrew Paul Skinner & Jessica Kate Watton

of 4 Woodland Drive, Onkaparinga Heights, SA 5163

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

Date:

Signed:

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

To the purchaser:

I, Alison Jayne Skinner

of Bartel & Hall, PO Box 108, Victor Harbor, South Australia certify *that the responses/that, subject to the exceptions stated below, the responses made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions: NIL

Date:

Signed:

**Vendor's/Purchaser's agent*

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

Schedule - Division 1**Particulars of mortgages, charges and prescribed encumbrances affecting the land
(section 7(1)(b))****NOTE**

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

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

- (a) there is an attachment to this statement and—
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance—
 - (i) is one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.4 Lease, agreement for lease, tenancy agreement or licence
 - 1.5 Caveat
 - 1.6 Lien of notice of a lien
 - (B) under the heading 33. Other charges—
 - 33.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars**Column 1****Column 2****Column 3**

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of—

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
- (b) the heading "5. Repealed Act conditions" and item 5.1; and
- (c) the heading "24A. Planning, Development and Infrastructure Act 2016" and items 24A.1 and 24A.2,

which must be retained as part of this statement whether applicable or not.]

*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*

[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]

[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

<p>1.1 Mortgage of land</p> <p>NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable</p>	<p>Is this item applicable? <input checked="" type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? Yes</p> <p>Are there any attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): As per title attached</p> <p>Number of mortgage (if registered): 14183813</p> <p>Name of mortgagee: Westpac Banking Corporation</p>
<p>1.2 Easement (whether over the land or annexed to the land)</p> <p>NOTE "Easement" includes rights of way and party wall rights</p> <p>NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable</p> <p>NOT APPLICABLE</p>	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? N/A</p> <p>Are there any attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Description of land subject to easement:</p> <p>Nature of easement: Are you aware of any encroachment on the easement? N/A</p> <p>(If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given? N/A</p> <p>(If YES, give details):</p>
<p>1.3 Restrictive covenant</p> <p>NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable</p>	<p>Is this item applicable? <input checked="" type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? No</p> <p>Are there any attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Copy of Encumbrance 13649835</p> <p>Nature of restrictive covenant: Refer attached</p> <p>Name of person in whose favour restrictive covenant operates: Hickinbotham Homes Pty Ltd</p> <p>Does the restrictive covenant affect the whole of the land being acquired? Yes</p> <p>If NO, give details:</p> <p>Does the restrictive covenant affect land other than that being acquired? Yes</p> <p>NB: This is a "Lift & Replace" Encumbrance. The Purchaser will be required to pay all their associated costs with the lodgement of a New Encumbrance at settlement.</p>

<p>1.4 Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)</p> <p>NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable</p> <p>NOT APPLICABLE</p>	<p><i>Is this item applicable?</i> <input type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> N/A</p> <p><i>Are there any attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc: From _____ to _____</p> <p>Amount of rent or licence fee: \$ _____ per _____</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to disposal of Crown lands, specify-</p> <p>(a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):</p>
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5. Development Act 1993

<p>5. Development Plan</p> <p>NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable</p> <p>NOT APPLICABLE</p>	<p><i>Is this item applicable?</i> <input type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> N/A</p> <p><i>Are there any attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):</p> <p>Is the land situated in a designated State Heritage Area? N/A</p> <p>Is the land designated as a place of local heritage value? N/A</p> <p>Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? N/A</p> <p>If YES, state the name of the council:</p>
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	<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? N/A</p>
<p>5.1 Section 42—Condition (that continues to apply) of a development authorisation</p> <p>NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable</p>	<p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> No</p> <p><i>Are there any attachments?</i> Yes If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Council Search Pages 1 - 12</p> <p>Date of authorisation: refer attached</p> <p>Name of relevant authority that granted authorisation: refer attached</p> <p>Condition(s) of authorisation: refer attached</p>

6. Repealed Act conditions

<p>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)</p> <p>NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable</p> <p>NOT APPLICABLE</p>	<p><i>Is this item applicable?</i> <input type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> N/A</p> <p><i>Are there any attachments?</i> N/A If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of condition(s):</p>
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7. Emergency Services Funding Act 1998

<p>7.1 Section 16—Notice to pay levy</p>	<p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> Yes</p> <p><i>Are there any attachments?</i> Yes If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Certificate of Emergency Services Levy Payable</p> <p>Date of notice: 29 January 2025</p> <p>Amount of levy payable: \$367.01</p>
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29. Planning, Development and Infrastructure Act 2016

<p>29.1 Part 5—Planning and Design Code</p> <p>NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable</p>	<p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> No</p> <p><i>Are there any attachments?</i> Yes If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Refer to Council Search Pages 1-12 - Data Extract for Section 7 and Property Interest Report Page 8 of 14</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): Zones: HN (Hills Neighbourhood) Subzones: No Overlays: Affordable Housing; Hazards (Bushfire – General) (General); Native Vegetation; Prescribed Wells Area; Regulated & Significant Tree; Stormwater Management; Urban Tree Canopy</p> <p>Is the land situated in a State Heritage place? No</p> <p>Is the land designated as a place of local heritage value? No</p> <p>Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land? Open the Online Planning and Design Code to browse the full Code and Part 10 – Significant Trees for more information https://plan.sa.gov.au</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? No</p>
<p>29.2 Section 127—Condition (that continues to apply) of a development authorisation</p> <p>NOTE Do not omit this item. The item and its heading must be included in the statement even if not applicable</p>	<p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> No</p> <p><i>Are there any attachments?</i> Yes If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Council Search pages 1 - 12</p> <p>Date of authorisation: refer attached</p> <p>Name of relevant authority that granted authorisation: refer attached</p> <p>Condition(s) of authorisation refer attached</p>

34. Water Industry Act 2012

<p>34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement</p>	<p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> Yes</p> <p><i>Are there any attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): SA Water Certificate</p> <p>Date of notice or order: refer attached</p> <p>Name of person or body who served notice or order: refer attached</p> <p>Amount payable (if any) as specified in the notice or order: refer attached</p> <p>Nature of other requirement made (if any) as specified in the notice or order: refer attached</p>
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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.

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

- 1 Name(s) of person(s) insured: **A Skinner & J Watton**
- 2 Name of insurer: **QBE Insurance (Australia) Ltd**
- 3 Limitations on the liability of the insurer: \$241,128.00
- 4 Name of builder: Construction Services Aust PL ABN 99 007 641 787
- 5 Builder's licence number: U BLD 8969
- 6 Date of issue of insurance: 27/02/2021
- 7 Description of insured building work: New Single Dwelling Construction Contract

Exemption from holding insurance

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act? **NO**

If YES, give details:

- (a) Date of the exemption:
- (b) Name of builder granted the exemption:
- (c) Licence number of builder granted the exemption:
- (d) Details of building work to which the exemption applies:
- (e) Details of conditions (if any) to which the exemption is subject:

Annexures

The following documents are annexed hereto –

- Copy of Property Interest Report;
- Copy of Encumbrance 13649835;
- Copy of Council Search;
- Certificate of Emergency Services Levy Payable;
- R3

Acknowledgement of Receipt of Form 1 Statement Under Section 7

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

Signed:
(Purchaser)

E 13649835

Lodged: 04 November 2021 12:06:01 PM

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Form M2

Version 40.2

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

Registered: 09 November 2021 12:06:55 PM



ENCUMBRANCE

Responsible Subscriber: HOMESTART FINANCE (EL - PEXA) (E151709)

Reference: A19 Woodland Drive -

ELN Lodgement Case ID: 281232126

ELN Workspace ID: 5890081

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

ESTATE AND/OR INTEREST BEING ENCUMBERED

FEE SIMPLE

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 6259 FOLIO 750

ENCUMBRANCER (Full name and address)

JESSICA KATE WATTON OF 6 PEONY CT MORPHETT VALE SA 5162

ANDREW PAUL SKINNER OF 6 PEONY CT MORPHETT VALE SA 5162

ENCUMBRANCEE (Full name, address and mode of holding)

HICKINBOTHAM HOMES PTY. LTD. ACN 007618797 OF 25 NORTH TCE HACKNEY SA 5069

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE WITH AN ANNUITY OR RENT CHARGE OF TEN CENTS (\$0.10) IF DEMANDED TO BE PAID TO THE ENCUMBRANCEE ANNUALLY AT THE TIMES AND IN THE MANNER FOLLOWING COMMENCING 01 JANUARY 2022 FOR A PERIOD OF 99 YEARS

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE in accordance with those terms and conditions expressed below

TERMS AND CONDITIONS OF THIS ENCUMBRANCE

(a) Document Reference

(b) Additional terms and conditions

Refer to Covenants

DATED 04 NOVEMBER 2021

CERTIFICATION

Encumbrancer

The Certifier has taken reasonable steps to verify the identity of the encumbrancer or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Alison Jayne Skinner

Practitioner Certifier

For: BARTEL & HALL LAWYERS AND CONVEYANCERS

On behalf of: JESSICA KATE WATTON, ANDREW PAUL SKINNER

Encumbrancee

The Certifier has taken reasonable steps to verify the identity of the encumbrancee or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Crystal Lynn Lever

Practitioner Certifier

For: OPTIMA CONVEYANCING SERVICES

On behalf of: HICKINBOTHAM HOMES PTY. LTD.

This is a representation of an instrument that was electronically lodged

COVENANTS

The Encumbrancer for himself and his successors in title COVENANTS with the Encumbrancee as proprietor of and with all other persons claiming under the Encumbrancee as purchasers of any part or parts of the Development Zone (to the intent that the benefit of such covenants shall be annexed to and devolve with each and every part of the Development Zone other than the land hereby encumbered) as follows:-

1 INTERPRETATION

In this Encumbrance unless the contrary intention appears:-

- 1.1 "Builder" means a builder approved by the Encumbrancee strictly under and in accordance with the Estate Development and Encumbrance Guidelines.
- 1.2 "Development Zone" means the land delineated in the plan deposited in the Lands Titles Division numbered 128064 or, if a plan number has not been issued, the plan attached to this Encumbrance.
- 1.3 "Encumbrancee" means and includes Hickinbotham Homes Pty. Ltd. together with its successors assigns servants agents contractors lessees licensees invitees customers and all other persons lawfully authorised by the Encumbrancee.
- 1.4 "Encumbrancer" means the Encumbrancer described above and where the Encumbrancer is a company shall include its successors and assigns and where the Encumbrancer is a person the heirs executors administrators and transferees of the Encumbrancer and where the Encumbrancer consists of more than one person then every two or more of such persons jointly and each of them severally and their respective successors assigns heirs executors administrators and transferees.
- 1.5 "Estate Development and Encumbrance Guidelines" means the design guidelines prepared by the Encumbrancee and provided to the Encumbrancer, which set out the requirements for any development on the Land.
- 1.6 "the Land" means all the land rights and easements described above.
- 1.7 Words importing the singular shall embrace the plural and words importing one gender shall embrace the other genders and vice versa respectively.
- 1.8 Any reference to a person shall be deemed to include a corporate body and vice versa.
- 1.9 Headings are for convenience of reference only and shall not affect the construction or interpretation of the covenants of this Encumbrance.

2 RENT CHARGE

That the Encumbrancer will pay to or for the benefit of the Encumbrancee during the continuance of this Encumbrance the yearly rent charge in the sum of ten cents (10c) (if demanded) on the 1st day of January following the date of this Encumbrance and then on each succeeding 1st day of January provided that the Encumbrancee shall not demand payment of the said yearly rent charge if and so long as the Encumbrancer and the Encumbrancer's successors in title shall duly perform and observe all the covenants terms and conditions contained in this Encumbrance (and the burden of proving such performance and observance shall be with the Encumbrancer) and provided always that none of the foregoing provisions for or in respect of payment of the said annuity or rent charge shall in any way affect or prejudice the rights of the Encumbrancee or any other person claiming under the Encumbrancee as purchaser of any part or parts of the Development Zone to an injunction to prevent or restrain any breach of the covenants terms and conditions contained in this Encumbrance or to damages for any such breach.

3 RESTRICTED USE OF LAND

- 3.1 That the Land will not be used for any purpose nor will any part of it be used for any purpose unless such use shall be a use contemplated by the planning regulations from time to time in force affecting the Land as being permitted (either unconditionally or subject to consent of the local council) in an area zoned as a residential zone.
- 3.2 That notwithstanding the provisions of clause 3.1 the Land will not be used for any purpose nor will any part of the Land be used for any purpose unless such use shall be permitted and lawful under and in accordance with the planning regulations from time to time in force and under and in accordance with the conditions of any consent given for or in respect of such use by any council or other authority under such regulations.

That no dwelling, building or structure (including a fence or wall of any nature whatsoever) will be erected or made on in or over the Land or any part of it unless it is strictly in accordance with the Estate Development and Encumbrance Guidelines or, if there are no such guidelines, in accordance with the relevant planning regulations. The Encumbrancer shall, at the time of making the application for any such consent, furnish the relevant authority with a copy of this Encumbrance.

size location dimensions and specifications of such building or structure and a schedule of materials have received the prior written approval of the Encumbrancee.

- 3.2.1 That no site works (including fencing, any excavation, any levelling or filling or any retaining wall or any driveway) will be erected made or carried out on or about the Land or any part of it except in accordance with plans sufficient to outline the works which have received the prior written approval of the Encumbrancee.
- 3.2.2 That no external sign or hoarding or any tank or any mast or pole of any description or television antenna or radio aerial will be erected or made on or over the Land or any part of it on or outside any building or structure on the said Land or on any part of it without the prior written approval of the Encumbrancee.
- 3.2.3 That if the Encumbrancee wishes to do so it may plant up to four trees in any position not more than two metres from the front boundary of the land and the Encumbrancer shall not remove, cut down or prune any tree so planted or any existing tree over two metres in height on the Land so as to affect its viability without the prior written approval of the Encumbrancee and any tree so planted or any such existing tree shall be protected, nurtured and maintained in good condition by the Encumbrancer.

PROVIDED THAT the Encumbrancee will not unreasonably or capriciously refuse or withhold any such approval but a refusal shall not be deemed unreasonable or capricious if a registered architect shall have certified that the proposed works do not conform with the general standards of design and planning of the development of other land within the Development Zone or that the proposed works are undesirable by reason of the effect they would have upon the development, appearance, health or amenities of the neighbourhood or any part of it.

- 3.3 That no undue delay will be permitted by the Encumbrancer to occur in the commencement or in the completion of any work approved by the Encumbrancee and no variation to such work as approved will be permitted other than in accordance with the terms of any subsequent written approval of the Encumbrancee given before such variation was commenced.
- 3.4 That, in addition to and without limiting any of the other restrictions and requirements of this clause 3, the Encumbrancer shall not erect or permit to be erected upon the Land any dwelling unless the Encumbrancer engages a Builder to construct the dwelling and that Builder undertakes works required for construction of the dwelling.

4 NO LAND DIVISION

That the land will not be divided without the prior written consent of the Encumbrancee.

5 COMMENCEMENT AND COMPLETION OF DWELLING

- 5.1 In relation to the construction of a dwelling approved by the Encumbrancee in accordance with clause 3 on the Land:
 - 5.1.1 such construction must be commenced within twelve (12) calendar months and fully completed within twenty four (24) calendar months from the date of this Encumbrance;
 - 5.1.2 if such construction has not commenced within the time required by clause 5.1.1 or has not completed within the time required by clause 5.1.1 (as applicable) then (without limiting the Encumbrancee's other rights and remedies) liquidated damages shall apply and be payable by the Encumbrancer to the Encumbrancee at the rate of \$80 for each and every day after the due date for commencement or completion (as applicable) pursuant to clause 5.1.1 until such construction is commenced or completed (as applicable) or until a transfer occurs under clause 5.1.3 (if earlier);
 - 5.1.3 if such construction has not commenced within twelve (12) calendar months from the date of this Encumbrance or such further time as the Encumbrancee agrees, then (without limiting the Encumbrancee's other rights and remedies) the Encumbrancer will, if the Encumbrancee so requests at any time thereafter, transfer to the Encumbrancee (or its nominee) twenty eight (28) days after the date of such request ("the date of transfer") an estate in fee simple in the Land subject only to this Encumbrance for the original purchase price of \$216,500.00 and will execute a Memorandum of Transfer of the Land submitted to the Encumbrancer by the Encumbrancee in a form registrable under the Real Property Act 1886 and return it to the Encumbrancee on or prior to the date of Transfer. Rates and taxes and all other outgoings in respect of the Land will be adjusted to the date of Transfer and all costs associated with the Memorandum of Transfer shall be borne by the Encumbrancee (or its nominee). The consideration shall be payable to the Encumbrancer on delivery to the Encumbrancee of the Memorandum of Transfer and any other instruments required to effect a transfer in accordance with this clause. The consideration payable by the Encumbrancee will be

reduced by any liquidated damages that have accrued pursuant to clause 5.1.2 and which are unpaid. Such reduction of the consideration will discharge the Encumbrancer's obligation to pay such accrued liquidated damages.

- 5.2 The Encumbrancee may not request a transfer of the Land pursuant to clause 5.1.3 for a period of 120 days after a mortgagee notifies the Encumbrancee that the mortgagee has the right to exercise a power of sale pursuant to the *Real Property Act 1886* (SA).
- 5.3 Where the Land is proposed to be sold by a mortgagee exercising its power of sale under the *Real Property Act 1886* (SA), then before agreeing to sell the Land to a third party, the mortgagee must first make a written offer to the Encumbrancee to purchase the Land (**Offer**) setting out:
 - 5.3.1 the purchase price for the Land; and
 - 5.3.2 other material terms for the purchase of the Land,

which offer may be accepted by the Encumbrancee within 7 days after receipt of the Offer, in which case the mortgagee and the Encumbrancee will be deemed to have entered into an agreement for the purchase of the Land on the terms of the Offer.

6 NO LEASE OR TRANSFER

- 6.1 The Encumbrancer shall not lease or transfer the Land before the expiration of twenty (20) years from the date of this Encumbrance unless a dwelling approved by the Encumbrancee in accordance with Clause 3 has been completed on the Land PROVIDED THAT if such a dwelling has not been so completed and the Encumbrancer shall desire to transfer the Land the Encumbrancee shall have the option of re-purchasing the Land subject only to this Encumbrance for the price stated in clause 5.
- 6.2 In such case the Encumbrancer shall make an offer in writing addressed to the Encumbrancee or its nominee for the price stated in clause 5 and such offer will remain open for acceptance for one calendar month after the date of service of the offer.
- 6.3 If the offer is accepted the Encumbrancer shall sell the Land to the Encumbrancee or its nominee on the terms set out in this clause and settlement will be effected and the purchase price paid in full within one calendar month from the date of acceptance in exchange for a proper registrable transfer of the Land (subject only to this Encumbrance) and delivery of the duplicate Certificate of Title. Rates and taxes and all other outgoings in respect of the Land will be adjusted to the date of settlement and all costs associated with the transfer will be borne by the Encumbrancee or its nominee.
- 6.4 The offer shall be served on the Encumbrancee by being left at or posted in a pre-paid envelope addressed to the Encumbrancee at its registered office in South Australia.
- 6.5 Until the expiration of the period of one month from the date of service of the offer the Encumbrancer shall not be at liberty to transfer or agree to transfer the Land otherwise than in accordance with this option unless in the meantime the Encumbrancee shall in writing unconditionally decline such an offer.
- 6.6 This clause shall not apply in the case of a transfer of the Land from the executor of the will or the administrator of the estate of the Encumbrancer to a person entitled to the Land under the will or upon the intestacy of the Encumbrancer.
- 6.7 If the Encumbrancer shall advertise or cause to permit the land to be advertised for sale before a dwelling approved by the Encumbrancee in accordance with clause 3.2.1 has been completed upon the Land or the Encumbrancee has declined an offer to purchase the Land pursuant to clause 6.3, the Encumbrancee shall have the option to purchase the Land at the price referred to in clause 5 on the same terms and conditions as set out in this clause, such option to be exercised by notice in writing to be forwarded to the Encumbrancer at its last known address within one month of the Encumbrancee becoming aware that the Land has been advertised (and a certificate under the hand of a manager or secretary or other senior officer of the Encumbrancee shall be conclusive evidence of such date) with settlement to be effected within two calendar months of the exercise of the option.

7 RATES AND TAXES

- 7.1 The Encumbrancer will at all times pay and discharge and perform observe and comply with all rates and taxes charges assessments impositions outgoings liabilities obligations and lawful requirements from time to time payable due levied assessed imposed or requiring to be complied with in respect of the Land.
- 7.2 On any default under this clause the Encumbrancee may pay satisfy or comply with the default and all costs and expenses incurred by the Encumbrancee in doing so shall be a debt due by the Encumbrancer to the Encumbrancee payable on demand with interest until payment at the rate of 20 per cent per annum.

7.3 Such debt and interest on it may be deducted from any money otherwise payable to the Encumbrance on the exercise of any option by the Encumbrancee under this Encumbrance and until paid or so deducted shall be money secured by this Encumbrance.

8 **NOTICES**

- 8.1 Any notice or demand to be given to or made upon the Encumbrancer under this Encumbrance may be given or made in writing signed by any officer of or solicitor or agent for and on behalf of the Encumbrancee by being delivered or posted in a prepaid envelope addressed to the Encumbrancer to or at the last known place of residence of the Encumbrancer.
- 8.2 Any notice to be given to or served upon the Encumbrancee may be given or served by being delivered or posted in a prepaid envelope addressed to the Encumbrancee at its registered office in South Australia.
- 8.3 Any such notice posted shall be deemed to have been received forty-eight hours after the time of posting.

9 **COSTS**

The costs of the preparation, execution, stamping and registration of this Encumbrance and all stamp duties and registration fees payable on it shall be paid by the Encumbrancer.

10 **ENCUMBRANCE IS FOR THE PURPOSE OF DEVELOPMENT**

The Encumbrancer acknowledges that the foregoing covenants are entered into and undertaken for the purposes of the Encumbrancee's scheme of development for the land comprised in the Development Zone and that the Encumbrancee has declared and undertaken that it has required and will require from each purchaser of the land comprised in the Development Zone as a condition of its sale of that land a Memorandum of Encumbrance in the same or substantially similar form to this instrument and containing the same or substantially similar covenants and other stipulations.

11 **YOUR OBLIGATIONS ON TRANSFERRING THE LAND**

- 11.1 You must not sell or transfer or otherwise dispose (or grant any legal or equitable interest in) the land except subject to this encumbrance and procuring a replacement encumbrance from the incoming purchaser to the Encumbrancee, which is to be on the same terms as this encumbrance, which replacement encumbrance must be registered on the title for the Land immediately after the transfer of the Land from the Owner to the incoming purchaser, and before any other interest in the Land is created.
- 11.2 The Owner and its successors in title will be successively released and discharged from the payment of the Rent Charge and from the observance of the covenants and other stipulations contained and implied in this encumbrance upon ceasing to be registered owner of the Land to the intent that the Rent Charge and covenants and other stipulations will be binding only upon the registered proprietor for the time being of the Land.

12 **FURTHER COVENANTS**

PROVIDED ALWAYS THAT

- 12.1 The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the covenants and other stipulations herein contained or implied in this Encumbrance.
- 12.2 The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the covenants and other stipulations expressed or implied in any Memorandum of Encumbrance or other instrument whatsoever relating to any other land in the Development Zone and whether they were entered into or imposed before or at the same time as or after the date of this Encumbrance and no such modification or waiver or release shall release the Encumbrancer or his successors in title from the covenants and other stipulations contained or implied in this Encumbrance.

13 Subject to the above provisions the Encumbrancee shall be entitled to all the powers rights and remedies given to Encumbrancees by the *Real Property Act 1886*.

IMPORTANT INFORMATION REGARDING SEARCHES

Bartel & Hall Barristers & Solicitors
PO Box 108
VICTOR HARBOR SA 5211

Attention Conveyancers

- **Section 187 certificate update request free of charge (One Update):**
 - Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.
- **Please Note: Section 7 certificates remain valid for a 30 day period only.**
- **BPAY biller code added to searches to enable electronic settlement of funds**
 - Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method of payment and we request that you cease the use of cheques to affect settlement.
- **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

 - If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
 - If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via mail@onkaparinga.sa.gov.au. Electronic settlement of funds is still preferred.

Yours sincerely

City Of Onkaparinga

Telephone (08) 8384 0666

Certificate No: S70516/2025

Property Information And Particulars

In response to an enquiry pursuant to Section 7 of the

The Land & Business (Sale & Conveyancing) Act, 1994

TO: Bartel & Hall Barristers & Solicitors
PO Box 108
VICTOR HARBOR SA 5211

DETAILS OF PROPERTY REFERRED TO:

ASSESSMENT NO	:	120088
VALUER GENERAL NO	:	8612481390
VALUATION	:	\$620,000.00
OWNER	:	Mr Andrew Paul Skinner & Ms Jessica Kate Watton
PROPERTY ADDRESS	:	4 Woodland Drive ONKAPARINGA HEIGHTS SA 5163
VOLUME/FOLIO	:	CT-6259/750
LOT/PLAN NUMBER	:	Allotment 19 DP 128064
WARD	:	06 Southern Vales Ward

Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

INFORMATION NOTE

CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.

Development Act 1993 (repealed)

Section 42

Condition (that continues to apply) of a development authorisation

YES

Application Number	145/519/2019
Description	Earthworks and retaining walls
Decision	Approved
Decision Date	29 January 2021

Development Plan Consent Conditions

1. All development shall be completed and maintained in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.
3. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
 - prevent silt run-off from the land to adjoining properties, roads and drains
 - control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land
 - ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site
 - ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure, and
 - ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.

Planning Act 1982 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Building Act 1971 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation

NO

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code

Zones

Hills Neighbourhood (HN)

Subzones

No

Zoning overlays

Overlays**Affordable Housing**

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

Hazards (Bushfire - General) (General)

The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designed buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

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 designated State Heritage Place/Area?

NO

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 to be a significant tree or trees on the land?

Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.

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/>

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

The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.

Note - For further information about the Planning and Design Code visit <https://code.plan.sa.gov.au>

Section 127

Condition (that continues to apply) of a development authorisation

YES

DAP Application Number	21025679
Description	Single storey dwelling and associated garage
Decision	Approved
Decision Date	29 September 2021
Name of relevant authority that granted authorisation:	City of Onkaparinga / Jeffrey Shillabeer – Salisbury Development Services – Building Level 1

Planning Consent

Condition 1

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

Condition 2

The front setback area (between the front property boundary and front of the dwelling) shall be landscaped with suitable trees, shrubs, lawn, and/or ground cover, and may include some paving, Retaining walls constructed to retain a difference in ground levels exceeding (1) metre in height require development approval and the like. Such landscaping shall be completed within 2 years of completion of the dwelling and shall be maintained in good condition at all times and seriously diseased, dying or dead vegetation shall be promptly replaced to the reasonable satisfaction of council.

Condition 3

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

Condition 4

During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.

Condition 5

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

Condition 6

That effective measures be implemented during the construction of the development and on-going use of the

land in accordance with this consent to:

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

Building Consent

The building work shall be completed in accordance with the endorsed documents.

Part 2—Items to be included if land affected

Development Act 1993 (repealed)

Section 50(1)

Requirement to vest land in council to be held as open space

NO

Section 50(2)

Agreement to vest land in council to be held as open space

NO

Section 55

Order to remove or perform work

NO

Section 56

Notice to complete development

NO

Section 57

Land management agreement

NO

Section 69

Emergency order

NO

Section 71 (only)

Fire safety notice

NO

Section 84

Enforcement notice

NO

Section 85(6), 85(10) or 106

Enforcement Order

NO

Part 11 Division 2

Proceedings

NO

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed))

Notice

NO

Section 56 (repealed)

Notice issued

NO

Food Act 2001

Section 44

Improvement notice *issued against the land*

NO

Section 46

Prohibition order

NO

Housing Improvement Act 1940 (repealed)

Section 23

Declaration that house is undesirable or unfit for human habitation

NO

Land Acquisition Act 1969

Section 10

Notice of intention to acquire

NO

Local Government Act 1934 (repealed)

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

NO

Local Government Act 1999

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

NO

Refer to separate attachment for Rates and Charges

Local Nuisance and Litter Control Act 2016

Section 30

Nuisance or litter abatement notice issued against the land

NO

Planning, Development and Infrastructure Act 2016

Section 139

Notice of proposed work and notice may require access

NO

Section 140

Notice requesting access

NO

Section 141

Order to remove or perform work

NO

Section 142

Notice to complete development

NO

Section 155

Emergency order

NO

Section 157

Fire safety notice

NO

Section 192 or 193

Land Management Agreements

NO

Section 198(1)

Requirement to vest land in a council or the Crown to be held as open space

NO

Section 198(2)

Agreement to vest land in a council or the Crown to be held as open space

NO

Part 16 - Division 1

Proceedings

NO

Section 213

Enforcement notice

NO

Section 214(6), 214(10) or 222

Enforcement order

NO

Public and Environmental Health Act 1987 (repealed)

Part 3

Notice

NO

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked

Part 2 – Condition (that continues to apply) of an approval

NO

Public and Environmental Health (Waste Control) Regulations 2010 revoked

Regulation 19 - Maintenance order (that has not been complied with)

NO

South Australian Public Health Act 2011

Section 92

Notice

NO

South Australian Public Health (Wastewater) Regulations 2013

Part 4 – Condition (that continues to apply) of an approval

NO

Particulars of building indemnity insurance

YES

Details of Building Indemnity Insurance still in existence for building work on the land

**Building Indemnity Insurance
Certificate of Insurance**

Policy Number 620075977BWI-382

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



A SKINNER & J WATTON
C/- S SAMS - HICKINBOTHAM
25 NORTH TERRACE HACKNEY 5069

Name of Intermediary
ARTHUR J. GALLAGHER & CO (AUS)
P O BOX 10016
ADELAIDE B C S A 5000

Account Number
62BWOAMPS
Date Issued
31/08/2021

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of NEW SINGLE DWELLING CONSTRUCTION CONTRACT

At LOT 19, WOODLAND DRIVE
HACKHAM SA 5163

Carried Out By BUILDER
CONSTRUCTION SERVICES AUST PL
ABN: 99 007 641 787

Declared Contract Price \$241,128.00

Contract Date 27/02/2021

Builders Registration No. U BLD8969

Building Owner / Beneficiary A SKINNER & J WATTON

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

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place.

These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

Particulars relating to environment protection

Further information held by council

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

NO

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

Note –

The question relates to information that the council for the area in which the land is situated may hold. If the council answers “YES” to the question, it will provide a description of the nature of each development approved in respect of the land. The purchaser may then obtain further details from 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.

General

Easement

NO

Does a Council drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

Are you aware of any encroachment on the Council easement?

NO

Lease, agreement for lease, tenancy agreement or licence

NO

(The information does not include the information about sublease or subtenancy.

The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

Caveat

NO

Other

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

NO

PLEASE NOTE:

The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

This statement is made the 29 January 2025

Cherie Bonham

Team Leader for Development Support

AUTHORISED OFFICER

T: (08) 8384 0666
E: mail@onkaparinga.sa.gov.au

For your information:

Section 187 certificate update request free of charge (One Update):

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

To assist with financial adjustments as close as practicable to the date of settlement, your Section 187 certificate will now be valid for 90 days. Within this period we will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still remain valid for a 30 day period only.

BPAY biller code added to searches to enable electronic settlement of funds

Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to us electronically. Please note that this is our preferred method payment and we request that you cease the use of cheques to affect settlement.

How to advise us of change of ownership?

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office (LTO), we are advocating that the Purchaser's Conveyancer to advise the change of ownership by following the below:

If you are using e-conveyancing to affect a sale, please only issue advice to us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

If lodging in person at the LTO – Please send the change of ownership advice to us via mail@onkaparinga.sa.gov.au.

Electronic settlement of funds is still preferred.

LOCAL GOVERNMENT RATES SEARCH

TO: Bartel & Hall Barristers & Solicitors
 PO Box 108
 VICTOR HARBOR SA 5211

29 January 2025

DETAILS OF PROPERTY REFERRED TO:

Property ID : 83971
 Valuer General No : 8612481390
 Valuation : \$620,000.00
 Owner : Mr Andrew Paul Skinner & Ms Jessica Kate Watton
 Property Address : 4 Woodland Drive ONKAPARINGA HEIGHTS SA 5163
 Volume/Folio : CT-6259/750
 Lot/Plan No : Allotment 19 DP 128064
 Ward : 06 Southern Vales Ward

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of and are a charge against the above property.

Rates balance (as of 30 Jun 2024) and/or Block Clearing Charges	-\$0.01
Postponed Amount in Arrears (if applicable monthly interest of 0.58750%)	\$0.00
Fines (2%) and interest on arrears charged from previous financial year (monthly interest of 0.75416%)	\$0.00

Rates for the current 2024-2025 Financial Year applicable from 01 July 2024:

Total Rates Levied 2024-2025	\$2,112.69
-------------------------------------	-------------------

If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest added of 0.7625% on the first working day of each month following, until the total amount overdue is paid.

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale	\$0.00
Less Council Capping Rebate	\$0.00
Fines and interest charged in the current financial year (2% fine when rates first become overdue and 0.7625% interest applied per month thereafter)	\$15.46
Postponed Interest (0.59583% per month on total of postponed rates and interest)	\$0.00
Less paid current financial year	-\$528.68
Overpayment	\$0.00
Legal Fees (current)	\$0.00
Legal Fees (arrears)	\$0.00
Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate	\$0.00
Balance - rates and other monies due and payable	\$1,599.46
Property Related Debts	\$0.00

BPAY Biller Code: 421503
Ref: 1404730839718

TOTAL BALANCE **\$1,599.46**

AUTHORISED OFFICER
 Carol Pilkington

This statement is made the 29 January 2025

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
86 12481 39 0	CT6259750	29/1/2025	8493	2643257

GSN LAWYERS PTY LTD T/AS
BARTEL & HALL LAWYERS & CONVEYANCERS
PO BOX 108
VICTOR HARBOR SA 5211
jordann@bartelhall.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Periodic charges

Raised in current years to 31/12/2024

	Arrears as at: 30/6/2024	\$
Water main available: 16/2/2022	Water rates	157.20
Sewer main available: 16/2/2022	Sewer rates	214.60
	Water use	0.00
	SA Govt concession	0.00
	Recycled Water Use	0.00
	Service Rent	0.00
	Recycled Service Rent	0.00
	Other charges	19.30
	Goods and Services Tax	0.00
	Amount paid	0.00
	Balance outstanding	1,293.75

Degree of concession: 00.00%

Recovery action taken: RECOVERY NOTICE

Next quarterly charges: Water supply: 78.60 Sewer: 107.30 Bill: 5/3/2025

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

The last Water Use Year ended on 29/05/2024

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

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

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

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

Next action may be forwarding of debt details to an agency for recovery of unpaid charges. Recovery action may include a site visit, restriction of supply and/or legal action. Costs incurred will be on charged to the property. For more info. contact our Collection Unit on (08)74241560.



South Australian Water Corporation

Name:
A P SKINNER & J K WATTON

Water & Sewer Account
Acct. No.: **86 12481 39 0** **Amount:** _____

Address:
4 WOODLAND DR ONKAPARINGA
HEIGHTS LT19 D128064

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8612481390



Biller code: 8888
Ref: 8612481390

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 8612481390



Government of
South Australia

South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000

1300 SA WATER
(1300 729 283)
ABN 69 236 525 019



CERTIFICATE OF LAND TAX PAYABLE

ABN 19 040 349 865
Land Tax Act 1936

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

PIR Reference No: 2643257

GSN LAWYERS PTY LTD
POST OFFICE BOX 108
VICTOR HARBOR SA 5211

DATE OF ISSUE

29/01/2025

ENQUIRIES:

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

OWNERSHIP NAME
J WATTON & A SKINNER

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION

4 WOODLAND DR / ONKAPARINGA HEIGHTS SA 5163 / LT 19 D128064

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
8612481390	CT 6259/750	\$250,000.00	0.0459 HA

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

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	0.00			

Please Note:

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

ON OR BEFORE 29/04/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF LAND TAX PAYABLE

Land Tax Act 1936

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

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

www.revenuesaonline.sa.gov.au **RevenueSA**
Locked Bag 555
ADELAIDE SA 5001



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: 2643257

GSN LAWYERS PTY LTD
POST OFFICE BOX 108
VICTOR HARBOR SA 5211

DATE OF ISSUE

29/01/2025

ENQUIRIES:

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

OWNERSHIP NUMBER	OWNERSHIP NAME																					
19045225	J WATTON & A SKINNER																					
PROPERTY DESCRIPTION																						
4 WOODLAND DR / ONKAPARINGA HEIGHTS SA 5163 / LT 19 D128064																						
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR																		
8612481390	CT 6259/750	\$690,000.00	R4 1.000	RE 0.400																		
LEVY DETAILS:																						
<table> <tr> <td>FIXED CHARGE</td> <td>\$</td> <td>50.00</td> </tr> <tr> <td>+ VARIABLE CHARGE</td> <td>\$</td> <td>259.95</td> </tr> <tr> <td>- REMISSION</td> <td>\$</td> <td>160.05</td> </tr> <tr> <td>- CONCESSION</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>+ ARREARS / - PAYMENTS</td> <td>\$</td> <td>217.11</td> </tr> <tr> <td>= AMOUNT PAYABLE</td> <td>\$</td> <td>367.01</td> </tr> </table>					FIXED CHARGE	\$	50.00	+ VARIABLE CHARGE	\$	259.95	- REMISSION	\$	160.05	- CONCESSION	\$	0.00	+ ARREARS / - PAYMENTS	\$	217.11	= AMOUNT PAYABLE	\$	367.01
FIXED CHARGE	\$	50.00																				
+ VARIABLE CHARGE	\$	259.95																				
- REMISSION	\$	160.05																				
- CONCESSION	\$	0.00																				
+ ARREARS / - PAYMENTS	\$	217.11																				
= AMOUNT PAYABLE	\$	367.01																				
FINANCIAL YEAR																						
2024-2025																						

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

EXPIRY DATE 29/04/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

19045225

OWNERSHIP NAME

J WATTON & A SKINNER

AGENT NUMBER

100029596

ASSESSMENT NUMBER

8612481390

AGENT NAME

GSN LAWYERS PTY LTD

AMOUNT PAYABLE

\$367.01

EXPIRY DATE

29/04/2025

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

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

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Property Interest Report

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

Title Reference	CT 6259/750	Reference No. 2643257
Registered Proprietors	J K*WATTON & ANR	Prepared 28/01/2025 13:37
Address of Property	4 WOODLAND DRIVE, ONKAPARINGA HEIGHTS, SA 5163	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	PO BOX 1 NOARLUNGA CENTRE SA 5168	

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

Table of Particulars

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

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

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

1. General

1.1	Mortgage of land	Refer to the Certificate of Title <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title Note--"Easement" includes rights of way and party wall rights <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)	Refer to the Certificate of Title also Contact the vendor for these details <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. Burial and Cremation Act 2013

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

4. Crown Rates and Taxes Recovery Act 1945

4.1 section 5 - Notice requiring payment

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

5. Development Act 1993 (repealed)

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title 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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply also Contact the vendor for these details

6. Repealed Act conditions

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

7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
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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
9. Fences Act 1975		
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10. Fire and Emergency Services Act 2005		
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
11. Food Act 2001		
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
12. Ground Water (Qualco-Sunlands) Control Act 2000		
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
13. Heritage Places Act 1993		
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
14. Highways Act 1926		
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
15. Housing Improvement Act 1940 (repealed)		
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
16. Housing Improvement Act 2016		

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

17. *Land Acquisition Act 1969*

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

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

Act

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

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

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

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

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

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

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

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

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

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

28.1 section 23(1) - Notice of contribution payable

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

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

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

also

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

also

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

also

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

also

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

also

Code Amendment

Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).

Code Amendment

Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. 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 or phone PlanSA on 1800 752 664.

Code Amendment

Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. 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 or phone PlanSA on 1800 752 664.

29.2

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

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

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

also

Contact the Local Government Authority for other details that might apply

29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development 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 Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

32. *South Australian Public Health Act 2011*

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

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

33.1	section 23 - Notice of contribution payable	DEW has no record of any notice affecting this title
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34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. Other charges

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

Refer to the Certificate of Title
also
Contact the vendor for these details
also
Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

The following additional information is provided for your information only.

These items are not prescribed encumbrances or other particulars prescribed under the Act.

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



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 6259 Folio 750

Parent Title(s) CT 5668/186

Creating Dealing(s) RTC 13613871

Title Issued 17/09/2021 **Edition** 4 **Edition Issued** 20/12/2023

Estate Type

FEE SIMPLE

Registered Proprietor

JESSICA KATE WATTON
OF 6 PEONY COURT MORPHETT VALE SA 5162
1 / 2 SHARE

ANDREW PAUL SKINNER
OF 6 PEONY COURT MORPHETT VALE SA 5162
1 / 2 SHARE

Description of Land

ALLOTMENT 19 DEPOSITED PLAN 128064
IN THE AREA NAMED ONKAPARINGA HEIGHTS
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13649835	ENCUMBRANCE TO HICKINBOTHAM HOMES PTY. LTD. (ACN: 007 618 797)
14183813	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 06/04/2023

Administrative Interests NIL

Certificate of Title

Title Reference: CT 6259/750

Status: CURRENT

Edition: 4

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 06/04/2023

Certificate of Title

Title Reference: CT 6259/750

Status: CURRENT

Parent Title(s): CT 5668/186

Dealing(s) Creating Title: RTC 13613871

Title Issued: 17/09/2021

Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/12/2023	20/12/2023	14183813	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
15/12/2023	20/12/2023	14183812	DISCHARGE OF MORTGAGE	REGISTERED	13649836
04/11/2021	09/11/2021	13649836	MORTGAGE	REGISTERED	HOMESTART FINANCE
04/11/2021	09/11/2021	13649835	ENCUMBRANCE	REGISTERED	HICKINBOTHAM HOMES PTY. LTD. (ACN: 007 618 797)
04/11/2021	09/11/2021	13649834	TRANSFER	REGISTERED	JESSICA KATE WATTON, ANDREW PAUL SKINNER

Certificate of Title

Title Reference CT 6259/750
Status CURRENT
Easement NO
Owner Number 19045225
Address for Notices 6 PEONY CT MORPHETT VALE, SA 5162
Area 459m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

JESSICA KATE WATTON
 OF 6 PEONY COURT MORPHETT VALE SA 5162
 1 / 2 SHARE

ANDREW PAUL SKINNER
 OF 6 PEONY COURT MORPHETT VALE SA 5162
 1 / 2 SHARE

Description of Land

ALLOTMENT 19 DEPOSITED PLAN 128064
 IN THE AREA NAMED ONKAPARINGA HEIGHTS
 HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 13649834
Dealing Date 04/11/2021
Sale Price \$216,500
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	13649835	HICKINBOTHAM HOMES PTY. LTD. (ACN: 007 618 797)
MORTGAGE	14183813	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
8612481390	CURRENT	4 WOODLAND DRIVE, ONKAPARINGA HEIGHTS, SA 5163

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 06/04/2023

Administrative Interests

NIL

Valuation Record

Valuation Number	8612481390
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2022
Property Location	4 WOODLAND DRIVE, ONKAPARINGA HEIGHTS, SA 5163
Local Government	ONKAPARINGA
Owner Names	JESSICA KATE WATTON ANDREW PAUL SKINNER
Owner Number	19045225
Address for Notices	6 PEONY CT MORPHETT VALE, SA 5162
Zone / Subzone	HN - Hills Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	7HDGALF
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D128064 ALLOTMENT 19	CT 6259/750

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$250,000	\$690,000			
Previous	\$220,000	\$620,000			

Building Details

Valuation Number 8612481390

Building Style Conventional

Year Built 2022

Building Condition Very Good

Wall Construction Brick

Roof Construction Colourbond

Equivalent Main Area 211 sqm

Number of Main Rooms 7

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

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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