

# Form 1 - Vendor's statement

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

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## Preliminary

### To the purchaser:

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

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

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

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

### Instructions to the vendor for completing this statement:

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

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

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

*\* means strike out or omit the option that is not applicable.*

*All questions must be answered with a YES or NO (inserted in the place indicated by parentheses below or to the side of the question).*

*If there is insufficient space to provide any particulars required, continue on attachments.*

**Part A—Parties and land**

**1. Purchaser:**

\_\_\_\_\_

Address:

Street 1: \_\_\_\_\_

Suburb: \_\_\_\_\_ State: \_\_\_\_\_ Postcode: \_\_\_\_\_

**2. Purchaser's registered agent:**

\_\_\_\_\_

Address:

Street 1 \_\_\_\_\_

~~Suburb: \_\_\_\_\_ State: \_\_\_\_\_ Postcode: \_\_\_\_\_~~

**3. Vendor:**

Ronald Melrose (Deceased) and Carlien Melrose  
\_\_\_\_\_

Address:

Street 1: 4 LOMOND AVENUE

Suburb: KENSINGTON PARK State: SA Postcode: 5068

**4. Vendor's registered agent:**

Magain Real Estate Happy Valley Pty Ltd t/a Magain Real Estate

Address:

Street 1: 457 GREENHILL ROAD

Suburb: TUSMORE State: SA Postcode: 5065

**5. Date of contract: (if made before this statement is served)** \_\_\_\_\_

**6. Description of the land: (Identify the land including any certificate of title reference)**

Allotment 101 in Deposited Plan 18540  
\_\_\_\_\_

Street 1: 34B CROSS ROAD

Suburb: MYRTLE BANK State: SA Postcode: 5064

being the \*whole / ~~portion~~ of the land comprised in Certificate of Title

Register Book Volume 5165 Folio 783  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 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:  
4 Lomond Avenue, Kensington Park SA 5068  
\_\_\_\_\_  
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:  
matt@magain.com.au  
\_\_\_\_\_  
(being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:  
457 Greenhill Road, Tasmore SA 5065  
\_\_\_\_\_  
(being ~~the agent's address for service under the Land Agents Act 1994~~ / an address nominated by the agent to you for the purpose of service of the notice).

##### Note:

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

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

##### 5. Effect of service

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

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

**Proceeding with the purchase**

If you wish to proceed with the purchase:

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

**Part C—Statement with respect to required particulars**

**(section 7(1))**

**To the purchaser:**

4/We, Alison Jane Napier and Catherine Anne Sumner as Powers of Attorney for Carlien Melrose

of 4 Lomond Avenue, Kensington Park SA 5068

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: 13/5/2025

Signed: 

Date:   
 Signed: 

Date: 12/5/2025

Signed: 

Date:   
 Signed: 

**Part D—Certificate with respect to prescribed inquiries by registered agent**

**(section 9)**



**To the purchaser:**

I, Cass & Co Forms Pty Ltd

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

Exceptions:

Date: 12/5/2025

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 1 of the following items in the table:
    - (A) under the heading 1. General:
      - 1.1 Mortgage of land
      - 1.4 Lease, agreement for lease, tenancy agreement or licence
      - 1.5 Caveat
      - 1.6 Lien or notice of a lien
    - (B) under the heading 36. Other charges:
      - 36.1 Charge of any kind affecting the land (not included in another item); and
  - (ii) is registered on the certificate of title to the land; and
  - (iii) is to be discharged or satisfied prior to or at settlement.

# Table of particulars

**Column 1**

**Column 2**

**Column 3**

*(If an item is applicable, ensure that the box for the item is ticked and complete the item.)*

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

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and*
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and*
- (c) the heading "6. Repealed Act conditions" and item 6.1; and*
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,*

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

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

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

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

## 1. General

**1.1** Mortgage of land

*(Note: Do not omit this item. The item and its heading must be included in the statement even if not applicable.)*

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

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

~~**Are there attachments?**~~

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

~~\_\_\_\_\_~~

~~Number of mortgage: (if registered)~~

~~\_\_\_\_\_~~

~~Name of mortgagee:~~

~~\_\_\_\_\_~~

**1.2 Easement**

(whether over the land or annexed to the land)

**Note:** "Easement" includes rights of way and party wall rights

**(Note: Do not omit this item. This item and its heading must be included in the statement even if not applicable.)**

**Is this item applicable?**

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

NO

**Are there attachments?**

YES

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

See attachment A

Description of land subject to easement:

See attachment A

Nature of easement:

See attachment A

Are you aware of any encroachment on the easement?

If YES, give details:

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

If YES, give details:

**1.3 Restrictive covenant**

**(Note: Do not omit this item. This item and its heading must be included in the statement even if not applicable.)**

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Nature of restrictive covenant:~~

~~Name of person in whose favour restrictive covenant operates:~~

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

~~If NO, give details:~~

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



## 5. Development Act 1993 (repealed)

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

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

**Is this item applicable?**



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

NO

**Are there attachments?**

YES

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

City of Unley Council Search Pages 2-4 of 10

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Condition(s) of authorisation:

Refer to attached City of Unley Council Search

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## 6. Repealed Act conditions

<p><b>6.1</b> Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)</p> <p><i>(Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.)</i></p>	<p><b>Is this item applicable?</b> <input checked="" type="checkbox"/></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b> NO</p> <p><b>Are there attachments?</b> YES</p> <p><i>If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars)</i> City of Unley Council Search Pages 2-4 of 10</p> <hr/> <p>Nature of condition(s): Refer to attached City of Unley Council Search</p>	
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## 7. Emergency Services Funding Act 1998

<p><b>7.1</b> section 16 - Notice to pay levy</p>	<p><b>Is this item applicable?</b> <input checked="" type="checkbox"/></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b> YES</p> <p><b>Are there attachments?</b> YES</p> <p><i>If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars)</i> Emergency Services Levy Certificate</p> <hr/> <p>Date of notice: Refer to attached ESL Certificate</p> <hr/> <p>Amount of levy payable: Refer to attached ESL Certificate</p>	
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## 19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

**Is this item applicable?**

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

YES

**Are there attachments?**

YES

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

Certificate of Land Tax Payable

Date of notice, order or demand:

Refer to attached Certificate of Land Tax Payable

Amount payable (as stated in the notice):

Refer to attached Certificate of Land Tax Payable

## 20. Local Government Act 1934 (repealed)

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice, order etc:~~

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

~~Land subject thereto:~~

~~Nature of requirements contained in notice, order etc:~~

~~Time for carrying out requirements:~~

~~Amount payable (if any):~~

## 21. Local Government Act 1999

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**21.1** Notice, order, declaration, charge, claim or demand given or made under the Act **Is this item applicable?**  YES

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

**Are there attachments?** YES

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

City of Unley Council Search Page 1 of 10

Date of notice, order etc:

Refer to attached City of Unley Council Search

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

City of Unley

Land subject thereto:

CT 5165/783

Nature of requirements contained in notice, order etc:

Refer to attached City of Unley Council Search

Time for carrying out requirements:

Refer to attached City of Unley Council Search

Amount payable (if any):

Refer to attached City of Unley Council Search

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## 22. Local Nuisance and Litter Control Act 2016

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**22.1** section 30 - Nuisance or litter abatement notice **Is this item applicable?**

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

**Are there attachments?**

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

Date of notice:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

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## 23. Metropolitan Adelaide Road Widening Plan Act 1972

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23.1 section 6 - Restriction on building work

**Is this item applicable?**



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

NO

**Are there attachments?**

YES

*If YES, identify the attachment(s):*

*(and, if applicable, the part(s) containing the particulars)*

Department for Infrastructure and Transport Response

Does the restriction apply to all of the land?

NO

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

Refer to attached Department of Infrastructure and Transport Response

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## 29. Planning, Development and Infrastructure Act 2016

**29.1** Part 5 - Planning and Design Code

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

**Is this item applicable?**



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

NO

**Are there attachments?**

YES

*If YES, identify the attachment(s):*

*(and, if applicable, the part(s) containing the particulars)*

Property Interest Report Page 8 of 14  
City of Unley Council Search (including Plan SA Data Extract for Section 7 Search Purposes) Pages 5-6 and 8-10 of 10

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

CT 5165/783

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 30 metres)

Affordable Housing

Future Road Widening

Major Urban Transport Routes

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Traffic Generating Development

Urban Tree Canopy

Refer to attached City of Unley Council Search (including Plan SA Data Extract for Section 7 Search Purposes) for further information and details pertaining to zoning overlays.

Is there a State heritage place on the land or is the land situated in a State heritage area?

NO

Is the land designated as a local heritage place?

NO

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?

NO

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

YES

**Note** - For further information about the Planning and Design Code [www.code.plan.sa.gov.au](http://www.code.plan.sa.gov.au).

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

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

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

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

~~**Are there attachments?**~~

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

~~\_\_\_\_\_~~

~~Date of authorisation:~~

~~\_\_\_\_\_~~

~~Name of relevant authority that granted authorisation:~~

~~\_\_\_\_\_~~

~~Condition(s) of authorisation:~~

~~\_\_\_\_\_~~

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

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

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

~~**Are there attachments?**~~

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

~~\_\_\_\_\_~~

~~Date of notice:~~

~~\_\_\_\_\_~~

~~Name of person giving notice of proposed work:~~

~~\_\_\_\_\_~~

~~Building work proposed: (as stated in the notice)~~

~~\_\_\_\_\_~~

~~Other building work as required pursuant to the Act:~~

~~\_\_\_\_\_~~

**29.4** section 140 - Notice requesting access

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

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

~~**Are there attachments?**~~

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

~~\_\_\_\_\_~~

~~Date of notice:~~

~~\_\_\_\_\_~~

~~Name of person requesting access:~~

~~\_\_\_\_\_~~

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

~~\_\_\_\_\_~~

~~Activity of work to be carried out:~~

~~\_\_\_\_\_~~

**29.5** section 141 - Order to remove or perform work

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

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

~~**Are there attachments?**~~

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

~~\_\_\_\_\_~~

~~Date of order:~~

~~\_\_\_\_\_~~

~~Terms of order:~~

~~\_\_\_\_\_~~

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

~~\_\_\_\_\_~~

~~Amount payable: (if any)~~

~~\_\_\_\_\_~~

**29.6** section 142 - Notice to complete development

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

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

~~**Are there attachments?**~~

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

~~\_\_\_\_\_~~

~~Date of notice:~~

~~\_\_\_\_\_~~

~~Requirements of notice:~~

~~\_\_\_\_\_~~

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

~~\_\_\_\_\_~~

~~Amount payable: (if any)~~

~~\_\_\_\_\_~~

**29.7** section 155 - Emergency order

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

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

~~**Are there attachments?**~~

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

~~\_\_\_\_\_~~

~~Date of order:~~

~~\_\_\_\_\_~~

~~Name of authorised officer who made order:~~

~~\_\_\_\_\_~~

~~Name of authority that appointed the authorised officer:~~

~~\_\_\_\_\_~~

~~Nature of order:~~

~~\_\_\_\_\_~~

~~Amount payable: (if any)~~

~~\_\_\_\_\_~~

**29.8** section 157 - Fire safety notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable: (if any)

**29.9** section 192 or 193 - Land management agreement

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of agreement:

Names of parties:

Terms of agreement:

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

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

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

~~**Are there attachments?**~~

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

~~\_\_\_\_\_~~

~~Date requirement given:~~

~~\_\_\_\_\_~~

~~Name of body giving requirement:~~

~~\_\_\_\_\_~~

~~Nature of requirement:~~

~~\_\_\_\_\_~~

~~Contribution payable: (if any)~~

~~\_\_\_\_\_~~

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

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

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

~~**Are there attachments?**~~

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

~~\_\_\_\_\_~~

~~Date of agreement:~~

~~\_\_\_\_\_~~

~~Names of parties:~~

~~\_\_\_\_\_~~

~~Terms of agreement:~~

~~\_\_\_\_\_~~

~~Contribution payable: (if any)~~

~~\_\_\_\_\_~~

29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~\_\_\_\_\_~~

~~Date of commencement of proceedings:~~

~~\_\_\_\_\_~~

~~Date of determination or order: (if any)~~

~~\_\_\_\_\_~~

~~Terms of determination or order: (if any)~~

~~\_\_\_\_\_~~

29.13 section 213 - Enforcement notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~\_\_\_\_\_~~

~~Date notice given:~~

~~\_\_\_\_\_~~

~~Name of designated authority giving notice:~~

~~\_\_\_\_\_~~

~~Nature of directions contained in notice:~~

~~\_\_\_\_\_~~

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

~~\_\_\_\_\_~~

~~Amount payable: (if any)~~

~~\_\_\_\_\_~~

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

~~**Is this item applicable?**~~ \_\_\_\_\_

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

~~**Are there attachments?**~~

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

~~Date order made:~~

~~Name of court that made order:~~

~~Action number:~~

~~Names of parties:~~

~~Terms of order:~~

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

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

33.1 section 23 - Notice of contribution payable

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Terms of notice:~~

~~Amount payable:~~

### 34. Water Industry Act 2012

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement

Is this item applicable?

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

YES

Are there attachments?

YES

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

SA Water Certificate

Date of notice or order:

Refer to attached SA Water Certificate

Name or person or body who served notice or order:

South Australian Water Corporation

Amount payable (if any) as specified in the notice or order:

Refer to attached SA Water Certificate

Nature of other requirement made (if any) as specified in the notice or order:

Refer to attached SA Water Certificate

# ANNEXURES

~~\* There are no documents annexed hereto~~

\* The following documents are annexed hereto -

- Form R3 - Buyers Information Notice
- Certificate of Title
- Deposited Plan
- Property Interest Report
- Council Search (including Plan SA Data Extract)
- Certificate of Emergency Services Levy Payable
- Certificate of Land Tax Payable
- SA Water Certificate of Charges
- T 4561169
- T 6054055
- RE 6179218
- Department for Infrastructure Response

## ACKNOWLEDGEMENT OF RECEIPT

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

Dated this \_\_\_\_\_ Day of \_\_\_\_\_ 20 \_\_\_\_\_

### Signature of purchaser(s)

Signature

Signature

Date

Date

Signature

Signature

Date

Date

(\*Strike out whichever is not applicable)

# ATTACHMENT A -

## Form 1 - Vendor's statement (Section 7 Land and Business (Sale and Conveyancing) Act 1994)

*This Attachment page is to be used only if there is insufficient space in the Part, Division, particulars or item. Please insert the relevant corresponding Part, Division, particulars or item number and heading.*

ITEM	DESCRIPTION:
1. General	Will this be discharged or satisfied prior to or at settlement?
1.2 Easement	No
	Are there attachments?
	Yes
	If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):
	1. Property Interest Report Page 13 of 14
	2. CT 5165/783 and T 4561169
	3. CT 5165/783 and T 6054055
	4. CT 5165/783 and RE 6179218
	5. CT 5165/783 and RE 6179218
	Description of land subject to easement:
	1. The whole of the land in Certificate of Title Volume 5165 Folio 783
	2. Over the land marked A
	3. Over the land marked B
	4. Over the land marked D
	5. Over the land marked C
	Nature of easement:
	1. Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water & sewage)
	2. Subject to easement(s) over the land marked A to the Minister for Infrastructure (T 4561169)
	3. Subject to easement(s) over the land marked B (T 6054055)
	4. Subject to party wall right(s) over the land marked D (RE 6179218)
	5. Together with party wall right(s) over the land marked C (RE 6179218)
	Are you aware of any encroachment on the easement?
	NO

# Form R3

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

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

## Buyers information notice

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

## Enjoyment

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

## Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (e.g. 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](http://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.



Product  
Date/Time  
Customer Reference  
Order ID

Register Search (CT 5165/783)  
30/04/2025 10:18AM  
20250430002371

REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 5165 Folio 783

Parent Title(s) CT 4278/320  
 Creating Dealing(s) CONVERTED TITLE  
 Title Issued 24/01/1994 Edition 2 Edition Issued 03/04/1997

### Estate Type

FEE SIMPLE

### Registered Proprietor

RONALD MELROSE  
 CARLIEN MELROSE  
 OF 34B CROSS ROAD MYRTLE BANK SA 5064  
 AS JOINT TENANTS

### Description of Land

ALLOTMENT 101 DEPOSITED PLAN 18540  
 IN THE AREA NAMED MYRTLE BANK  
 HUNDRED OF ADELAIDE

### Easements

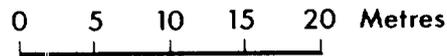
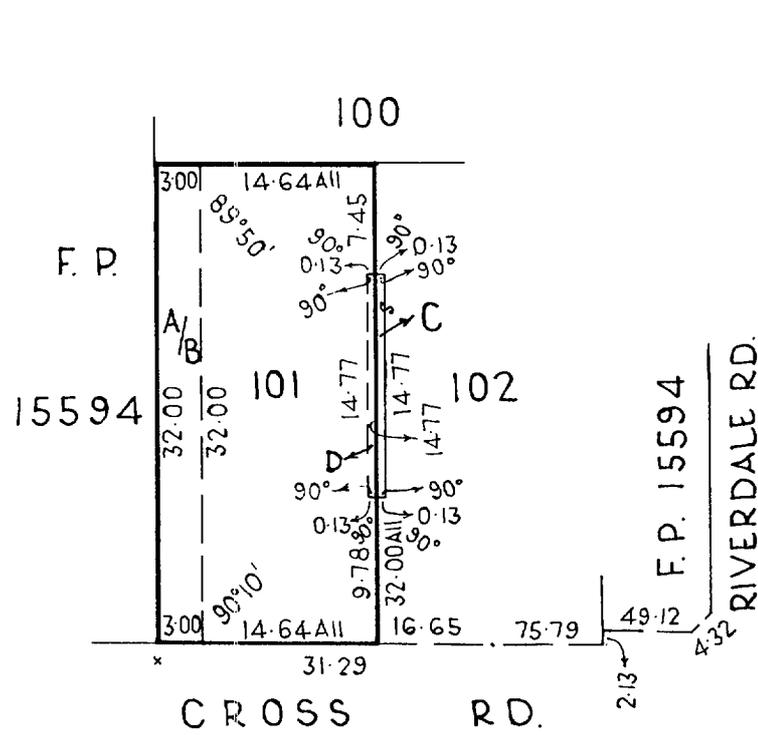
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE MINISTER FOR INFRASTRUCTURE (T 4561169)  
 SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B (T 6054055)  
 SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED D (RE 6179218)  
 TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED C (RE 6179218)

### Schedule of Dealings

NIL

### Notations

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



WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

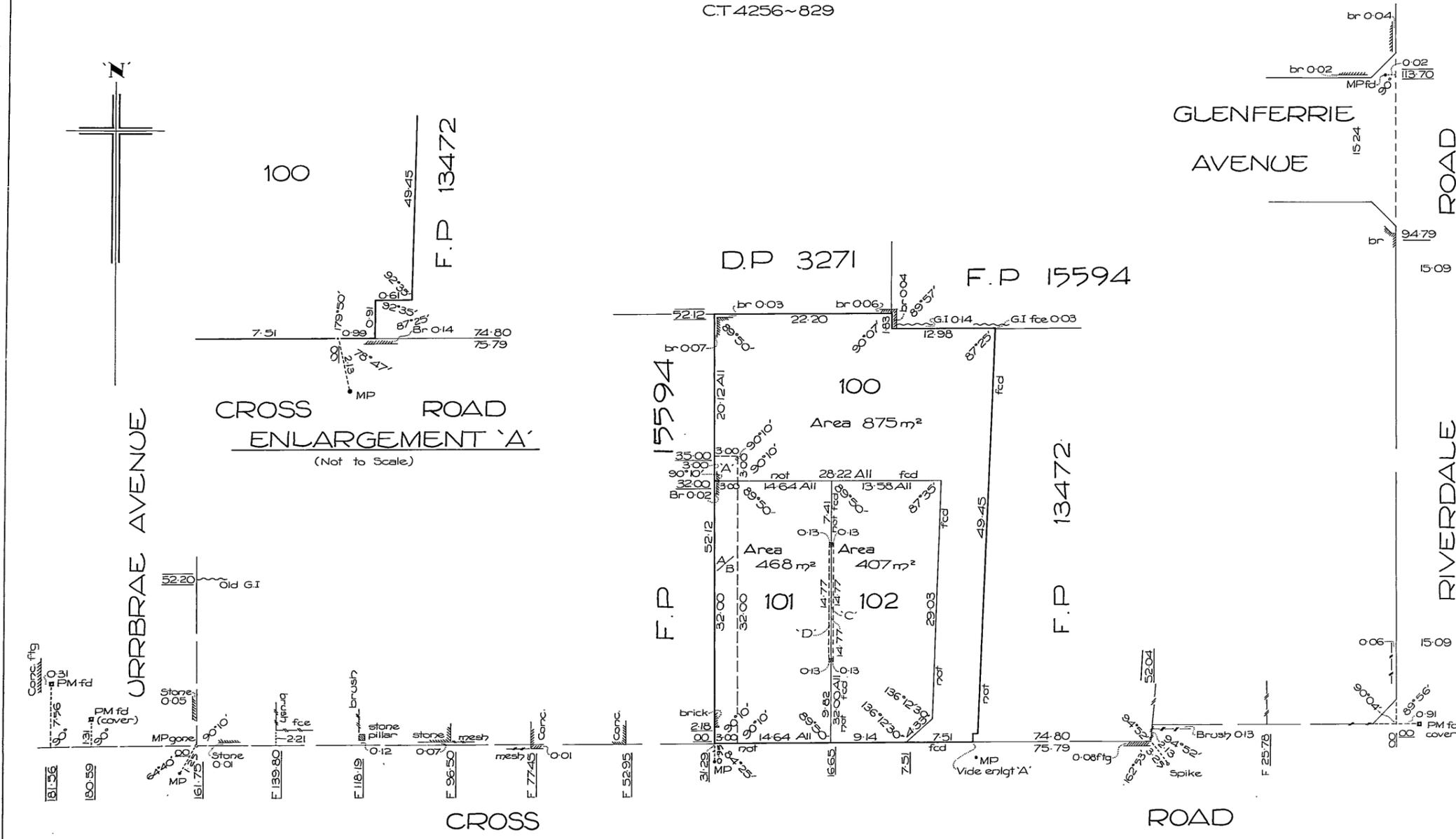
18540 LTO E

PLAN OF DIVISION  
Lots 21 & 22 of F.P. 13472, Pt Secs 267 & 270  
HUNDRED OF ADELAIDE  
in the area named MYRTLE BANK



CT 4256~828  
CT 4256~829

DEPOSITED PLAN NUMBER  
**DP 18540**  
ACCEPTED FOR DEPOSIT  
*[Signature]*  
pro Registrar-General  
23/6/1986  
Reference Map No. GG28-49g  
COUNCIL  
City of UNLEY  
Development No. 090:DOI8 :85  
THIS IS SHEET 1 OF 1 SHEETS



G.E. NEALE & ASSOCIATES PTY LTD  
172 Main South Road  
Westpac Bank Building  
MORPHETT VALE  
Phone 384 7344  
Job Ref 204~85

Reciprocal party wall rights are to be created over 'C' & 'D'.  
All angles on party wall are 90°. Total area 1750m².  
No physical evidence of easements.

Portion of Lots 100 & 101 marked 'A' are subject to an easement to the Minister of Water Resources for sewerage purposes Vide C.T. 4162/456  
Portion of Lot 101 marked 'B' is subject to an easement which is to be appurtenant only to Lot 100  
Permanent marks shown thus ... PM

PERMANENT MARKS PROVIDED BY SURVEYOR

PLAN EXAMINATION		
Closure Checked	Plan Examined	Data Approved (X)
PS	PBG	<i>[Signature]</i> pro Principal Drafting Officer 30/5/1986

Re-Exam re-apply PBG  
*[Signature]*  
1. Graeme Edward NEALE  
Licensed Surveyor of South Australia  
do hereby certify—  
(1) That this plan has been made from surveys executed by me or under my supervision;  
(2) that the field work was completed on the 1<sup>st</sup> day of December 1985;  
(3) that both plan and field work are to the best of my knowledge correct and have been made in accordance with the Regulations under the Surveyors Act, 1975.  
Date 2<sup>nd</sup> December 1985.  
*[Signature]*  
Licensed Surveyor

MICROFILMED  
ON  
25-6-86

# Property Interest Report

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

<b>Title Reference</b>	CT 5165/783	<b>Reference No.</b> 2669468
<b>Registered Proprietors</b>	R & C*MELROSE	<b>Prepared</b> 30/04/2025 10:18
<b>Address of Property</b>	34B CROSS ROAD, MYRTLE BANK, SA 5064	
<b>Local Govt. Authority</b>	THE CORPORATION OF THE CITY OF UNLEY	
<b>Local Govt. Address</b>	PO BOX 1 UNLEY SA 5061	

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

## Table of Particulars

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

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

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
-------------------------------	---

### 1. General

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

State Planning Commission in the Department for 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 *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)  
  
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  
  
*[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](http://www.revenuesaonline.sa.gov.au)**

## 8. Environment Protection Act 1993

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

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

**9. *Fences Act 1975***

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

**10. *Fire and Emergency Services Act 2005***

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

**11. *Food Act 2001***

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

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

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

**13. *Heritage Places Act 1993***

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

**14. *Highways Act 1926***

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

**15. *Housing Improvement Act 1940 (repealed)***

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

**16. *Housing Improvement Act 2016***

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

**17. Land Acquisition Act 1969**

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

**18. Landscape South Australia Act 2019**

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

Act

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

**19. Land Tax Act 1936**

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

**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 | <b>Transport Assessment Section within DIT will respond with details that may be relevant to this item</b> |
|------|--|--|

**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**

**Leader Street Bakery** - The owners of 4 Leah Street (95-103 Leader Street), Forestville are proposing to rezone approx. 7,300m<sup>2</sup> of land occupied by the existing Goodman Fielder bakery operations to an Urban Neighbourhood Zone, which will facilitate a predominately medium density residential infill project. For more information, refer to the 'Code Amendments' page on the PlanSA portal: [https://plan.sa.gov.au/have\\_your\\_say/](https://plan.sa.gov.au/have_your_say/) or phone PlanSA on 1800752664.

**Code Amendment**

**Future Living** - seeks to enhance housing diversity by providing housing options for smaller household types, and responding to the ageing demographics of the state's population by providing greater opportunities for ageing in place. For more information, visit the Code Amendments webpage on the SA Planning Portal [https://plan.sa.gov.au/have\\_your\\_say/general\\_consultations](https://plan.sa.gov.au/have_your_say/general_consultations) or phone PlanSA on 1800752664.

**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](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](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

**31. Public and Environmental Health Act 1987 (repealed)**

31.1 Part 3 - Notice Public Health in DHW has no record of any notice or direction affecting this title  
also

Contact the Local Government Authority for other details that might apply

31.2 *Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)* (revoked) Part 2 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title  
also

Contact the Local Government Authority for other details that might apply

31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with) Public Health in DHW has no record of any order affecting this title  
also

Contact the Local Government Authority for other details that might apply

**32. South Australian Public Health Act 2011**

32.1 section 66 - Direction or requirement to avert 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 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title  
also

Contact the Local Government Authority for other details that might apply

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

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

**34. Water Industry Act 2012**

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement **An SA Water Certificate will be forwarded. If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

**35. Water Resources Act 1997 (repealed)**

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

**36. Other charges**

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

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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



**Product**  
**Date/Time**  
**Customer Reference**  
**Order ID**

Check Search  
30/04/2025 10:18AM  
20250430002371

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## Certificate of Title

**Title Reference:** CT 5165/783  
**Status:** CURRENT  
**Edition:** 2

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



**Product**  
**Date/Time**  
**Customer Reference**  
**Order ID**

Historical Search  
30/04/2025 10:18AM  
20250430002371

## Certificate of Title

**Title Reference:** CT 5165/783  
**Status:** CURRENT  
**Parent Title(s):** CT 4278/320  
**Dealing(s) Creating Title:** CONVERTED TITLE  
**Title Issued:** 24/01/1994  
**Edition:** 2

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
24/03/1997	04/04/1997	8267364	TRANSFER	REGISTERED	RONALD MELROSE, CARLIEN MELROSE



**Product**  
**Date/Time**  
**Customer Reference**  
**Order ID**

Title and Valuation Package  
30/04/2025 10:18AM  
20250430002371

## Certificate of Title

**Title Reference** CT 5165/783  
**Status** CURRENT  
**Easement** YES  
**Owner Number** 10160948  
**Address for Notices** 34B CROSS RD MYRTLE BANK 5064  
**Area** 470m<sup>2</sup> (APPROXIMATE)

## Estate Type

Fee Simple

## Registered Proprietor

RONALD MELROSE  
CARLIEN MELROSE  
OF 34B CROSS ROAD MYRTLE BANK SA 5064  
AS JOINT TENANTS

## Description of Land

ALLOTMENT 101 DEPOSITED PLAN 18540  
IN THE AREA NAMED MYRTLE BANK  
HUNDRED OF ADELAIDE

## Last Sale Details

**Dealing Reference** TRANSFER (T) 8267364  
**Dealing Date** 24/03/1997  
**Sale Price** \$180,000  
**Sale Type** TRANSFER FOR FULL MONETARY CONSIDERATION

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
0918803165	CURRENT	34B CROSS ROAD, MYRTLE BANK, SA 5064

## Notations

### Dealings Affecting Title

NIL



**Product**  
**Date/Time**  
**Customer Reference**  
**Order ID**

Title and Valuation Package  
 30/04/2025 10:18AM  
 20250430002371

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

**Valuation Number** 0918803165  
**Type** Site & Capital Value  
**Date of Valuation** 01/01/2024  
**Status** CURRENT  
**Operative From** 01/07/1986  
**Property Location** 34B CROSS ROAD, MYRTLE BANK, SA 5064  
**Local Government** UNLEY  
**Owner Names** RONALD MELROSE  
 CARLIEN MELROSE  
**Owner Number** 10160948  
**Address for Notices** 34B CROSS RD MYRTLE BANK 5064  
**Zone / Subzone** SN - Suburban Neighbourhood  
**Water Available** Yes  
**Sewer Available** Yes  
**Land Use** 1220 - Maisonette  
**Description** 5H D/G  
**Local Government Description** Residential

## Parcels

Plan/Parcel	Title Reference(s)
D18540 ALLOTMENT 101	CT 5165/783

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$650,000	\$680,000			
Previous	\$650,000	\$680,000			

## Building Details



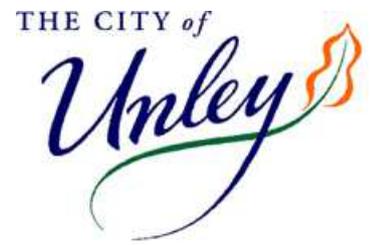
**Product**  
**Date/Time**  
**Customer Reference**  
**Order ID**

Title and Valuation Package  
30/04/2025 10:18AM  
20250430002371

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<b>Valuation Number</b>	0918803165
<b>Building Style</b>	Colonial
<b>Year Built</b>	1986
<b>Building Condition</b>	Good
<b>Wall Construction</b>	Brick
<b>Roof Construction</b>	Tiled (Terra Cotta or Cement)
<b>Equivalent Main Area</b>	158 sqm
<b>Number of Main Rooms</b>	5

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



Searchlight Technology  
PO BOX 232  
RUNDLE MALL SA 5000

Date: 1 May 2025  
Cert. No: 24934  
Ref. No: CASS AND CO  
CONVEY:10418

### REQUEST FOR PROPERTY INFORMATION

Further to your request Council now provides that information required of it pursuant to the Local Government Act and the Land and Business (Sale and Conveyancing) Act.

**PROPERTY ADDRESS:** 34B Cross Road, Myrtle Bank SA 5064  
Owner: R Melrose and C Melrose  
4 Lomond Avenue  
KENSINGTON PARK SA 5068

#### PROPERTY DESCRIPTION

Assessment No:	9881 4	Valuer Gen No:	0918803165
Section / Lot:	DP 18540 Lot 101		
Volume / Folio	CT-5165/783		
Ward	Fullarton	Hundred:	Adelaide

PURSUANT TO SECTION 187 OF THE **LOCAL GOVERNMENT ACT** I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE IN RESPECT OF AND ARE A CHARGE AGAINST THE ABOVE PROPERTY.

Rates and Fines in Arrears	\$0.00
Rates and Charges for current Fiscal Year (2024/25) which were adopted by Council on the 24 June 2024 and payable on or before 2 September 2024	\$1,271.85
*Less Council Rebate	\$0.00
Fines and Interest for current Fiscal Year	\$0.00
Sundry other charges upon the Land	\$0.00
Less Payments/Adjustments Received	(\$1,957.00)
Balance	
• rates and other monies due and payable includes legal costs, solicitors fees etc.	\$-685.15
<b>TOTAL BALANCE</b>	<b>\$-685.15</b>

**\*Please note:** this certificate is valid for 30 days from the date of issue. A subsequent search will be required after this period.

Authorised Officer

The following information is provided by council pursuant to the **Land and Business (Sale and Conveyancing) Act 1994** and the **Local Government Act**.

**ADVISORY NOTE**

Building Fire Risk

Aluminium Composite Panel Cladding (ACP) is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.

Both Vendors and Purchases should take reasonable steps to determine if ACP has been identified on any building on the land, and also the status of any required remediation works related to the presence of ACP on such building.

**Part 3 – Development Plan  
Development Act 1993**

Description of Zone: N/A

State Heritage Place pursuant to the Heritage Act **N/A**

Local Heritage Place pursuant to the Development Act **N/A**

Significant Tree pursuant to the Development Plan on property **N/A**

**For updated zoning information, refer to the PlanSA Section 7 Report attached.**

**Section 42 – Condition(s) (that continue to apply) of a development authorisation.**

(Note: this applies to all approvals under any development, planning or building legislation)

**APPLICATION NUMBER: 090/357/1985/DA**

**Description of Development: Construction of two semi- detached dwellings**

**Development Approval: 24-Jul-1985**

This application is subject to the following conditions:

The approved landscaping shall be established prior to the occupation of the development and shall be irrigated, maintained and nurtured at all times with any dead, diseased or dying plants being replaced within the next available growing season and to the reasonable satisfaction of the Council.

All landscaped and grassed areas shall be separated from adjacent driveways and parking areas by a suitable kerb or non-mountable device to prevent vehicle movement thereon, prior to occupation of the development.

The driveway and car parking areas to be surfaced and drained to the reasonable satisfaction of Council prior to the development being occupied.

**CITY OF UNLEY - Request for Property Information Certificate No. 24934continued ...**

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1. The existing fence along the western, northern and eastern boundaries be replaced by a brush, timber, masonry or colour-coated metal fence to a height of 1.8 metres, measured from within the subject property, except for the whole of the eastern and that portion of the western boundary between the road alignment and the building alignment being brush to match the fencing on the road alignment, prior to the building/s being occupied.

Construction works detailed in the approved plans to be completed prior to occupation of the premises, and that the approved colours, materials and finishes be applied to the premises prior to occupation of the premises.

1. The finished ground surface levels adjoining common property boundaries not be greater than 300 mm above the existing natural ground level and that a satisfactory stormwater design and layout appropriate for the site development be prepared and lodged with Council prior to Building Act approval being granted, to provide for the disposal of all stormwater to the street watertable so as not to adversely affect any property adjacent to the subject land and such design and layout be installed and operative upon completion of the buildings.
1. Development is to take place in accordance with the plans marked Sheet 1'A' dated 3rd July, 1985, prepared by John Durbin & Associates relating to Development Application Number 090/357/85.

**APPLICATION NUMBER: 090/372/1985/DA**

**Description of Development: Land Division**

**Development Approval: 24-Jul-1985**

This application is subject to the following conditions:

1. A Certificate of Approval for a division of land application in accord with this approval of Development Application No. 372/85 (D018/85) will not be issued by Council until plans for the development on the subject land have been lodged with Council and granted approval under the Building Act.
1. This consent related to plans marked Job Ref. 204/85 Sheet 1, prepared by G E Neale and Associates.

**APPLICATION NUMBER: 090/953/2007/CMP**

**Description of Development: Erect verandah**

**Development Approval: 23-Oct-2007**

This application is subject to the following conditions:

That the Development herein approved shall be undertaken in accordance with the plans and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).

All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site.  
Stormwater shall not be disposed of over a crossing place and any connection to the street water table is subject to application and shall be in accordance with any requirements and to the satisfaction of Council.

**CITY OF UNLEY - Request for Property Information Certificate No. 24934continued ...**

**Please Note** that any City of Unley Development Approval land division condition which details the Development Assessment Commission's requirements regarding payment of moneys into the Planning and Development Fund should be considered as a note and does not constitute an ongoing City of Unley condition of development approval.

**Repealed Act conditions** (that continue to apply) of approvals or authorisations granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed).

(Note: For Repealed Act conditions, please view under "Section 42 – Condition(s) (that continue to apply) of a development authorisation". Applications from 1994 onwards (ie *Development Act, 1993* conditions) are **not** included in the Repealed Act conditions.)

**Part 2 – Items to be included if land affected****Development Act 1993**

Section 50(1) – Requirement to vest land in Council or the Crown to be held as open-space. **N/A**

Section 50(2) – Requirement to vest land in Council or the Crown to be held as open-space. **N/A**

Order under Section 55 of the Development Act, 1993 to remove work or notice or order under Section 56 of that Act to complete development. **N/A**

Land Management Agreement under Section 57 of the Development Act, 1993 (and under Planning Act, 1982). **N/A**

Emergency order under Section 69 of the Development Act, 1993. **N/A**

Fire Safety Notice under Section 71 of the Development Act, 1993. **N/A**

Enforcement Notice under Section 84 or Order under Sections 85(6), 85(10) of the Development Act, 1993. **N/A**

Proceedings under Division 2 of Part 11 of the Development Act, 1993. **N/A**

**Fire and Emergency Services Act 2005**

Section 56 – Notice of action required concerning flammable materials on land **N/A**

Section 83 – Notice of action required to protect against outbreak or spread of fire **N/A**

**Food Act 2001**

Section 44 – Improvement Notice **N/A**

Section 46 – Prohibition Order **N/A**

**CITY OF UNLEY - Request for Property Information Certificate No. 24934continued ...**

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**Housing Improvement Act 2016**

Section 23 – Declaration that house is undesirable or unfit for human habitation **N/A**

Date of Declaration **N/A**

Particulars required to be provided under Section 23 **N/A**

**Local Government Act**

For information pursuant to Local Government Act, 1934 and charges against the land, see front page.

For information pursuant to Local Government Act, 1999 and charges against the land, see front page.

**Local Nuisance and Litter Control Act 2016**

Section 30 – Nuisance or litter abatement notice **N/A**

**Planning, Development and Infrastructure Act 2016**

Part 5 – Planning and Design Code

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

**Refer to the PlanSA Section 7 Report attached.**

Is the land situated in a State Heritage place? **Refer attached report**

Is the land designated as a place of local heritage value? **Refer attached report**

Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land? **Refer attached report**

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

**Refer to PlanSA - [https://plan.sa.gov.au/have\\_your\\_say/code-amendments](https://plan.sa.gov.au/have_your_say/code-amendments)**

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 Agreement **No**

Section 198(1) – Requirement to vest land in the Council to be held as private open space **No**

Section 198(2) – Requirement to vest land in the Council to be held as private open space **No**

Part 16 Division 1 – Proceedings **No**

Section 213 – Enforcement notice **No**

**CITY OF UNLEY - Request for Property Information Certificate No. 24934continued ...**

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Section 214(6),214(10) or 222 – Enforcement Order No

**South Australian Public Health Act 2011**

Section 92 – Notice N/A  
 South Australian Public Health (*Wastewater*) *Regulations 2013* Part 4- N/A  
 Condition (that continues to apply) of an approval

**Building Indemnity Insurance**

(Building Indemnity Insurance only applies to domestic building work that requires Development Approval, is more than \$12,000 in value and commenced after 1 May 1987. The insurance is only applicable for the first five years after completion of the building work and does not apply to domestic building work undertaken by ‘Owner/Builders’). If no details appear below, no applicable Building Indemnity Insurance details exist.

**Further information held by councils**

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

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

**NO**

**Note:**

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

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

It should be noted that:

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

**ENQUIRIES**

**CITY OF UNLEY - Request for Property Information Certificate No. 24934continued ...**

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The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994.

Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

If there are any further or specific queries please contact Council.

**AUTHORISED OFFICER**



## Data Extract for Section 7 search purposes

Valuation ID 0918803165

**Data Extract Date:** 01/05/2025

**Parcel ID:** D18540 AL101

**Certificate Title:** CT5165/783

**Property Address:** 34B CROSS RD MYRTLE BANK SA 5064

### Zones

Suburban Neighbourhood (SN)

### Subzones

No

### Zoning overlays

#### Overlays

#### **Airport Building Heights (Regulated) (All structures over 30 metres)**

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

#### **Affordable Housing**

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

#### **Future Road Widening**

The Future Road Widening Overlay seeks to ensure development will not compromise efficient delivery of future road widening requirements.

#### **Major Urban Transport Routes**

The Major Urban Transport Routes Overlay seeks to ensure safe and efficient vehicle movement and access along major urban transport routes.

#### **Prescribed Wells Area**

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

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

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

### **Stormwater Management**

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

### **Traffic Generating Development**

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

### **Urban Tree Canopy**

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

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

No

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

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

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

No

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

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

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

No

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

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

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

## Associated Development Authorisation Information

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

No

## Land Management Agreement (LMA)

No



ABN 19 040 349 865  
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2669468

THE TRUSTEE FOR CASS AND CO CONVEYANC  
UNIT TRUST  
10 SUNBIRD COURT  
GREENWITH SA 5125

**DATE OF ISSUE**

30/04/2025

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

<b>OWNERSHIP NUMBER</b>	<b>OWNERSHIP NAME</b>			
10160948	R & C MELROSE			
<b>PROPERTY DESCRIPTION</b>				
34B CROSS RD / MYRTLE BANK SA 5064 / LT 101				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
0918803165	CT 5165/783	\$680,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>				
	<b>FIXED CHARGE</b>	\$	50.00	
	<b>+ VARIABLE CHARGE</b>	\$	256.20	
	<b>- REMISSION</b>	\$	202.90	
	<b>- CONCESSION</b>	\$	46.00	
	<b>+ ARREARS / - PAYMENTS</b>	\$	-57.30	
	<b>= AMOUNT PAYABLE</b>	\$	0.00	
<b>FINANCIAL YEAR</b>				
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** 29/07/2025



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p>Billers Code: 456285 Ref: 7001455810</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p>To pay via the internet go to: <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>Revenue SA Locked Bag 555 ADELAIDE SA 5001</b></p>
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**OFFICIAL: Sensitive**



ABN 19 040 349 865  
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2669468

THE TRUSTEE FOR CASS AND CO CONVEYANC  
UNIT TRUST  
10 SUNBIRD COURT  
GREENWITH SA 5125

**DATE OF ISSUE**

30/04/2025

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

<b>OWNERSHIP NAME</b>		<b>FINANCIAL YEAR</b>	
R & C MELROSE		2024-2025	
<b>PROPERTY DESCRIPTION</b>			
34B CROSS RD / MYRTLE BANK SA 5064 / LT 101			
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>TAXABLE SITE VALUE</b>	<b>AREA</b>
0918803165	CT 5165/783	\$650,000.00	0.0468 HA
<b>DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:</b>			
<b>CURRENT TAX</b>	\$ 0.00	<b>SINGLE HOLDING</b>	\$ 0.00
<b>- DEDUCTIONS</b>	\$ 0.00		
<b>+ ARREARS</b>	\$ 0.00		
<b>- PAYMENTS</b>	\$ 0.00		
<b>= <u>AMOUNT PAYABLE</u></b>	<b>\$ 0.00</b>		

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

**ON OR BEFORE** 29/07/2025



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7001455729</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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**The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.**

**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.**



## South Australian Water Corporation

Name: **Water & Sewer Account**  
C MELROSE Acct. No.: 09 18803 16 5 Amount: \_\_\_\_\_

Address:  
34B CROSSRD MYRILE BANK LT101

### Payment Options

**EFT**

EFT Payment

Bank account name: SA Water Collection Account  
BSB number: 065000  
Bank account number: 10622859  
Payment reference: 0918803165



Biller code: 8888  
Ref: 0918803165

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

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

SA Water account number: 0918803165

No. **4501109**  
**MEMORANDUM OF GRANT OF EASEMENT**

BROWNLOW PROPRIETARY LIMITED Grantor

WATER RESOURCES  
MINISTER OF WORKS, Grantee

MEMORANDUM: A Memorial of the within Instrument

No. was entered in the Register

Book, Vol. **4049** Folio **121**

the **18** day of **6** 1980

at " o'clock.

*[Signature]*  
Registrar-General

Certificate of Registrar-General, Justice of the Peace, etc., before whom instrument may have been executed by the parties thereto.

Appared before me at

the day of

one thousand nine hundred and seventy-

within described

the part executing the within instrument, being

person well known to me and did freely and voluntarily sign

the same.

(Signed) *[Signature]*  
A Justice of the Peace in and for the State of South Australia.

Certificate of Registrar-General, Justice of the Peace, etc., taking declaration of attesting witness.

Appared before me at

the day of

one thousand nine hundred and seventy-

(hereinafter called "the Witness") a person known to me and of good repute, attesting witness to this instrument, and acknowledge the signature of the Witness to the same; and did further declare that

within described (hereinafter called "the Signatory") the party executing the same is personally known to the Witness that the signature to the said instrument is in the handwriting of the Signatory and that the Signatory did freely and voluntarily sign the same in the presence of the Witness and the Signatory was at that time of sound mind.

(Signed) *[Signature]*  
A Justice of the Peace in and for the State of South Australia.

469113

Correct for the Purposes of the Real Property Act, 1886-19 79

*[Signature]*  
LICENSED LAND BROKER,

ADELAIDE

CROWN INSTRUMENT  
NO FEES PAYABLE  
*[Signature]*

FEES PAID  
29 MAY 1980 Time 11.15  
L.T.O. Fees N.E.P.  
Noting  
Advertising  
CORRECTION  
O.D.R. Ref.  
RETURNED  
4/6

Advised by State Crown Law Office Adelaide  
Correction to  
Delivery of C.T. to  
Delivery of to

To Registrar - General

Please issue a new CT for the easement herein and a balance from 4049/121. See other instruments in series for instructions re bal. CT.

*[Signature]*  
Licensed Land Broker

NEW C.T. TO ISSUE

*[Signature]* TP 234-78 FP 8268 into Bal CT  
TP 234-78 FP 8268.  
FP 6890.

CORRECTION  
O.D.R. Ref. 4561968  
RETURNED  
12 JUN 1980  
CROWN LAW DEPARTMENT,

ADELAIDE

31 JUL 1980  
456  
457  
FOLIO  
FOLIO  
VOLUME  
VOLUME  
4162

# MEMORANDUM OF GRANT OF EASEMENT

BROWNLOW PROPRIETARY LIMITED of 34 Cross Road Myrtle Bank  
5064 formerly of 95 Hutt Street Adelaide 5000

being registered as the proprietor of an estate in fee simple

subject, however, to such encumbrances,

liens, and interests as are notified by memorandum underwritten or endorsed hereon in THAT piece

of land situate in the Hundred of Adelaide being portion of Lots 1 and 2  
laid out as Myrtle Bank more particularly delineated and lettered 'A' in

Filed Plan No. 8268 and being portion of the land comprised in Certificate  
of Title Register Book Volume 4049 Folio 121 ~~subject to Memorandum of~~ *DM*

~~Mortgage No. 3784010 FOR NO MONETARY CONSIDERATION and COMMONWEALTH TRADING  
BANK OF AUSTRALIA the Mortgagee under and by virtue of the said Memorandum  
of Mortgage No. 3784010 and at the request of the said Brownlow Proprietary  
Limited~~

### WATER RESOURCES

do hereby grant unto the MINISTER OF ~~WORKS~~ with or without vehicles plant equipment and  
materials full free and unrestricted right and liberty of entry egress and regress from time to time and at  
all times hereafter for him and his agents servants and workmen in through over across and along the  
said piece of land for the purposes hereinafter mentioned. AND ALSO full free and unrestricted  
right and liberty for the said Minister and his agents servants and workmen from time to time and at  
all times hereafter to break the surface of dig open up and use the said piece of land for the purpose  
of laying down fixing taking up repairing relaying or examining pipes therein and of using and  
maintaining such pipes.

DATED the 21<sup>st</sup> day of *May* one thousand nine hundred and seventy ~~eight~~ *nine*  
IN WITNESS WHEREOF the Common Seal of )  
BROWNLOW PTY. LIMITED was hereunto )  
affixed in the presence of: )

*J. H. Evans*..... Director  
*A. J. Harrison*..... Secretary



~~SIGNED for and on behalf of the COMMON  
WEALTH TRADING BANK OF AUSTRALIA by its )  
duly constituted Attorney in the )  
presence of: )~~

.....  
A Justice of the Peace

### WATER RESOURCES

ACCEPTED for and on behalf of the MINISTER OF ~~WORKS~~.

Witness:  
EWSD 2933/78

*Edmond Comyns*  
RW: *Edmond Comyns*  
Solicitor

*Frankland*  
ACTING Crown Solicitor



DATED THE

17<sup>th</sup>

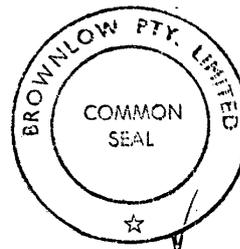
DAY OF

July

19 85

EXECUTION (TRANSFEROR)

The COMMON SEAL of the said BROWNLOW PROPRIETARY LIMITED was hereunto affixed in the presence of



*Bob Stewart*

Director

*J. H. Evans*

Secretary

EXECUTION AND ATTESTATION (See Note 6)

ACCEPTANCE (TRANSFeree) The within transfer is hereby accepted

The COMMON SEAL of the said JAGBAR PTY. LTD. was hereunto affixed in the presence of



*David Offin*

Director

*Al Batt*

Secretary

SIGNED by the said KAYE MARGARET ROBSON in the presence of

*K M Robson*

Occupation: *Retired* Address: *168 Waltham St Melbourne SA*

SHORT FORM OF PROOF (See Note 7)

Appeared before me at the day of 19

the Transferor, within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same.

(SIGNED)

Appeared before me at the day of 19

the Transferor, within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same.

(SIGNED)

Appeared before me at the day of 19

(hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same; and did further declare that the transferor, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the transferor, and that the transferor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED)

Appeared before me at the day of 19

(hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same; and did further declare that the transferor, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the transferor, and that the transferor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED)

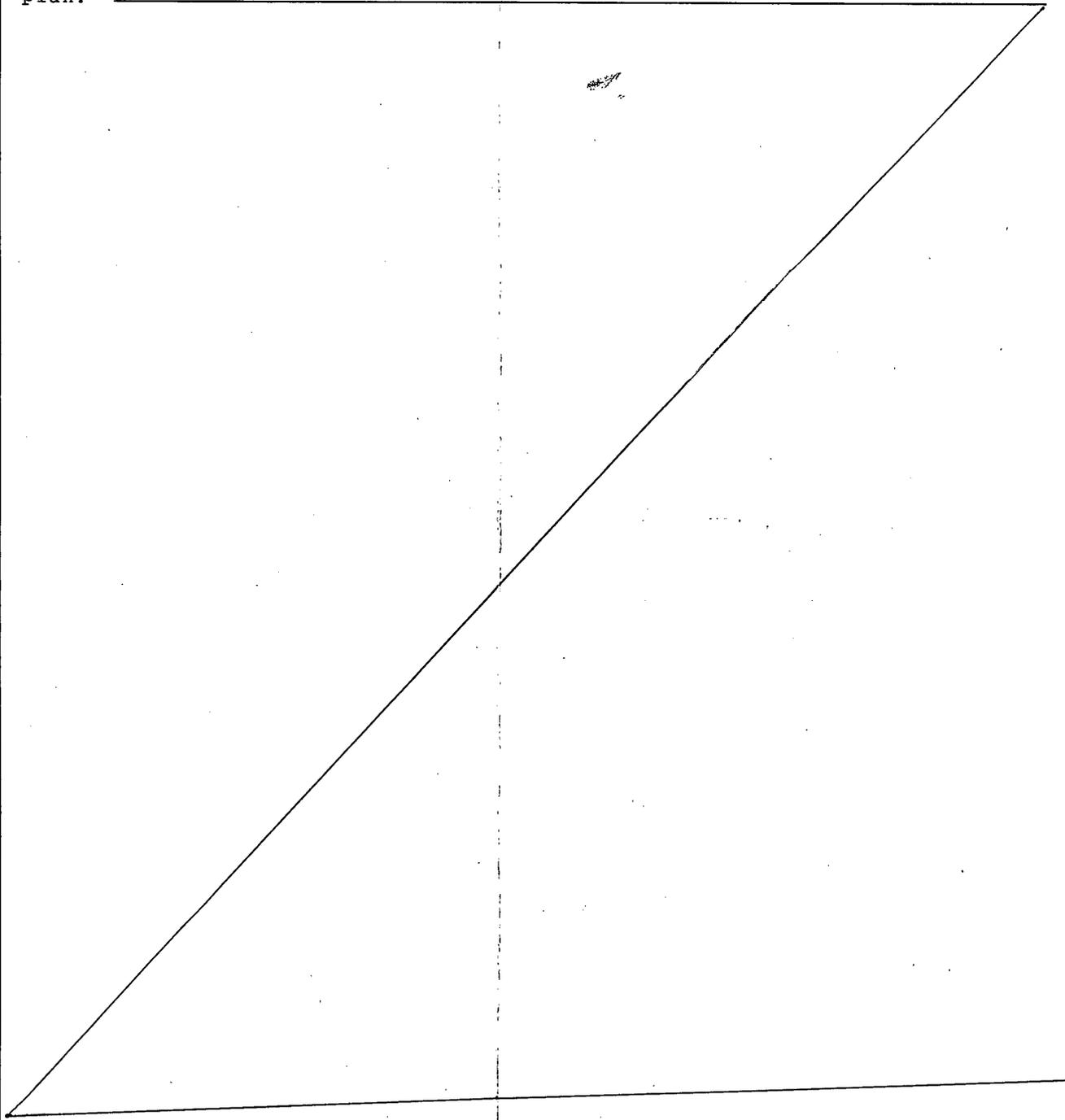
LONG FORM OF PROOF (See Note 8)

OPERATIVE CLAUSE (a) delete whichever is inapplicable

DEFINE THE LAND BEING TRANSFERRED INCORPORATING THE REQUIRED EASEMENT(S) ETC. WHERE APPROPRIATE

THE TRANSFEROR ACKNOWLEDGING RECEIPT OF THE ABOVE CONSIDERATION HEREBY TRANSFERS TO THE TRANSFEREE THE ESTATE AND INTEREST HEREIN SPECIFIED IN THE LAND } (a) ~~ABOVE~~ HEREINAFTER DESCRIBED SUBJECT TO THE ABOVE ENCUMBRANCES.

Lot 21 in Filed Plan No. 13472 TOGETHER WITH a full and free unrestricted right and liberty for the grantee and his agents servants and workmen from time to time and at all times hereafter to break the surface of, dig open up and use that portion of the said land above described being the whole of that portion of Lot 22 marked B in Filed Plan No. 13472 for the purpose of laying down fixing taking up repairing relaying or examining pipes therein and of using and maintaining such pipes and for such purposes ~~and as appurtenant as aforesaid~~ a full free and unrestricted right and liberty of entry egress and regress from time to time and at all times hereafter for the grantee and his agents servants and workmen with or without horses carts or carriages laden or unladen in through over along and across the said portion of land marked B in the said plan.

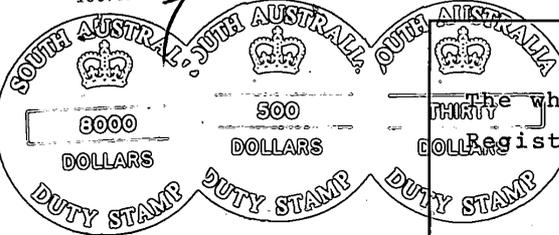


\$8530  
180785

180785

180785

TRANSFER  
01076691



The whole of the land comprised in Certificate of Title  
Register Book

VOLUME 4162

FOLIO 457



CERTIFICATES OF TITLE  
BEING TRANSFERRED  
(See Note 2)

Estate in fee simple

ENCUMBRANCES

Nil

TRANSFEROR  
(Full name, address and  
occupation)  
(See Note 4)

BROWNLOW PROPRIETARY LIMITED of 34 Cross Road Myrtle Bank 5064

CONSIDERATION  
(in words and figures)

TWO HUNDRED AND FORTY THOUSAND DOLLARS (\$240,000.00)

TRANSFeree  
(Full name, Address,  
Occupation and mode of  
holding)  
(See Note 5)

JAGBAR PTY. LTD. of C/- Simmons Russo & Company 7 Greenhill Road  
Wayville 5034 as to four undivided fifth parts and  
KAYE MARGARET ROBSON of 34 Cross Road Myrtle Bank 5064 Registered  
Nurse as to one undivided fifth part

CERTIFICATE RE  
SECTION 71 or 66ab of  
THE STAMP DUTIES  
ACT.

Not applicable

And/Or that land is vacant.

# 6179218

PREFIX **RE** No. 

**REGISTRAR-GENERAL'S OFFICE**  
SOUTH AUSTRALIA  
**APPLICATION FOR CREATION OF EASEMENT**  
(PURSUANT TO SECTION 22310 OF THE REAL PROPERTY ACT, 1886)  
FORM APPROVED BY THE REGISTRAR-GENERAL

**2** SERIES No. \_\_\_\_\_  
TO BE COMPLETED BY AGENT

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886.  
(SIGNED) *M. Barrett* 560 30.00  
**M. P. BARRETT** Solicitor/Licensed Land Broker/Grantee

**ADELAIDE BROKERS**

<b>MICROFILMED</b>	3 JUL 1987	<b>7 APR 1986</b>	TIME <b>11:10</b>
		<b>FEES</b>	\$
		<b>R.G.O.</b>	<b>30.00</b>
		<b>POSTAGE</b>	
		<b>ADVERTISING</b>	
		<b>NEW C.T. TO ISSUE</b>	

- NOTES**
- This form to be used when creating an easement in a Plan of Division only.
  - In this panel only state the certificate of title to be subject to this grant. The OPERATIVE CLAUSE will stipulate the rights and liberties and define the portion of the land affected together with the appurtenant land.
  - If address and or occupation has changed identify as "formerly ....."
  - Where the grantor and grantee is the same insert "as above" otherwise insert Full Name, Address, Occupation and Mode of Holding.
  - If the grantor/grantee is a natural person execution should read "SIGNED by the grantor/grantee in the presence of .....". The witness must be a disinterested person. If the grantor/grantee is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal. Where the grantor and grantee is the same, execution may be made in Grantor Panel only. However the acceptance of the grant must be stated.
  - The short form of proof if applicable where the witness is an authorised functionary.
  - The long form of proof to be used where the witness is not an authorised functionary. His address and occupation must be stated.

OFFICE NOTES:

**BELOW THIS LINE FOR OFFICE USE ONLY**

**BELOW THIS LINE FOR AGENT USE ONLY**

**EXAMINATION**

CORRECTION		PASSED
O.D.R. No.		EXAMINED TO INITIAL
REFERRED	RETURNED	<i>[Signature]</i> LOTS No.

Lodged by: **ADELAIDE BROKERS (ADEL.)**  
Address: **GPO BOX 2326 ADELAIDE 5001**

Correction to **ADELAIDE BROKERS (ADEL.)**

- TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH THIS INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)
- |         |   |                             |
|---------|---|-----------------------------|
| 1. .... | } | Received items No. Assessor |
| 2. .... |   |                             |
| 3. .... |   |                             |
| 4. .... |   |                             |
| 5. .... |   |                             |

REGISTERED ON **3.7.1986** AT **11:00 AM/PM**  
BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE REGISTER BOOK. VOL. **4256** FOLIOS **828 & 829**

*[Signature]*  
**REGISTRAR-GENERAL**  


- PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS
- .....
  - .....
  - .....
  - .....
  - .....

**ITEM(S) DELIVERED—POSTED**  
IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

**DELIVERY INSTRUCTIONS:** PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM	AGENT/RGO BOX No.	DELIVERY DATE	*POSTAGE DATE	INITIALS	ITEM: CT/CL REF.	AGENTS NAME	AGENT/RGO BOX No.	POSTAL ADDRESS*
1								
2								
3								
4								
5								

\*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE RETURNED BY CERTIFIED MAIL

\*FILL OUT POSTAL ADDRESS ONLY IF ITEMS ARE TO BE RETURNED BY CERTIFIED MAIL

AGENTS INITIALS



**APPLICATION FOR CREATION OF EASEMENT**  
SECTION 223<sup>1a</sup> OF THE REAL PROPERTY ACT, 1886)

FORM 9<sup>A</sup>  
(See Note 1)

01105053

The whole of the land comprised in Certificates of Title Register Book

VOLUME 4256 FOLIOS 828 and 829

CERTIFICATES OF TITLE OVER WHICH RIGHTS ARE BEING GRANTED  
(See Note 2)

**ESTATE**

ESTATE IN FEE SIMPLE

**ENCUMBRANCES**

Mortgage No. 6054057

**GRANTOR**

(Full name, address and occupation)  
(See Note 3)

JAGBAR PROPRIETARY LIMITED of care of Simmons Russo and Company  
7 Greenhill Road Wayville 5034 AS REGARDS FOUR UNDIVIDED 5th PARTS and  
KAYE MARGARET ROBSON of 34 Cross Road Myrtle Bank 5064 Registered Nurse  
AS REGARDS THE REMAINING ONE UNDIVIDED 5th PART

**CONSIDERATION**

(Where applicable insert monetary consideration in words and figures)

Pursuant to the requirements of a certain Plan of Division and for no monetary consideration whatsoever

**GRANTEE**

(See Note 4)

As above

*See shares above*

CERTIFICATE RE SECTION 71 or 66ab of THE STAMP DUTIES ACT, 1923

And/Or that land is vacant.

Here set forth the rights and liberties being created. Define precisely.

THE GRANTOR ACKNOWLEDGES RECEIPT OF THE CONSIDERATION HEREIN EXPRESSED AND HEREBY GRANTS TO THE GRANTEE

Party wall rights over those portions of Lots 101 and 102 D.P. <sup>\*</sup>18540 and marked D and C respectively and being portion of the said Certificates of Title above described

Here set forth appurtenancy. Define precisely.

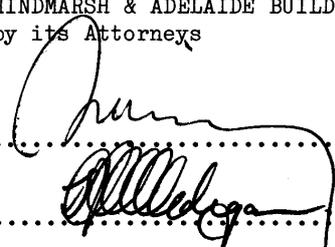
TO BE HELD APPURTENANT TO:-

as regards D and C, C and D respectively

"ANNEXURE A"

HINDMARSH & ADELAIDE BUILDING SOCIETY of 55 formerly 102 Gawler Place, Adelaide in the State of South Australia formerly Hindmarsh Building Society which said Society was registered or entitled to be registered as the Mortgagee of the above Mortgage pursuant to the amalgamation of the said Society and the Adelaide Permanent Building Society which said change and amalgamation is evidenced by the Certificate of the Corporate Affairs Commission attached to instrument no. 6042452

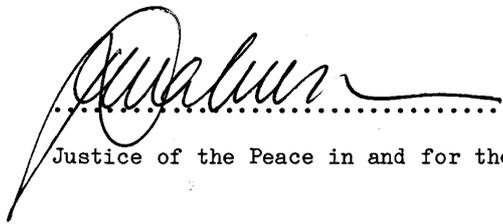
HINDMARSH & ADELAIDE BUILDING SOCIETY  
by its Attorneys

  
.....  
.....

Power of Attorney No. 6042451

Appeared before me at Adelaide the 10<sup>th</sup> day of April 1986

~~GRAEME WILLIAM MATTHEWS, Managing Director, BERNARD DEREK LEWIS, Deputy Managing Director, TRENTLEY JOHN COLIGAN, General Manager Secretarial, JOHN ELLIS FERRIER, General Manager Development, RODNEY PETER BICKLEY, General Manager Retail, LLOYD JAMES SNELLING, General Manager Lending,~~ all of 55 Gawler Place, Adelaide being duly appointed Attorneys executing the within instrument being persons well known to me and who did freely and voluntarily sign the same.

  
.....

Justice of the Peace in and for the State of South Australia.

DATED THE 3rd DAY OF April 19 86  
EXECUTION (GRANTOR)

The COMMON SEAL of the said JAGBAR PROPRIETARY LIMITED as Grantor and Grantee was hereunto affixed in the presence of:



[Signature]  
Director

[Signature]  
Secretary

EXECUTION AND ATTESTATION (See Note 5)

SIGNED by the Grantor and Grantee KAYE MARGARET ROBSON in the presence of:

KM Robson

[Signature]  
~~Proclaimed Bank Manager UNLEY~~  
and the within grant is hereby accepted

ACCEPTANCE (GRANTEE)  
The within grant is hereby accepted.

SHORT FORM OF PROOF (See Note 6)

Appeared before me at UNLEY the 26th day of March 19 86  
KAYE MARGARET ROBSON  
the grantor/within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same.

(SIGNED)

[Signature]  
Proclaimed Bank Manager UNLEY

Appeared before me at the day of 19  
the grantor within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same.

(SIGNED)

LONG FORM OF PROOF (See Note 7)

Appeared before me at the day of 19

(hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same, and did further declare that the grantor, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the grantor, and that the grantor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED)

Appeared before me at the day of 19

(hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same, and did further declare that the grantor, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the grantor, and that the grantor did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED)



Government  
of South Australia

Department for Infrastructure  
and Transport

In reply please quote *LA250328*  
Enquiries to *Joe Germinario – 7133 1676*

9 May 2025

Cass & Co Conveyancing  
PO Box 136  
GREENWITH SA 5125  
info@cassandcoconveyancing.com.au

Dear Sir/Madam

*PROPERTY AT 34B CROSS ROAD, MYRTLE BANK*  
*ALLOTMENT 101 OF DEPOSITED PLAN 18540*  
*PART SECTION 267, HUNDRED OF ADELAIDE*  
*CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5165 FOLIO 783*

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**TRANSPORT  
STRATEGY AND  
PLANNING DIVISION**

Level 7 83 Pirie Street  
Adelaide SA 5000  
Karna Country

GPO Box 1533  
Adelaide SA 5001  
DX 171

T 1300 872 677  
W dit.sa.gov.au

ABN 92 366 288 135

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**Build. Move.  
Connect.**

I refer to your enquiry forwarded to Land Services SA - Section 7 Unit (Receipt No.2669468) concerning the above property.

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 2.13 metres in width from the Cross Road frontage of this site for future road purposes. The consent of the Commissioner of Highways under the Metropolitan Adelaide Road Widening Plan Act 1972 is required to all building works on or within 6.0 metres of the possible requirement.

No declaration has been made pursuant to Part 2A of the Highways Act 1926 regarding access to/from the abutting road.

Yours sincerely

**MANAGER, TRANSPORT ASSESSMENT  
for COMMISSIONER OF HIGHWAYS**