

Form 1—Vendor's statement

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

Contents

Preliminary

Part A—Parties and land

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

Part C—Statement with respect to required particulars

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

Schedule

Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

1 Purchaser:

Address:

2. Purchaser's registered agent:

Address:

3 Vendor:

Wanglar Pty Ltd (ACN 654 538 002)

Address

C/- 277 Hutt Street Adelaide SA 5000

4 Vendor's Registered Agent:

Sinova Property

Address

68 Halifax Street Adelaide SA 5000

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

6 Description of the land

[Identify the land including any certificate of title reference]

ALLOTMENT 701 DEPOSITED PLAN 126496
IN THE AREA NAMED CAMPBELLTOWN
HUNDRED OF ADELAIDE
BEING THE WHOLE OF THE LAND CONTAINED IN VOLUME 6255 FOLIO 710
KNOWN AS 2B CYPRESS STREET CAMPBELLTOWN SA 5074

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2—Time for service

The cooling-off notice must be served—

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

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

3—Form of cooling-off notice

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

4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

C/- 277 Hutt Street Adelaide SA 5000

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

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

stephen.ong@sinova.com.au

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

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

68 Halifax Street Adelaide SA 5000

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

Note—

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

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

5—Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

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

To the purchaser:

*I/We,

Wanglar Pty Ltd (ACN 654 538 002)

of

C/- 277 Hutt Street Adelaide SA 5000


being [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:

Sep-30-2024

Signed:

DocuSigned by:



E6FF078B79374F4...

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

To the purchaser:

I, Helen Wu from Citi Form 1 Company certify [that 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

NIL

Date:

26/09/2024

Signed:



[*Person authorised to act on behalf of Vendor's agent](#)

Schedule—Division 1

Particulars of mortgages, charges and prescribed encumbrances affecting the land

(section 7(1)(b))

- Note—
- Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.
- Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless—
- (a) there is an attachment to this statement and—
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
 - (b) the mortgage, charge or prescribed encumbrance—
 - (i) is one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.2 Lease, agreement for lease, tenancy agreement or licence
 - 1.3 Caveat
 - 1.4 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?**

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'B'

Number of mortgage (if registered):

14202070

Name of mortgagee:

SUNCORP-METWAY LTD.

1.2 Easement

(whether over the land or annexed to the land)

Note-

"Easement" includes rights of way and party wall rights

Note-

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

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

NO

Are there attachments?

YES

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

Refer to ANNEXURE 'A' or Page 13 of Property Interest Report

Description of land subject to easement:

The whole of the land in CT 6255/710

Nature of easement

Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

[YES/NO]

If YES give details

1.2 Easement

(whether over the land or annexed to the land)

Note-

"Easement" includes rights of way and party wall rights

Note-

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

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

NO

Are there attachments?

YES

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

Refer to ANNEXURE 'B' & ANNEXURE 'G'

Description of land subject to easement:

The land marked B, together with the land marked C on D126496

Nature of easement

Party Wall Right(s)

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

[YES/NO]

If YES give details

1.3 Restrictive covenant**Note—**

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

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

[YES/NO]

Are there attachments?

[YES/NO]

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 the restrictive covenant operates:

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

[YES/NO]

If NO, give details:

Does the restrictive covenant affect land other than that being acquired

[YES/NO]

1.4 Lease, agreement for lease, tenancy agreement or licence

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

Note—

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

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Names of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee

\$ _____ per fortnight

Is the lease, agreement for lease etc in writing?

[YES/NO]

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

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

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

1.5 Caveat**Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?**

[YES/NO]

Are there attachments?

[YES/NO]

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

Name & address of caveator:

Particulars of interest claimed::

1.6 Lien or Notice of a Lien**Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?**

[YES/NO]

Are there attachments?

[YES/NO]

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

Land or other property subject to lien:

Nature of lien::

Name and address of person who has imposed lien or given notice of it:

2. Aboriginal Heritage Act 1988**2.1** section 9—Registration in central archives of an Aboriginal site or object**Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?**

[YES/NO]

Are there attachments?

[YES/NO]

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

Particulars of register entry:

2.2 section 24—Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site**Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?**

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice: _____

Site or area to which notice relates:

Directions (as stated in notice):

2.3 Part 3 Division 6 Aboriginal heritage agreement**Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?**

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of agreement: _____

Description of property subject to agreement:

Names of parties:

Terms of agreement:

3 Burial & Cremation Act 2013**3.1** Section 8—Human remains interred on land***Is this item applicable?******Will this be discharged or satisfied prior to or at settlement?***

[YES/NO]

Are there attachments?

[YES/NO]

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

Have human remains been interred on the land that will not be exhumed prior to settlement?

[YES/NO]

GPS coordinates of the remains:

4. Crown Rates and Taxes Recovery Act 1945**4.1** section 5—Notice requiring payment***Is this item applicable?******Will this be discharged or satisfied prior to or at settlement?***

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of Notice: _____

Land in respect of which Crown rates and taxes are owing:

Amount owing (as stated in the notice): _____

5. Development Act 1993 (repealed)**5.1** Section 42—Condition (that continues to apply) of a development authorisation***Is this item applicable?******Will this be discharged or satisfied prior to or at settlement?***

[YES/NO]

Note-*Do not omit this item. The item and its heading must be included in the statement even if not applicable****Are there attachments?***

[YES/NO]

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

Conditions of authorisation

5.2 section 50(1)— Requirement to vest land in a council or the Crown to be held as open space	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>-</p> <p>Date requirement given: _____</p> <p>Name of body giving requirement:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>-</p> <p>Nature of requirement:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>-</p> <p>Contribution payable (if any): _____</p>	<div style="text-align: right;">☐</div> <div style="text-align: right;">[YES/NO]</div> <div style="text-align: right;">[YES/NO]</div>
5.3 section 50(2)— Agreement to vest land in a council or the Crown to be held as open space	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>-</p> <p>Date of agreement: _____</p> <p>Names of parties:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>-</p> <p>Terms of agreement:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>-</p> <p>Contribution payable (if any): _____</p>	<div style="text-align: right;">☐</div> <div style="text-align: right;">[YES/NO]</div> <div style="text-align: right;">[YES/NO]</div>
5.4 section 55—Order to remove or perform work	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>-</p> <p>Date of order: _____</p> <p>Terms of order:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>-</p> <p>Building work (if any) required to be carried out:</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>-</p> <p>Amount payable (if any): _____</p>	<div style="text-align: right;">☐</div> <div style="text-align: right;">[YES/NO]</div> <div style="text-align: right;">[YES/NO]</div>
5.5 section 56—Notice to complete development	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p>	<div style="text-align: right;">☐</div> <div style="text-align: right;">[YES/NO]</div> <div style="text-align: right;">[YES/NO]</div>

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): _____

5.6 section 57—Land management agreement—

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of agreement: _____

Names of parties:

Terms of agreement:

5.7 section 60—Notice of intention by building owner

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice: _____

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

5.8 section 69—Emergency order

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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): _____

5.9 section 71—Fire safety notice

Is this item applicable?

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

Are there attachments?

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

Date of notice: _____

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any): _____

[YES/NO]

[YES/NO]

5.10 section 84—Enforcement notice

Is this item applicable?

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

Are there attachments?

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

Date notice given: _____

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any): _____

[YES/NO]

[YES/NO]

5.11 section 85(6), 85(10) or 106—Enforcement order

Is this item applicable?

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

Are there attachments?

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

Date order made: _____

[YES/NO]

[YES/NO]

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

5.12

Part 11 Division 2
Proceedings

Is this item applicable?

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

[YES/NO]

[YES/NO]

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)

Is this item applicable?

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

Are there attachments?

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

Nature of condition(s)

[YES/NO]

[YES/NO]

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

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):

Refer to ANENXURE 'D'

Date of Notice: 26/09/2024

Amount of levy payable: \$158.60

YES

YES

14. Highways Act 1926

~~14.1~~ Part 2A—Establishment of control of access from any road abutting the land

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

-

Date of establishment of control of access: _____

Description of boundary of land affected:

-

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):

Refer to ANNEXURE 'E'

Date of notice, order or demand: 26/09/2024

Amount payable (as stated in the notice): \$4996.76 (single holding \$0)

21. Local Government Act 1999

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

Is this item applicable?



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

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'C'

Date of notice, order etc: 26/09/2024

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

Campbelltown City Council

Land subject thereto:

CT 6255/710

Nature of requirements contained in notice, order etc

Council rates for current year

Time for carrying out requirements:

Amount payable (if any): \$1875.25

23 Metropolitan Adelaide Road Widening Plan Act 1972

23.1	section 6 – Restriction on building work	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	[YES/NO]
		Are there attachments?	[YES/NO]
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		<div></div>	
		Does the restriction apply to all of the land?	[YES/NO]
		If NO, give details about the part of the land to which the restriction applies:	
		<div></div>	

29. Planning, Development and Infrastructure Act 2016

29.1	Part 5- Planning and Design Code	Is this item applicable?	<input checked="" type="checkbox"/>
	[Note - Do not omit this item. The item and its heading must be included in the attachment even if not 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):	
		<div>Refer to ANNEXURE 'C' – PlanSA Data Extract</div>	
		Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)::	
		<div>Title: CT 6255/710 Zones: General Neighbourhood (GN) Subzones: No Zoning overlays Overlays Airport Building Heights (Regulated) (All structures over 45 metres) The Airport Building Heights (Regulated) Overlay seeks to ensure building height does not pose a hazard to the operation and safety requirements of commercial and military airfields. Affordable Housing The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development. Hazards (Flooding - Evidence Required) The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development. Prescribed Wells Area The Prescribed Wells Area Overlay seeks to ensure sustainable water use in prescribed wells areas. Regulated and Significant Tree The Regulated and Significant Tree Overlay seeks to mitigate the loss of regulated trees through appropriate development and redevelopment. Stormwater Management The Stormwater Management Overlay seeks to ensure new development incorporates water sensitive urban design techniques to capture and re-use stormwater. 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.</div>	

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

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 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?

Note:-

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

YES

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.]	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <div data-bbox="539 1048 1289 1088">Refer to ANNEXURE 'C' - PlanSA Data Extract</div> <p>Date of authorisation: 21/07/2022</p> <p>Name of relevant authority that granted authorisation:</p> <div data-bbox="539 1193 1289 1234">City of Campbelltown</div> <p>Condition(s) of authorisation:</p> <div data-bbox="539 1301 1289 1341">Refer to Application ID: 22001581 – Planning Consent</div>	<input checked="" type="checkbox"/> NO YES
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.]	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <div data-bbox="539 1608 1289 1648">Refer to ANNEXURE 'C' - PlanSA Data Extract</div> <p>Date of authorisation: 05/08/2022</p> <p>Name of relevant authority that granted authorisation:</p> <div data-bbox="539 1753 1289 1794">Salisbury Development Services</div> <p>Condition(s) of authorisation:</p> <div data-bbox="539 1861 1289 1901">Refer to Application ID: 22001581 – Building Consent</div>	<input checked="" type="checkbox"/> NO YES

Schedule—Division 2—Other particulars

(section 7(1)(b))

Particulars of building indemnity insurance**Note—**

Building indemnity insurance is not required for—

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

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

- 1 Name(s) of person(s) insured: **LIJUM WANG**
- 2 Name of insurer: **QBE**
- 3 Limitations on the liability of the insurer: **STATUTORY COVER**
- 4 Name of builder: **CONSTRUCTION SERVICES AUST PL**
- 5 Builder's licence number: **U BLD8969**
- 6 Date of issue of insurance: **24/01/2022**
- 7 Description of insured building work: **DOUBLE STOREY DETACHED DWELLING**

Exemption from holding insurance:

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

NO

If YES give details:

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

6—Further information held by councils

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

- (a) commercial or industrial activity at the land; or
- (b) a change in the use of the land or part of the land (within the meaning of the repealed *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 maybe 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.*
-

ANNEXURES & ATTACHMENTS

The following documents are annexed hereto -

Form R3

Annexure A - SA Power Networks Easement Notice

Annexure B - Property Interest Report (PIR) Including Copy of certificate(s) of title

Annexure C - Council Search including PlanSA Section 7 report

Annexure D - Certificate of Emergency Services Levy Payable

Annexure E - Certificate of Land Tax Payable

Annexure F - Certificate of Water and Sewer Charges & Encumbrance Information

Annexure G – Plan D126496

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 2024

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A

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

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information.

Various government agencies can provide up to date and relevant information on many of these questions. To find out more the Office of Consumer and Business Affairs recommends that you check the website:

www.ocba.sa.gov.au/Realestate/

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property
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 preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorines (now banned) or other **toxic** termiticides as 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? 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.ocba.sa.gov.au/consumeradvice/realestate

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

ANNEXURE 'A' (1 page)

Electricity Infrastructure - Building Restrictions and Statutory Easements

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

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

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

Contact the Office of the Technical Regulator in DMITRE for further details.

Statutory easements

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

This notice does not necessarily imply that any statutory or other easement exists. However, where in existence, statutory easements provide these businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the Electricity Corporations (Restructuring and Disposal) Act 1999; section 48A of the Electricity Act 1996).

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

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

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



ANNEXURE 'B'

Product
Date/Time
Customer Reference
Order ID

Register Search (CT 6255/710)
26/09/2024 10:06AM
69007
20240926001984

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 6255 Folio 710

Parent Title(s) CT 5614/593
Creating Dealing(s) RTC 13534668
Title Issued 23/06/2021 Edition 2 Edition Issued 28/10/2021

Estate Type

FEE SIMPLE

Registered Proprietor

WANGLAR PTY. LTD. (ACN: 654 538 002)
OF 227 HUTT STREET ADELAIDE SA 5000

Description of Land

ALLOTMENT 701 DEPOSITED PLAN 126496
IN THE AREA NAMED CAMPBELLTOWN
HUNDRED OF ADELAIDE

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED B ON D126496 (RTC 13534668)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED C ON D126496 (RTC 13534668)

Schedule of Dealings

Dealing Number	Description
14202070	MORTGAGE TO SUNCORP-METWAY LTD. (ACN: 010 831 722)

Notations

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



Certificate of Title

Title Reference: CT 6255/710

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



Certificate of Title

Title Reference	CT 6255/710
Status	CURRENT
Easement	YES
Owner Number	71238374
Address for Notices	227 HUTT ST ADELAIDE, SA 5000
Area	290m ² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

WANGLAR PTY. LTD. (ACN: 654 538 002)
OF 227 HUTT STREET ADELAIDE SA 5000

Description of Land

ALLOTMENT 701 DEPOSITED PLAN 126496
IN THE AREA NAMED CAMPBELLTOWN
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 13636878
Dealing Date	18/10/2021
Sale Price	\$345,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14202070	SUNCORP-METWAY LTD. (ACN: 010 831 722)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1700003012	CURRENT	2B CYPRESS STREET, CAMPBELLTOWN, SA 5074

Notations

Dealings Affecting Title



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
26/09/2024 10:06AM
69007
20240926001984

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number 1700003012

Type Site & Capital Value

Date of Valuation 01/01/2024

Status CURRENT

Operative From 01/07/2021

Property Location 2B CYPRESS STREET, CAMPBELLTOWN, SA 5074

Local Government CAMPBELLTOWN

Owner Names WANGLAR PTY. LTD.

Owner Number 71238374

Address for Notices 227 HUTT ST ADELAIDE, SA 5000

Zone / Subzone GN - General Neighbourhood

Water Available Yes

Sewer Available Yes

Land Use 1100 - House

Description 6HDGALF

Local Government Description Residential

Parcels

Plan/Parcel	Title Reference(s)
D126496 ALLOTMENT 701	CT 6255/710

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$310,000	\$750,000			
Previous	\$310,000	\$400,000			

Building Details



Valuation Number	1700003012
Building Style	Conventional
Year Built	2022
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Colourbond
Equivalent Main Area	199 sqm
Number of Main Rooms	7

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

Property Interest Report

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

Title Reference	CT 6255/710	Reference No. 2609270
Registered Proprietors	WANGLAR PTY. LTD.	Prepared 26/09/2024 10:06
Address of Property	2B CYPRESS STREET, CAMPBELLTOWN, SA 5074	
Local Govt. Authority	THE CORPORATION OF THE CITY OF CAMPBELLTOWN	
Local Govt. Address	PO BOX 1 CAMPBELLTOWN SA 5074	

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

Table of Particulars

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

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

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

1. General

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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 <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed) | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
- [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 | <p>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.</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
 www.revenuesaonline.sa.gov.au</p> |
|-----|---------------------------------|--|

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.	<i>Fences Act 1975</i>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10.	<i>Fire and Emergency Services Act 2005</i>	
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.	<i>Food Act 2001</i>	
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.	<i>Ground Water (Qualco-Sunlands) Control Act 2000</i>	
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.	<i>Heritage Places Act 1993</i>	
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.	<i>Highways Act 1926</i>	
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.	<i>Housing Improvement Act 1940 (repealed)</i>	
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.	<i>Housing Improvement Act 2016</i>	

- | | | |
|------|--|--|
| 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>A Land Tax Certificate will be forwarded.
 If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</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
 www.revenuesaonline.sa.gov.au</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 | Transport Assessment Section within DIT has no record of any restriction affecting this title |
|------|--|---|

24. Mining Act 1971

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

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

25. *Native Vegetation Act 1991*

- | | | |
|------|--|--|
| 25.1 | Part 4 Division 1 - Heritage agreement | DEW Native Vegetation has no record of any agreement affecting this title

also

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

also

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

also

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

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

- | | | |
|-------|--|--|
| 26.1 | section 97 - Notice to pay levy in respect of costs of regional NRM board | The regional landscape board has no record of any notice affecting this title |
| 26.2 | section 123 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 26.3 | section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object | The regional landscape board has no record of any notice affecting this title |
| 26.4 | section 135 - Condition (that remains in force) of a permit | The regional landscape board has no record of any notice affecting this title |
| 26.5 | section 181 - Notice of instruction as to keeping or management of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 26.6 | section 183 - Notice to prepare an action plan for the destruction or control of animals or plants | The regional landscape board has no record of any notice affecting this title |
| 26.7 | section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve | The regional landscape board has no record of any notice affecting this title |
| 26.8 | section 187 - Notice requiring control or quarantine of animal or plant | The regional landscape board has no record of any notice affecting this title |
| 26.9 | section 193 - Protection order to secure compliance with specified provisions of the Act | The regional landscape board has no record of any order affecting this title |
| 26.10 | section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any order affecting this title |
| 26.11 | section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act | The regional landscape board has no record of any authorisation affecting this title |

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

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

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

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

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

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations 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 or phone PlanSA on 1800752664.

29.2	section 127 - Condition (that continues to apply) of a development authorisation <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	State Planning Commission in the Department for 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 | <i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 31.3 | <i>Public and Environmental Health (Waste Control) Regulations 2010</i> (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 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply |

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 | <p>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</p> <p>also</p> <p>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title</p> <p>also</p> <p>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.</p> <p>also</p> <p>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.</p> <p>also</p> <p>Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.</p> |
|------|---|---|

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

- 35.1

section 18 - Condition (that remains in force) of a permit

DEW has no record of any condition affecting this title
- 35.2

section 125 (or a corresponding previous enactment) - Notice to pay levy

DEW has no record of any notice affecting this title

36. Other charges

- 36.1

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

- | | | |
|-----|---|---|
| 1. | Particulars of transactions in last 12 months | Contact the vendor for these details |
| 2. | Particulars relating to community lot (including strata lot) or development lot | Enquire directly to the Secretary or Manager of the Community Corporation |
| 3. | Particulars relating to strata unit | Enquire directly to the Secretary or Manager of the Strata Corporation |
| 4. | Particulars of building indemnity insurance | Contact the vendor for these details
also
Contact the Local Government Authority |
| 5. | Particulars relating to asbestos at workplaces | Contact the vendor for these details |
| 6. | Particulars relating to aluminium composite panels | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details. |
| 7. | Particulars relating to court or tribunal process | Contact the vendor for these details |
| 8. | Particulars relating to land irrigated or drained under Irrigation Acts | SA Water will arrange for a response to this item where applicable |
| 9. | Particulars relating to environment protection | Contact the vendor for details of item 2
also
EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title
also
Contact the Local Government Authority for information relating to item 6 |
| 10. | Particulars relating to <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>) | The Dog Fence Board has no current interest in Dog Fence rates relating to this title. |
| 9. | Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 10. | Heritage Branch DEW (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 11. | Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title. |

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



**SECTION 7 STATEMENT
LOCAL GOVERNMENT ACT 1999
LAND AND BUSINESS (Sale and Conveyancing) ACT 1994**

Refer Enquiries: 8366 9222

ANNEXURE 'C'

Certificate Number: 1557/24

TO: Citi Form 1 Company
314 Morphett Street
ADELAIDE SA 5000

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

THE LAND:

Legal Description Allot 701 DP 126496 Vol 6255 Fol 710
Property Address 2B Cypress Street CAMPBELLTOWN SA 5074
Property Owners Wanglar Pty Ltd
Valuer Generals No. 1700003012

Property No. 131711 Bank Ref No. 419200

PART A: RATES, CHARGES AND GENERAL INFORMATION**RATES AND CHARGES INFORMATION**

Rates last declared on 02/07/2024.

Credit Brought Forward	(\$6478.70)
Rates for Current Year	\$1875.25
Payments	(\$1140.10)
BALANCE OUTSTANDING	(\$5743.55)

Street Numbering

Please note Council's official street number for this property is 2B Cypress Street CAMPBELLTOWN SA 5074.

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

I certify that to the best of my knowledge and belief the information provided above is correct.

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

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

AUTHORISED BY CAMPBELLTOWN COUNCIL**26/09/2024**

PART B: PARTICULARS AND INFORMATION ABOUT THE LAND

Development Act 1993	
Part 3—Development Plan	
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	N/A
Is the land situated in a designated State Heritage Area?	N/A
Is the land designated as a place of local heritage value?	N/A
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
If YES, state the name of the council:	
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 - Condition (that continues to apply) of a development authorisation	Nil
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):	See Attached PlanSA Report
Is the land situated in a designated State Heritage place?	No
Is the land designated as a place of local heritage value?	No
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	No declared trees Regulated/significant tree status unknown
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Refer to https://plan.sa.gov.au/have_your_say/code_amendments
Section 127 – Condition (that continues to apply) of a development authorisation	See Attached PlanSA Report
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil
Development Act 1993	
Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil
Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil

Section 55 - Order to remove or perform work	Nil
Section 56 - Notice to complete development	Nil
Section 57 - Land management agreement	Nil
Section 69 - Emergency order	Nil
Section 71 - Fire safety notice	Nil
Section 84 - Enforcement notice	Nil
Section 85(6), 85(10) or 106 - Enforcement order	Nil
Part 11 Division 2 - Proceedings	Nil
<i>Fire and Emergency Services Act 2005</i>	
Section 105F (or section 56 or 83 (repealed) - Notice of action required concerning flammable materials on land	Nil
<i>Food Act 2001</i>	
Section 44 - Improvement notice	Nil
Section 46 - Prohibition order	Nil
<i>Housing Improvement Act 1940</i>	
Section 23 - declaration that house is undesirable or unfit for human habitation	Nil
<i>Local Government Act 1934</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<i>Local Government Act 1999</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
<i>Local Nuisance and Litter Control Act 2016</i>	
Section 30 – Nuisance or litter abatement notice	Nil
<i>Planning, Development and Infrastructure Act 2016</i>	
Section 141 - Order to remove or perform work	Nil
Section 142 - Notice to complete development	Nil
Section 155 - Emergency order	Nil
Section 157 - Fire safety notice	Nil
Section 192 or 193 – Land management agreement	Nil
Section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	Nil
Section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 - Division 1 – Proceedings	Nil

Section 213 – Enforcement notice				Nil
Section 214(6), 214(10) or 222 – Enforcement order				Nil
Public and Environmental Health Act 1987 (repealed)				
Part 3 - Notice				Nil
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 - Condition (that continues to apply) of an approval				Nil
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)				Nil
South Australian Public Health Act 2011				
Section 92 - Notice				Nil
South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval				Nil
Other charges				
Charge of any kind affecting the land (not included in another item)				Nil
Further information held by councils				
Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993) or the Planning, Development and Infrastructure Act 2016?				Nil
BUILDING INDEMNITY INSURANCE				
Any approved building work undertaken on the property the subject of Building Indemnity Insurance.				
Approval No.	Insurer	Policy Number	Policy Issued	Builder

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

If “Yes”, please advise details NO



Data Extract for Section 7 search purposes

Valuation ID 1700003012

Data Extract Date: 26/09/2024

Parcel ID: D126496 A701

Certificate Title: CT6255/710

Property Address: 2B CYPRESS ST CAMPBELLTOWN SA 5074

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

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

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

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

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.

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

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.

Application ID: 22001581

Development Description: double storey detached dwelling with associated civil works, landscaping and fencing

Site Address: 2B CYPRESS ST CAMPBELLTOWN SA 5074

Development Authorisation: Planning Consent

Date of authorisation: 21 July 2022

Name of relevant authority that granted authorisation: City of Campbelltown

Condition 1

That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application number 22001581 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

Condition 2

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

Condition 3

The control, retention, detention and/or disposal of all stormwater from the building(s), the subject of this application shall be in accordance with the Siteworks and Drainage Plan by Herriot Consulting Engineers Job No. C2110-181 Rev. B with overflow directed to the street water table, unless otherwise approved by Council. Stormwater infrastructure and all stormwater connections internal and external to property boundaries shall be completed within two months of the first occupation of the dwelling and must be maintained in good working order at all times.

Condition 4

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

Condition 5

Landscaping consisting of grasses, groundcovers, shrubs and small trees shall be provided within areas not comprising driveways, parking and manoeuvring areas, paths and perimeter pavement (in accordance with the approved Plan/s hereby approved). All planting and landscaping must be completed within 9 months following the commencement of the use of this development and prior to the sale of the property. The landscaping must be maintained in good condition and any plants that become diseased or die must be replaced by suitable like species.

Condition 6

All upper level windows of the dwelling(s) herein approved (with the exception of the upper level windows facing the street) will be fitted with manufactured obscure glass to a minimum height of 1.5 metres above the upper floor level, such windows to be permanently fixed shut other than by a wind out mechanism (opening to no greater than 150mm) and hinged at the top or bottom of the window panel. The obscure glass must be fitted prior to commencement of use of the dwelling(s) and is to be maintained at all times.

Condition 7

The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application and be of a non reflective finish.

Development Authorisation: Building Consent

Date of authorisation: 5 August 2022

Name of relevant authority that granted authorisation: Salisbury Development Services

Condition 1

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

Associated Building Indemnity Insurance

Building Work: Double storey detached dwelling

Name(s) of person(s) insured: Lijum Wang

Name of Insurer: QBE

Insurance date of issue: 24/01/2022

Name of builder: Construction Servies Aust PL

Builder's licence number: U BLD8969

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 18 August 2022

Name of relevant authority that granted authorisation: City of Campbelltown

Land Management Agreement (LMA)

No



DECISION NOTIFICATION FORM

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

TO THE APPLICANT(S):

Name: Construction Services Australia
Postal address: 25 North Terrace Hackney SA 5069
Email: approvals@hickinbotham.com.au

IN REGARD TO:

Development application no.: 22001581	Lodged on: 25 Jan 2022
Nature of proposed development: double storey detached dwelling with associated civil works, landscaping and fencing	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 2B CYPRESS ST CAMPBELLTOWN SA 5074		
Title ref.: CT 6255/710	Plan Parcel: D126496 AL701	Council: CAMPBELLTOWN CITY COUNCIL

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	21 Jul 2022	7	0	Assessment Manager at City of Campbelltown
Building Consent	Granted	5 Aug 2022	1	0	Jeffrey Shillabeer - Salisbury Development Services - Building Level 1
Development Approval - Planning Consent; Building Consent	Granted	18 Aug 2022	8	0	City of Campbelltown

FROM THE RELEVANT AUTHORITY: Jeffrey Shillabeer - Salisbury Development Services - Building Level 1

Date: 2 Feb 2023

MINOR VARIATION TO PREVIOUS AUTHORISATION

Consent affected	Description of minor variation	Date minor variation endorsed*	Entity responsible for decision
Building Consent; Development Approval For: Planning Consent Building Consent	Minor Variation - Revised Wall Frame	13 Oct 2022	Salisbury Development Services; City of Campbelltown



Building Consent; Development Approval For: Planning Consent Building Consent	Minor variation - Updated framing details	2 Feb 2023	Salisbury Development Services; City of Campbelltown
Building Consent; Development Approval For: Planning Consent Building Consent	Minor variation - Updated framing details	23 Jan 2023	Salisbury Development Services; City of Campbelltown

** Date minor variation endorsed does not affect operative date of original consent.*

CONDITIONS

Planning Consent

Condition 1

That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application number 22001581 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

Condition 2

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

Condition 3

The control, retention, detention and/or disposal of all stormwater from the building(s), the subject of this application shall be in accordance with the Siteworks and Drainage Plan by Herriot Consulting Engineers Job No. C2110-181 Rev. B with overflow directed to the street water table, unless otherwise approved by Council. Stormwater infrastructure and all stormwater connections internal and external to property boundaries shall be completed within two months of the first occupation of the dwelling and must be maintained in good working order at all times.

Condition 4

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

Condition 5

Landscaping consisting of grasses, groundcovers, shrubs and small trees shall be provided within areas not comprising driveways, parking and manoeuvring areas, paths and perimeter pavement (in accordance with the approved Plan/s hereby approved). All planting and landscaping must be completed within 9 months following the commencement of the use of this development and prior to the sale of the property. The landscaping must be maintained in good condition and any plants that become diseased or die must be replaced by suitable like species.

Condition 6

All upper level windows of the dwelling(s) herein approved (with the exception of the upper level windows facing the street) will be fitted with manufactured obscure glass to a minimum height of 1.5 metres above the upper floor level, such windows to be permanently fixed shut other than by a wind out mechanism (opening to no greater than 150mm) and hinged at the top or bottom of the window panel. The obscure glass must be fitted prior to commencement of use of the dwelling(s) and is to be maintained at all times.

Condition 7

The external finishes to the building or structure herein approved shall be in accordance with the materials as specified in the application and be of a non reflective finish.

Building Consent

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

ADVISORY NOTES

Planning Consent

None

Building Consent

Advisory Note 1

Step 1 - Statement of Compliance

The Planning Development and Infrastructure Act requires that at the completion of the building work a "Statement of Compliance" shall be supplied to Council/Private Certifier signed by both the Licensed Builder and the Owner declaring that the building work carried out has been undertaken in accordance with the relevant approvals.

A statement pro-forma is included in the Development Approval Paperwork which may be used to submit to Council/Private Certifier via the Development Assessment Portal (DAP).

Should the building work be undertaken by an Owner Builder then the Statement shall be signed by a Building Works Supervisor or Private Certifier as well as the Owner.

Step 2 - Schedule of Essential Safety Provisions

Accompanying your Development Approval you will find a "Schedule of Essential Safety Provisions – Form 1" which outlines the essential safety provisions which are to be installed in the building.

Also enclosed is a "Certificate of Compliance with Essential Safety Provisions - Form 2" which **must** be signed by the relevant person/s responsible for the various essential safety provision installations and submitted to Council/Private Certifier via the Development Assessment Portal (DAP).

Step 3 - Certificate of Occupancy

The building **MUST NOT** be **OCCUPIED** in whole or in part until a Certificate of Occupancy has been issued by Council.

The Applicant, Owner or licenced builder **MUST** make application for the Certificate of Occupancy when the building is completed by submitting a statement from an appropriately qualified person to the relevant authority (council or Private Certifier) and paying the relevant fee. This Statement must comprise of a suitably completed completion statement and form 2.

Please note it is an offence under the Planning Development and Infrastructure Act to occupy, or allow a building to be occupied without a valid "Certificate of Occupancy".

If relevant, Certificate of Compliance with Essential Safety Provisions - Form 2 must also be submitted with the statement prior to the issuing of the Certificate of Occupancy please refer to the Development Application Portal for further advice.

Step 4 - Certificate of Compliance with maintenance procedures for Essential Safety Provisions

In certain circumstances at the time of approval you will have also been provided with a "Certificate of Compliance with maintenance procedures for Essential Safety Provisions – Form 3". This form is to be completed and supplied to the relevant Council **at the beginning of each calendar year** by the owner of the building.

Advisory Note 2

Prefabricated timber roof trusses are manufactured to engineering standards and are designed for normal roof, ceiling and wind loads to suit specific jobs and conditions and do not include allowances for special loads such as solar units, water heaters, air conditioning, household storage, future building alterations / additions and attachments such as carports, verandahs, pergolas etc. Further advice must be sought from the truss designer / fabricator prior to construction.

Prefabricated timber roof trusses should not be unloaded on site unless there is a (level) area provided for their satisfactory storage. Trusses when stored on the job site should be placed on timber bearers clear off the ground and in a flat position to avoid distortion.

Any damaged trusses should be reported immediately and not repaired on site without approval of the truss fabricator. Where it is likely that the trusses will be stored on site for an extended period of time before erection, adequate provision should be made to protect them with a protective covering against the effects of the weather.

Prefabricated timber roof trusses are designed for specific loading, geometry and support conditions. Under no circumstances should truss timber members be cut, removed or trusses be modified in any way to permit the installation of building services without prior approval of the truss fabricator.

Variations to the original truss design / details submitted and granted Development Approval must be referred to the relevant authority (Council or Private Certifier) for approval prior to installation.

Advisory Note 3

A statement shall be supplied to Council/Private Certifier by the **Owner** of the land on which the building work is carried out or, the responsible **Licensed Builder**, at the completion of the building work.

A statement pro-forma is included in the Development Approval Paperwork which may be used to submit to Council/Private Certifier via the Development Assessment Portal (DAP).

This statement shall be signed by the relevant persons and shall declare that the building work carried out is in accordance with the relevant approvals.

Should the building work be undertaken by an Owner Builder, then the Statement shall be signed by a Building Works Supervisor or Private Certifier in addition to the Owners, it's recommended that the owner builder engage a supervisor prior to the commencement of any works.

A Certificate of Occupancy may be required for this development. Upon receipt of the statement and the conclusions of any required inspections, the relevant authority if required, will grant a Certificate of Occupancy in relation to the works stating that the dwelling is suitable for occupation. Please contact the relevant authority for further advice.

Note: Part A of the Builders Written Statement needs to be signed by the licensed building work contractor who has carried out the relevant work or who was in charge of carrying out the relevant work to which the statement relates or if there is no such licensed building work contractor – a registered building work supervisor or a private certifier.

*The building **MUST NOT** be **OCCUPIED** in whole or in part until a Certificate of Occupancy has been issued by the relevant authority.*

Advisory Note 4

Where the building work or excavation is deemed to affect the stability of adjoining land or premises, Regulation 63 of the *Planning, Development and Infrastructure (General) Regulations* require the building owner must give 28 days notice to the adjoining land owner before any building work is commenced.

The building owner must take such precautions as may be prescribed to protect the affected land or premises.

CONTACT DETAILS OF CONSENT AUTHORITIES

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

Name: Salisbury Development Services	Type of consent: Building
Telephone: 0884068219	Email: SDS@salisbury.sa.gov.au
Postal address: 34 Church Street, Salisbury SA 5108	

BUILDING CLASSIFICATION/S

Essential safety provisions apply: No

Building work Double storey detached dwelling

Building Classification	Approved number of occupants
10A - Open or private garage, shed etc	N/A
10B - Fence, mast, Antenna, swimming pool	N/A
1A - Detached house/ Fire separated attached dwelling	N/A

CERTIFICATE OF BUILDING INDEMNITY INSURANCE

Domestic building work must not commence before a copy of the certificate of Building Indemnity Insurance has been lodged with the relevant authority. If not already lodged, you must lodge the required certificate of insurance before notice is given of intended commencement of building work (regulation 36).

Building work Double storey detached dwelling

Certificate of Building Indemnity Insurance received: Yes

REQUIRED NOTIFICATIONS

You are advised that notice and/or documentation must be provided to council when the following stages of building work are reached (regulation 93):

Building work Double storey detached dwelling

- Commencement of Building work (1 business day's notice)
- Completion of footing prior to pouring concrete (1 business day's notice)
- Completion of framing prior to lining (1 business day's notice)
- Completion of Building work (1 business day's notice)
- Completion of Statement of Compliance and other documents required to be provided at the completion of building work (1 business day's notice)

Note regulation 57(7) allows the relevant authority issuing the notice to specify any additional stage of building work for which notice must be given to the council under regulation 93.

Where a building certifier is issuing the building consent the use of this regulation is to inform the council of stages of work when a notification should be provided and an inspection may occur at the council's discretion. If applicable, notifications specified under 57(7) are therefore intended to be in addition to mandatory notifications and any notifications specified by council under 93(1)(b) or (c) when issuing the final Development Approval.

To submit the requested notifications, log in to the SA planning portal and select **Submit mandatory building notifications**.

STATEMENT OF COMPLIANCE

A Statement of Compliance is required at the completion of all building work, except in respect of a Class 10 building other than a swimming pool or private bushfire shelter.

Building Work Double storey detached dwelling

(Not required)

A blank copy of the Statement of Compliance is available on the SA planning portal. The Statement of Compliance and other required documents may be uploaded to the SA planning portal on completion.

BUILDING OCCUPATION/COMPLETION

Building work Double storey detached dwelling

Building classification 10A - Open or private garage, shed etc

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: No

Building classification 10B - Fence, mast, Antenna, swimming pool

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: No

Building classification 1A - Detached house/ Fire separated attached dwelling

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: Yes

The Certificate of Occupancy will be issued by: The building certifier

Note section 152 of the Act and regulation 103, requires a Certificate of Occupancy to be issued before a building can be occupied, except in respect of a Class 10 building under the Building Code (regulation 103(1)).

Note, despite a YES being indicated above, a Certificate of Occupancy is not required for a Class 1a building if this building is completed between 1 July 2021 and 31 December 2023 (inclusive). Completion of a building will be signalled by the receipt of the Statement of Compliance required for that building, or the final Statement of Compliance where multiple statements are required.

Section 152(2) of the Act states that 'A certificate of occupancy will be issued by council', noting that section 154 allows a building certifier to exercise this power should they elect to, where either: the building is owned occupied by the Crown or an agency or instrumentality of the Crown; or if they issued the building rules consent for that building.

The authority above – either building certifier or council – will therefore be responsible for issuing this Certificate following receipt of the Statement of Compliance and other documentation as required to provide assurance that the building is suitable for occupation.

Note the default authority for issuing this Certificate remains the council, should there be no building certifier or if the certifier elects not to issue this Certificate, noting that a council may still elect not to issue a certificate, if the council is not satisfied the building is suitable for occupation under section 152(6) of the Act.

Contact details for the purposes of this notification

Name City of Campbelltown

Email devadmin@campbelltown.sa.gov.au

Phone 08 8366 9222

Notifications may also be provided via the SA planning portal.

Building Indemnity Insurance
Certificate of Insurance

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



Policy Number 620076465BWI-399

LIJUN WANG
C/- S SAMS - HICKINBOTHAM
25 NORTH TERRACE HACKNEY 5069

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

Account Number
62BWOAMPS
Date Issued
24/01/2022

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At	LOT 701, CYPRESS STREET CAMPBELLTOWN SA 5074
Carried Out By	BUILDER CONSTRUCTION SERVICES AUST PL ABN: 99 007 641 787
Declared Contract Price	\$313,445.00
Contract Date	26/10/2021
Builders Registration No.	UBLD8969
Building Owner / Beneficiary	LIJUN WANG

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

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

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

ANNEXURE 'D'



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: 2609270

DATE OF ISSUE

26/09/2024

CITI FORM 1 SERVICES PTY LTD
314 MORPHETT STREET
ADELAIDE SA 5000

ENQUIRIES:

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

OWNERSHIP NUMBER		OWNERSHIP NAME		
71238374		WANGLAR PTY. LTD.		
PROPERTY DESCRIPTION				
2B CYPRESS ST / CAMPBELLTOWN SA 5074				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	(A "+" indicates multiple titles)			
			R4	RE
1700003012	CT 6255/710	\$750,000.00	1.000	0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	282.60
FINANCIAL YEAR		- REMISSION	\$	174.00
2024-2025		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	0.00
		= <u>AMOUNT PAYABLE</u>	\$	158.60

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

25/12/2024



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

71238374

OWNERSHIP NAME

WANGLAR PTY. LTD.

ASSESSMENT NUMBER

1700003012

AMOUNT PAYABLE

\$158.60

AGENT NUMBER

100030823

AGENT NAME

CITI FORM 1 SERVICES PTY LTD

EXPIRY DATE

25/12/2024

+80013463770022> +001571+ <0551020920> <0000015860> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

ANNEXURE 'E'



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: 2609270

DATE OF ISSUE

26/09/2024

CITI FORM 1 SERVICES PTY LTD
314 MORPHETT STREET
ADELAIDE SA 5000

ENQUIRIES:

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

OWNERSHIP NAME

WANGLAR PTY. LTD. & ANR

FINANCIAL YEAR

2024-2025

PROPERTY DESCRIPTION

2B CYPRESS ST / CAMPBELLTOWN SA 5074

ASSESSMENT NUMBER

1700003012

TITLE REF.

(A "+" indicates multiple titles)

CT 6255/710

TAXABLE SITE VALUE

\$310,000.00

AREA

0.0290 HA

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

CURRENT TAX	\$	1,550.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	3,446.76			
- PAYMENTS	\$	0.00			
= <u>AMOUNT PAYABLE</u>	\$	4,996.76			

Please Note:

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

ON OR BEFORE

25/12/2024



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

OWNERSHIP NUMBER

T1062177

OWNERSHIP NAME

WANGLAR PTY. LTD. & ANR

ASSESSMENT NUMBER

1700003012

AMOUNT PAYABLE

\$4,996.76

AGENT NUMBER

100030823

AGENT NAME

CITI FORM 1 SERVICES PTY LTD

PAYABLE ON OR BEFORE

25/12/2024

+80013463760012> +000927+ <0551214235> <0000499676> +444+

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



ANNEXURE 'F'

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
17 00003 01 2	CT6255710	26/9/2024	8557	2609270

CITI FORM 1 SERVICES PTY LTD
 314 MORPHETT ST
 ADELAIDE SA 5000
 helenw.suntide@gmail.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: WANGLAR PTY. LTD.
 Location: 2B CYPRESS ST CAMPBELLTOWN LT701 D126496
 Description: 6HDGALF Capital \$ 750 000
 Value:
 Rating: Residential

Periodic charges

Raised in current years to 30/9/2024

			\$
	Arrears as at: 30/6/2024	:	221.30CR
Water main available:	1/7/2021	Water rates	: 78.60
Sewer main available:	1/7/2021	Sewer rates	: 116.63
		Water use	: 15.40
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 0.00
		Goods and Services Tax	: 0.00
		Amount paid	: 250.00CR
		Balance outstanding	: 260.67CR

Degree of concession: 00.00%
 Recovery action taken: ACCOUNT SENT

Next quarterly charges: Water supply: 78.60 Sewer: 116.63 Bill: 4/12/2024

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

The last Water Use Year ended on 28/05/2024.

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

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:
WANGLAR PTY. LTD.

Water & Sewer Account
Acct. No.: 17 00003 01 2

Amount: _____

Address:
2B CYPRESS ST CAMPBELLTOWN LT701
D126496

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1700003012



Biller code: 8888
Ref: 1700003012

Telephone and Internet Banking — BPAY®

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



Paying online

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



Paying by phone

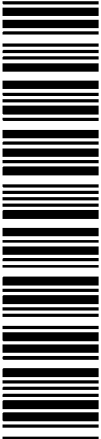
Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 1700003012



Government of
South Australia

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

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au

PURPOSE:		DIVISION	AREA NAME:		CAMPBELLTOWN	APPROVED:		<div></div> <div>D126496</div>	
MAP REF:		6628/39/L	COUNCIL:		THE CORPORATION OF THE CITY OF CAMPBELLTOWN	DEPOSITED:		SHEET 1 OF 2	
LAST PLAN:			DEVELOPMENT NO:		170/D152/20/001/61684	10/06/2021		106436_text_01_v04_Version_4	
AGENT DETAILS:		STATE SURVEYS PTY LTD 465B SOUTH ROAD KESWICK SA 5035 PH: 82932939 FAX: 82932949		SURVEYORS CERTIFICATION:		I RUHI AFNAN , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by a person other than a licensed surveyor under my personal supervision and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 4th day of January 2021 22nd day of March 2021 Ruhi Afnan Licensed Surveyor			
AGENT CODE:		SSU9							
REFERENCE:		20448							
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN
CT	5614	593		ALLOTMENT(S)	17	D	7087	ADELAIDE	REFERENCE NUMBER
OTHER TITLES AFFECTED:									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF		CREATION	
EXISTING	702	LONG	EASEMENT(S)	A		THE MINISTER FOR INFRASTRUCTURE		T 2003002	
NEW	701	SHORT	EASEMENT(S)	B	PARTY WALL RIGHTS	C			
NEW	702	SHORT	EASEMENT(S)	C	PARTY WALL RIGHTS	B			
ANNOTATIONS:									
PARTY WALL IS UNOCCUPIED NO OCCUPATION ON THE SUBJECT LAND BOUNDARIES UNLESS SHOWN OTHERWISE									
ANNEXURE 'G'									

D126496

SHEET 2 OF 2

106436_pland_1_V01_Version_4

BEARING DATUM: MGA 2020 ZONE 54
DERIVATION: PSM 6628/29175 - 6628/32678

TOTAL AREA:

REFERENCE MARKS

CNR	BEARING	FROM	DIST	PSM NO
1	206°20'30"	PM FD	2.13	6628/32678
2	246°58'	PSM FD	16.73	6628/29175
3	26°19'	PSM FD	2.14	6628/17653

STATE SURVEYS PTY LTD
465 South Road, Keswick SA 5035
Phone 8293 2939 Fax 8293 2949
planning@statesurveys.com.au

REFERENCE: 20448

VERSION: 18/01/2021 DRAWN: ADL

