

Form 1 - Vendor's statement

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

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Schedule

Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A - Parties and land

1

Purchaser:

Liting Zhao

Address:

Street 1

1/118 Cross Road

Street 2

Suburb

Highgate SA 5063

State

Postcode

2

Purchaser's registered agent:

Address:

Street 1

Street 2

Suburb

State

Postcode

3

Vendor:

SCOTT WILLIAM TAYLOR AND FRANCES JANELLE CARNE

Address:

Street 1

11 Hawker Avenue

Street 2

Suburb

Belair

State SA

Postcode 5052

4

Vendor's registered agent:

TANNER ENTERPRISES trading as TANNER REAL ESTATE (ABN 60 103 445 923)

Address:

Street 1

510 Goodwood Road

Street 2

Suburb

Daw Park

State SA

Postcode 5041

5

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

6

Description of the land: *[Identify the land including any certificate of title reference]*

ALLOTMENT 18 DEPOSITED PLAN 4849

Street 1

11 Hawker Avenue

Street 2

Suburb

Belair

State SA

Postcode 5052

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

Volume 5662 Folio 622

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:

11 Hawker Avenue, Belair, SA 5052

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

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

08 8272 5522 or simon@tannerre.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:

510 Goodwood Road, Daw Park, SA, 5041

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

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

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

5 - Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars**(section 7(1))****To the purchaser:**

*We: SCOTT WILLIAM TAYLOR AND FRANCES JANELLE CARNE

of 11 Hawker Avenue, Belair, SA 5052

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

Date: 17-Nov-20

Signed: DocuSigned by:

Frances Carne

A279D70C3B9E429...

Date: 17-Nov-20

Signed: DocuSigned by:

Scott Taylor

8A613E99D9C440D...

Part D - Certificate with respect to prescribed inquiries by registered agent**(section 9)****To the purchaser:**

I, LAUREN JANE ROBBINS of ROBBINS FORMS (ABN 88 622 296 495)

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

Exceptions: NIL

Date: 17-Nov-20

Signed: DocuSigned by:

CPM

8A95DA67E8A540C...

*Vendor's / Purchaser's agent

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

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

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

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

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

Table of particulars

Column 1	Column 2	Column 3
<p>[If an item is applicable, ensure that the box for the item is ticked and complete the item.]</p> <p>[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.</p> <p>Alternatively, the item and any inapplicable heading may be omitted, <u>but not</u> in the case of-</p> <p>(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and</p> <p>(b) the heading "4. Development Act 1993" and items 4.1 and 4.2; and</p> <p>(c) the heading "5. Repealed Act conditions" and item 5.1,</p> <p>which must be retained as part of this statement whether applicable or not.]</p> <p>[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 <u>each</u> such mortgage, charge or prescribed encumbrance.]</p> <p>[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 <u>all</u> 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.]</p>		

1. General

1.1	Mortgage of land	<div><div>Is this item applicable?</div><div>Will this be discharged or satisfied prior to or at settlement?</div><div>Are there attachments?</div><div>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</div><div>CERTIFICATE OF TITLE Volume 5662 Folio 622</div><div>Number of mortgage (if registered):</div><div>11996907</div><div>Name of mortgagee:</div><div>WESTPAC BANKING CORPORATION</div></div>	<div><div><input checked="" type="checkbox"/></div><div>YES</div><div>YES</div></div>
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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):~~

Description of land subject to easement:

Nature of easement:

Are you aware of any encroachment on the easement?

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

1.4 Lease, agreement for lease, tenancy agreement or licence

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

[Note - Do not omit this item. 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):~~

~~Name of parties:~~

~~Period of lease, agreement for lease etc:~~

~~From to~~

~~Amount of rent or licence fee:~~

~~\$ per (period)~~

~~Is the lease, agreement for lease etc in writing?~~

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

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

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

4. Development Act 1993

4.1 Part 3 - Development Plan

[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):

CITY OF MITCHAM - COUNCIL SEARCH and STATE PLANNING REFORM CODE CHANGES

Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):

RESIDENTIAL (HILLS)

Is the land situated in a designated State Heritage Area?

Is the land designated as a place of local heritage value?

Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

If YES, state the name of the council:

Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

4.2 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):

CITY OF MITCHAM - COUNCIL SEARCH

Date of authorisation:

REFER TO CITY OF MITCHAM - COUNCIL SEARCH

Name of relevant authority that granted authorisation:

CITY OF MITCHAM

Condition(s) of authorisation:

080/1017/20 - Shed/Garage
080/0965/19 - Internal Alterations to Existing Dwelling
080/0568/06 - Construct Decking

REFER TO CITY OF MITCHAM - COUNCIL SEARCH

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)	<div><div>Is this item applicable?</div><div>Will this be discharged or satisfied prior to or at settlement?</div><div>Are there attachments?</div><div>If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):</div><div>CITY OF MITCHAM - COUNCIL SEARCH</div></div>	<div><div><input checked="" type="checkbox"/></div><div>NO</div><div>YES</div></div>
	<div><div>[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]</div><div>Nature of condition(s):</div><div>79/0702/6869 - c/block garage</div><div>79/0597/6566 - Brick and timber frame dwelling, store and carport</div><div>REFER TO CITY OF MITCHAM - COUNCIL SEARCH</div></div>		

6. Emergency Services Funding Act 1998

6.1	section 16 - Notice to pay levy	<div><div>Is this item applicable?</div><div>Will this be discharged or satisfied prior to or at settlement?</div><div>Are there attachments?</div><div>If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):</div><div>CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE</div></div>	<div><div><input checked="" type="checkbox"/></div><div>YES</div><div>YES</div></div>
		<div><div>Date of notice:</div><div>4/11/2020</div><div>Amount of levy payable:</div><div>\$0.00 FULLY PAID</div></div>	

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

* Copy of certificate(s) of title to the land

~~* Strata Corporation particulars supplied pursuant to section 41 and enclosures
copy of the Articles~~

~~* copy of the plan of division~~

~~* Community Corporation particulars supplied pursuant to section 139 and enclosures
copy of the By laws~~

~~* copy of the Scheme Description~~

~~* copy of the Development Contract~~

~~* copy of the plan of division~~

~~* Copy of lease, agreement for lease, tenancy agreement or licence~~

* Form R3 – Buyers Information Notice

* Form R7 - Warning Notice

* Property Interest Report

* Council Search

* Certificate of Emergency Services Levy Payable

* Certificate of Land Tax Payable

* Certificate of Charges SA Water

* State Planning Reform Code Changes

*

ACKNOWLEDGEMENT OF RECEIPT

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

Dated this _____ Day of _____ 20 ____

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

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

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

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

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

www.cbs.sa.gov.au

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring**, **gas installation**, **plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** 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** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

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

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

Form R7

Warning Notice

Financial and Investment Advice

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

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

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

- 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
- 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.



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5662/622)
04/11/2020 09:09AM
RT2308
20201104000853

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5662 Folio 622

Parent Title(s) CT 2465/191

Creating Dealing(s) CONVERTED TITLE

Title Issued 15/06/1999 **Edition** 2 **Edition Issued** 13/09/2013

Estate Type

FEE SIMPLE

Registered Proprietor

SCOTT WILLIAM TAYLOR
FRANCES JANELLE CARNE
OF 11 HAWKER AVENUE BELAIR SA 5052
AS JOINT TENANTS

Description of Land

ALLOTMENT 18 DEPOSITED PLAN 4849
IN THE AREA NAMED BELAIR
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
11996907	MORTGAGE TO WESTPAC BANKING CORPORATION

Notations

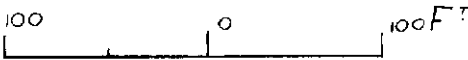
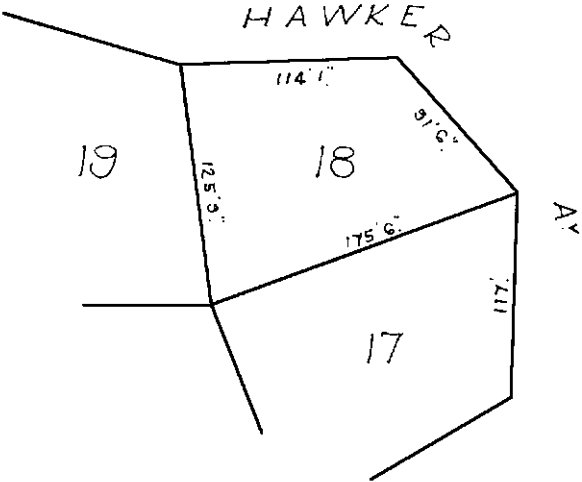
Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

Property Interest Report

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

Title Reference	CT 5662/622	Reference No. 2139303
Registered Proprietors	S W*TAYLOR & ANR	Prepared 04/11/2020 09:09
Address of Property	11 HAWKER AVENUE, BELAIR, SA 5052	
Local Govt. Authority	CITY OF MITCHAM	
Local Govt. Address	PO BOX 21 MITCHAM SHOPPING CENTRE TORRENS PARK SA 5062	

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

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

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*

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*

3.1	section 5 - Notice requiring payment	Land Administration Branch in DEWNR has no record of any notice affecting this title
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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 late 2020/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
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7. *Environment Protection Act 1993*

- | | | |
|------|---|---|
| 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*

- | | | |
|-----|---|--------------------------------------|
| 8.1 | section 5 - Notice of intention to perform fencing work | Contact the vendor for these details |
|-----|---|--------------------------------------|

9. *Fire and Emergency Services Act 2005*

- | | | |
|-----|---|---|
| 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*

- | | | |
|------|---------------------------------|--|
| 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. *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	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 has no record of any registration affecting this title
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 has no record of any restriction affecting this title
21.	<i>Mining Act 1971</i>	
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 |
|------|--|---|

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 |
|------|---|---|

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 |
|------|---|---|

28. *South Australian Public Health Act 2011*

- | | | |
|------|--|--|
| 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 *South Australian Public Health (Wastewater) Regulations 2013 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)***

- 29.1 section 23 - Notice of contribution payable Infrastructure and Business in DEWNR has no record of any notice affecting this title

30. ***Water Industry Act 2012***

- 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.

31. ***Water Resources Act 1997***

- 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)***

- 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**

33. ***Other charges***

- 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

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.

- | | | |
|-----|--|---|
| 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.

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.

CITY OF



MITCHAM

131 Belair Road Torrens Park SA 5062
 PO Box 21 Mitcham Shopping Centre SA 5062
 Telephone (08) 8372 8888
 Facsimile (08) 8372 8101
 Email mitcham@mitchamcouncil.sa.gov.au
 Web site <http://www.mitchamcouncil.sa.gov.au>

We refer to your request and now attach particulars and documentary material which Council must supply pursuant to the provisions of the Local Government Act and the Land Business (Sale and Conveyancing) Act 1994.

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 11 Hawker Avenue BELAIR SA 5052			
Applicant	Robbins Conveyancing Po Box 70 BELAIR SA 5052		
Certificate Number	CERT1637/20	Date received	04/11/2020
Property Address	11 Hawker Avenue BELAIR SA 5052		
Property Description	LOT 18 TYP DP SEC 1148 PLN 4849 C/T 5662/622		
Property ID	22532		
Schedule – Division 1 – Particulars of Prescribed Encumbrances affecting the land at 11 Hawker Avenue BELAIR SA 5052			
4 Development Act 1993			
4.1 Part 3 - Development Plan			
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	Residential (Hills)		
Is the land situated in a designated State Heritage Area?	No		
Is the land designated as a place of local heritage value?	No		
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	NO Current and previous council-initiated Development Plan Amendments can be accessed via the SA Government Portal at: http://www.sa.gov.au/topics/planning-and-property/development-plans/greater-metropolitan-adelaide-development-plans/mitcham-city-development-plan		

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 11 Hawker Avenue BELAIR SA 5052	
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	NO Current and previous Minister-initiated Development Plan Amendments can be accessed via the SA Government Portal at: http://www.sa.gov.au/topics/planning-and-property/development-plans/amendments-to-development-plans/minister-initiated-amendments-to-development-plans For any queries please see the contact details provided in the above link.
4.2 Section 42 - Condition (that continues to apply) of a development authorisation List relevant development applications	080/1017/20 080/0965/19 080/0568/06
4.3 Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NIL
4.4 Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NIL
4.5 Section 55—Order to remove or perform work	NIL
4.6 Section 56—Notice to complete development	NIL
4.7 Section 57—Land management agreement	NIL
4.9 Section 69—Emergency order	NIL
4.10 Section 71—Fire safety notice	NIL
4.11 Section 84—Enforcement notice	NIL
4.12 Section 85(6), 85(10) or 106—Enforcement order	NIL
4.13 Part 11 Division 2—Proceedings	NIL
5. Repealed Act conditions	
5.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)	
Planning and Development Act 1966	79/0702/6869 79/0597/6566
Building Act 1971	NIL
Planning Act 1982	NIL
Court Order	NIL
9 Fire and Emergency Services Act 2005	
9.1 Section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NIL
10 Food Act 2001	
10.1 Section 44—Improvement notice	NIL
10.2 Section 46—Prohibition order	NIL
15 Housing Improvement Act 1940	
15.1 Section 23 —declaration that house is undesirable or unfit for human habitation	NIL
18 Local Government Act 1934	
18.1 Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
19 Local Government Act 1999	

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 11 Hawker Avenue BELAIR SA 5052	
19.1 Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
26 Public and Environmental Health Act 1987 (Repealed)	
26.1 Part 3—Notice	NIL
26.2 Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval	NIL
26.3 Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	NIL
28 South Australian Public Health Act 2011	
28.2 Section 92-Notice	NIL
28.3 South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval	NIL
Schedule – division 2 – other particulars	
Particulars of Building Indemnity Insurance	NIL
Does the council hold details of any development approvals relating to:	
(a) Commercial or industrial activity at the land; or	All land use changes are contained within DNFs.
(b) A change in the use of the land or part the land (within the meaning of the Development Act 1993)?	All land use changes are contained within DNFs.

It should be noted that—

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

CERTIFIED

10 November 2020
DATE



04 November 2020

Robbins Conveyancing
Po Box 70
BELAIR SA 5052

LOCAL GOVERNMENT SECTION 187 CERTIFICATE

Certificate No: **CERT1637/20**
 Previous Cert No:

Receipt No:

Reference No: **225321**
 Valuer General No: **0820957000**
 Property Description: **LOT 18 TYP DP SEC 1148 PLN 4849 C/T 5662/622**
 Property Address: **11 Hawker Avenue BELAIR SA 5052**
 Owner: **Frances J Carne & Scott W Taylor**

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

General Rate/Water Catchment Levy:	Total
General Rate	\$1,698.55
Natural Resources Management Levy	\$56.80
Less 12.5% Capping (If applicable)	\$0.00
Rates for the current year 2020/2021	\$1,755.35
Less Payments Received	\$-438.35
Debtor: Monies outstanding in addition to Rates	\$0.00
TOTAL BALANCE OUTSTANDING	\$1,317.00

Please be advised: A fine of **2%** will be added to any current amount not paid by the due date. Interest is calculated monthly on arrears. Four quarterly instalments fall due on 07/10/20, 15/12/20, 15/3/21 and 15/6/21.

If you wish to pay Council Rates settlements by BPay please use the BPay biller code 3186 and the reference number shown on this certificate.

UPDATES OF RATING INFORMATION CAN BE PROVIDED BY TELEPHONE

The Rates team will no longer be available on our direct telephone lines, for any Section 187 update requests please email rates@mitchamcouncil.sa.gov.au with the property address and certificate number.

Authorised Officer

Street Address:
 131 Belair Road
 Torrens Park SA 5062

Postal Address:
 PO Box 21
 Mitcham Shopping Centre
 Torrens Park SA 5062

Phone: (08) 8372 8888
 Fax: (08) 8372 8101
mitcham@mitchamcouncil.sa.gov.au
www.mitchamcouncil.sa.gov.au



21 August 2020

DA Number: 080/1017/20

Mr S Taylor
fortemconstruct@gmail.com

Dear Sir

PROPOSAL - Shed/Garage

Please find attached the form indicating Council's decision to approve the above Development Application pursuant to the Development Act, 1993.

You should carefully read the form to ensure that you are aware of any conditions attached to the approval, your rights and responsibilities and of any further action that you may need to take.

Please note that this approval does not obviate the need for you to obtain approvals and clearances under other relevant legislation before commencing the development.

You are also advised to contact the Electricity Trust of South Australia regarding the location of public and private electricity supply lines in relation to any proposed building.

STREET TREES

THE REMOVAL OF STREET TREES IS NOT PERMITTED!

New crossovers must be located in a position which ensures the retention of street trees. In the event that this is not possible **the applicant is required to obtain the prior approval of Council** for the subsequent trimming or removal of any street tree. The cost of removal and replacement with a similar or suitable advanced species may be required and will be the responsibility of the applicant/owner.

EXCAVATION / FILLING

You should also note that the **excavation and filling of land greater than 9 cubic metres requires the prior consent of Council** within the following zones: Hills Face, Residential Hills, Residential (Foothills) within the suburb of Bedford Park, Residential (Blackwood Urban); Commercial (Main Road); Commercial (Coromandel Parade); Neighbourhood Centre within the suburb of Belair; Historic (Conservation Zone) – Belair Village, Special Use; Rural Landscape and any Local Heritage Place.

Yours faithfully

Michael Stopp
Development Officer (Building) - 8372 8886
DEVELOPMENT SERVICES & COMMUNITY SAFETY

Street Address:
131 Belair Road
Torrens Park SA 5062

Postal Address:
PO Box 21
Mitcham Shopping Centre
Torrens Park SA 5062

Phone: (08) 8372 8807
Fax: (08) 8372 8101
development@mitchamcouncil.sa.gov.au
www.mitchamcouncil.sa.gov.au

DECISION NOTIFICATION FORM

Mr S Taylor
fortemconstruct@gmail.com

DEVELOPMENT NUMBER

080/1017/20

Registered: 17/08/2020

LOCATION OF PROPOSED DEVELOPMENT:

11 HAWKER AVENUE BELAIR SA 5052
LOT 18 TYP DP SEC 1148 PLN 4849 C/T 5662/622

NATURE OF PROPOSED DEVELOPMENT

Shed/Garage

Building Code classifications assigned to the above proposal is: 10a

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted		No. of Conditions	Consent Refused
Development Plan Consent	N/A			
Building Rules Consent	YES	21/08/2020	2	
DEVELOPMENT APPROVAL	YES	21/08/2020	2	

You may have a right under Section 86(1)(f) of the Development Act 1993 to apply to a court to review the Council's decisions as to the nature of the development, whether the development is seriously at variance, the status of the development (complying, merit, or non-complying), and the category of the development (1, 2A, 2, 3, or no category), and any other decision that is relevant to Section 35 of the Development Act 1993. These rights of review are subject to quite short time limits.

The Council cannot advise you as to your rights nor court processes, and recommends that you promptly seek professional advice from a town planning consultant or lawyer experienced in such matters if you are interested in exercising any right of review.

Date of Decision: 21/08/2020

Signed:

Michael Stopp

(✓) Michael Stopp
Development Officer (Building) (Delegate)

Date: 24 August 2020

(1) Sheet(s) Attached

CITY OF
MITCHAM

DECISION NOTIFICATION FORM

APPLICATION NO: 080/1017/20

The following conditions apply to this application:-

BUILDING RULES CONSENT CONDITIONS**1 DEVELOPMENT IN ACCORDANCE WITH DETAILS SUBMITTED**

The proposal must be developed in accordance with the details submitted to the Council and approved plans relating to this Development Application.

Reason: To ensure the proposal is established in accordance with the plans and details submitted.

2 MANUFACTURER'S RECOMMENDATIONS

All construction must be in accordance with the manufacturer's standard approved specifications and all relevant standards.

Reason: To ensure the building work is completed in accordance with the manufacturer's standards.

IMPORTANT PLANNING REFORM INFORMATION

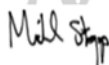
The State Planning system is currently in the process of significant planning reforms. On a date still to be determined in September or later, all Metropolitan Council's will be transferred to the Planning and Design Code under the Planning, Development and Infrastructure Act 2016. The Planning and Design Code will replace all current Development Plans. Therefore, some areas may see shifts in the principles governing development in their area.

Further details in relation to the Planning Reforms can be found at

https://www.saplanningportal.sa.gov.au/planning_reforms

Your Development Approval is valid for a period of 12 months from the date of this Approval. You must have substantially commenced construction within twelve months from the date of Development Approval and must have substantially completed the development within three years from the date of Development Approval. Should these timeframes not be achieved, your Approval may lapse and a new development application must be lodged, unless an extension is obtained. Should a request for extension be made after the date of implementation of the new planning reforms, your request will be subject to the transitional provisions of the Planning, Development and Infrastructure Act 2016.

Signed



Page 2

Date Approved: 21/08/2020

CITY OF
MITCHAM



22 August 2019

DA Number: 080/0965/19

Mr S W Taylor
fortemconstruct@gmail.com

Dear Mr Taylor

PROPOSAL - Internal Alterations to Existing Dwelling

Please find attached the form indicating Council's decision to approve the above Development Application pursuant to the Development Act, 1993.

You should carefully read the form to ensure that you are aware of any conditions attached to the approval, your rights and responsibilities and of any further action that you may need to take.

Please note that this approval does not obviate the need for you to obtain approvals and clearances under other relevant legislation before commencing the development.

You are also advised to contact the Electricity Trust of South Australia regarding the location of public and private electricity supply lines in relation to any proposed building.

STREET TREES

THE REMOVAL OF STREET TREES IS NOT PERMITTED!

New crossovers must be located in a position which ensures the retention of street trees. In the event that this is not possible **the applicant is required to obtain the prior approval of Council** for the subsequent trimming or removal of any street tree. The cost of removal and replacement with a similar or suitable advanced species may be required and will be the responsibility of the applicant/owner.

EPA REQUIREMENTS FOR CONSTRUCTION SITES

Please note that any building activity or operation that pollutes or might pollute the environment must include all reasonable and practicable measures to prevent or minimise any resulting environmental harm (Section 25, Environment Protection Act). Specific notes are provided in Attachment 1 (EPA Requirements for Construction Sites).

Yours faithfully

Jason Reichelt
Team Leader - Building Services- 8372 8872
DEVELOPMENT SERVICES & COMMUNITY SAFETY

DECISION NOTIFICATION FORM

Mr S W Taylor
fortemconstruct@gmail.com

DEVELOPMENT NUMBER

080/0965/19

Registered: 22/08/2019

LOCATION OF PROPOSED DEVELOPMENT:

11 HAWKER AVENUE BELAIR SA 5052
 LOT 18 TYP DP SEC 1148 PLN 4849 C/T 5662/622

NATURE OF PROPOSED DEVELOPMENT

Internal Alterations to Existing Dwelling

Building Code classifications assigned to the above proposal is: 1a

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted		No. of Conditions	Consent Refused
Development Plan Consent	N/A			
Building Rules Consent	YES	21/08/2019	NIL + NOTES AS ISSUED BY PRIVATE CERTIFIER (see attached)	
DEVELOPMENT APPROVAL	YES	22/08/2019	NIL + NOTES	

You may have a right under Section 86(1)(f) of the Development Act 1993 to apply to a court to review the Council's decisions as to the nature of the development, whether the development is seriously at variance, the status of the development (complying, merit, or non-complying), and the category of the development (1, 2A, 2, 3, or no category), and any other decision that is relevant to Section 35 of the Development Act 1993. These rights of review are subject to quite short time limits.

The Council cannot advise you as to your rights nor court processes, and recommends that you promptly seek professional advice from a town planning consultant or lawyer experienced in such matters if you are interested in exercising any right of review.

Date of Decision: 22/08/2019

Signed:



(✓) Jason Reichelt
 Team Leader - Building Services (Delegate)

Date: 22 August 2019

(✓) Private Certifier

**IMPORTANT: FOR MANDATORY NOTIFICATIONS TO COUNCIL,
 PLEASE ALSO REFER TO ATTACHED NOTES**

CITY OF
 MITCHAM

Professional Building Services Australia Pty Ltd
607 MARION RD, SOUTH PLYMPTON SA 5038
Ph. 8374 2211 Fax. 8374 3322 email – pbs@pbsaust.com.au ACN 063 490 880

DECISION NOTIFICATION FORM

DEVELOPMENT NO.:

PBS REFERENCE NO.: 53088

DEVELOPMENT APPLICATION Received: 19 August 2019

To:

Scott Taylor
11 Hawker Avenue
BELAIR SA 5052

LOCATION OF PROPOSED DEVELOPMENT

11 Hawker Avenue BELAIR

NATURE OF PROPOSED DEVELOPMENT

Internal dwelling alterations

IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
<u>Development Plan Consent</u>				
<u>Building Rules Consent</u>	21/08/2019	NIL		
<u>Development Approval</u>	TO BE ISSUED BY COUNCIL			

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

This building has been assigned a classification **1a** (dwelling alterations) for the purposes of Section 66 of the Development Act.

Dated: 21 August 2019

Signed: Grant Riches



Building Surveyor / Private Certifier

NO WORK CAN COMMENCE ON THIS DEVELOPMENT UNLESS A DEVELOPMENT APPROVAL HAS BEEN OBTAINED. IF ONE OR MORE CONSENTS HAVE BEEN GRANTED ON THIS NOTIFICATION FORM, YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL.

NOTES FOR APPLICANTS

1. This decision was based on an assessment of the proposal against relevant legislation. Conditions imposed were designed to ensure satisfactory compliance with it.
2. You may have a right of appeal if this Notification is:
A refusal, OR
A consent or approval with conditions

Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow.

3. If your Application was the subject of third party representations, any consent or consent subject to conditions shall not operate until after fifteen business days from the date of the decision made on your application.

If there is an appeal by a third party, any consent or approval, or any consent or approval with conditions shall not operate until a determination of the appeal. Please contact the Environment, Resources & Development Court fifteen business days from the date of the decision on your application to find out if there has been an appeal lodged.

4. This development must be substantially commenced (for land division, you must apply for certificates of approval) within 12 months of the date of this Notification unless this period has been extended by the Council or Development Assessment Commission.

AND

Any act or work approved or required by this Notification must be completed within 3 years of the date of Notification or a longer time as allowed by the Council or the Development Assessment Commission.

You will require a new approval before commencing or continuing the development if you are unable to satisfy these requirements.

5. **Any new building** or part thereof (except Class 1A and outbuildings) the subject of this approval/consent **must not be occupied until a Certificate of Occupancy has been issued** by Council or PBS Australia.

To facilitate the issue of the Certificate of Occupancy, the **owner must lodge with the Council or PBS Australia a Written Statement** from a suitably qualified person.

In order for an owner to obtain a Certificate of Occupancy, Council or PBS Australia, must obtain a Written Statement from a licensed builder, who was responsible for undertaking any part of the building work, or from a person who holds the appropriate qualifications as prescribed in Part 15 of the Development Regulations, et. Building Surveyor, Assistant Building Surveyor, Building Surveying Technician, Registered Architect, and Private Certifier, which the building work has been carried out in accordance with the approval. The statement must also include information to the effect that any connections made to any:

- (a) public electricity source;
- (b) public water supply;
- (c) public sewer;
- (d) septic tank effluent drainage system;
- (e) public telecommunications system;
- (f) other service or facility provided by a public authority or utility

have been made in accordance with the requirements of the relevant authority or utility.

Where there is no licensed builder, notice to Council must be given, prior to the commencement of the work, of the name, address and telephone number of the person who is to provide the written statement.

The owner is to apply in writing for a Certificate of Occupancy.

6. Dwellings (Class 1A buildings) do not require a Certificate of Occupancy; however written statements are required to be lodged with the relevant authority. Owner builders may sign statements for work they are responsible for. If licensed builders (subcontractors) are engaged they are required to sign statements pertaining to the standard of work they have performed.

For any clarification of any above item, please contact our office on (08) 8374 2211

PBS Ref: 53088

Development No.:

BUILDING RULES CONSENT CONDITIONS

NIL

BUILDING RULES CONSENT NOTES

- 1 Notification by the owner must be given to the Council at the following stages:
 - one business day's notice of the intended commencement of building work on the site, and
 - one business days notice of the completion of the building work.

Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read all documentation from Council to ensure you do not commit an offence under the Development Act 1993.
- 2 All members of the community have a general environmental duty under the Environment Protection Act. The Environment Protection Agency Code of Practice for the Building and Construction Industry provides benchmarks of best practice and contains certain mandatory provisions for preventing contaminants entering the stormwater system.
- 3 Where a domestic building work contract > \$12,000 is to be entered into with a builder or if the owner is a licensed builder, the owner must, pursuant to Regulation 21 of the Development Regulations 1993, ensure that a Certificate of Indemnity Insurance is lodged with **Professional Building Services Australia** on or before three business day's of the commencement of the building work.
- 4 This Consent does not, and shall not, be constructed to signify Professional Building Services Australia's approval of any building or structure which is, or may be subject to the provisions of SA Power Networks Regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines. For further information contact SA Power Networks.
- 5 The building owner who proposes to carry out any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 1993 shall serve upon the adjoining owner a notice of his intention to perform that work as required by Section 60 of the Development Act. That is any work close to or on a boundary and likely to affect any adjoining land or building.

3 October 2006

Ref: 080/568/2006

Draftco Nage Pty Ltd
44 Nelson Street
STEPNEY SA 5069

Dear Sir/Madam

DECISION NOTIFICATION FOR APPLICATION TO CONSTRUCT DECKING

Please find attached the form indicating Council's decision to approve the above Development Application pursuant to the Development Act, 1993.

You should carefully read the form to ensure that you are aware of any conditions attached to the approval, your rights and responsibilities and of any further action that you may need to take.

Please note that this approval does not obviate the need for you to obtain approvals and clearances under other relevant legislation before commencing the development.

You are also advised to contact the Electricity Trust of South Australia regarding the location of public and private electricity supply lines in relation to any proposed building.

STREET TREES

THE REMOVAL OF STREET TREES IS NOT PERMITTED!

New crossovers must be located in a position which ensures the retention of street trees. In the event that this is not possible **the applicant is required to obtain the prior approval of Council** for the subsequent trimming or removal of any street tree. The cost of removal and replacement with a similar or suitable advanced species may be required and will be the responsibility of the applicant/owner.

EXCAVATION / FILLING

You should also note that within the Residential, Commercial, Neighbourhood Centre, Belair Village, Special Use and Rural Landscape Zones of the Mitcham Hills areas the **excavation and filling of land greater than 9 cubic metres requires the prior consent of the Council.**

EPA REQUIREMENTS FOR CONSTRUCTION SITES

Please note that any building activity or operation that pollutes or might pollute the environment must include all reasonable and practicable measures to prevent or minimise any resulting environmental harm (Section 25, Environment Protection Act). Specific notes are provided in Attachment 1 (EPA Requirements for Construction Sites).

Yours faithfully

CITY MANAGER or delegate

DEVELOPMENT ACT 1993
DECISION NOTIFICATION FORM
 Schedule 11, Regulation 42

Development Application Dated: 28/04/2006
 Registered On: 28/04/2006

Development Application Number 080/568/2006

To: Draftco Nage Pty Ltd
 44 Nelson Street
 STEPNEY SA 5069

Location of Proposed Development: **11 Hawker Avenue BELAIR 5052**
 LOT: 18 TYP: DP SEC: 1148 PLN: 4849 C/T: 5662/622

Nature of Proposed Development: **CONSTRUCT DECKING**

Building Classification Assigned: **10B**

In respect of this development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Applicable Yes/No
Provisional Development Plan consent	GRANTED	5		YES
Provisional Building Rules consent	GRANTED	1 + 1 NOTE		YES
DEVELOPMENT APPROVAL	GRANTED	6 + 1 NOTE		YES

Nil Representation(s) from third parties concerning your category 2 proposal were received.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

.....
 City Manager / Delegate

Date of Decision: 29/09/2006

PLEASE READ THE INFORMATION ATTACHED TO THIS FORM

JM:

CITY OF MITCHAM

DECISION NOTIFICATION FORM

APPLICATION NO: 080/568/2006

The following conditions apply to this application:-

- (1) The proposal shall be developed in accordance with the details and plans relating to Development Application Number 080/568/2006 except where varied by the following conditions of consent.
Reason: To ensure the proposal is established in accordance with the plans submitted.
- (2) All external materials, colours and finishes shall be non-reflective and shall be of dark natural colours to blend with the landscape.
Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.
- (3) The external appearance, materials and finishes of the new building shall match or blend with the principal building as near as practicable to the reasonable satisfaction of Council.
Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.
- (4) Stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.
- (5) All stormwater shall be effectively disposed of from the subject site to the Council drainage system.
Reason: To prevent discharge of stormwater onto adjoining properties.
- (6) Subject to a Certificate of Indemnity Insurance in accordance with the Building Work Contractors Act, 1995 being lodged with Council prior to the commencement of any building or site work.

NOTES

- (1) The builder or person responsible for overseeing the building work approved herein shall give Council one full business day's notice at the following stages of building work:
 - Commencement; and
 - Prior to the pouring of concrete to footings/slabs; and
 - Intended completion of wall and roof framing; and
 - Intended completion of Masonry; and
 - Prior to the tiling of wet areas; and
 - Completion of the building work.

Failure to notify Council at any of the above mentioned stages is an offence pursuant to the Development Act and Regulations and may result in a Division 6 fine (\$4000), or Council may allow the offence to be expiated (\$300).

Signed:

Date of Decision: 29/09/2006

Page 2

JM:

The Corporation of The City of Mitcham

MUNICIPAL OFFICES, TORRENS PARK, 3/12/1968

To Mr. T. W. Cook,

11 Hawker Avenue, Street

BELAIR. 5052

Your Plan (No. 702) of c/block garage

proposed to be erected on Allotment No. Section No.

11 Hawker Avenue Street C/US Ward, was approved

by the Corporation of The City of Mitcham in terms of The Building and Health Acts on the

2/12/68 and subject to ---

Building Surveyor Town Clerk and Secretary

DUPLICATE

S.McD, 25520 12/67

Local Board of Health

The Corporation of The City of Mitcham

MUNICIPAL OFFICES, TORRENS PARK, 4/11/1965.

To Mr. T. W. Cook,
29 Gunn Street
BIRKENHEAD.

Your Plan (No. 597) of Brick and timber frame dwelling,
proposed to be erected on Allotment No. 18 store and carport
Hawker Avenue Street C/US Ward, was approved

by the Corporation of The City of Mitcham in terms of The Building and Health Acts on the

1/11/65 and subject to the submission to and the
approval of the Central Board of Health. Please note: should
drainage system not prove successful, further work will be
required. Subject also to no wall coverings of any nature
being attached or constructed to the carport without approval.

Building Surveyor Town Clerk and Secretary

DUPLICATE

Local Board of Health



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: 2139303

ROBBINS CONVEYANCING GROUP PTY LTD
LAUREN ROBBINS
POST OFFICE BOX 70
BELAIR SA 5052

DATE OF ISSUE

04/11/2020

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

16219613

OWNERSHIP NAME

S W TAYLOR & F J CARNE

PROPERTY DESCRIPTION

11 HAWKER AVE / BELAIR SA 5052 / LT 18

ASSESSMENT NUMBER

0820957000

TITLE REF.

(A "+" indicates multiple titles)

CT 5662/622

CAPITAL VALUE

\$590,000.00

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
\$ 307.70
\$ 201.05
\$ 0.00
\$ -156.65
\$ 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

02/02/2021



**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



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: 2139303

DATE OF ISSUE

04/11/2020

ROBBINS CONVEYANCING GROUP PTY LTD
LAUREN ROBBINS
POST OFFICE BOX 70
BELAIR SA 5052

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME

S W TAYLOR & F J CARNE

FINANCIAL YEAR

2020-2021

PROPERTY DESCRIPTION

11 HAWKER AVE / BELAIR SA 5052 / LT 18

ASSESSMENT NUMBER

0820957000

TITLE REF.

(A "+" indicates multiple titles)

CT 5662/622

TAXABLE SITE VALUE

\$360,000.00

AREA

0.1348 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

02/02/2021



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
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 08 20957 00 0	L.T.O Reference CT5662622	Date of issue 4/11/2020	Agent No. 8199	Receipt No. 2139303
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ROBBINS CONVEYANCING GROUP PTY LTD
PO BOX 70
BELAIR SA 5052
info@robbinsconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: SW TAYLOR & FJ CARNE
Location: 11 HAWKER AVE BELAIR LT 18
Description: 6H CP G **Capital Value:** \$ 590 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2020

				\$
		Arrears as at: 30/6/2020	:	0.00
Water main available:	1/6/1966	Water rates	:	67.85
Sewer main available:	1/7/1981	Sewer rates	:	121.69
		Water use	:	167.21
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.34CR
		Goods and Services Tax	:	0.00
		Amount paid	:	356.41CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 67.85 Sewer: 121.69 Bill: 18/11/2020

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

The last Water Use Year ended on 01/05/2020.

MAINS WATER USE CHARGE of \$218.41 should be added to the Balance Outstanding above.

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:

SW TAYLOR & FJ CARNE

Water & Sewer AccountAcct. No.: **08 20957 00 0****Amount:** _____**Address:**

11 HAWKER AVE BELAIR LT 18

Payment Options

EFT**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0820957000

**Bill code: 8888**
Ref: 0820957000

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: 0820957000**Government of
South Australia****South Australian Water Corporation**
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 50011300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au

Community Introductory Fact Sheet

Your feedback will help shape the future of South Australia's planning system as it undergoes its biggest modernisation in 20 years.

Our New System

A modern planning system is fundamental to how we all live, and when done well creates vibrant and connected communities and places.

Our new system has two main parts: the rules that govern development (called the Planning and Design Code) and an online processing system for development applications (called ePlanning).

The Planning and Design Code

The Planning and Design Code (the Code) is the cornerstone of South Australia's new planning system, and will become the single source of all planning rules and zoning for assessing development applications across the state.

The Code sets out the rules that determine what landowners can do on their land. This single set of rules will replace the 72 council Development Plans and over 23,000 pages of planning policy in the current planning system. This new planning system will come into effect across South Australia in July 2020.

The Code will also make the planning process quicker, simpler and more equitable than ever before, affording people greater access to planning information that is consistent and clear. For instance, the Code will reduce more than 1500 zones to just 55. This in turn will help you to navigate the planning system when you want to do something on your land like build or renovate a house.

The Code is being progressively introduced across South Australia in three phases.

Phase One applied to outback and coastal water areas of the state and is already in place. Phase Two applies to rural areas and will be operational from April 2020. Phase Three applies to the rest of the state, including metropolitan areas and major regional towns, and will come into effect from July 2020. A map showing the areas for each phase is available on the [SA Planning Portal](#).

In most cases what you can do on your land will not change. For instance, if you could build a house under the Development Plan, you can still build a house under the new Code.

Code Content

The new Code contains items called overlays, zones, sub-zones and general development policies, which together provide all the rules that apply to a particular parcel of land. This is known as the [Code Framework](#).

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

Zones are areas that share common land uses and in which specific types of development are permitted. They are the main component of the Code and will be applied consistently across the state.

Sub-zones enable variation to a policy within a zone, which may reflect local characteristics.

General development policies outline functional requirements for development, such as the need for car parking or wastewater management.

Whilst zones determine *what* development can occur in an area (i.e. a house), general development policies provide guidance as to *how* development should occur (i.e. car parking requirements).

How to access the Code

The Code is intended to work in an online system. When the Code comes into effect in April 2020 (Rural Areas) and July 2020 (Urban Areas) all development applications will be processed online. This ePlanning system will enable anyone to make an online enquiry about a parcel of land and immediately receive information about what can be done on it (i.e. the specific planning rules and policies that apply).

Please note as the ePlanning system is not yet available, the Code is being made available during the consultation period as a written document which is quite technical in nature. To assist you in reading the Code during consultation a number of supporting materials have been prepared, including:

- searchable versions of Phase Two (Rural Areas) and Phase Three (Urban Areas) of the Code available on the SA Planning Portal
- printed copies of the Code available at DPTI's office on Level 5, 50 Flinders Street, Adelaide and at all 68 local councils across the state
- extracts of the Code relevant to a particular council area on the SA Planning Portal, at DPTI and your local council
- fact sheets, guides and a set of frequently asked questions (FAQs)
- online maps
- videos

Have your say

Consultation on the Code for Phase Two is now open until midnight on 29 November 2019 (ACST) and for Phase Three until midnight on 28 February 2020 (ACST).

You can have your say on the Code framework, the wording of policies, the range of definitions and the way they are worded, where the different rules apply across the state, and the way applications are assessed.

More information

You can access the Code and all supporting materials at www.saplanningportal.sa.gov.au/en/have_your_say

If you have any questions please email DPTI.PlanningReform@sa.gov.au or call 1800 318 102.