

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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:

Dewan Housing Solution Pty. Ltd. (ACN: 673 761 530)

Address:

8 Morrell Street

Allenby Gardens SA 5009

4 Vendor's registered agent:

Steve Krause

Address:

74 Brighton Road

Glenelg East SA 5045

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]

Certificate of title - Volume: 5241 Folio: 983

26 Condada Avenue, Park Holme SA 5043

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:
74 Brighton Road, Glenelg East SA 5045
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
steve@magain.com.au
(being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:
74 Brighton Road Glenelg East SA 5045

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

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

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

5 - Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

I I/We	Pradeep K Dewan
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of	8 Morrell Street
	Allenby Gardens SA 5009

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

Date: []
Signed []

Part D - Certificate with respect to prescribed inquiries by registered agent

(section 9)

To the purchaser:

I, [] Steve Krause []

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:

Date: []
Signed: []

By: Vendor's agent
 Purchaser's agent
 Person Authorised to act on behalf of Vendor's agent
 Person Authorised to act on behalf of Purchaser's agent

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

Note-

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

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

- (a) there is an attachment to this statement and -
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
- (b) the mortgage, charge or prescribed encumbrance -
 - (i) is 1 of the following items in the table:
 - (A) under the heading 1. General -
 - 1.1 Mortgage of land
 - 1.4 Lease, agreement for lease, tenancy agreement or licence
 - 1.5 Caveat
 - 1.6 Lien or notice of a lien
 - (B) under the heading 36. Other charges -
 - 36.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1

Column 2

Column 3

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

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.]

Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
- (c) the heading "6. Repealed Act conditions" and item 6.1; and

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]

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

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

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

1. General

1.1 Mortgage of land

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

Is this item applicable?

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

Yes

Are there attachments?

Yes

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

Certificate of title - Volume: 5241 Folio: 983

Number of mortgage (if registered):

14425832

Name of mortgagee:

Commonwealth Bank of Australia (ACN: 123 123 124)

1.2 Easement

(whether over the land or annexed to the land)

Note - "Easement" includes rights of way and party wall rights

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

Is this item applicable?

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

Are there attachments?

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

Property Interest Report

<input checked="" type="checkbox"/>	No
<input type="checkbox"/>	Yes

Description of land subject to easement:

Portion of the land in Certificate of title - Volume: 5241 Folio: 983
26 Condada Avenue, Park Holme SA 5043

Nature of easement:

Statutory Easement to SA Power Networks (including those related to gas, water and sewage) may exist

Are you aware of any encroachment on the easement?

No

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

<input type="checkbox"/>	
<input type="checkbox"/>	

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

1.4 Lease, agreement for lease, tenancy agreement or licence	Is this item applicable? <input type="checkbox"/>
Will this be discharged or satisfied prior to or at settlement? <input type="checkbox"/>	
Are there attachments?	
(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.)	
If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
Name of parties:	
[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]	
Period of lease, agreement for lease etc:	
From <input type="text"/>	
to <input type="text"/>	
Amount of rent or licence fee:	
\$ <input type="text"/> per <input type="text"/> (period)	
Is the lease, agreement for lease etc in writing?	
<input type="checkbox"/>	
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:	
<input type="text"/>	
(b) the outstanding amounts due (including any interest or penalty):	
<input type="text"/>	

5. Development Act 1993 (repealed)

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

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

Is this item applicable?

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

Are there attachments?

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

Council Search, development approval: 100/1996/932, 100/1998/1525, 100/2006/320 and 100/2002/2183

Condition(s) of authorisation:

Development approval: 100/1996/932

Development description: Garage Building classification - 10A

Date of decision: 13/9/96

Development approval: 100/1998/1525

Development description: Carport Building classification - 10A

Date of decision: 6/11/1998

Development approval: 100/2006/320

Development description: Fence (all or part masonry)

Date of decision: 11/05/2006

Development approval: 100/2002/2183

Development description: Single Storey Addition to existing Dwelling and Verandah

Date of decision: 6/02/2003

<input checked="" type="checkbox"/>
No
Yes

<p>5.2 section 50(1) Requirement to vest land in a council or the Crown to be held as open space</p>	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? <input type="checkbox"/></p> <p>Are there attachments? <input type="checkbox"/></p> <p>If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars): <input type="text"/></p>
<p>Date requirement given: <input type="text"/></p>	
<p>Name of body giving requirement: <input type="text"/></p>	
<p>Nature of requirement: <input type="text"/></p>	
<p>Contribution payable (if any): <input type="text"/> \$</p>	
<p>5.3 section 50(2) Agreement to vest land in a council or the Crown to be held as open space</p>	
<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? <input type="checkbox"/></p> <p>Are there attachments? <input type="checkbox"/></p> <p>If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars): <input type="text"/></p>	
<p>Date of agreement: <input type="text"/></p>	
<p>Names of parties: <input type="text"/></p>	
<p>Terms of agreement: <input type="text"/></p>	
<p>Contribution payable (if any): <input type="text"/> \$</p>	
<p>5.4 section 55 Order to remove or perform work</p>	
<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? <input type="checkbox"/></p> <p>Are there attachments? <input type="checkbox"/></p> <p>If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars): <input type="text"/></p>	
<p>Date of order: <input type="text"/></p>	
<p>Terms of order: <input type="text"/></p>	
<p>Building work (if any) required to be carried out: <input type="text"/></p>	
<p>Amount payable (if any): <input type="text"/> \$</p>	

5.5 section 56 Notice to complete development

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

\$

5.6 section 57 Land management agreement

Is this item applicable?

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

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?

Are there attachments?

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

Date of notice:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

5.8 section 69-Emergency order

Is this item applicable?

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

\$

5.9 section 71-Firesafety 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):

\$

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 of notice given:

5.10 section 84-Enforcement notice
(continued)

Name of relevant authority giving notice:

[Redacted]

Nature of directions contained in notice:

[Redacted]

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

[Redacted]

Amount payable (if any):

\$ [Redacted]

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

Is this item applicable?

[Redacted]

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

[Redacted]

Are there attachments?

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

[Redacted]

Date order made:

[Redacted]

Name of court that made order:

[Redacted]

Action number:

[Redacted]

Names of parties:

[Redacted]

Terms of order:

[Redacted]

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

[Redacted]

5.12 Part 11 Division 2 Proceedings

Is this item applicable?

[Redacted]

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

[Redacted]

Are there attachments?

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

[Redacted]

Date of commencement of proceedings:

[Redacted]

Date of determination or order (if any):

[Redacted]

Terms of determination or order (if any):

[Redacted]

6. Repealed Act conditions

7. Emergency Services Funding Act 1998

<p>7.1 section 16- Notice to pay levy</p>	<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 style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>Certificate of Emergency Services Levy Payable</p> </div> <p>Date of notice:</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p>16-01-2025</p> </div> <p>Amount of levy payable:</p> <div style="border: 1px solid black; padding: 5px;"> <p>\$0.00</p> </div>	<input checked="" type="checkbox"/> <input type="checkbox"/> Yes <input type="checkbox"/> Yes
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19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

Is this item applicable?

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

Are there attachments?

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

Certificate of Land Tax Payable

Date of notice, order or demand:

16/01/2025

Amount payable (as stated in the notice):

\$0.00

DRAFT

21. Local Government Act 1999

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

Is this item applicable?

Yes

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

Yes

Are there attachments?

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

Local Government Search - rates page

Date of notice, order etc:

17/01/2025

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

City of Marion

Land subject thereto:

Certificate of title - Volume: 5241 Folio: 983
26 Condada Avenue, Park Holme SA 5043

Nature of requirements contained in notice, order etc:

General rates 2024/2025 Financial Year

Time for carrying out requirements:

Refer to Local Government rates search

Amount payable (if any):

\$0.00

29. Planning, Development and Infrastructure Act 2016

29.1	Part 5 - Planning and Design Code	Is this item applicable? <input checked="" type="checkbox"/> Will this be discharged or satisfied prior to or at settlement? <input type="checkbox"/> Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Property Interest report, Local Government Search and Data extract for section 7 search purposes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
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 style="border: 1px solid black; padding: 10px; text-align: center;"><p>Zones: General Neighbourhood (GN) Subzones: No Zoning overlays: See attached Data extract for section 7 search purposes</p><p style="font-size: 100px; color: red; opacity: 0.5;">DRAFT</p></div>			
Is there a State heritage place on the land or is the land situated in a State heritage area? <input type="checkbox"/> Is the land designated as a local heritage place? <input type="checkbox"/> 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? <input type="checkbox"/> Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? <input checked="" type="checkbox"/>			

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

29.4	section 140 - Notice requesting access	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
		Are there attachments?	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Date of notice:	
		Name of person requesting access:	
		Reason for which access is sought (as stated in the notice):	
		Activity of work to be carried out:	
29.5	section 141 - Order to remove or perform work	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>
		Are there attachments?	<input type="checkbox"/>
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
		Date of order:	
		Terms of order:	
		Building work (if any) required to be carried out:	
		Amount payable (if any):	

29.6	section 142 - Notice to complete development	Is this item applicable? <input type="checkbox"/>
Will this be discharged or satisfied prior to or at settlement? <input type="checkbox"/>		
Are there attachments?		
If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <div style="border: 1px solid black; height: 40px; margin-top: 10px;"></div>		
Date of notice:		
Requirements of notice:		
Building work (if any) required to be carried out:		
Amount payable (if any):		
29.7 section 155 - Emergency order		
Is this item applicable? <input type="checkbox"/>		
Will this be discharged or satisfied prior to or at settlement? <input type="checkbox"/>		
Are there attachments?		
If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <div style="border: 1px solid black; height: 40px; margin-top: 10px;"></div>		
Date of order:		
Name of authorised officer who made order:		
Name of authority that appointed the authorised officer:		
Nature of order:		
Amount payable (if any):		

29.8 section 157 - Fire safety notice **Is this item applicable?**

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

Are there attachments?

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement **Is this item applicable?**

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	Is this item applicable?	<input type="checkbox"/>		
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>		
		Are there attachments?	<input type="checkbox"/>		
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	<input type="checkbox"/>		
<p>Date requirement given:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>					
<p>Name of body giving requirement:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>					
<p>Nature of requirement:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>					
<p>Contribution payable (if any):</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>					
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	Is this item applicable?	<input type="checkbox"/>		
		Will this be discharged or satisfied prior to or at settlement?	<input type="checkbox"/>		
		Are there attachments?	<input type="checkbox"/>		
		If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	<input type="checkbox"/>		
		<p>Date of agreement:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>			
		<p>Names of parties:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>			
		<p>Terms of agreement:</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>			
		<p>Contribution payable (if any):</p> <div style="border: 1px solid black; height: 40px; width: 100%;"></div>			

29.12 Part 16 Division 1- Proceedings

Is this item applicable?

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213- Enforcement notice

Is this item applicable?

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

Is this item applicable?

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

Are there attachments?

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

34. Water Industry Act 2012

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

Is this item applicable?

Yes

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

Yes

Are there attachments?

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

SA Water Certificate

Date of notice or order:

16/01/2025

Name or person or body who served notice or order:

South Australian Water Corporation

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

\$12.02CR

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

Payment of SA Water rates and charges

Schedule - Division 2 - Other particulars

(section 7(1)(b))

Particulars of transactions in last 12 months

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

- (a) obtained title to the land; or
- (b) obtained an option to purchase the land; or
- (c) entered into a contract to purchase the land (whether on the vendor's own behalf or on behalf of another),

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

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

Dewan Housing Solution Pty. Ltd. (ACN: 673 761 530) of 8 Morrell Street, Allenby Gardens SA 5009
AND
Jacqueline Sandra Norman of 26 Condada Avenue, Park Holme SA 5043

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

Dealing Reference: Transfer (T) 14425831
Dealing Date: 13/12/2024

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

Sale Price: \$1,525,000
Sale Type: Full Value / Consideration and while of land

The above particulars must be provided for each transaction.

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

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

Buyers information notice

Prescribed notice to be given to purchaser

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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.

Land and Business (Sale and Conveyancing) Act 1994 - section 24B

Land and Business (Sale and Conveyancing) Regulations 2010 - regulation 21

Warning notice

Financial and investment advice

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following;

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must:

- a) **in the case of oral advice** - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "I am legally required to give you this warning"; or
- b) **in the case of written advice** - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.





Certificate of Title - Volume 5241 Folio 983

Parent Title(s) CT 2024/72

Creating Dealing(s) CONVERTED TITLE

Title Issued 17/01/1995 Edition 8

Edition Issued 18/12/2024

Estate Type

FEE SIMPLE

Registered Proprietor

DEWAN HOUSING SOLUTION PTY. LTD. (ACN: 673 761 530)
OF 8 MORRELL STREET ALLENBY GARDENS SA 5009

Description of Land

ALLOTMENT 139 DEPOSITED PLAN 2289
IN THE AREA NAMED PARK HOLME
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14425832	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

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



CONDADA AV.

DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION

Certificate of Title

Title Reference: CT 5241/983

Status: CURRENT

Edition: 8

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
13/12/2024	18/12/2024	14425830	DISCHARGE OF MORTGAGE	REGISTERED
13/12/2024	18/12/2024	14425831	TRANSFER	REGISTERED
13/12/2024	18/12/2024	14425832	MORTGAGE	REGISTERED

Data Available - Dealings completed since 18/10/2024 and unregistered Dealings

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference: CT 5241/983
Status: CURRENT
Parent Title(s): CT 2024/72
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 17/01/1995
Edition: 8

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
13/12/2024	18/12/2024	14425832	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
13/12/2024	18/12/2024	14425831	TRANSFER	REGISTERED	DEWAN HOUSING SOLUTION PTY. LTD. (ACN: 673 761 530)
13/12/2024	18/12/2024	14425830	DISCHARGE OF MORTGAGE	REGISTERED	11923551
18/04/2013	01/05/2013	11923551	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
18/04/2013	01/05/2013	11923550	DISCHARGE OF MORTGAGE	REGISTERED	10676393
04/04/2007	08/05/2007	10676393	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
04/04/2007	08/05/2007	10676392	TRANSFER	REGISTERED	JACQUELINE SANDRA NORMAN
04/04/2007	08/05/2007	10676391	DISCHARGE OF MORTGAGE	REGISTERED	10322678
14/10/2005	31/10/2005	10322678	MORTGAGE	REGISTERED	PERPETUAL TRUSTEES VICTORIA LTD. (ACN: 004 027 258)
12/10/2005	31/10/2005	10322677	TRANSFER	REGISTERED	BENJAMIN MARC NORMAN, JACQUELINE SANDRA NORMAN
12/10/2005	31/10/2005	10322676	DISCHARGE OF MORTGAGE	REGISTERED	8141028 8710537
02/07/1999	15/07/1999	8710537	MORTGAGE	REGISTERED	ST.GEORGE BANK LTD. (ACN: 055 513 070)
05/07/1996	23/07/1996	8141028	MORTGAGE	REGISTERED	BANK OF SOUTH AUSTRALIA LTD.
05/07/1996	23/07/1996	8141027	TRANSFER	REGISTERED	KEVIN JOHN WARNER

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
05/07/1996	23/07/1996	8141026	DISCHARGE OF MORTGAGE	REGISTERED	6347535 7838731
06/12/1994	07/02/1995	7838731	MORTGAGE	REGISTERED	ADELAIDE BANK LTD. (ACN: 061 461 550)
06/12/1994	07/02/1995	7838730	DISCHARGE OF MORTGAGE	REGISTERED	7450117
15/02/1993	22/03/1993	7450117	MORTGAGE	REGISTERED	
30/04/1987	01/06/1987	6347535	MORTGAGE	REGISTERED	

DRAFT

Certificate of Title

Title Reference	CT 5241/983
Status	CURRENT
Easement	NO
Owner Number	71328070
Address for Notices	8 MORRELL ST ALLENBY GARDENS, SA 5009
Area	800m ² (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

DEWAN HOUSING SOLUTION PTY. LTD. (ACN: 673 761 530)
OF 8 MORRELL STREET ALLENBY GARDENS SA 5009

Description of Land

ALLOTMENT 139 DEPOSITED PLAN 2289
IN THE AREA NAMED PARK HOLME
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 14425831
Dealing Date	13/12/2024
Sale Price	\$1,525,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14425832	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1011587008	CURRENT	26 CONDADA AVENUE, PARK HOLME, SA 5043

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1011587008
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/1966
Property Location	26 CONDADA AVENUE, PARK HOLME, SA 5043
Local Government	MARION
Owner Names	DEWAN HOUSING SOLUTION PTY. LTD.
Owner Number	71328070
Address for Notices	8 MORRELL ST ALLENBY GARDENS, SA 5009
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	8H DIG CP P
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D2289 ALLOTMENT 139	CT 5241/983

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$670,000	\$980,000			
Previous	\$630,000	\$890,000			

Building Details

Valuation Number	1011587008
Building Style	Conventional
Year Built	1956
Building Condition	Good
Wall Construction	Stone; Freestone
Roof Construction	Galvanised Iron
Equivalent Main Area	216 sqm
Number of Main Rooms	8

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

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Property Interest Report

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

Title Reference	CT 5241/983	Reference No. 2640281
Registered Proprietors	DEWAN HOUSING SOLUTION PTY. LTD.	Prepared 16/01/2025 09:25
Address of Property	26 CONDADA AVENUE, PARK HOLME, SA 5043	
Local Govt. Authority	THE CORPORATION OF THE CITY OF MARION	
Local Govt. Address	PO BOX 21 OAKLANDS PARK SA 5046	

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

Table of Particulars

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

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

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

1. General

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. Burial and Cremation Act 2013

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

4. Crown Rates and Taxes Recovery Act 1945

4.1 section 5 - Notice requiring payment

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

5. Development Act 1993 (repealed)

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

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

7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.
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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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

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

Act

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

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

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

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

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

19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax
A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au

20. Local Government Act 1934 (repealed)

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

21. Local Government Act 1999

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

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

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

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

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

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

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

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

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

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

25. Native Vegetation Act 1991

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

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

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

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

26. Natural Resources Management Act 2004 (repealed)

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

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

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

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

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

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

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

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

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

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

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

27. Outback Communities (Administration and Management) Act 2009

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

28. *Phylloxera and Grape Industry Act 1995*

28.1 section 23(1) - Notice of contribution payable

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

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

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

also

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

also

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

also

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

also

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

also

Code Amendment

Lot 51 and 52 (86-88) Morphett Road - South Australian Jockey Club Incorporated (SAJC) are proposing to rezone approximately 1.5 hectares of land at 86-88 Morphett Rd Glengowrie, from the Recreation Zone to the Urban Neighbourhood Zone. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone 1800752664.

Code Amendment

Southern Suburbs Residential Policy – Marion Council is seeking to rezone land across Darlington, Hallett Cove, Marino, O'Halloran Hill, Seacliff Park, Seacombe Heights, Seaview Downs, Sheidow Park and Trott Park (the Affected Area), to provide a consistent policy approach to sloping land that facilitates opportunity for subdivision and redevelopment where appropriate. 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

Centre Zone Adjustment - Marion Council seeks to align the most appropriate zone and policy to each affected site and existing land use, to enable/support more efficient and effective future planning outcomes. 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

Morphettville/Glengowrie Horse Related Activities - Marion Council is proposing to amend the planning policy relating to land located adjacent the Morphettville

Racecourse on the southern side of Bray Street in Morphettville and the western side of Morphett Road in Glengowrie. 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 1800 752 664.

Code Amendment

Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.

Code Amendment

Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.

29.2	section 127 - Condition (that continues to apply) of a development authorisation <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
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31. *Public and Environmental Health Act 1987 (repealed)*

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

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

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

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

34. Water Industry Act 2012

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

also

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

also

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

also

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

also

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

35. Water Resources Act 1997 (repealed)

35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title

35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

36. Other charges

36.1 Charge of any kind affecting the land (not included in another item) Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

The following additional information is provided for your information only.

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

DRAFT

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Regulations



Certificate No: **65**

Date: **Friday, 17 January 2025**

Receipt No:

Reference No:

Fax No:

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600
F (08) 8375 6699
E council@marion.sa.gov.au

Schreiber Conveyancing Pty Ltd
37 John Street
SALISBURY SA 5108

CERTIFICATE

Section 187 of the Local Government Act

Assessment Number: **226043**

Valuer General No.: **1011587008**

Property Description: **Lot: 139 DP: 2289 CT: 5241/983**

Property Address: **26 Condada Avenue PARK HOLME 5043**

Owner: **Dewan Housing Solution Pty Ltd**

Additional Information:

I certify in terms of Section 187 of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:

Rates/Natural Resources Levy:	Total
Rates for the current year (includes Regional Landscape Levy)	\$ 2,494.62
Overdue/Arrears	\$ 0.00
Interest	\$ 0.00
Adjustments	-\$ 0.02
Legal Fees	\$ 0.00
Less Payments Received	-\$ 2,494.60
Less Capping Rebate (if applicable)	\$ 0.00
Less Council Rebate	\$ 0.00
Debtor: Monies outstanding (which are a charge on the land) in addition to Rates due	\$ 0.00
Total Outstanding	
\$ 0.00	

Please be advised: The first instalment is due **2nd September 2024** with four quarterly instalments falling due on 02/09/2024, 02/12/2024, 03/03/2025 and 02/06/2025. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

Please phone the Rates Dept on 8375 6600 prior to settlement to ascertain the exact balance of rates payable including fines if applicable.

BPAY Details for Council Rates:

Biller Code: **9613**

Reference Number: Assessment Number as above

CERTIFICATE

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

Schreiber Conveyancing Pty Ltd

37 John Street

SALISBURY SA 5108

Assessment No: **226043**

Certificate of Title: **Lot: 139 DP: 2289 CT: 5241/983**

Property Address: **26 Condada Avenue PARK HOLME 5043**

Owner: **Dewan Housing Solution Pty Ltd**

Prescribed information statement in accordance with Section 7 of the Land and Business (Sale and Conveyancing) Act 1994:

Development Act 1993 (repealed)	
section 42— Condition (that continues to apply) of a development authorisation?	100/1996/932 100/1998/1525 100/2006/320 100/2002/2183
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

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code	Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Click the link to check if a Code Amendment applies: Code Amendment Map Viewer
	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 Data Extract
	Is there a State heritage place on the land or is the land situated in a State heritage area?	
	Is the land designated as a local heritage place?	
	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?	
section 127—Condition (that continues to apply) of a development authorisation		
section 192 or 193—Land management agreement		
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 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
<i>Repealed Act conditions</i>	
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)	Nil
<i>Fire and Emergency Services Act 2005</i>	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
<i>Food Act 2001</i>	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
<i>Housing Improvement Act 1940 (repealed)</i>	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
<i>Local Government Act 1934 (repealed)</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>Land Acquisition Act 1969</i>	
section 10—Notice of intention to acquire	Nil
<i>Public and Environmental Health Act 1987 (repealed)</i>	

Part 3—Notice	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i>	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i>	Nil
South Australian Public Health Act 2011	
section 92—Notice	Nil
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval</i>	Nil
Particulars of building indemnity insurance	Unknown

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

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

Note—

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

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

It should be noted that—

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

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

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

I, Kellie Parker, Administration Officer of the City of Marion certify that the information provided in these responses is correct.

Sign:

Parker

Date: Friday, 17 January 2025

**DEVELOPMENT ACT, 1993
DECISION NOTIFICATION FORM**

FOR DEVELOPMENT APPLICATION NO. 100/960932

Page: 1

Dated: 02/09/96
Registered: 02/09/96

TO: K J WARNER
26 CONDADA AVENUE
PARK HOLME 5043

LOCATION OF PROPOSED DEVELOPMENT: 26 CONDADA AVENUE PARK HOLME BEING LOT 139 CONTAINED IN DP2289

NATURE OF PROPOSED DEVELOPMENT: GARAGE BUILDING CLASSIFICATION -10A

IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT :-

This is not a Development Approval. Provisional Development Plan consent only has been granted. You must not start any site works or building work or change the use of the land until you have made an application for and received notification of a Development Approval in writing from the Council. There are rights of appeal. Refer to important information on the back of this form.

PROVISIONAL DEVELOPMENT PLAN CONSENT HAS BEEN GRANTED SUBJECT TO COMPLIANCE WITH THE APPROVED PLANS AND DETAILS AND THE FOLLOWING CONDITION(S) :-

1. All development is to be established in strict accordance with the plans and details received 2 September 1996.
2. The domestic outbuilding herein granted consent shall not be used for human habitation nor for any use which is not reasonably incidental to the use of the land for residential purposes.
3. The garage shall be painted a colour compatible with and complementary to the external finish of the main or existing dwelling.
4. Stormwater shall be drained to the street water table.

Reasons for Conditions

To ensure adequate compliance with the provisions of the Development Act, 1993.

Date of Decision: 13/19/96

Signed  Authorised officer

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

DEVELOPMENT ACT, 1993
DECISION NOTIFICATION FORM

Page: 1

FOR DEVELOPMENT APPLICATION NO. 100/981525

Dated: 30/10/98

Registered: 30/10/98

TO: K WARNER
26 CONDADA AVE
PARK HOLME 5043E

LOCATION OF
PROPOSED
DEVELOPMENT: 26 CONDADA AVE
PARK HOLME
BEING LOT 139 CONTAINED IN DP2289

NATURE OF
PROPOSED
DEVELOPMENT: CARPORT
BUILDING CLASSIFICATION - 10A

IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT :-

No work can commence on the proposed development unless it is in strict compliance with the approved plans and details and any conditions of approval which are set out below. There are rights of appeal. Refer to important information on the back of this form.

DEVELOPMENT APPROVAL IS GRANTED SUBJECT TO COMPLIANCE WITH THE FOLLOWING
CONDITION(S) :-

1. All development is to be established in strict accordance with the plans and details dated/received 2 November 1998.
2. Stormwater shall be drained to the street water table.

Reasons for Conditions

To ensure adequate compliance with the provisions of the Development Act, 1993.

Date of Decision: 6/11/1998

Signed *J. Sotiroski* Authorised officer

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM



ADMINISTRATION CENTRE:
245 STURT ROAD
STURT S.A. 5047

POSTAL ADDRESS
P.O. BOX 21
OAKLANDS PARK S.A. 5046

OFFICE HOURS:
MONDAY TO FRIDAY
8.30A.M. TO 5.00P.M.
TELEPHONE (08) 8375 6000
FACSIMILE (08) 8375 6619
EMAIL: council@marion.sa.gov.au

DECISION NOTIFICATION FORM DEVELOPMENT ACT 1993

DEVELOPMENT APPROVAL

DEVELOPMENT APPLICATION NO. 100/2002/2183

No work can commence on the development unless a Development Approval has been obtained

Dated: 18/11/2002
Registered: 19/11/2002

TO:	Kevin Warner 26 CONDADA AVENUE PARKHOLME SA 5043
LOCATION OF PROPOSED DEVELOPMENT:	26 CONDADA AVENUE PARK HOLME 5043 LOT: 139 DP: 2289 CT: 5241/983
NATURE OF PROPOSED DEVELOPMENT:	Single Storey Addition to existing Dwelling and Verandah

In respect of this proposed development you are informed that:

NATURE OF DECISION	Is a Consent Required?	Consent Granted or Refused	Date of Decision	Number of Conditions
Provisional Development Plan Consent (Land Use)	Yes	Granted	6/02/2003	4
Provisional Building Rules Consent	Yes	Granted	6/02/2003	7
Other	No		-	-
DEVELOPMENT APPROVAL	Yes	Granted	6/02/2003	9

The building classification under the Building Code is: 1A & 10A

The development must be in strict compliance with the plans, details and conditions of approval as detailed on the following page(s)

Date of Decision: 6/02/2003

Signed: <i>AJ</i>	Authorised Officer
Date:	Allan Johansson 6 / 2 / 2003	

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Page 1 of 3



ADMINISTRATION CENTRE:
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OAKLANDS PARK S.A. 5046

OFFICE HOURS
MONDAY TO FRIDAY
8.30A.M. TO 5.00P.M.

TELEPHONE (08) 8375 6600
FACSIMILE (08) 8376 6899
EMAIL: council@marion.sa.gov.au

DECISION NOTIFICATION FORM

DEVELOPMENT ACT 1993

DEVELOPMENT APPROVAL

DEVELOPMENT APPLICATION NO. 100/2002/2183

No work can commence on the development unless a Development Approval has been obtained

Dated: 18/11/2002
Registered: 19/11/2002

CONDITIONS OF APPROVAL

Planning Conditions

- (1) Stormwater shall be drained in an approved manner to the satisfaction of Council incorporating a stormwater detention tank(s) on the subject site at the applicant's cost in accordance with the Council criteria attached hereto.*
*Attachments:
 - "Stormwater Management Policy"
 - "Stormwater Detention and Drainage Calculations"
 - "Detention Tank" model illustration.
- (2) Establishment of Development
All development is to be established in strict accordance with the plans and details dated as received 19/11/2002.

Building Conditions

- (1) Licensed Builder- Regulation 83AB - Notice of Completion
The Licensed Builder on completion of building work shall supply a statement to Council. The statement shall be signed by the licensed builder and shall declare that the building work carried out is in accordance with the relevant approvals.
- (2) Notice to Council - Development Act, 1993 - Regulation 74
The OWNER is required to give Council ONE BUSINESS DAYS notice of the following stages of building work:
 - a) prior to the placement of any concrete for footings or other structural purposes.
Note: Where an engineer carries out an inspection Council will also require a copy of the inspection certificate; and
 - b) at the completion of wall and roof frames prior to the fixing of any internal linings.
- (3) Laundry wet area floor grades shall comply with Part 3.8.1 of the Building Code of Australia.
- (4) Should the study be used as a bedroom area, then complying smoke alarm protection shall be provided in accordance with Part 3.7.2 of the Building Code of Australia.

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Page 2 of 3



CITY OF
MARION

ADMINISTRATION CENTRE:
245 STURT ROAD
STURT S.A. 5047

POSTAL ADDRESS
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OAKLANDS PARK S.A. 5046

OFFICE HOURS:
MONDAY TO FRIDAY
8.30A.M. TO 5.00P.M.

TELEPHONE (08) 8376 5000
FACSIMILE (08) 8375 6991
EMAIL council@marion.sa.gov.au

DECISION NOTIFICATION FORM DEVELOPMENT ACT 1993

DEVELOPMENT APPROVAL

DEVELOPMENT APPLICATION NO. 100/2002/2183

No work can commence on the development unless a Development Approval has been obtained

Dated: 19/11/2002
Registered: 19/11/2002

- (5) Fire protection at the laundry boundary wall shall comply with Part 3.7.1 of the Building Code of Australia. Gaps between brickwork wall and non-combustible roof shall be provided with non-combustible mineral fibre insulation in accordance with Figure 3.7.1.3 (b).
- (6) Top of paving and also ground level shall be at least 75mm below the masonry damp-proof course in accordance with Part 3.3.4.5 of the B.C.A.
- (7) Hip rafters and also collar ties shall be in accordance with Aust Std 1684.

NOTES:

- (1) Boundary Notice

It is your responsibility to ensure that the proposed building work is correctly sited with respect to the property boundaries of the subject land.

If you intend to build on a boundary, then it is strongly recommended that a boundary survey be undertaken before work commences. You should also note that, if you need to obtain access through the adjoining property in constructing the boundary wall, then you will need to obtain the prior permission of the adjoining owner(s).

Reasons for Conditions

To ensure adequate compliance with the provisions of the Development Act, 1993.

cc B & S CONSTRUCTIONS, 23 SALTBUSSH AVENUE, CHRISTIES BEACH SA 5164.

Signed:

Authorised Officer

Date:

6 / 2 / 2003

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

Page 3 of 3



ADMINISTRATION CENTRE:
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FACSIMILE (08) 8375 6699
EMAIL council@marion.sa.gov.au
www.marion.sa.gov.au

DECISION NOTIFICATION FORM

DEVELOPMENT ACT 1993

DEVELOPMENT APPLICATION NUMBER: 100/320/2006
DATED: 17/02/2006
REGISTERED ON: 17/02/2006

TO: Stonehenge Garden Products
11 Seaford Road
Seaford Meadows SA 5169

LOCATION OF PROPOSED DEVELOPMENT

26 Condada Avenue Park Holme 5043
LOT: 139 DP: 2289 CT: 5241/983

DESCRIPTION OF PROPOSED DEVELOPMENT

Fence (all or part masonry)

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	DATE OF DECISION	NUMBER OF CONDITIONS
Provisional Development Plan Consent	Granted	29/03/2006	2
Provisional Building Rules Consent	Granted (by Council)	11/05/2006	2
DEVELOPMENT APPROVAL	Granted	11/05/2006	4

The building classification under the Building Code is Class 10B.

Conditions imposed on this consent and the reasons for imposing those conditions are set out in the attached sheet(s). Important information that may affect this consent can also be found under 'NOTES' and on the back of this sheet.



ADMINISTRATION CENTRE:
245 STURT ROAD
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TELEPHONE (08) 8375 6600
FACSIMILE (08) 8375 6699
EMAIL council@marion.sa.gov.au
www.marion.sa.gov.au

DEVELOPMENT APPLICATION NUMBER:

100/320/2006

APPLICANT:

Stonehenge Garden Products

LOCATION:

26 Condada Avenue Park Holme 5043

DESCRIPTION OF DEVELOPMENT:

LOT: 139 DP: 2289 CT: 5241/983

DECISION:

Fence (all or part masonry)

DATE OF DECISION:

Development Approval Granted

11/05/2006

PROVISIONAL DEVELOPMENT PLAN CONSENT

GRANTED

Reasons For Decision:

Consent is granted as the proposed development is considered to accord sufficiently with the provisions of the Development Plan.

The following conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Objectives and Principles of Development Control applicable to such a use in the locality.

Conditions of Consent:

- (1) The development shall proceed in accordance with the plans and details submitted with and forming part of Development Application No.100/320/2006 except when varied by the following conditions of consent.
- (2) The proposed fence shall be located no closer than four (4) metres from the intersection of the eastern and southern boundaries.

PROVISIONAL BUILDING RULES CONSENT

GRANTED

Conditions of Consent:

- (1) The strip footing to be provided under the total lengths of wall between end pillars shall be 450mm wide by 500mm deep with 4N12 bars top and bottom and W7 ligatures at 1000 centres.
- (2) The footing shall be deepened under the pillars to 0.75m deep minimum for a length 450mm.



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FACSIMILE (08) 8375 6699
EMAIL: council@marion.sa.gov.au
www.marion.sa.gov.au

NOTES:

General:

nil

Appeal Rights:

(1) If you are not satisfied with this decision, there may be a right of appeal to you. Applicants have the right to appeal against a refusal or the imposition of any conditions or requirements on any consent issued, unless the application was for a non-complying kind of development. An appeal by an applicant must be lodged within two (2) months of receiving notice of the decision. Where Category Three public notification was involved, persons who lodged written representations during the formal consultation period, have the right to appeal against any decision made on that application. An appeal by a third party must be lodged within fifteen (15) business days of the date of the decision. All appeals are lodged with the Environment, Resources and Development Court, Sir Samuel Way Building, Victoria Square, Adelaide, telephone: 8204 0300.

Approval Timeframes:

(1) The proposed development must:

- be substantially commenced within twelve months from the date full Development Approval is granted; and
- be completed within three years of full Development Approval being granted noting that the operative date of any consent or approval, is subject to any appeal where applicable being finally determined.

Signed:	 Stephen Zillante Authorised Officer
Date:	11/05/2006

Cc:

B M & J S Norman
26 Condada Avenue
Park Holme SA 5043



Data Extract for Section 7 search purposes

Valuation ID 1011587008

Data Extract Date: 17/01/2025

Parcel ID: D2289 AL139

Certificate Title: CT5241/983

Property Address: 26 CONDADA AV PARK HOLME SA 5043

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 15 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.

Building Near Airfields

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

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.

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No



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:

2640281

THE TRUSTEE FOR SHAW CONVEYANCING TRU
SCHREIBER CONVEYANCING
POST OFFICE BOX 893
SALISBURY SA 5108

DATE OF ISSUE

16/01/2025

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME			
14277713	J S NORMAN			
PROPERTY DESCRIPTION				
26 CONDADA AVE / PARK HOLME SA 5043 / LT 139				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
1011587008	CT 5241/983	\$980,000.00	R4 1.000	RE 0.400
LEVY DETAILS:				
FINANCIAL YEAR				
2024-2025				
		FIXED CHARGE	\$ 50.00	
		+ VARIABLE CHARGE	\$ 369.25	
		- REMISSION	\$ 227.35	
		- CONCESSION	\$ 0.00	
		+ ARREARS / - PAYMENTS	\$ -191.90	
		= AMOUNT PAYABLE	\$ 0.00	

Please Note:

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

EXPIRY DATE

16/04/2025



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

www.revenuesaonline.sa.gov.au

OR

By Post to:

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No:

2640281

DATE OF ISSUE

16/01/2025

ENQUIRIES:

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

THE TRUSTEE FOR SHAW CONVEYANCING TRU
SCHREIBER CONVEYANCING
POST OFFICE BOX 893
SALISBURY SA 5108

OWNERSHIP NAME
J S NORMAN

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION

26 CONDADA AVE / PARK HOLME SA 5043 / LT 139

ASSESSMENT NUMBER
1011587008

TITLE REF.
(A "+" indicates multiple titles)
CT 5241/983

TAXABLE SITE VALUE
\$670,000.00

AREA
0.0800 HA

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

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

Please Note:

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

ON OR BEFORE 16/04/2025

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



**Government of
South Australia**



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

www.revenuesaonline.sa.gov.au

OR

By Post to:

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Account Number **10 11587 00 8** L.T.O Reference **CT5241983** Date of issue **16/1/2025** Agent No. **350** Receipt No. **2640281**

SCHREIBER CONVEYANCING
37 JOHN ST
SALISBURY SA 5108
admin@schreiberconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: DEWAN HOUSING SOLUTION PTY.
Location: 26 CONDADA AVE PARK HOLME LT 139
Description: 8H DIG CP PER **Capital Value:** ~~\$ 980 000~~
Rating: Residential

Periodic charges

Raised in current years to 31/12/2024

	Arrears as at: 30/6/2024	:	\$
Water main available: 1/6/1966	Water rates	:	157.20
Sewer main available: 1/7/1966	Sewer rates	:	304.78
	Water use	:	129.12
	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	:	603.12CR
	Balance outstanding	:	12.02CR

Degree of concession: 00.00%

Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 78.60 Sewer: 152.39 Bill: 29/1/2025

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

The last Water Use Year ended on 23/04/2024.

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.



Government of
South Australia

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

I300 SA WATER
(I300 729 283)
ABN 69 336 525 019
sawater.com.au

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

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

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

DRAFT



**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

South Australian Water Corporation

Name:
DEWAN HOUSING SOLUTION PTY.

Water & Sewer Account
Acct. No.: **10 11587 00 8**

Amount: _____

Address:
26 CONDADA AVE PARK HOLME LT 139

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 1011587008

Biller code: 8888
Ref: 1011587008

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: 1011587008



**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