

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A - Parties and land

1 Purchaser:

Address:

2 ~~Purchaser's registered agent:~~

Address:

3 Vendor:

Nina Coluccio and Antonietta Traforti as the Executors of the estate of Maria Di Bellonia (Deceased) and Giuseppe Di Bellonia (Deceased)

Address:

C/- 21 Vista Avenue, Valley View SA 5093

4 Vendor's registered agent:

Dove Real Estate Pty Ltd T/A Lands Real Estate

Address:

Suite 5, 128 Bridge Road, Pooraka SA 5095

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

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

Certificate of Title Register Book Volume 5639 Folio 253

Allotment 263 in Deposited Plan 6632 being whole of the land known as 841 Grand Junction Road, Valley View SA 5093

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:

21 Vista Avenue, Valley View SA 5093

 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:

Email: ryan@landsrealestate.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:

5, 128 Bridge Road, Pooraka SA 5095

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

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

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

5 - Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars

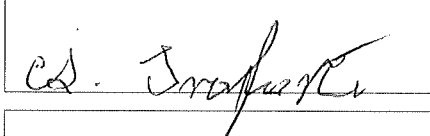
(section 7(1))

To the purchaser:

*I/We, Nina Coluccio and Antonietta Traforti as the Executors of the estate of Maria Di Bellonia

of 21 Vista Avenue, Valley View SA 5093

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: 5.11.21
 Signed: 

Date:
 Signed:

Date:
 Signed:

Date:
 Signed:

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

(section 9)



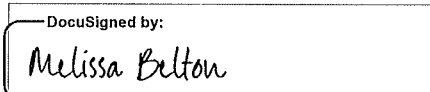
To the purchaser:

I, Key Forms Pty Ltd

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

Exceptions:
 Plan SA Code Amendments, Local Design Review Code Amendment - Public consultation on this Code Amendment was held from 12 August 2021 to 27 September 2021 - Refer attached Property Interest Report Page 8 of 14 and Plan SA Frequently Asked Questions Local Design Review Code Amendment

 Plan SA Code Amendments, Corner Days and Regency Roads, Croydon Code Amendment, Consultation Completed - Further information is available on the City of Port Adelaide Enfield's website - Refer attached Property Interest Report Page 8 of 14 and Corner Days and Regency Roads, Croydon Location / Zone Map and Information Sheet Rezoning Corner Days and Regency Roads, Croydon Park

Date: 04-Nov-21
 Signed:
 DocuSigned by:

 EE344FFDCAF24D3...

~~*Vendor's/Purchaser's agent~~

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

Schedule - Division 1 - Particulars of mortgages charges and prescribed encumbrances affecting the land

(section 7(1)(b))

Note-

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

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

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

Table of particulars

Column 1

Column 2

Column 3

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

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

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

(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and

(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and

(c) the heading "6. Repealed Act conditions" and item 6.1; and

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

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

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

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

1. General

1.1 Mortgage of land

[Note - Do not omit this item. 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):

[Empty box for attachment details]

Number of mortgage (if registered):

[Empty box for number of mortgage]

Name of mortgagee:

[Large empty box for mortgagee name]

[Three empty boxes for column 3 data]

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Property Interest Report Page 13 of 14

Description of land subject to easement:

The whole of the land in Certificate of Title Volume 5639 Folio 253

Nature of easement:

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

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

NO
 YES

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):~~

~~[Empty box for attachments]~~

~~Name of parties:~~

~~[Large empty box for party names]~~

~~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:~~

~~[Empty box for Act details]~~

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

~~[Empty box for outstanding amounts]~~

[]
[]
[]

5. Development Act 1993 (repealed)

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

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~[Empty box for attachment details]~~

~~Condition(s) of authorisation:~~

~~[Empty box for conditions of authorisation]~~

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)

[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 condition(s):~~

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Amount of levy payable:~~

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

Is this item applicable?

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

 NO

Are there attachments?

 YES

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

Plan SA Data Extract for Section 7 search purposes & City of Port Adelaide Enfield Council Search Page 3 of 6 & Property Interest Report Page 8 of 14

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

Certificate of Title: 5639/253
 Zone: GN General Neighbourhood
 Subzone: No
 Overlays:
 All structures over 15 metres Airport Building Heights (Regulated)
 Affordable Housing
 Building Near Airfields
 Major Urban Transport Routes
 Prescribed Wells Area
 Regulated and Significant Tree
 Stormwater Management
 Traffic Generating Development
 Urban Tree Canopy
 Refer to attached Plan SA Data Extract for Section 7 search purposes

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

 NO

Is the land designated as a local heritage place?

 NO

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

 NO

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

 NO

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

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

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~[Empty text box]~~

~~Date of authorisation:~~

~~[Empty text box]~~

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

~~[Empty text box]~~

~~Condition(s) of authorisation:~~

~~[Empty text box]~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~[Empty text box]~~

~~Date of notice:~~

~~[Empty text box]~~

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

~~[Empty text box]~~

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

~~[Empty text box]~~

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

~~[Empty text box]~~

29.4 section 140 - Notice requesting access

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of person requesting access:~~

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

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

29.5 section 141 - Order to remove or perform work

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

~~Terms of order:~~

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

~~Amount payable (if any):~~

29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

29.7 section 155 - Emergency order

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

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

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

~~Nature of order:~~

~~Amount payable (if any):~~

29.8 section 157 - Fire safety notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Name of authority giving notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

29.9 section 192 or 193 - Land management agreement

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date requirement given:~~

~~Name of body giving requirement:~~

~~Nature of requirement:~~

~~Contribution payable (if any):~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of agreement:~~

~~Names of parties:~~

~~Terms of agreement:~~

~~Contribution payable (if any):~~

29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of commencement of proceedings:~~

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

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

29.13 section 213 - Enforcement notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date notice given:~~

~~Name of designated authority giving notice:~~

~~Nature of directions contained in notice:~~

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

~~Amount payable (if any):~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

ANNEXURES

~~There are no documents annexed hereto~~ / The following documents are annexed hereto -

Form R3 – Buyers Information Notice
Copy of certificate(s) of title to the land

- Council Search
- Property Interest Report
- Emergency Services Levy Certificate
- Land Tax Certificate
- SA Water Certificate
- Plan SA Data Extract for Section 7 search purposes
- Plan SA Frequently Asked Questions Local Design Review Code Amendment
- Corner Days and Regency Roads, Croydon Location / Zone Map
- Information Sheet Rezoning Corner Days and Regency Roads, Croydon Park

(*Strike out whichever is not applicable)

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR’S STATEMENT

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

*I / We the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.

Dated this Day of 20

Signed: _____

Purchaser(s)

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 organochlorines (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.



Product Register Search (CT 5639/253)
 Date/Time 29/10/2021 04:35PM
 Customer Reference
 Order ID 20211029008759

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 5639 Folio 253

Parent Title(s) CT 2755/68
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 25/03/1999 Edition 1 Edition Issued 25/03/1999

Estate Type

FEE SIMPLE

Registered Proprietor

GIUSEPPE DI BELLONIA
 MARIA DI BELLONIA
 OF 837 GRAND JUNCTION ROAD VALLEY VIEW SA 5093
 AS JOINT TENANTS

Description of Land

ALLOTMENT 263 DEPOSITED PLAN 6632
 IN THE AREA NAMED VALLEY VIEW
 HUNDRED OF YATALA

Easements

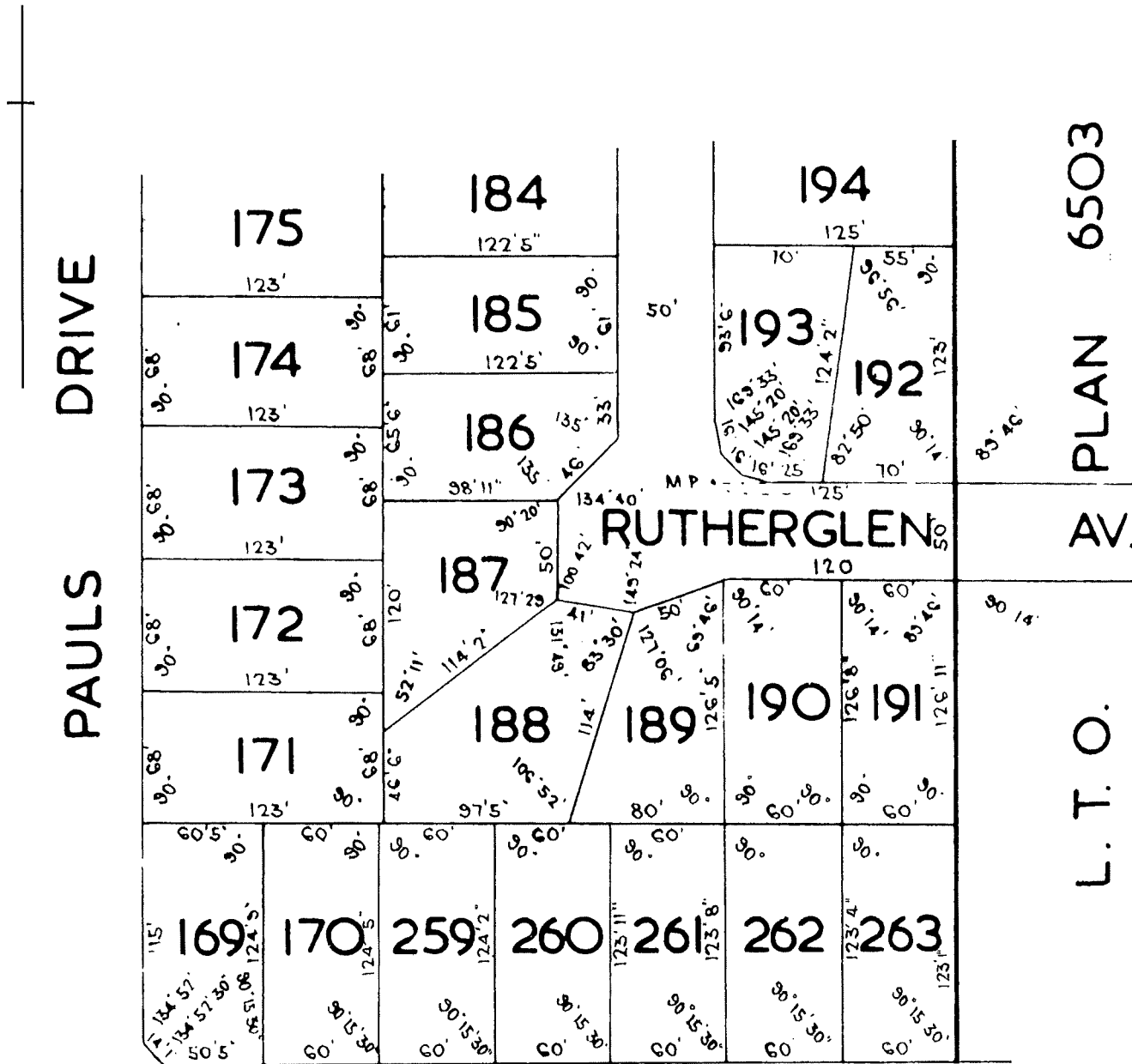
NIL

Schedule of Dealings

NIL

Notations

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



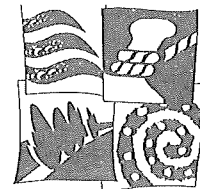
PLAN 6503
AV.
L. T. O.

GRAND JUNCTION ROAD

SCALE



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



CITY OF
Port Adelaide Enfield

CERTIFICATE – COUNCIL CHARGES

Key Conveyancing Services
PO Box 1425
GOLDEN GROVE VILLAGE SA 5125

Certificate No: Cert93836
Date Issued: 02/11/2021
Valuer-Gen. No: 0639344007
Assessment No: 206081

Property Owner(s): Mr Guiseppe Di Bellonia & Mrs Maria Di Bellonia
Property Address: 841 Grand Junction Rd VALLEY VIEW SA 5093
Parcel(s) Description: Allotment 263 D 6632 CT Vol 5639 Folio 253

I certify that the charges set out below were due and payable at the date of the giving of this certificate.

Arrears (Rates/Fines/Interest/Costs) :	0.00
Current Year's Rates :	1,058.05
Less Council Rebate/Remission :	0.00
Less Government Remission :	0.00
Current Year's Fines/Interest :	5.10
Current Year's Adjustments :	0.00
Current Year's Other Charges :	0.00
Less Current Year's Payments :	(268.15)
Balance :	\$795.00

For adjustment purposes please note:

- Works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)*
- Please note that land that is not currently rateable may have pro-rata rates raised if ownership or usage changes*
- Please note that land currently eligible for a Council Rebate or Remission may be subject to a pro-rata reduction in the amount granted if ownership or usage changes.*

The charges as shown are valid only for the date of the certificate.

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the fiscal year that the rates are declared. The current year's rates fall due on **September 1 2021; December 1, 2021; March 1 2022 and June 1 2022**. Fines and interest will be added as provided by the Local Government Act 1999, as amended.

If settlement occurs within three (3) calendar months from the date of this Certificate, you may check the above details prior to settlement by telephoning the Council and quoting the Assessment No. and the Certificate No. above. Any verbal information provided in relation to the details provided by the Council is not a certificate for the purposes of Section 187 of the Local Government Act 1999.

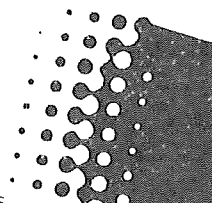
Where settlement occurs three (3) calendar months or more from the date of this Certificate a new certificate is required.

Chief Executive Officer

Per



Bill Code: 18192
Ref: 206081



Provision of Prescribed Information

Section 12 Land and Business (Sale and Conveyancing) Regulations 2010

In response to your recent enquiry pursuant to the Land and Business (Sale and Conveyancing) Regulations 2010, we advise as follows:

Certificate Number: Cert93836

Address: 841 Grand Junction Rd VALLEY VIEW SA 5093

Council Assessment Number: 206081

	Prescribed Encumbrance	Other Particulars	
4	Development Act 1993		
4.1	Part 3—Development Plan	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	
4.2	section 42—Condition (that continues to apply) of a development authorisation	NO	N/A
4.3	section 50(1)—Requirement to vest land in a council or the Crown to be held as open space		N/A
4.4	section 50(2)—Agreement to vest land in a council or the Crown to be held as open space		N/A
4.5	section 55—Order to remove or perform work		N/A
4.6	section 56—Notice to complete development		N/A
4.7	section 57—Land management agreement		N/A
4.9	section 69—Emergency order		N/A
4.10	section 71—Fire safety notice		N/A
4.11	section 84—Enforcement notice		N/A
4.12	section 85(6), 85(10) or 106—Enforcement order		N/A
4.13	Part 11 Division 2—Proceedings		N/A
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)	:	N/A
	Public and Environmental Health Act 1987 (repealed)		
26.1	Public and Environmental Health Act 1987 - Part 3—Notice		N/A

26.2	Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval		N/A
26.3	Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)		N/A
7	Environment Protection Act 1993		
7.2	section 93—Environment protection order that is registered in relation to the land		N/A
7.3	section 93A—Environment protection order relating to cessation of activity that is registered in relation to the land		N/A
7.4	section 99—Clean-up order that is registered in relation to the land		N/A
9	Fire and Emergency Services Act 2005		
9.1	section 105F (or section 56 or 83 (repealed))—Notice to action required concerning flammable materials on land		N/A
10	Food Act 2001		
10.1	section 44—Improvement notice		N/A
10.2	section 46—Prohibition order		N/A
15	Housing Improvement Act 1940		
15.1	section 23—Declaration that house is undesirable or unfit for human habitation		N/A
	Planning, Development and Infrastructure 2016		
	Part 5—Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay and which the land is situated (as shown in the planning and design code)</p> <p>Is the land situated in a designated State Heritage Area? <i>Please refer to attached document from Plan SA</i></p> <p>Is the land designated as a place of local heritage value? <i>Please refer to attached document from Plan SA</i></p> <p>Is there declared to be a significant tree or a stand of trees declared to be significant trees on the land? <i>Please refer to attached document from Plan SA</i></p> <p>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? <i>Please refer to your Property Interest Report</i></p>	

	section 141 – Order to remove or perform work		N/A
	Section 142 – Notice to complete development		N/A
	Section 155 – Emergency order		N/A
	Section 157 – Fire safety notice		N/A
	Section 198(1) – requirements to vest land in a council or the Crown to be held as open space		N/A
	Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space		N/A
	Part 16 Division 1 - Proceedings		N/A
	Section 213 – Enforcement Notice		N/A
18	Local Government Act 1934		
18.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
19	Local Government Act 1999		
19.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
22	Local Nuisance and Litter Control Act 2016		
	section 30—Nuisance or litter abatement notice		N/A
28	South Australian Public Health Act 2011		
28.1	section 66—Direction or requirement to avert spread of disease		N/A
28.2	section 92—Notice		N/A
	South Australian Public Health (Wastewater) Regulations 2013		
28.3	Part 4—Condition (that continues to apply) of an approval		N/A
	Other		
	Charge of any kind affecting the land (not included in another item)		**

** Refer to "CERTIFICATE – COUNCIL CHARGES" on page 1 of this document.

**Schedule—Division 2—Other particulars
section 7(1)(b))**

Particulars of building indemnity insurance

Note: Building indemnity insurance is not required for—

(a) domestic building work for which approval under the Planning, Development and Infrastructure Act 2016, the repealed Development Act 1993 or the repealed Building Act 1971 is or was not required; or

(b) minor domestic building work (see section 3 of the Building Work Contractors Act 1995); or

(c) domestic building work commenced before 1 May 1987; or

(d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 applies under the Building Work Contractors Regulations 2011; or

(e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the Building Work Contractors Act 1995 has been granted under section 45 of that Act.

1. Building indemnity insurance is required: No
2. Name of persons insured: N/A
3. Name of insurer: N/A
4. Limitations on the liability of the insurer: N/A
5. Name of the builder: N/A
6. Builders licence number: N/A
7. Description of insured building work: N/A
8. Date of issue of insurance: N/A

Ministerial exemption from holding insurance under the Building Work Contractors Act 1995

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

No

1. Date of the exemption: N/A
2. Name of builder granted the exemption: N/A
3. Licence number of builder granted the exemption: N/A
4. Details of building work for which the exemption applies: N/A
5. Details of conditions for which the exemption is subject: N/A

6 Further information held by councils

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

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

NO

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

Refer to the repealed Development Act 1993 Section of this document particularly Part 3 Development Plan, Section 42 – Condition (that continues to apply) of a development authorisation and Repealed Act conditions listed in this document.

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

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

It should be noted that—

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

Signed for or on behalf of the agent:.....

REPLY

I certify that the information and particulars provided above apply at the date of the reply of this inquiry.

Signed for and on behalf of the Chief Executive Officer:



Date:02/11/21

Property Interest Report

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

Title Reference	CT 5639/253	Reference No. 2301190
Registered Proprietors	G & M*DI BELLONIA	Prepared 29/10/2021 16:35
Address of Property	841 GRAND JUNCTION ROAD, VALLEY VIEW, SA 5093	
Local Govt. Authority	CITY OF PORT ADELAIDE ENFIELD	
Local Govt. Address	POST OFFICE BOX 110, PORT ADELAIDE, SA 5015	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title

also

Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |

2. Aboriginal Heritage Act 1988

- | | | |
|-----|---|--|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal 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 | Aboriginal Heritage Branch in Aboriginal Affairs and Reconciliation Division in DPC has no record of any direction affecting this title |

an area surrounding a site

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. Burial and Cremation Act 2013

3.1 section 8 - Human remains interred on land Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title

also

contact the vendor for these details

4. Crown Rates and Taxes Recovery Act 1945

4.1 section 5 - Notice requiring payment Crown Lands Program in DEW has no record of any notice affecting this title

5. Development Act 1993 (repealed)

5.1 section 42 - Condition (that continues to apply) of a development authorisation State Planning Commission in the Attorney-General's Department has no record of any conditions that continue to apply, affecting this title

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

also

Contact the Local Government Authority for other details that might apply

5.2 section 50(1) - Requirement to vest land in a council or the Crown to be held as open space State Planning Commission in the Attorney-General's Department has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

5.3 section 50(2) - Agreement to vest land in a council or the Crown to be held as open space State Planning Commission in the Attorney-General's Department has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work State Planning Commission in the Attorney-General's Department has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development State Planning Commission in the Attorney-General's Department has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner Contact the vendor for these details

5.8 section 69 - Emergency order State Planning Commission in the Attorney-General's Department has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice Building Fire Safety Committee in the Attorney-General's Department has no record of any notice affecting this title

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

6. Repealed Act conditions

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

7. Emergency Services Funding Act 1998

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

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

8. Environment Protection Act 1993

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

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

9. **Fences Act 1975**

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

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

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

11. **Food Act 2001**

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

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

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

13. **Heritage Places Act 1993**

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

14. **Highways Act 1926**

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

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

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

16. **Housing Improvement Act 2016**

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. Land Tax Act 1936

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

20. Local Government Act 1934 (repealed)

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

21. Local Government Act 1999

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

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

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

25. *Native Vegetation Act 1991*

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

Refer to the Certificate of Title

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

Refer to the Certificate of Title

25.3 section 25D - Management agreement DEW Native Vegetation has no record of any agreement affecting this title
also

Refer to the Certificate of Title

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

- 29.1 Part 5 - Planning and Design Code
[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also

Code Amendments on Consultation

Corner Days and Regency Roads, Croydon - rezoning industrial land for residential/mixed use. Please refer to the PlanSA portal <https://plan.sa.gov.au/have_your_say/general_consultations> for further information or contact the City of Port Adelaide Enfield Council for further details that might apply.

Code Amendments on Consultation

Local Design Review Code Amendment – proposed amendment to enable operation of the Local Design Review Scheme to support high quality design for the benefit of their communities. For further information please refer to the PlanSA portal: <https://plan.sa.gov.au/have_your_say/general_consultations> or contact the Office for Design and Architecture SA on (08) 8402 1884.

Following the repeal of the Development Act 1993 and its replacement with the Planning, Development and Infrastructure Act 2016 on 19 March 2021, all new Development Applications will now be assessed against the Planning and Design Code (The Code).

The Code is the cornerstone of South Australia's new planning system, and is the single source of planning policy for assessing development applications across the State. 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.
The Code has now replaced all South Australian Development Plans.

Further information on the Code is available on the PlanSA Portal.
<https://code.plan.sa.gov.au>

Or call 1800 752 664 (Option 1)

- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Attorney-General's Department has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply

- | | | |
|-------|--|--|
| 29.3 | section 139 - Notice of proposed work and notice may require access | Contact the vendor for these details |
| 29.4 | section 140 - Notice requesting access | Contact the vendor for these details |
| 29.5 | section 141 - Order to remove or perform work | State Planning Commission in the Attorney-General's Department has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.6 | section 142 - Notice to complete development | State Planning Commission in the Attorney-General's Department has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.7 | section 155 - Emergency order | State Planning Commission in the Attorney-General's Department has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.8 | section 157 - Fire safety notice | Building Fire Safety Committee in the Attorney-General's Department has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.9 | section 192 or 193 - Land management agreement | Refer to the Certificate of Title |
| 29.10 | section 198(1) - Requirement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Attorney-General's Department has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.11 | section 198(2) - Agreement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Attorney-General's Department has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.12 | Part 16 Division 1 - Proceedings | Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply |
| 29.13 | section 213 - Enforcement notice | State Planning Commission in the Attorney-General's Department has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply |
| 29.14 | section 214(6), 214(10) or 222 - Enforcement order | Contact the Local Government Authority for details relevant to this item

also

State Planning Commission in the Attorney-General's Department has no record of any conditions that continue to apply, affecting this title |

30. *Plant Health Act 2009*

- | | | |
|------|---|---|
| 30.1 | section 8 or 9 - Notice or order concerning pests | Plant Health in PIRSA has no record of any notice or order affecting this title |
|------|---|---|

31. Public and Environmental Health Act 1987 (repealed)

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

32. South Australian Public Health Act 2011

- 32.1 section 66 - Direction or requirement to avert spread of disease
Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice
Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval
Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply

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

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

34. Water Industry Act 2012

- 34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement
**An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**
also
The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title
also
Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.
also
Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.
also
Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.

35. Water Resources Act 1997 (repealed)

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

36. Other charges

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Product	Historical Search
Date/Time	29/10/2021 04:35PM
Customer Reference	
Order ID	20211029008759

Certificate of Title

Title Reference: CT 5639/253
Status: CURRENT
Parent Title(s): CT 2755/68
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 25/03/1999
Edition: 1

Dealings

No lodged Dealings found.



Product	Title and Valuation Package
Date/Time	29/10/2021 04:35PM
Customer Reference	
Order ID	20211029008759

Certificate of Title

Title Reference	CT 5639/253
Status	CURRENT
Easement	NO
Owner Number	1139800*
Address for Notices	837 GRAND JUNCTION RD VALLEY VIEW 5093
Area	700M ² (APPROXIMATE)

Estate Type

Fee Simple

Registered Proprietor

GIUSEPPE DI BELLONIA
 MARIA DI BELLONIA
 OF 837 GRAND JUNCTION ROAD VALLEY VIEW SA 5093
 AS JOINT TENANTS

Description of Land

ALLOTMENT 263 DEPOSITED PLAN 6632
 IN THE AREA NAMED VALLEY VIEW
 HUNDRED OF YATALA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0639344007	CURRENT	841 GRAND JUNCTION ROAD, VALLEY VIEW, SA 5093

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes



Product	Title and Valuation Package
Date/Time	29/10/2021 04:35PM
Customer Reference	
Order ID	20211029008759

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0639344007
Type	Site & Capital Value
Date of Valuation	01/01/2021
Status	CURRENT
Operative From	01/07/1966
Property Location	841 GRAND JUNCTION ROAD, VALLEY VIEW, SA 5093
Local Government	PORT ADELAIDE ENFIELD
Owner Names	GIUSEPPE DI BELLONIA MARIA CARMELA DI BELLONIA
Owner Number	00962648
Address for Notices	841 GRAND JUNCTION RD VALLEY VIEW 5093
Zone / Subzone	GN - General Neighbourhood\\
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	7H C/P GAR
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D6632 ALLOTMENT 263	CT 5639/253

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$285,000	\$425,000			
Previous	\$260,000	\$420,000			

Building Details

Valuation Number	0639344007
Building Style	Conventional
Year Built	1973



Product	Title and Valuation Package
Date/Time	29/10/2021 04:35PM
Customer Reference	
Order ID	20211029008759

Building Condition	Good
Wall Construction	Brick
Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	180 sqm
Number of Main Rooms	7

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



Product	Check Search
Date/Time	29/10/2021 04:35PM
Customer Reference	
Order ID	20211029008759

Certificate of Title

Title Reference: CT 5639/253

Status: CURRENT

Edition: 1

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title



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: 2301190

DATE OF ISSUE

01/11/2021

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE SA 5125

ENQUIRIES:

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

OWNERSHIP NAME

G & M C DI BELLONIA

FINANCIAL YEAR

2021-2022

PROPERTY DESCRIPTION

841 GRAND JUNCTION RD / VALLEY VIEW SA 5093 / LT 263

ASSESSMENT NUMBER

0639344007

TITLE REF.

(A "+" indicates multiple titles)

CT 5639/253

TAXABLE SITE VALUE

\$285,000.00

AREA

0.0703 HA

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

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

Please Note:

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

ON OR BEFORE

30/01/2022



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



ABN 19 040 349 885
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: 2301190

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE SA 5125

DATE OF ISSUE

01/11/2021

ENQUIRIES:

Tel: (08) 8226 3750

Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER

00962648

OWNERSHIP NAME

G & M C DI BELLONIA

PROPERTY DESCRIPTION

841 GRAND JUNCTION RD / VALLEY VIEW SA 5093 / LT 263

ASSESSMENT NUMBER

0639344007

TITLE REF.
(A "+" indicates multiple titles)

CT 5639/253

CAPITAL VALUE

\$425,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2021-2022

FIXED CHARGE

\$ 50.00

+ VARIABLE CHARGE

\$ 227.45

- REMISSION

\$ 151.15

- CONCESSION

\$ 0.00

+ ARREARS / - PAYMENTS

\$ -126.30

= AMOUNT PAYABLE

\$ 0.00

Please Note:

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

EXPIRY DATE

30/01/2022



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



Account Number 06 39344 00 7	L.T.O Reference CT5639253	Date of issue 1/11/2021	Agent No. 7986	Receipt No. 2301190
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KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE VILLAGE SA 5125
admin@keyconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MR G & MC DI BELLONIA
Location: 841 GRAND JUNCTION RD VALLEY VIEW LT 263
Description: 7H C/P GAR **Capital Value:** \$ 425 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2021

			\$
	Arrears as at: 30/6/2021	:	0.00
Water main available:	1/7/1966	Water rates	68.60
Sewer main available:	1/7/1968	Sewer rates	85.96
		Water use	23.37
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	0.00
		Goods and Services Tax	0.00
		Amount paid	177.93CR
		Balance outstanding	0.00

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

Next quarterly charges: Water supply: 68.60 Sewer: 85.96 Bill: 10/11/2021

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

The last Water Use Year ended on 16/04/2021.

MAINS WATER USE CHARGE of \$3.93 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.



Government of
South Australia

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

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



South Australian Water Corporation

Name: MR G & MC DI BELLONIA **Water & Sewer Account** **Amount:** _____
Acct. No.: 06 39344 00 7

Address:
841 GRAND JUNCTION RD VALLEY
VIEW LT 263

Payment Options



EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 0639344007



Bill code: 8888
Ref: 0639344007

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: 0639344007





Data Extract for Section 7 search purposes

Valuation ID 0639344007

Parcel ID: D6632 A263

Certificate Title: CT5639/253

Property Address: 841 GRAND JUNCTION RD VALLEY VIEW SA 5093

Zones

GN General Neighbourhood

Subzones

No

Zoning overlays

Overlays

All structures over 15 metres Airport Building Heights (Regulated)

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

Affordable Housing

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

Building Near Airfields

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

Major Urban Transport Routes

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

Is there a tree or stand of trees declared to be a significant tree or trees in the Planning and Design Code

NO

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

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

Associated Building Indemnity Insurance

No

Associated DA Conditions

No

Associated DA Info

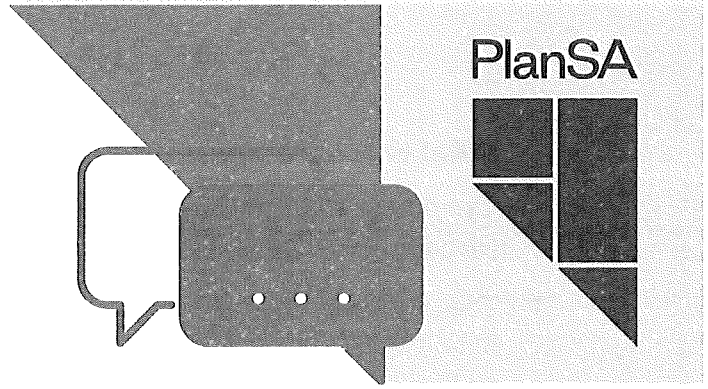
No

GIS Dataset

LMAS

No

Frequently Asked Questions



Local Design Review Code Amendment

Q What is 'Design Review'?

A Design Review in South Australia is a pre-lodgement service that supports high-quality design outcomes, improves access to independent design expertise and assists with informed decision-making during development assessment.

During Design Review, an independent panel of built environment experts review the design quality of a development proposal before it is lodged for assessment. The role of a Design Review panel is not to redesign development proposals, but rather to identify and discuss opportunities to encourage high-quality design with the proponent.

Design Review provides proponents with the opportunity to obtain independent design advice from the panel to assist with design development. The design advice is also provided to the relevant authority for consideration during development assessment.

Q What is the purpose of the Local Design Review Scheme?

A The Local Design Review Scheme provides a consistent state-wide approach for councils to establish their own design panels and provide Design Review for locally assessed development proposals.

The Scheme aims to:

- support high-quality design
- improve access to independent and expert design advice early in the planning and design process
- support consistent and informed planning decisions
- facilitate collaboration between allied professionals
- support the planning system to meet objects and principles in the *Planning, Development and Infrastructure Act 2016*.

Q What is the purpose of the Local Design Review Code Amendment?

A The proposed Local Design Review Code Amendment seeks to amend the Planning and Design Code to give effect to the Local Design Review Scheme.

The proposed Amendment would enable a council to specify certain classes of development to be eligible for Local Design Review in their area. This process would occur when that council registers to participate in the Scheme.

Proponents of the eligible classes of development will then be able to apply to the council to participate in Local Design Review and seek design advice on their development proposal.

Q What can I influence by providing feedback on the Local Design Review Code Amendment?

Your feedback can influence the provisions that are proposed for inclusion in the Planning and Design Code.

Providing feedback on this Code Amendment will not influence:

- the Local Design Review Scheme, including any associated operational matters
 - the Principles of Good Design as they appear in the Scheme and in the State Planning Policies
 - any further amendments to the *Planning, Development and Infrastructure Act 2016*, Planning and Design Code or Scheme other than those proposed in this consultation.
-

Q Once the Code Amendment is endorsed, will the Local Design Review Scheme be mandatory?

A Local Design Review under the Scheme will be optional for councils to make available and voluntary for proponents to participate in.

This is consistent with section 121(2) of the *Planning, Development and Infrastructure Act 2016*, which states that 'a person who is considering the undertaking of development to which this section applies may apply to a design panel for advice'.

Mandatory Local Design Review is not currently being considered.

Q How much will Local Design Review cost?

A The costs associated with Local Design Review will vary between councils, independent providers and proponents.

There are two fees in relation to the Local Design Review Scheme that are set by the State Government. These are the registration fee (for councils and independent providers) and the proponent application fee, which were published in the Government Gazette on 3 June 2021 (No. 40, pp. 2051-2070).

Registration fee

Section 2.3.4(d) of the Scheme requires participating councils and independent providers to pay a fee when they register to establish a design panel and upon renewal (three-yearly).

This fee has been set as:

- \$550 for councils (including groups of two or more councils)
- \$320 for independent providers

This fee will be used by the State Government to cover the cost of training council staff and design panel members in order to undertake Local Design Review. It also covers the provision of guidance material, including forms and templates that will be maintained and updated by the Office for Design and Architecture SA.

Proponent application fee

Section 121(3)(c) of the PDI Act provides participating councils with the opportunity to charge proponents to participate in Local Design Review as a method of cost recovery.

This fee has been set as:

- \$100 plus the reasonable costs of the design panel to provide advice on the application

Criteria that may assist councils to determine the 'reasonable costs' could include:

- panel member remuneration
- the number of panel members engaged per Design Review session
- how many times the panel meet in relation to one development proposal
- the complexity of the development proposal.

Some councils may wish to consider waiving all or part of this fee in order to encourage proponent participation in Local Design Review.

Ongoing costs

Ongoing operational costs would be set and managed by each council and independent provider. This would include paying panel members for their time spent undertaking Design Review and preparing design advice.

Q Will Local Design Review apply to 'deemed to satisfy' proposals?

A No. The provisions proposed in the Local Design Review Code Amendment would limit eligibility to forms of development that are classified as 'restricted' or 'performance assessed'.

Q How do I apply to participate in the Local Design Review Scheme once the Code Amendment is endorsed?

A If you are a council or independent provider interested in providing Local Design Review, please contact the Office for Design and Architecture SA who will assist you with registration.

If you a proponent interested in applying to participate in Local Design Review, the service will need to be available in the area where you wish to undertake development. If you are not sure, you may wish to contact your local council to discuss the service and the potential for it to become available.

Please note that registering under the Scheme and applying to participate in Local Design Review will only be available once the Local Design Review Code Amendment is adopted.

Q Will guidance material be available to help me learn more?

A Yes, a comprehensive Guide and training program will be provided to staff from participating councils and design panel members. The Guide will contain helpful information and templates to ensure the Scheme is well established from the outset, able to meet demand and is delivered consistently across the state.

Corner Days and Regency Roads, Croydon

Designated Entity: City of Port Adelaide Enfield



Status: Consultation completed

LGA: City of Port Adelaide Enfield

Affected Area (ha): 12

Current Zone: Industrial




Proposed Zone: N/A

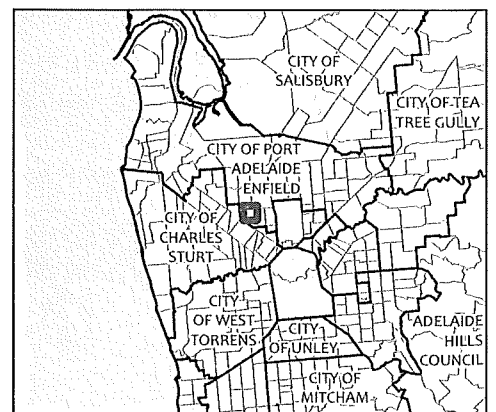
PlanSA

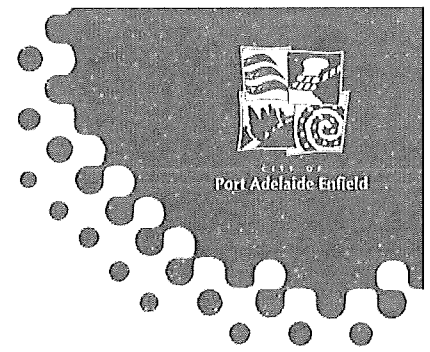
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200 m



-  Affected Area
-  Code Zones
-  Parcel boundaries



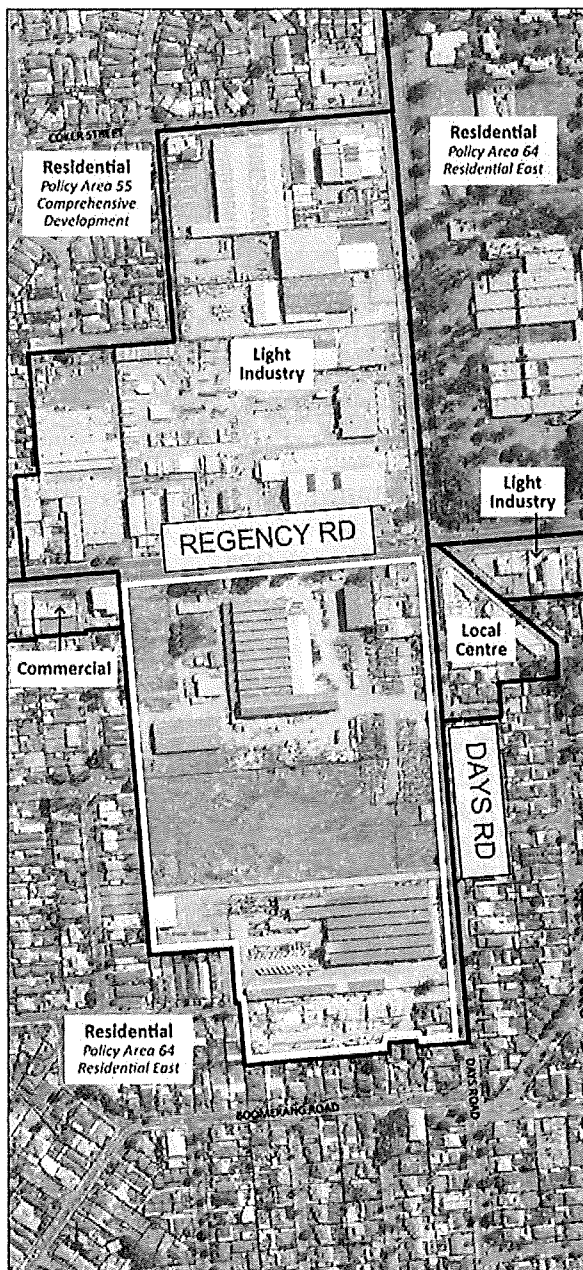


INFORMATION SHEET

REZONING – CORNER OF DAYS & REGENCY ROADS, CROYDON PARK

FOR RESIDENTIAL AND MIXED-USE DEVELOPMENT

The Council is reviewing the Development Plan policies for 13 land parcels that are located west of Days Road, and south of Regency Road at Croydon Park. Council is seeking public feedback on this rezoning proposal in a document called a Development Plan Amendment (DPA). The Area Affected by this proposal is shown in yellow below:



What Changes are Proposed?

- The Area Affected will be rezoned from a Light Industry Zone to a Suburban Neighbourhood Zone. This new zoning will allow for residential, retail, or mixed-use developments in that area.
- The Suburban Neighbourhood Zone envisages all dwelling types, in the range of low to medium density housing, affordable housing, aged persons accommodation, and retirement living.
- The zone envisages a new shopping centre of up to 5,500m² in floor area.
- Other non-residential development is envisaged where it comprises small scale uses that serve the local community.
- Updated maps and development policies will be applied to the Area Affected.

(Please note the above is a summary of the proposed amendments, and the entire DPA should be reviewed before making a written submission.)

The proposal will require authorisation from the state Minister for Planning & Local Government. The authorisation is a decision for the Minister, not the Council.

Planning and Design Code Transition

It is noted that the current State Government planning reforms will involve the transition of the Council Development Plan to the *Planning and Design Code (the Code)* in early 2021.

This DPA has been prepared under the *Development Act 1993* to amend Council's current Development Plan. It is however recognised that any changes which arise from the DPA process would not likely be realised until implementation of the *Code*. The *Suburban Neighbourhood Zone* as proposed in the DPA will likely be replaced with the *Master-Planned Neighbourhood Zone* under the *Code*. This transition will support a mix of residential densities supported by a range of accompanying commercial/retail activities at a scale which make the neighbourhood a healthy and convenient place to live. Further information can be found at <https://plan.sa.gov.au/>

Why is the Council undertaking this DPA?

The Area Affected by the DPA contains thirteen (13) allotments within the Light Industry Zone.

Sites within the Area Affected are used for a range of activities including precast concrete manufacturing, building hardware supplies, auto repair and tyre shop, along with residential activities and vacant land.

All sites are considered capable of accommodating new residential development and the owners support future redevelopment as a residential and/or mixed-use area.

The DPA is privately funded. It is subject to a Deed of Agreement such that the Council maintains ultimate control of the DPA and is subject to independent review.

What is a Development Plan?

The Development Plan is the key statutory document in the South Australian planning system that sets out guidelines for development in each council area.

Individual development applications are assessed against the provisions contained within the Development Plan.

What is a Development Plan Amendment?

Subject to an agreement with the Minister for Planning & Local Government, a Council may propose an amendment to the Development Plan affecting its area. This process is legally known as a *Development Plan Amendment* (DPA), or informally as a 'rezoning'.

More information on this process can be found in the *Development Plans and Development Plan Amendments* guide published by the State Government. Visit <https://plan.sa.gov.au> for details.

Public Consultation

The DPA is available for public comment from Thursday 14 January 2021 to Friday March 12 2021.

An electronic copy of the DPA can be downloaded from Council's website at <https://www.cityofpae.sa.gov.au/have-your-say>.

Electronic copies can also be emailed to interested persons on request.

Hard copies are available for inspection at the following locations:

- Port Adelaide Enfield Civic Centre, 163 St Vincent St, Port Adelaide
- Enfield Library - Council Office, 1 Kensington Cr, Enfield
- Greenacres Library - Council Office, 2 Fosters Rd, Greenacres
- Parks Library, 46 Trafford Street, Angle Park
- Port Adelaide Library, 2-4 Church Street, Port Adelaide
- Semaphore Library, 14 Semaphore Road, Semaphore

Hard copies can also be purchased at the Civic Centre for \$26.00.

Written Submissions

If you would like to comment on this proposal, submissions can be posted or emailed to:

Chief Executive Officer
City of Port Adelaide Enfield
PO BOX 110
PORT ADELAIDE SA 5015

or

consultation@cityofpae.sa.gov.au
(include 'Corner Days & Regency Roads, Croydon Park DPA' in the subject header)

Submissions must be received by Council no later than 12 March 2021.

Submissions must indicate if the writer (or a representative) wishes to be heard at the public meeting.

By law, all submissions are treated as public documents and will be uploaded to Council's website for public inspection.

Public Meeting

A public meeting is scheduled for Tuesday 23 March 2021 (starting 7 pm) at the Parks Library, 46 Trafford Street, Angle Park. If social distancing laws disallow the holding of a physical meeting, it will be held electronically instead. Please note the meeting will be cancelled if no written submission wishes to be heard at the public meeting.

For Further Information

Call Michael at the City of Port Adelaide Enfield on 8405 6002.

