

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:

[Empty text box for Purchaser name]

Address:

[Empty text box for Purchaser address]

2 ~~Purchaser's registered agent:~~

~~[Empty text box for Purchaser's registered agent name]~~

~~Address:~~

~~[Empty text box for Purchaser's registered agent address]~~

3 Vendor:

Hayley Yvonne Ward & Jake Tyson Platten

Address:

14/1669 Golden Grove Road, Greenwith 5125

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):

[Empty text box for Date of contract]

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

Certificate of Title Register Book Volume 6265 Folio 645

Allotment 502 in Deposited Plan 128874 being the whole of the land, known as 21B Taylor Avenue Salisbury Heights SA 5109

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:

14/1669 Golden Grove Road, Greenwith 5125

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

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

Email: mark@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.

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):



YES

NO

Number of mortgage (if registered):

13731767

Name of mortgagee:

Bendigo & Adelaide Bank Ltd. (ACN: 068 049 178)

14 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 name of parties]~~

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

~~From [] to []~~

~~Amount of rent or licence fee:~~

~~\$ [] per [] (period)~~

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

~~[]~~

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

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

~~[Empty box for Act]~~

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

~~[Empty box for amounts due]~~

[]
[]
[]

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?

NO

Are there attachments?

YES

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

City of Salisbury Council Search

Condition(s) of authorisation:

Refer to attached City of Salisbury Council Search

5.2 section 50(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):~~

~~_____~~

5.3 section 50(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):~~

~~_____~~

5.4 section 55 - 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):~~

~~_____~~

5.5 section 56 - Notice to complete development

~~*Is this item applicable?*~~

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

~~*Are there attachments?*~~

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

~~_____~~

~~Date of notice:~~

~~_____~~

~~Requirements of notice:~~

~~_____~~

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

~~_____~~

~~Amount payable (if any):~~

~~_____~~

5.6 section 57 - Land management agreement

~~*Is this item applicable?*~~

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

~~*Are there attachments?*~~

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

~~_____~~

~~Date of agreement:~~

~~_____~~

~~Names of parties:~~

~~_____~~

~~Terms of agreement:~~

~~_____~~

5.7 section 60 - Notice of intention by building owner

Is this item applicable?

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

Are there attachments?

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

Metro Homes Notification of Works on the Boundary - Form No. 2

Date of notice:

12/05/2022

Building work proposed (as stated in the notice):

Refer to attached Metro Homes Notification of Works on the Boundary - Form No. 2

Other building work as required pursuant to the Act:

Refer to attached Metro Homes Notification of Works on the Boundary - Form No. 2

NO

YES

5.8 section 69 - Emergency order

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~_____~~

~~Date of order:~~

~~_____~~

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

~~_____~~

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

~~_____~~

~~Nature of order:~~

~~_____~~

~~Amount payable (if any):~~

~~_____~~

5.9 section 71 - 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):~~

~~_____~~

5.10 section 84 - Enforcement notice

~~**Is this item applicable?**~~

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

~~**Are there attachments?**~~

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

~~_____~~

~~Date of notice given:~~

~~_____~~

5.10 section 84 - Enforcement notice (continued)

~~Name of relevant authority giving notice:~~

~~Nature of directions contained in notice:~~

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

~~Amount payable (if any):~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date order made:~~

~~Name of court that made order:~~

~~Action number:~~

~~Names of parties:~~

~~Terms of order:~~

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

5.12 Part 11 Division 2 - Proceedings

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of commencement of proceedings:~~

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

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

6. Repealed Act conditions

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

Is this item applicable?

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

Are there attachments?

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

City of Salisbury Council Search

Nature of condition(s):

Refer to attached City of Salisbury Council Search

NO
YES

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

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

~~*Is this item applicable?*~~

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

~~*Are there attachments?*~~

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

~~Date of notice:~~

~~Amount of levy payable:~~

9. Fences Act 1975

9.1 section 5 - Notice of intention to perform fencing 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):

Metro Homes Notification of Works on the Boundary - Form No. 2

Date of notice:

12 May 2022

Name and address of person to whom notice was given or from whom notice was received:

Jake Platten (Registered Proprietor) of 21B Taylor Avenue Salisbury Heights & Registered Proprietor of 21A Taylor Avenue Salisbury Heights

Particulars of relevant boundary:

Refer to attached Metro Homes Notification of Works on the Boundary - Form No. 2

Kind of fence proposed to be constructed or nature of work proposed to be done to existing fence:

Refer to attached Metro Homes Notification of Works on the Boundary - Form No. 2

Cost or estimated cost of fence or work (as stated in the notice):

TBA

Amount sought by proponent from adjoining owner (as stated in the notice):

NIL

If there is a cross-notice under section 6, give details of-

(a) the proposals objected to:

(b) the counter-proposals:

19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

Is this item applicable?

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

Are there attachments?

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

Date of notice, order or demand:

Amount payable (as stated in the notice):

20. Local Government Act 1934 (repealed)

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

~~*Is this item applicable?*~~

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

~~*Are there attachments?*~~

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

~~Date of notice, order etc:~~

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

~~Land subject thereto:~~

~~Nature of requirements contained in notice, order etc:~~

~~Time for carrying out requirements:~~

~~Amount payable (if any):~~

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):

City of Salisbury Council Search - Plan SA Data Extract for Section 7 Search Purposes

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: 6265/645
 Zone: HN Hills Neighbourhood
 Subzone: No
 Zoning Overlays
 Overlays
 All structures over 15 metres Airport Building Heights (Regulated)

Affordable Housing

Building Near Airfields

All structures over 45 metres Defence Aviation Area

Urban Interface Hazards (Bushfire - Urban Interface)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Refer to attached City of Salisbury Council Search for further information and details pertaining to zoning overlays.

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?

 UNKNOWN

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):

City of Salisbury Council Search - Plan SA Data Extract for Section 7 Search Purposes

Date of authorisation:

Refer to attached City of Salisbury Council Search

Name of relevant authority that granted authorisation:

Refer to attached City of Salisbury Council Search

Condition(s) of authorisation:

Refer to attached City of Salisbury Council Search

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):

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

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:

36. Other charges

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

Is this item applicable?

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

Are there attachments?

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

Certificate of Land Tax

Person or body in whose favour charge exists:

Revenue SA

Nature of charge:

Land Tax Payable

Amount of charge (if known):

\$398.63

Schedule - Division 2 - Other particulars**(section 7(1)(b))****Particulars of transactions in last 12 months**

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

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

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

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

Valarchi Pty. Ltd. (ACN: 650 146 044) of 4 Elva Avenue Pooraka SA 5095

Hayley Yvonne Ward of 14/1699 Golden Grove Road, Greenwith 5125
Jake Tyson Platten of 14/1699 Golden Grove Road, Greenwith 5125

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

Transfer - 25th February 2022

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

Four Hundred and Thirty-Nine Thousand Dollars (\$439,000.00)

The above particulars must be provided for each transaction.

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
- Deposited Plan
- Metro Homes Notification of Works on the Boundary - Form No. 2

(*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 organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

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

Value

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

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

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



Product Register Search (CT 6265/645)
 Date/Time 16/05/2022 09:27AM
 Customer Reference
 Order ID 20220516001148

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6265 Folio 645

Parent Title(s) CT 5598/855
 Creating Dealing(s) RTU 13701331
 Title Issued 07/02/2022 Edition 2 Edition Issued 04/03/2022

Estate Type

FEE SIMPLE

Registered Proprietor

HAYLEY YVONNE WARD
 JAKE TYSON PLATTEN
 OF UNIT 14 1669 GOLDEN GROVE ROAD GREENWITH SA 5125
 AS JOINT TENANTS

Description of Land

ALLOTMENT 502 DEPOSITED PLAN 128874
 IN THE AREA NAMED SALISBURY HEIGHTS
 HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13731767	MORTGAGE TO BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)

Notations

Dealings Affecting Title NIL

Priority Notices

Lodgement Date	Priority Notice ID	Expiry Date	Status
24/02/2022	PN038389	26/04/2022	Completed

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL



City of Salisbury
 ABN 82 615 416 895
 34 Church Street
 PO Box 8
 Salisbury SA 5108
 Australia

Telephone 08 8406 8222
 Facsimile 08 8281 5466
city@salisbury.sa.gov.au
www.salisbury.sa.gov.au

16 May 2022

Searchlight Technology
 PO Box 232
 RUNDLE MALL SA 5000

Location: 21B Taylor Avenue , Salisbury Heights SA 5109
Title Details: Lot 502 D 128874
 CT-6265/645
Owner: H Y Ward and J T Platten
Assessment No: 779352

I CERTIFY IN TERMS OF SECTION 187 (1) OF THE LOCAL GOVERNMENT ACT as follows: -

- (a) That the rates and other monies which are due and payable to the Council in respect of the above property at the date of the giving of this certificate are as listed below.
- (b) That the rates become due and payable on the 1st July each year.
- (c) That the rates, fines, arrears, and property debts are a charge upon the said property.

Details of the AMOUNT OF RATES DECLARED for the current financial year: -

Rates:	0.00
Rebates:	0.00
Total:	0.00

Details of the AMOUNTS OUTSTANDING at the time of giving this certificate: -

Arrears:	0.00
Interest on Arrears:	0.00
Fines on Current:	0.00
<i>Less</i> Paid This Year:	0.00
Arrears Legal Fees:	0.00
Current Legal Fees:	0.00
Overpayment:	0.00
Refunds:	0.00

Current Rates Balance:	0.00
Property Debt:	0.00
Building Upgrade Debt:	0.00
Current reWater Balance:	0.00
Total Balance:	\$0.00

Important Information:

Rates Certificates are valid for 90 days from the date of the certificate.

Please phone Council's Customer Centre on 8406 8222 within two weeks before settlement to confirm final payment amounts, as rates liability may have changed.

Certificates will not be reissued due to a new financial year without an additional payment.

Refer to Council's Customer Centre for further details or updates on 8406 8222.



Heidi Crossley

Delegate

Telephone: (08) 8406 8222

Email: hcrossley@salisbury.sa.gov.au

BPAY Payments can be made using the following details:

* **Please ensure that settlement amount is confirmed via phone before making payments via Bpay**

Billercode: 8649

Reference: 779352



City of Salisbury
ABN 82 615 416 895

34 Church Street
PO Box 8
Salisbury SA 5108
Australia

Telephone 08 8406 8222
Facsimile 08 8281 5466
city@salisbury.sa.gov.au

www.salisbury.sa.gov.au

16 May 2022

Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

Dear Sir / Madam

Request for Information

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

Yours faithfully

A handwritten signature in black ink, appearing to read "Heidi Crossley".

Heidi Crossley
Delegate
Telephone: (08) 8406 8222
Email: development@salisbury.sa.gov.au



City of Salisbury
ABN 82 615 416 895

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www.salisbury.sa.gov.au

LAND AND BUSINESS (SALE AND CONVEYANCING) ACT INFORMATION PURSUANT TO SECTION 7 CERTIFICATE

APPLICANT	Searchlight Technology	Certificate No: 80096
	PO Box 232 RUNDLE MALL SA 5000	Date of Issue: 16 May 2022

DESCRIPTION OF LAND	21B Taylor Avenue , Salisbury Heights SA 5109 CT-6265/645
----------------------------	--

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

DEVELOPMENT ACT 1993 (repealed)

SECTION 42

Condition (that continues to apply) of a development authorisation

Application No: 361/471/2013/1T
Description: REMOVAL OF A SIGNIFICANT TREE
Decision Date: 04-Apr-2013
Decision: Approved
Conditions: Nil

Repealed Act Conditions

Condition (that continues to apply) of an approval or authorisation granted under the

Building Act 1971 (repealed)

City of Adelaide Development Control Act 1976 (repealed)

Planning Act 1982 (repealed) or

Planning and Development Act 1966 (repealed)

Application No: 361/1243/1975/HA
Description: CONCRETE SWIMMING POOL
Decision Date: 01-Nov-1974
Decision: Approved
Conditions: Nil

Application No: 361/1354/1976/HA
Description: TOOLSHED
Decision Date: 13-May-1976
Decision: Approved
Conditions: Nil

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

PART 5 – Planning and Design Code

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

Refer to PlanSA Section 7 report attached.

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

Refer to PlanSA Section 7 Report attached

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

Refer to PlanSA Section 7 Report attached

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?

Refer to PlanSA Section 7 Report attached

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?

Refer to Property Interest Report

Note -

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

Section 127 – Condition (that continues to apply) of a development authorisation

Refer to PlanSA Section 7 Report attached

DEVELOPMENT ACT 1993 (repealed)

Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space

No

Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space

No

Section 55—Order to remove or perform work

No

Section 56—Notice to complete development

No

Section 57—Land management agreement

SEE TITLE FOR DETAILS

Section 69—Emergency order

No

Section 71—Fire safety notice

No

Section 84—Enforcement notice

No

Section 85(6), 85(10) or 106—Enforcement order

No

Part 11 Division 2—Proceedings

No

FIRE AND EMERGENCY SERVICES ACT 2005

Section 105F (or section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire.

No

FOOD ACT 2001

Section 44—Improvement Notice

No

Section 46—Prohibition Order

No

HOUSING IMPROVEMENT ACT 1940 (repealed)

Section 23—declaration that house is undesirable or unfit for human habitation

No

Part 7 (rent control for substandard houses) – Notice or declaration

No

LAND ACQUISITION ACT 1969

Section 10 Notice of Intention to acquire

No

LOCAL GOVERNMENT ACT 1934 (repealed)

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

No

LOCAL GOVERNMENT ACT 1999

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

No

For charges refer to the Certificate of Rates Liabilities

LOCAL NUISANCE AND LITTER CONTROL ACT 2016

Section 30 – Nuisance or litter abatement notice

No

PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

Section 141 – Order to Remove or Perform Work

No

Section 142 – Notice to Complete Development

No

Section 155 – Emergency Order

No

Section 157 – Fire Safety Notice

No

Section 192 or 193 Land Management Agreement

SEE TITLE FOR DETAILS

Section 198(1) – Requirements to Vest Land in a Council or the Crown to Held as Open Space

No

Section 198(2) – Agreement to Vest Land in a Council or the Crown to be held as Open Space

No

Part 16 Division 1 – Proceedings

No

Section 213 – Enforcement Notice

No

Section 214(6), 214(10) or 222 – Enforcement Order

No

PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987 (repealed)

Part 3—Notice

No

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval

No

Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) regulation 19—Maintenance order (that has not been complied with)

No

SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011

Section 92 – Notice

No

South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval

No

OTHER CHARGES

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

For charges refer to the Certificate of Rates Liabilities

BUILDING INDEMNITY INSURANCE

Section 7(1)(c)

Any approved building work undertaken on the property the subject 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.

NO

Also refer to PlanSA Section 7 Report attached.

Exemption from holding insurance:

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

No

FURTHER INFORMATION HELD BY COUNCIL

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

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

All development approvals on council records relating to this subject land are listed under the heading "Development Act 1993" or are provided in the Plan SA Section 7 Report attached.

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

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



Authorised Officer: Heidi Crossley

Date: 16/05/2022

SALES NOTICE

The City of Salisbury has within it two significant airports. Parafield Airport is a general aviation airport that also provides for aviation training facilities which includes repeated landing and take-off flight circuit training, and the RAAF Base Edinburgh which is a significant military airfield that includes jet fighters and long range surveillance aircraft within its operations. Both airports are controlled by Federal legislation and administered by Federal Government Agencies, not Council.

The property for sale may be subject to overflight and aircraft noise from these airports, and there may also be overflights as a result of Adelaide Airport flights. Intending residents or business proprietors are advised that living or working in the vicinity of an airport may result in noise from the airport operations and flights and that individual sensitivity can vary from person to person. Intending purchasers should consider their situation and sensitivities to airplane noise.

The following information links may assist you in coming to an understanding of the suitability of the property for your situation regarding aircraft noise:

Internet Link	Organisation
https://www.parafieldairport.com.au/operations/master-planning	Parafield Airport - Master Plan Document identifying future anticipated operations which Includes maps of flight paths, noise metrics and explanation of the noise forecast system.
http://www.defence.gov.au/aircraftnoise/Edinburgh/Default.asp	Department of Defence – RAAF Base Edinburgh Informs on aircraft, flight paths, noise forecasts, aircraft fleet, and general matters.
https://infrastructure.gov.au/aviation/environmental/aircraft-noise/index.aspx	Australian Government Federal Agency Aircraft noise and complaints information
http://aircraftnoise.com.au/	Airservices Australia and Australian Airports Association initiative. Information on aircraft noise, its management, and what you can do to reduce its impact.
http://www.airservicesaustralia.com/aircraftnoise/	Australian Government Airservices Australia Information on aircraft noise, its management, upcoming operations at different airports around Australia, links to things to consider on airplane noise when purchasing a house, and Fact Sheets
http://www.airservicesaustralia.com/aircraftnoise/noise-resources/	Australian Government Airservices Australia Links to other relevant information and resources
http://www.airservicesaustralia.com/aircraftnoise/webtrak/	Australian Government Airservices Australia Link to Web Trak, a web viewer for civil aircraft movements

https://www.aviationcomplaints.gov.au/	Australian Government Site for aviation complaints, including military flying activities.
http://www.ano.gov.au/	Federal Aircraft Noise Ombudsman office Investigates handling of Airservices Australia and Defence's complaints, community consultation processes and presentation of noise information.



Data Extract for Section 7 search purposes

Valuation ID 4410350087

Parcel ID: D128874 A502

Certificate Title: CT6265/645

Property Address: 21B TAYLOR AV SALISBURY HEIGHTS SA 5109

Zones

HN Hills 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.

All structures over 45 metres Defence Aviation Area

The Defence Aviation Area Overlay seeks to ensure building height does not pose a hazard to the operational and safety requirements of Defence Aviation Areas.

Urban Interface Hazards (Bushfire - Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No declared trees. Refer to Regulated and Significant Tree Overlay.

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

Application ID: 21018072

Date of authorisation: 27 August 2021

Name of relevant authority that granted authorisation: Assessment Manager - Section 96 - Performance
Assessed at City of Salisbury

Condition(s) of authorisation

All buildings and structures shall be demolished and removed from the site.

Application ID: 21018072

Date of authorisation: 27 August 2021

Name of relevant authority that granted authorisation: Assessment Manager - Section 96 - Performance
Assessed at City of Salisbury

Condition(s) of authorisation

The proposal shall be developed in accordance with the Approved Land Division Plan, prepared by Sawley, Lock O'Callaghan, Drawing Number 19230-01, Revision 2, dated 25th June 2021 and the Approved Arborist Report, prepared by Project Green, dated 25th September 2020, except where varied by the conditions herein.

Application ID: 21018072

Date of authorisation: 27 August 2021

Name of relevant authority that granted authorisation: Assessment Manager - Section 96 - Performance
Assessed at City of Salisbury

Condition(s) of authorisation

Either:(1) Replacement trees must be planted, prior to Land Division Clearance:The replacement trees cannot be within a species specified under regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017 and cannot be planted within 10 metres of an existing dwelling or in-ground swimming pool. If the development relates to a regulated tree – 2 trees to replace a regulated tree; or If the development relates to a significant tree – 3 trees to replace a significant tree. (2) Payment of an amount calculated in accordance with the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019 be made into the relevant urban trees fund (or if an urban trees fund has not been established for the area where the relevant tree is situated, or the relevant authority is the Commission or an assessment panel appointment by the Minister or a joint planning board, the Planning and Development Fund), in lieu of planting 1 or more replacement trees. Payment must be made prior to Land Division Clearance.

Application ID: 21018072

Date of authorisation: 27 August 2021

Name of relevant authority that granted authorisation: Assessment Manager - Section 96 - Performance
Assessed at City of Salisbury

Condition(s) of authorisation

A final plan complying with the requirements for plans set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Planning Commission for Land Division Certificate purposes.

Application ID: 21018072

Date of authorisation: 27 August 2021

Name of relevant authority that granted authorisation: Assessment Manager - Section 96 - Performance
Assessed at City of Salisbury

Condition(s) of authorisation

Payment of \$23724.00 into the Planning and Development Fund (3 allotment/s @ \$7908.00 /allotment). Payment may be made via credit card (Visa or MasterCard) online at plan.sa.gov.au, over the phone on 7109 7018, or cheques may be made payable to the State Planning Commission, marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001.

Application ID: 21018072

Date of authorisation: 27 August 2021

Name of relevant authority that granted authorisation: Assessment Manager - Section 96 - Performance Assessed at City of Salisbury

Condition(s) of authorisation

A Civil & Siteworks Plan, prepared by a qualified and experienced civil engineer, shall be submitted to Council for approval, prior to commencement of siteworks (for purposes of levelling and retaining the approved allotments). The Civil & Siteworks Plan shall include all of the following: Proposed bench levels for the allotments (either in Australian Height Datum or a reference level to a datum point), noting the allotments should be stepped in level in transition with the natural fall of the land (approximate 1m fall between each allotment); Location and heights of all proposed retaining walls, in order to retain the allotment levels identified under item (1) as above; Notation in relation to stormwater management, noting approved connections to be provided as part of future dwelling approvals to the rear stormwater easement to cater for surface water drainage with all roof water directed to Taylor Avenue water table; All site levelling (cut and fill), retaining walls to have regard to the approved Arborist Report, prepared by Project Green, dated 25th September 2020. Note: Retaining walls that retain a difference in ground level exceeding 1m constitute 'Development' and require a Development Authorisation.

Application ID: 21018072

Date of authorisation: 27 August 2021

Name of relevant authority that granted authorisation: Assessment Manager - Section 96 - Performance Assessed at City of Salisbury

Condition(s) of authorisation

All civil works identified on the approved Civil & Siteworks Plan, shall be completed, prior to Land Division Clearance.

Application ID: 21018072

Date of authorisation: 27 August 2021

Name of relevant authority that granted authorisation: Assessment Manager - Section 96 - Performance Assessed at City of Salisbury

Condition(s) of authorisation

The in-ground swimming pool shall be demolished and removed from the site. Backfilling of the in-ground swimming pool shall take place in accordance with the requirements of Australian Standard 2879 for the

purposes of residential construction. An engineer's certificate of controlled fill shall be provided, prior to Land Division Clearance

Application ID: 21018072

Date of authorisation: 27 August 2021

Name of relevant authority that granted authorisation: Assessment Manager - Section 96 - Performance Assessed at City of Salisbury

Condition(s) of authorisation

SA Water's water and sewer network is available for connection in this area. An investigation will need to be undertaken to determine infrastructure needs, appropriate fees and charges. The financial requirements of SA Water shall be met for the provision of water and sewer supply services.

Associated DA Info

Application ID: 21018072

Development Description: Land Division - 1 into 4 Allotments and removal of four (4) Regulated Trees (Trees 1, 2, 3 and 4 in the Approved Arborist Report)

Site Address: 21-25 TAYLOR AV SALISBURY HEIGHTS SA 5109

GIS Dataset

LMAS

No

GIS Dataset

LMAS

No

Property Interest Report

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

Title Reference	CT 6265/645	Reference No. 2364149
Registered Proprietors	J T*PLATTEN & ANR	Prepared 16/05/2022 09:27
Address of Property	21B TAYLOR AVENUE, SALISBURY HEIGHTS, SA 5109	
Local Govt. Authority	CITY OF SALISBURY	
Local Govt. Address	PO BOX 8 SALISBURY SA 5108	

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

Table of Particulars

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

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

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

1. General

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

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

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

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

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

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

also

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

2. Aboriginal Heritage Act 1988

- | | | |
|-----|---|--|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal 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
- Planning and Land Use Services in the Attorney-General's Department has no record of a Planning and Design Code Amendment on consultation affecting this title
-
- 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

- 29.6 section 142 - Notice to complete development
 Contact the Local Government Authority for other details that might apply
 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)*
 Public Health in DHW has no record of any condition affecting this title

(revoked) Part 2 - Condition (that continues to apply) of an approval 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>) | The Dog Fence Board has no current interest in Dog Fence rates relating to this title. |
| 9. | Pastoral Board (<i>Pastoral Land Management and Conservation Act 1989</i>) | The Pastoral Board has no current interest in this title |
| 10. | Heritage Branch DEW (<i>Heritage Places Act 1993</i>) | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| 11. | Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title. |

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Product
Date/Time
Customer Reference
Order ID

Check Search
16/05/2022 09:27AM
20220516001148

Certificate of Title

Title Reference: CT 6265/645
Status: CURRENT
Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
25/02/2022	04/03/2022	13731766	TRANSFER	REGISTERED
25/02/2022	04/03/2022	13731767	MORTGAGE	REGISTERED

Data Available - Dealings completed since 15/02/2022 and unregistered Dealings

Priority Notices

Lodgement Date	Expiry Date	Priority Notice ID	Status
24/02/2022	26/04/2022	PN038389	Completed

Registrar-General's Notes

No Registrar-General's Notes exist for this title



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
16/05/2022 09:27AM
20220516001148

Certificate of Title

Title Reference CT 6265/645
Status CURRENT
Easement NO
Owner Number 17143868
Address for Notices UNIT 14, 1669 GOLDEN GROVE RD GREENWITH, SA 5125
Area 1190M² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

HAYLEY YVONNE WARD
 JAKE TYSON PLATTEN
 OF UNIT 14 1669 GOLDEN GROVE ROAD GREENWITH SA 5125
 AS JOINT TENANTS

Description of Land

ALLOTMENT 502 DEPOSITED PLAN 128874
 IN THE AREA NAMED SALISBURY HEIGHTS
 HUNDRED OF YATALA

Last Sale Details

Dealing Reference TRANSFER (T) 13731766
Dealing Date 25/02/2022
Sale Price \$439,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13731767	BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
4410350087	PROPOSED CURRENT	21B TAYLOR AVENUE, SALISBURY HEIGHTS, SA 5109

Notations



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
 16/05/2022 09:27AM
 20220516001148

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	4410350087
Type	Site & Capital Value
Status	PROPOSED CURRENT
Operative From	01/07/2022
Property Location	21B TAYLOR AVENUE, SALISBURY HEIGHTS, SA 5109
Local Government	SALISBURY
Owner Names	JAKE TYSON PLATTEN HAYLEY YVONNE WARD
Owner Number	17143868
Address for Notices	UNIT 14, 1669 GOLDEN GROVE RD GREENWITH, SA 5125
Zone / Subzone	HN - Hills Neighbourhood\\
Water Available	Yes
Sewer Available	Yes
Land Use	4100 - Vacant Land-Urban
Description	L
Local Government Description	Vacant Land

Parcels

Plan/Parcel	Title Reference(s)
D128874 ALLOTMENT 502	CT 6265/645

Building Details

Valuation Number	4410350087
Building Style	Not Available
Year Built	Not Available
Building Condition	Not Available



Product Title and Valuation Package
Date/Time 16/05/2022 09:27AM
Customer Reference
Order ID 20220516001148

Wall Construction Not Available
Roof Construction Not Available
Equivalent Main Area Not Available
Number of Main Rooms Not Available

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



ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2364149

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE SA 5125

DATE OF ISSUE

17/05/2022

ENQUIRIES:

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

OWNERSHIP NUMBER	OWNERSHIP NAME	PROPERTY DESCRIPTION		
10017666	S & T KOUTOULOGENIS	21-25 TAYLOR AVE / SALISBURY HEIGHTS SA 5109 / LT 50		
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	(A "+" indicates multiple titles)			
4410350001		\$540,000.00	R4 1.000	RE 0.400

LEVY DETAILS:	FIXED CHARGE	\$	50.00
	+ VARIABLE CHARGE	\$	289.00
	- REMISSION	\$	192.05
	- CONCESSION	\$	0.00
	+ ARREARS / - PAYMENTS	\$	-146.95
	= AMOUNT PAYABLE	\$	0.00

FINANCIAL YEAR
2021-2022

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

15/08/2022



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



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: 2364149

KEY CONVEYANCING SERVICES
PO BOX 1425
GOLDEN GROVE SA 5125

DATE OF ISSUE

17/05/2022

ENQUIRIES:

Tel: (08) 8226 3750

Email: landtax@sa.gov.au

OWNERSHIP NAME		FINANCIAL YEAR	
S & T KOUTOULOGENIS		2021-2022	
PROPERTY DESCRIPTION			
21-25 TAYLOR AVE / SALISBURY HEIGHTS SA 5109 / LT 50			
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
4410350001		\$530,000.00	0.4649 HA
DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:			
CURRENT TAX	\$ 2,905.32	SINGLE HOLDING	\$ 240.00
- DEDUCTIONS	\$ 912.18		
+ ARREARS	\$ 398.63		
- PAYMENTS	\$ 1,993.14		
= AMOUNT PAYABLE	\$ 398.63		

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 **15/08/2022**



**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

OWNERSHIP NUMBER

10017666

OWNERSHIP NAME

S & T KOUTOULOGENIS

ASSESSMENT NUMBER

4410350001

AMOUNT PAYABLE

\$398.63

AGENT NUMBER

100019582

AGENT NAME

KEY CONVEYANCING SERVICES

PAYABLE ON OR BEFORE

15/08/2022

+80009834580012> +000927+ <0550214987> <0000039863> +444+

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



Account Number 44 10350 08 7	L.T.O Reference CT6265645	Date of issue 16/5/2022	Agent No. 7986	Receipt No. 2364149
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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: J T PLATTEN & H Y WARD
Location: 21B TAYLOR AV SALISBURY HEIGHTS LT502 D128874
Description: L **Capital Value:**
Rating: Residential

Periodic charges

Raised in current years to 31/3/2022

			\$
		Arrears as at: 30/6/2021	0.00
Water main available:	1/4/2022	Water rates	0.00
Sewer main available:	1/4/2022	Sewer rates	0.00
		Water use	0.00
		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	0.00
		Balance outstanding	0.00

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

Next quarterly charges: Water supply: 68.60 Sewer: 73.50 Bill: 1/6/2022

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

The last Water Use Year ended on 18/05/2021.

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: J T PLATTEN & H Y WARD
Water & Sewer Account
Acct. No.: 44 10350 08 7 **Amount:** _____

Address:
21B TAYLOR AV SALISBURY HEIGHTS
LT502 D128874

Payment Options



EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 4410350087



Bill code: 8888
Ref: 4410350087

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: 4410350087



Government of
South Australia

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

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

PURPOSE:	DIVISION	AREA NAME:	SALISBURY HEIGHTS	APPROVED:	 D128874
MAP REF:	6628/29/E	COUNCIL:	CITY OF SALISBURY	21/01/2022	
LAST PLAN:		DEVELOPMENT NO:	361/D449/21/001/677	DEPOSITED:	SHEET 1 OF 2
				02/02/2022	110655_text_01_v04_Version_4

AGENT DETAILS:	SAWLEY LOCK O'CALLAGHAN 176 PROSPECT ROAD PROSPECT SA 5082 PH: (08) 83441522 FAX: N/A	SURVEYORS CERTIFICATION:	I DAMIAN JOHN BROGDEN , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by a person other than a licensed surveyor under my personal supervision and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 15th day of November 2021 21st day of January 2022 Damian John Brogden Licensed Surveyor
AGENT CODE:	SLAA		
REFERENCE:	1923002 LIF		

SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5598	855		ALLOTMENT(S)	50	D	6036 YATALA		
OTHER TITLES AFFECTED:									

EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION		

ANNOTATIONS: NO OCCUPATION EXISTS ALONG SUBJECT LAND BOUNDARIES, UNLESS SHOWN OTHERWISE

D128874

SHEET 2 OF 2

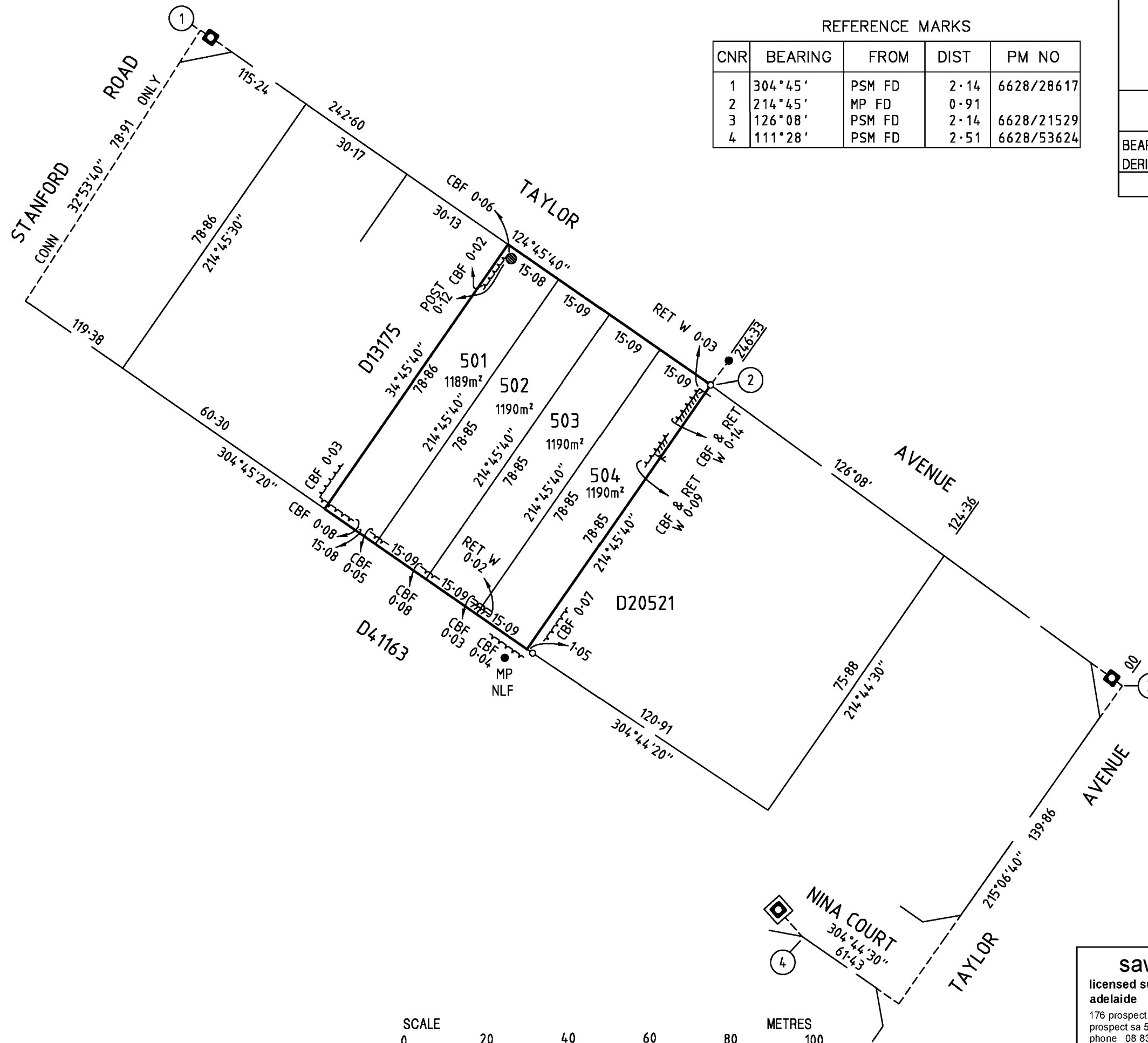
110655_pland_1_V02_Version_4

BEARING DATUM: MGA2020 ZONE 54
 DERIVATION: PSM 6628/28617 - 6628/53624

TOTAL AREA:

REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
1	304°45'	PSM FD	2.14	6628/28617
2	214°45'	MP FD	0.91	
3	126°08'	PSM FD	2.14	6628/21529
4	111°28'	PSM FD	2.51	6628/53624



sawley lock o'callaghan
 licensed surveyors spatial information consultants
 adelaide mid-north
 176 prospect road visiting office in laura
 prospect sa 5082 phone : 0408 548 099
 phone 08 8344 1522
 adelaide@sawleylock.com.au
 www.sawleylock.com.au reference : 1923002 TEB Rev 03 Sht 2

11 May 2022



RE: works on the boundary of Lot 501, 21a Taylor Avenue SALISBURY HEIGHTS SA 5109

I/We am the owner of the property at 21B Taylor Ave SALISBURY HEIGHTS

I/We hereby give permission to you and Metro Property Development and it's trades to have access to my/our property for the purpose of building on the common boundary of Lot 501, 21a Taylor Avenue SALISBURY HEIGHTS SA 5109 with meaning to Section 60 of the Development Act 1993.

I/We understand that the excavation will possibly encroach onto our land to enable the wall to be built on the boundary.

I/We understand that any necessary reinstatement will be undertaken by you on completion of the activity.

I/We acknowledge we have received a copy of Section 60 of the Development Act along with a copy of your site plan which shows the position of any walls or works on the boundary.

Name Signed Date.....

Name Signed Date.....

FORM NO. 2

Notice of Intention to Perform Replacement, Repair or Maintenance Work

(1) To: Jake PLATTEN

(2) Owner of:
21 B Taylor Ave SALISBURY HEIGHTS

TAKE NOTICE that I propose that work be performed in relation to a fence dividing your land and my land at:

(3) 21 A Taylor Ave SALISBURY HEIGHTS

The particulars of my proposal are as follows:—

(4) Remove 7.6m of retaining wall, then replace with wall of house as per plans submitted to

(5) SALISBURY Council

(6) Total cost of fencing work \$ TBA

(7) Amount claimed from you \$ 0.00

(8) Name and address of proposed fencing contractor:

Total Concrete Retaining & Piling
0430 192 708, 5 Deeds Rd CAMDEN PARK

N.B.—IF YOU DO NOT WITHIN THIRTY DAYS AFTER SERVICE OF THIS NOTICE SERVE UPON ME A CROSS-NOTICE IN ACCORDANCE WITH THE FENCES ACT, YOU WILL BE DEEMED TO HAVE AGREED TO THESE PROPOSALS AND WILL BE BOUND THEREBY.

This Notice is given pursuant to the *Fences Act 1975*.

(9) Dated 12/05/2022

(10) (Signed) Cpt Williams

(11) Name and address for service of a cross-notice

Grant Williams
10A Tantara St. INGLE FARM.

Development Act 1993—1.10.2008

Part 6—Regulation of building work

Division 3—Building work affecting other land

Division 3—Building work affecting other land

60—Work that affects stability

- (1) Where a building owner proposes to carry out building work of a prescribed nature that is, in accordance with the regulations, to be treated for the purposes of this section as building work that affects the stability of other land or premises (the *affected land or premises*), the following provisions apply:
 - (a) the building owner must, at least 28 days before the building work is commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work; and
 - (b) the building owner must (in addition to complying with any condition imposed by a relevant authority at the time of approval) take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require; and
 - (c) nothing in this section relieves the building owner from liability for injury resulting from the performance of any building work.
- (2) A building owner who fails to comply with a provision under subsection (1) is guilty of an offence.
Maximum penalty: \$10 000.
- (3) A building owner may apply to the Court for a determination of what proportion (if any) of the expense incurred by the building owner in the performance of the building work requested by the owner of affected land or premises under subsection (1) should be borne by the owner of that land or premises, and the building owner may recover an amount determined by the Court from the owner of the affected land or premises as a debt.

61—Construction of party walls

- (1) If the owner of any land proposes to build a party wall, or to convert an existing structure into a party wall, on any part of the line of junction between the land and the land of another, the following provisions apply:
 - (a) the owner (being the building owner) must serve notice on the adjoining owner, describing the proposed wall; and
 - (b) if the adjoining owner consents to the building of the party wall, the wall must be built in the position agreed between the two owners; and
 - (c) the cost of building the party wall is to be borne by the two owners in due proportion, taking into account the use that is likely to be made of the wall by each owner; and
 - (d) a party wall cannot be built by the building owner without the consent of the adjoining owner; and

Development Act 1993—1.10.2008

Part 6—Regulation of building work

Division 3—Building work affecting other land

- (e) the owners must create easements of support in respect of the party wall over their respective land and cause the easements to be registered under the *Real Property Act 1886* or lodged under the *Registration of Deeds Act 1935* (as the case may require) and the building owner is, in the absence of contrary agreement, liable for the expenses of, and incidental to, the registration.
- (2) Where a party wall was lawfully built before 1 January 1974 and conforms with the law of this State as in force at the time of its erection, either owner may require the adjoining owner to create, and cause to be registered under the *Real Property Act 1886* or lodged under the *Registration of Deeds Act 1935* (as the case may require), an easement of support over his or her land in respect of the party wall, and the adjoining owner must comply with that requirement.

62—Rights of building owner

- (1) Subject to obtaining any appropriate approval under this Act (and otherwise complying with this Act), a building owner has the following rights in addition to, and without prejudice to, any rights under any other Act or at common law:
- (a) a right to make good, underpin or repair any party wall that is defective or out of repair; and
 - (b) a right to pull down and rebuild any party wall that is so defective or out of repair that it is necessary or expedient to pull it down; and
 - (c) a right to raise and underpin a party wall; and
 - (d) a right to pull down a party wall that is of insufficient strength for a proposed building (but the building owner must then rebuild a party wall of sufficient strength); and
 - (e) a right to cut into a party wall; and
 - (f) a right to perform any other building work in relation to the party wall prescribed by the regulations.
- (2) The building owner is liable to make good any damage to adjacent premises, and the contents of adjacent premises, caused by the exercise of a right under this section.
- (3) The building owner cannot, except with the consent in writing of the adjoining owner, exercise any right under this section unless, at least six weeks before doing so, he or she has served personally or by post on the adjoining owner a notice in writing stating the nature and particulars of the proposed building work and when it is to commence.
- (4) Where a building owner proposes to exercise a right conferred under this section, the adjoining owner may, by notice in writing served personally or by post on the building owner, require the building owner to carry out such other building work on, or in relation to, the party wall as may be reasonably necessary for the convenience of the adjoining owner, and the building owner must comply with that requirement except where to do so would cause loss or damage to the building owner, or would cause undue inconvenience or delay.
- (5) The adjoining owner is liable for all expenses incurred by the building owner under subsection (4).
- (6) The building owner must, in the exercise of any right under this section, take reasonable steps to protect any adjoining land or premises.

Development Act 1993—1.10.2008

Part 6—Regulation of building work

Division 3—Building work affecting other land

- (7) A building owner must not exercise any right under this section in such manner, or at such time, as will cause unnecessary inconvenience to the adjoining owner or occupier, and must perform any building work with due diligence.

63—Power of entry

- (1) A building owner, or an authorised agent or employee, may, at any reasonable time, enter and remain on the land or premises of the adjoining owner for the purpose of performing any building work in accordance with sections 60, 61 or 62, and may perform any act that the nature of the building work requires.
- (2) The building owner must serve, personally or by post, on the adjoining owner, at least 14 days before entering on the land or premises of the adjoining owner or, in the case of an emergency, as early as possible, notice of intention to enter the land or premises of the adjoining owner, stating the time at which the building owner proposes to enter the land or premises.
- (3) The building owner, or an authorised agent or employee, accompanied by a member of the police force, may break into the premises of the adjoining owner.