

Property Interest Report

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

Title Reference	CT 6163/782	Reference No. 2148692
Registered Proprietors	L*ZHAO	Prepared 02/12/2020 11:42
Address of Property	Unit 1, 118 CROSS ROAD, HIGHGATE, SA 5063	
Local Govt. Authority	THE CORPORATION OF THE CITY OF UNLEY	
Local Govt. Address	PO BOX 1 UNLEY SA 5061	

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

Table of Particulars

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

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

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

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| 1.1 | Mortgage of land | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)
Note--"Easement" includes rights of way and party wall rights | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) | Refer to the Certificate of Title
also
Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |

2. *Aboriginal Heritage Act 1988*

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|-----|--|--|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC 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 an area surrounding a site | Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any direction affecting this title |
| 2.3 | Part 3 Division 6 - Aboriginal heritage agreement | Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any agreement affecting this title

also
Refer to the Certificate of Title |

3. *Crown Rates and Taxes Recovery Act 1945*

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|-----|--------------------------------------|--|
| 3.1 | section 5 - Notice requiring payment | Land Administration Branch in DEWNR has no record of any notice affecting this title |
|-----|--------------------------------------|--|

4. *Development Act 1993*

4.1 Part 3 - Development Plan

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

also

Heritage Branch in DEWNR 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

Contact the Local Government Authority for other details that might apply on any Development Plan Amendment Reports

also

Department of Planning, Transport and Infrastructure has no record of a Ministerial Development Plan Amendment affecting this title

The Minister is proposing to revoke all Development Plans within South Australia and replace them with the Planning and Design Code (the Code). The Code is the cornerstone of South Australia's new planning system, and will become the single source of planning policy for assessing development applications across the state. The Code will replace all South Australian Development Plans.

The purpose of this is to make the planning process quicker, simpler and more equitable than ever before, affording South Australians greater access to planning information that is consistent and clear. This in turn will help the community to navigate the planning system when building a house, developing a business, or progressing large commercial developments.

Phase 1 and 2 of the Code cover the outback regions and the majority of Regional Councils. Implementation for these phases was completed on 31 July 2020. The content of these phases is applicable to Regional Councils that do not incorporate a town or settlement with a population of more than 10,000 people, where limited urban policy would apply, with the exception of Kangaroo Island and Copper Coast which have been moved to Phase 3.

Phase 3 is applicable to Greater Adelaide Councils and Regional Councils that incorporate a town or settlement with a population over 10,000 people where urban policy would apply. Phase 3 is anticipated to come into effect in early 2021.

Through this transitional period planning zone information should be verified as to application under the *Development Act 1993* and the *Planning, Development and Infrastructure Act 2016*.

Further information on the Code is available on the SA Planning Portal.

www.saplanningportal.sa.gov.au/planning_reforms/new_planning_tools/planning_and_design_code

Or call 1800 752 664 (Option 4): Planning Reform and Rezoning.

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

State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure 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

4.3	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure 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
4.4	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure 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
4.5	section 55 - Order to remove or perform work	State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
4.6	section 56 - Notice to complete development	State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
4.7	section 57 - Land management agreement	Refer to the Certificate of Title
4.8	section 60 - Notice of intention by building owner	Contact the vendor for these details
4.9	section 69 - Emergency order	State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
4.10	section 71 - Fire safety notice	Building Fire Safety Committee in the Department of Planning, Transport and Infrastructure has no record of any notice affecting this title
4.11	section 84 - Enforcement notice	State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure 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
4.12	section 85(6), 85(10) or 106 - Enforcement order	State Commission Assessment Panel in the Department of Planning, Transport and Infrastructure 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
4.13	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply also Contact the vendor for these details

5. Repealed Act conditions

5.1	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 Commission Assessment Panel in the Department of Planning, Transport and Infrastructure 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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6. *Emergency Services Funding Act 1998*

- 6.1 section 16 - Notice to pay levy

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

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

7. *Environment Protection Act 1993*

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|------|---|---|
| 7.1 | 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 |
| 7.2 | 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 |
| 7.3 | 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 |
| 7.4 | 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 |
| 7.5 | 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 |
| 7.6 | 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 |
| 7.7 | 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 |
| 7.8 | 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 |
| 7.9 | 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 |
| 7.10 | 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 |

8. *Fences Act 1975*

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| 8.1 | section 5 - Notice of intention to perform fencing work | Contact the vendor for these details |
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9. *Fire and Emergency Services Act 2005*

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|-----|---|---|
| 9.1 | 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 |
|-----|---|---|

10. *Food Act 2001*

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|------|---------------------------------|--|
| 10.1 | section 44 - Improvement notice | Public Health in DH has no record of any notice or direction affecting this title
also
Contact the Local Government Authority for other details that might apply |
| 10.2 | section 46 - Prohibition order | Public Health in DH has no record of any order or direction affecting this title
also
Contact the Local Government Authority for other details that might apply |

11. *Fruit and Plant Protection Act 1992 (repealed)*

11.1	section 14 or 15 - Notice or order concerning disease	Land & Biodiversity Services in DEWNR has no record of any notice or order affecting this title also Plant Health in PIRSA has no record of any notice or order affecting this title
12.	<i>Ground Water (Qualco-Sunlands) Control Act 2000</i>	
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	Resource Allocation in DEWNR has no record of any notice affecting this title
13.	<i>Heritage Places Act 1993</i>	
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEWNR has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEWNR has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEWNR has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEWNR 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 DEWNR has no record of any "No development" order affecting this title
14.	<i>Highways Act 1926</i>	
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Services Division in DPTI will respond with details that may be relevant to this item
15.	<i>Housing Improvement Act 1940</i>	
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority in Housing SA in DCSI has no record of any notice or declaration affecting this title
16.	<i>Land Acquisition Act 1969</i>	
16.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire
17.	<i>Land Tax Act 1936</i>	
17.1	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
18.	<i>Local Government Act 1934</i>	
18.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
19.	<i>Local Government Act 1999</i>	
19.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
20.	<i>Metropolitan Adelaide Road Widening Plan Act 1972</i>	

20.1 section 6 - Restriction on building work

Transport Services Division in DPTI will respond with details that may be relevant to this item

21. Mining Act 1971

21.1 Mining tenement (other than an exploration licence)

Mineral Tenements in PIRSA has no record of any mining tenement affecting this title

21.2 section 9AA - Agreement or order to waive exemption from mining operations

Contact the vendor for these details

21.3 section 58(a) or 59(8)(b) - Agreement authorising mining operator to enter land or use declared equipment on land

Contact the vendor for these details

21.4 section 61 - Agreement or order to pay compensation for mining operations

Contact the vendor for these details

21.5 Proclamation with respect to a private mine

Mineral Tenements in PIRSA has no record of any proclamation affecting this title

22. Native Vegetation Act 1991

22.1 Part 4 Division 1 - Heritage agreement

Native Vegetation & Biodiversity Management Unit in DEWNR has no record of any agreement affecting this title

also

Refer to the Certificate of Title

22.2 Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation

Native Vegetation & Biodiversity Management Unit in DEWNR has no record of any refusal or condition affecting this title

23. Natural Resources Management Act 2004

23.1 section 97 - Notice to pay levy in respect of costs of regional NRM board

Regional NRM board has no record of any notice affecting this title

23.2 section 105 - Notice to pay levy in respect of right to take water or taking of water

Customer & Corporate Services in DEWNR has no record of any notice affecting this title

23.3 section 115 - Notice declaring a penalty

Regional NRM board has no record of any notice affecting this title

23.4 section 123 - Notice to prepare an action plan for compliance with general statutory duty

Regional NRM board has no record of any notice affecting this title

also

DEWNR has no record of any notice affecting this title

23.5 section 130 - Notice to rectify effects of unauthorised activity

Regional NRM board has no record of any notice affecting this title

also

DEWNR has no record of any notice affecting this title

23.6 section 131 - Notice to maintain watercourse or lake in good condition

Regional NRM board has no record of any notice affecting this title

also

DEWNR has no record of any notice affecting this title

23.7 section 132 - Notice restricting the taking of water or directing action in relation to the taking of water

DEWNR has no record of any notice affecting this title

23.8 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object

DEWNR has no record of any notice affecting this title

23.9 section 135 - Condition (that remains in force) of a permit

Regional NRM board has no record of any notice affecting this title

also

Resource Allocation in DEWNR has no record of any notice affecting this title

23.10	section 145 - Notice to take remedial or other action in relation to a well	Regional NRM board has no record of any notice affecting this title
23.11	section 181 - Notice of instruction as to keeping or management of animal or plant	Regional NRM board has no record of any notice affecting this title
23.12	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	Regional NRM board has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
23.13	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	Regional NRM board has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
23.14	section 187 - Notice requiring control or quarantine of animal or plant	Regional NRM board has no record of any notice affecting this title also Contact the Local Government Authority for other details that might apply
23.15	section 193 - Protection order to secure compliance with specified provisions of the Act	Regional NRM board has no record of any order affecting this title
23.16	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	Regional NRM board has no record of any order affecting this title
23.17	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	Regional NRM board has no record of any authorisation affecting this title

24. *Phylloxera and Grape Industry Act 1995*

24.1	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
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25. *Plant Health Act 2009*

25.1	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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26. *Public and Environmental Health Act 1987 (repealed)*

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

27. *Sewerage Act 1929 (repealed)*

27.1	Notice, order or demand for payment of sewerage rates, other amounts payable or other requirements made under the Act	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
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28. *South Australian Public Health Act 2011*

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|------|---|--|
| 28.1 | section 66 - Direction or requirement to avert spread of disease | Public Health in DH has no record of any direction or requirement affecting this title |
| 28.2 | section 92 - Notice | Public Health in DH has no record of any notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 28.3 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval | Public Health in DH has no record of any condition affecting this title

also

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

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

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|------|---|---|
| 29.1 | section 23 - Notice of contribution payable | Infrastructure and Business in DEWNR has no record of any notice affecting this title |
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30. *Water Industry Act 2012*

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|------|---|--|
| 30.1 | 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 DSD 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. |
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31. *Water Resources Act 1997*

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|------|--|--|
| 31.1 | section 18 (repealed) - Condition (that remains in force) of a permit | Customer & Corporate Services in DEWNR has no record of any condition affecting this title |
| 31.2 | section 125 (or a corresponding previous enactment) - Notice to pay levy | Customer & Corporate Services in DEWNR has no record of any notice affecting this title |

32. *Waterworks Act 1932 (repealed)*

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|------|--|---|
| 32.1 | Notice, order or demand for payment of water rates, other amounts payable or other requirements made under the Act | 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 |
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33. *Other charges*

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|------|--|---|
| 33.1 | 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 |
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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 court or tribunal process | Contact the vendor for these details |
| 7. Particulars relating to land irrigated or drained under Irrigation Acts | SA Water will arrange for a response to this item where applicable |
| 8. 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 |
| 9. Particulars relating to <i>Livestock Act, 1997</i> | Animal Health in PIRSA has no record of any notice or order affecting this title |

Additional Information

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

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| 1. Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. State Commission Assessment Panel refusal | No recorded State Commission Assessment Panel 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 in DPC has no record affecting this title |
| 8. Gravesites (<i>Burial and Cremation Act 2013</i>) | Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title
also contact the vendor for these details |
| 9. Dog Fence (<i>Dog Fence Act 1946</i>) | Dog Fence Board has no current record of Dog Fence rates relating to this title |
| 10. Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 11. Heritage Branch DEWNR (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEWNR has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 12. Health Protection Programs – Department for Health and Ageing | Health Protection Programs in the Department for Health and Ageing 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 Infrastructure - Building Restrictions and Statutory Easements

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 DMITRE for further details.

Statutory easements

Separate from the above restrictions, South Australia's electricity supply and transmission businesses have statutory easements over land where part of the electricity distribution or transmission system was on, above or under the land as at particular dates specified by legislation. This notice does not necessarily imply that any statutory or other easement exists. However, where in existence, statutory easements provide these businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the *Electricity Corporations (Restructuring and Disposal) Act 1999*; section 48A of the *Electricity Act 1996*).

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

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

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

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.

Development Act 1993/Planning, Development and Infrastructure Act 2016

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

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

If you have any questions regarding the notice in the PIR/Form 1 please email: DIT.LandBoundaries@sa.gov.au, or further information about ACP can be found on the Plan SA website:

https://plan.sa.gov.au/our_planning_system/programs_and_initiatives/aluminium_composite_panel_audit

Natural Resources Management Act 2004

Water Resources Management - Taking of underground water

Under the provisions of the *Natural Resources Management Act 2004*, 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 contact the Department on the telephone number 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 Specifications for well construction, modification and abandonment in South Australia

Further information may be obtained by contacting the Department of Water, Land and Biodiversity Conservation, Level 1 Grenfell Centre, 25 Grenfell Street, Adelaide or on telephone 8463 6898.

Orig. **TG 12395525**12:43 11-Sep-2015
1 of 1LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA**GRANT OF EASEMENT**

FORM APPROVED BY THE REGISTRAR-GENERAL

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RevNetID/PRA Bundle No.:	<u>YL 133393119</u>
Orig/Copy	<u>Orig</u> of with <u>0</u> copies
Consideration/Value/Security:	\$ <u>—</u>
SA Proportion (if applicable):	\$ <u>—</u>
SD: \$	<u>1</u> LTO Fees: \$ <u>—</u>
Int: \$	<u>—</u> Pen/Add Tax: \$ <u>—</u>
Signature:	<u>[Signature]</u> Date: <u>10/9/15</u>

BELOW THIS LINE FOR AGENT USE ONLYCERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

Registered Conveyancer

Mark Anthony Psarros

2 NEW C.T. TO ISSUE

1. For Lot 1 in C2818 TO4 WITHIN EASEMENT
2. For Lot 2 in C2818 SUB TO WITHIN EASEMENT

F E E	R.G.O.	POST	NEW C.T.
-------------	--------	------	----------

AGENT CODE

Lodged by: PSARROS & ALLEN

PSAL 67 ✓

Correction to: PSARROS & ALLEN

PSAL 67 ✓

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

1. CT 6135/143 ✓
2. CT 6135/142 ✓
3. _____
4. _____

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

1. LOT 1 IN C2818 TO4 WITHIN EASEMENT
2. LOT 2 IN C2818 SUB TO WITHIN EASEMENT
3. _____
4. _____

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

ITEM(S)	AGENT CODE
New CT's	GALI 32 ✓

2	NEW CERTIFICATE(S) OF TITLE TO ISSUE AS PER INSTRUCTIONS
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CORRECTION	PASSED J.I.
REGISTERED <u>30/09/2015</u> <u>[Signature]</u> pro REGISTRAR-GENERAL SOUTH AUSTRALIA	

DATED 10th September 2015 ✓

EXECUTION (GRANTOR)

J. Starke ✓
Signature of GRANTOR

[Signature] ✓
Signature of WITNESS - Signed in my presence by the GRANTOR
who is either personally known to me or has satisfied me as to his identity*

Annette Giannopoulos
Print Full Name of Witness

130 Franklin St Adelaide 5000 ✓
Address of Witness

82310044
Business Hours Telephone Number

ACCEPTANCE (GRANTEE)

The within grant is hereby accepted

J. Starke ✓
Signature of GRANTEE

[Signature] ✓
Signature of WITNESS - Signed in my presence by the GRANTEE
who is either personally known to me or has satisfied me as to his identity.*

Annette Giannopoulos
Print Full Name of Witness

130 Franklin St Adelaide 5000 ✓
Address of Witness

82310044 ✓
Business Hours Telephone Number

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

HERE SET FORTH THE
RIGHTS AND LIBERTIES
BEING CREATED.
DEFINE PRECISELY

An easement for eaves and gutters over that portion of land maked "A" in ^{LOT} ~~allotment~~
2 in FX 250376 being portion ~~of the whole~~ of the land comprised
in Certificate of Title Volume 6135 Folio 143 ✓

TO BE HELD APPURTENANT TO:-

HERE SET FORTH
APPURTENANCE.
DEFINE PRECISELY

The whole of the land comprised in Certificate of Title Volume 6135 Folio 142 ✓

GRANT OF EASEMENT

(Pursuant to Section 96 of the Real Property Act 1886)

CERTIFICATE(S) OF TITLES OVER WHICH RIGHTS AND LIBERTIES ARE BEING GRANTED

The whole of the land comprised in Certificate of Title Volume 6135 Folio 143 ✓

ESTATE AND INTEREST

FEE SIMPLE ✓

ENCUMBRANCES

M.12150555 ✓

GRANTOR(S) (Full name and address)

JOHN WILLIAM STARKE of 2 Birch Avenue Hawthorndene SA 5051 ✓

CONSIDERATION

No monetary consideration ✓

GRANTEE(S) (Full name, address and Certificate of Title affected)JOHN WILLIAM STARKE of 2 Birch Avenue Hawthorndene SA 5051 BEING THE REGISTERED PROPRIETOR
OF THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE VOLUME 6135 FOLIO 142.JW
PRO
R.S.
20/9/2017



ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2148692

INFOTRACK PTY LIMITED
GPO BOX 4029
SYDNEY NSW 2001

DATE OF ISSUE

15/12/2020

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

16874394

OWNERSHIP NAME

L ZHAO

PROPERTY DESCRIPTION

1 / 118 CROSS RD / HIGHGATE SA 5063 / LT 1 C28181

ASSESSMENT NUMBER

0916867202

TITLE REF.

(A "+" indicates multiple titles)

CT 6163/782

CAPITAL VALUE

\$710,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2020-2021

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$ 50.00
\$ 370.30
\$ 241.95
\$ 0.00
\$ -178.35
\$ 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

02/03/2021



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE**Online at:****OR****By Post to:****www.revenuesaonline.sa.gov.au****RevenueSA
Locked Bag 555
ADELAIDE SA 5001**

**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: 2148692

DATE OF ISSUE

15/12/2020

INFOTRACK PTY LIMITED
GPO BOX 4029
SYDNEY NSW 2001

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

L ZHAO

FINANCIAL YEAR

2020-2021

PROPERTY DESCRIPTION

1 / 118 CROSS RD / HIGHGATE SA 5063 / LT 1 C28181

ASSESSMENT NUMBER

0916867202

TITLE REF.

(A "+" indicates multiple titles)

CT 6163/782

TAXABLE SITE VALUE

\$265,000.00

AREA

0.0302 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			
= <u>AMOUNT PAYABLE</u>	\$	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**02/03/2021****Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

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

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

Account Number 09 16867 20 2	L.T.O Reference CT6163782	Date of issue 3/12/2020	Agent No. 8084	Receipt No. 2148692
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INFO TRACK
GPO BOX 4029
SYDNEY NSW 2000
actenquiries@infotrack.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: L ZHAO
Location: U1 118 CROSS RD HIGHGATE LT 1 C28181
Description: 7H G **Capital Value:** \$ 710 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2020

			\$
		Arrears as at: 30/6/2020	0.00
Water main available:	1/7/2014	Water rates	135.70
Sewer main available:	1/7/2014	Sewer rates	292.88
		Water use	325.14
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	0.19CR
		Goods and Services Tax	0.00
		Amount paid	753.53CR
		Balance outstanding	0.00

Degree of concession: 00.00%
Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 67.85 Sewer: 146.44 Bill: 13/1/2021

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

The last Water Use Year ended on 09/06/2020.

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

South Australian Water Corporation

Name:
L ZHAO

Water & Sewer Account
Acct. No.: **09 16867 20 2**

Amount: _____

Address:
U1 118 CROSS RD HIGHGATE LT 1
C28181

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0916867202



Bill code: 8888
Ref: 0916867202

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: 0916867202



**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