Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A - Parties and land

1 Purchaser:

Address:

2 ~~Purchaser's registered agent:~~

Address:

3 Vendor:

Christopher Patrick Wilson and Janice Christine Wilson

Address:

2 Braemar Terrace Stirling SA 5152

4 Vendor's registered agent:

Klemich Real Estate Pty Ltd (A.C.N. 101 825 147)
T/A Klemich Real Estate RLA 174424

Address:

1/245 Fullarton Road Eastwood SA 5063

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

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

2 Braemar Terrace Stirling SA 5152

Lot 3 Primary Community Plan 12843 in the area named Stirling Hundred of Noarlunga being improved land and whole of the land in Certificate of Title Volume 6171 Folio 173

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:

2 Braemar Terrace Stirling SA 5152

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

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

matt@klemich.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:

1/245 Fullarton Road Eastwood SA 5063

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

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

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

(b) if you intend to serve the notice by fax or email, you obtain a record of the transmission of the fax or email.

5 - Effect of service

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

(a) the amount of any deposit paid if the deposit did not exceed $100; or

(b) an amount paid for an option to purchase the land.

Proceeding with the purchase

If you wish to proceed with the purchase -

(a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage; and

(b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete the purchase by the agreed date - if you do not do so, you may be in breach of the contract; and

(c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

*~~I~~/We, Christopher Patrick Wilson and Janice Christine Wilson

of 2 Braemar Terrace Stirling SA 5152

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

Date:		Date:	
Signed		Signed	
Date:		Date:	
Signed		Signed	

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

☑

(section 9)

To the purchaser:

I, Christine Bertram of Bertram Form 1 Shop Pty. Ltd. (A.C.N. 147 186 132)

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

Exceptions:

Date: 10/04/2024

Signed: 

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

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

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

(section 7(1)(b))

Note -

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

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

(a) there is an attachment to this statement and -

(i) all the required particulars are contained in that attachment; and

(ii) the attachment is identified in column 2; and

(iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

(b) the mortgage, charge or prescribed encumbrance -

(i) is 1 of the following items in the table:

(A) under the heading 1. General -

1.1 Mortgage of land

1.4 Lease, agreement for lease, tenancy agreement or licence

1.5 Caveat

1.6 Lien or notice of a lien

(B) under the heading 36. Other charges -

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

(ii) is registered on the certificate of title to the land; and

(iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1	Column 2	Column 3

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]
[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.
Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-
(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
(c) the heading "6. Repealed Act conditions" and item 6.1; and
(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]
*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*
[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]
[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1 Mortgage of land

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

Is this item applicable?

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

Are there attachments?

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

Number of mortgage (if registered):

Name of mortgagee:

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable? ✓

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

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

Property Interest Report - Page 13

Description of land subject to easement:

CT Volume 6171 Folio 173

Nature of easement:

Statutory Easements

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

1.4 Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable?

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

$ per (period)

Is the lease, agreement for lease etc in writing?

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

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

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

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):

Adelaide Hills Council Search - Section 42

Condition(s) of authorisation:

Refer to Decision Notification Form for Development Application Number: 15/C8/473 - Community title land division

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? NO

Are there attachments? YES

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

Land Management Agreement (7621440)

Date of agreement:

29/10/1993

Names of parties:

The District Council of Stirling (the Council)

and

Gordon Harold Walker and Una Brenton Walker, Dixon John Andrews and I.L.H. Developments Pty Ltd A.C.N. 056 739 676, Ronald Struthers and Patricia Nellie Struthers (the Owners)

Terms of agreement:

Refer to Land Management Agreement attached hereto

5.7 section 60 - Notice of intention by building owner

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

5.8 section 69 - Emergency order

Is this item applicable?

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

5.9 section 71 - 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)

*[**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):

Adelaide Hills Council Search - Repealed Act & State Planning Commission Response

Nature of condition(s):

Refer to Decision Notification Form for Development Application Number: 330/229/93 - Excavation for group dwellings; 330/0025/93 - Three (3) dwellings for aged accommodation; 330/228/93 - 3 Strata title detached dwellings

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Amount of levy payable:

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

Is this item applicable? ✓

Will this be discharged or satisfied prior to or at settlement? NO

Are there attachments? YES

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

Adelaide Hills Council Search - 44 pages

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

Zone: Rural Neighbourhood (RuN)
Subzone: Adelaide Hills (AdH)
Overlays as per Plan SA Data Extract for Section 7 search purposes included in Adelaide Hills Council search

Is there a State heritage place on the land or is the land situated in a State heritage area? NO

Is the land designated as a local heritage place? NO

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO

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

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):

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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? NO

Are there attachments? YES

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

Land Management Agreement (7621440)

Date of agreement:

29/10/1993

Names of parties:

Refer to Land Management Agreement (7621440) attached hereto

Terms of agreement:

Refer to Land Management Agreement (7621440) attached hereto

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:

Particulars relating to community lot (including strata lot) or development lot ☑

1 Name of community corporation: Community Corporation No. 12843 Incorporated

Address of community corporation: 2 Braemar Terrace Stirling SA 5152

2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.

3 Particulars supplied by the community corporation or known to the vendor:

(a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):

Community Corporation is self managed with no levies payable

(b) particulars of assets and liabilities of the community corporation:

N/A

(c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:

Community Corporation Insurance - the cost is split between the lot owners

(d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:

N/A

(e) if the lot is a community lot, particulars of the lot entitlement of the lot:

3,650 of 10,000

[If any of the above particulars have not been supplied by the community corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]

4 Documents supplied by the community corporation that are enclosed:

(a) a copy of the minutes of the general meetings of the community corporation and management committee *for the 2 years preceding this statement / ~~since the deposit of the community plan;~~
*(*Strike out or omit whichever is the greater period)*

NO

(b) a copy of the statement of accounts of the community corporation last prepared;

NO

(c) a copy of current policies of insurance taken out by the community corporation.

YES

[For each document indicate (YES or NO) whether or not the document has been supplied by the community corporation by the date of this statement.]

5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the community corporation and give details of any other steps taken to obtain the particulars or documents concerned:

A request was sent to the corporation on 26/03/2024 and we were advised that the Community Corporation is informal with no levies payable and no meetings held and accordingly there is no statement of accounts or minutes of meetings.

6 The following documents are enclosed:

~~(a) a copy of the scheme description (if any) and the development contract (if any);~~ ☐

~~(b) a copy of the by-laws of the community scheme.~~

~~7 The following additional particulars are known to the vendor or have been supplied by the community corporation:~~ ☐

8 Further inquiries may be made to the secretary of the community corporation or the appointed community scheme manager.

Name: Christopher and Janice Wilson

Address: 2 Braemar Terrace Stirling SA 5152

Note-

1 A community corporation must (on application by or on behalf of a current or prospective owner orother relevant person) provide the particulars and documents referred to in 3(a)-(c) and 4 and must also make available for inspection any information required to establish the current financial position of the corporation, a copy of any contract with a body corporate manager and the register of owners and lot entitlements that the corporation maintains: see sections 139 and 140 of the *Community Titles Act 1996*.

2 Copies of the scheme description, the development contract or the by-laws of the community scheme may be obtained from the community corporation or from the Lands Titles Registration Office.

3 All owners of a community lot or a development lot are bound by the by-laws of the community scheme. The by-laws regulate the rights and liabilities of owners of lots in relation to their lots and the common property and matters of common concern.

4 For a brief description of some of the matters that need to be considered before purchasing a community lot, see Division 3 of this Schedule.

Schedule-Division 3-Community lots and strata units ✓

Matters to be considered in purchasing a community lot or strata unit

The property you are buying is on strata or community title. There are **special obligations and restrictions** that go with this kind of title. Make sure you understand these. If unsure, seek legal advice before signing a contract. For example:

Governance

You will automatically become a member of the **body corporate**, which includes all owners and has the job of maintaining the common property and enforcing the rules. Decisions, such as the amount you must pay in levies, will be made by vote of the body corporate. You will need to take part in meetings if you wish to have a say. If outvoted, you will have to live with decisions that you might not agree with.

If you are buying into a mixed use development (one that includes commercial as well as residential lots), owners of some types of lots may be in a position to outvote owners of other types of lots. Make sure you fully understand your voting rights, see later.

Use of your property

You, and anyone who visits or occupies your property, will be bound by rules in the form of **articles or by-laws**. These can restrict the use of the property, for example, they can deal with keeping pets, car parking, noise, rubbish disposal, short-term letting, upkeep of buildings and so on. Make sure that you have read the articles or by-laws before you decide whether this property will suit you.

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused.

Note that the articles or by-laws **could change** between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

Are you buying a debt?

If there are unpaid contributions owing on this property, you can be made to pay them. You are entitled to **know the financial state of the body corporate** and you should make sure you see its records before deciding whether to buy. As a prospective owner, you can write to the body corporate requiring to see the records, including minutes of meetings, details of assets and liabilities, contributions payable, outstanding or planned expenses and insurance policies. There is a fee. To make a request, write to the secretary or management committee of the body corporate.

Expenses

The body corporate can **require you to maintain your property**, even if you do not agree, or can carry out maintenance and bill you for it.

The body corporate can **require you to contribute** to the cost of upkeep of the common property, even if you do not agree. Consider what future maintenance or repairs might be needed on the property in the long term.

Guarantee

As an owner, you are a **guarantor** of the liabilities of the body corporate. If it does not pay its debts, you can be called on to do so. Make sure you know what the liabilities are before you decide to buy. Ask the body corporate for copies of the financial records.

Contracts

The body corporate can make contracts. For example, it may engage a body corporate manager to do some or all of its work. It may contract with traders for maintenance work. It might engage a caretaker to look after the property. It might make any other kind of contract to buy services or products for the body corporate. Find out **what contracts the body corporate is committed to and the cost**.

The body corporate will have to raise funds from the owners to pay the money due under these contracts. As a guarantor, you could be liable if the body corporate owes money under a contract.

Buying off the plan

If you are buying a property that has not been built yet, then you **cannot be certain** what the end product of the development process will be. If you are buying before a community plan has been deposited, then any proposed development contract, scheme description or by-laws you have been shown could change.

Mixed use developments—voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than one corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop-owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see www.reisa.com.au.

A free telephone Strata and Community Advice Service is operated by the Legal Services Commission of South Australia: call 1300 366 424.

Information and a booklet about strata and community titles is available from the Legal Services Commission of South Australia at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

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

The particulars supplied by the Community Corporation (Insurance)

Copy of plan of Community Division (C12843)

Property Interest Report

Local Government Authority prescribed inquiry

SA Water Certificate

Emergency Services Levy Certificate

Land Tax Certificate

Land Management Agreement (7621440)

State Planning Commission Response

Smoke Alarm Notice

*(*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.

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 6171 Folio 173

Parent Title(s) CT 5361/417, CT 6168/920

Creating Dealing(s) AP 12455655

Title Issued 16/03/2016 **Edition** 2 **Edition Issued** 16/03/2016

Estate Type

FEE SIMPLE

Registered Proprietor

CHRISTOPHER PATRICK WILSON
JANICE CHRISTINE WILSON
OF 2 BRAEMAR TERRACE STIRLING SA 5152
AS JOINT TENANTS

Description of Land

LOT 3 PRIMARY COMMUNITY PLAN 12843
IN THE AREA NAMED STIRLING
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
7621440	AGREEMENT UNDER PLANNING ACT, 1982 PURSUANT TO SECTION 61(2)

Notations

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

Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sailis-terms-of-use

Bertram
Form One Shop
Accurate | Precise | Professional

ABN 15 147 186 132
107 Greenhill Road, Unley SA 5061
GPO Box 448, Adelaide SA 5001

Ph: 08 8357 1002
Fax: 08 8357 1018
form1@bertramform1shop.com

26 March 2024

Community Corporation 12843 Inc
C/- Christopher & Janice Wilson
2 Braemar Terrace
Stirling SA 5152

Dear Christopher & Janice

We write in relation to Community Corporation 12843 Inc.

Please provide our office with a **full** Body Corporate search as follows for the following property:

Corporation No: **Community Plan 12843**
Address: **2 Braemar Terrace Stirling**
Certificate of Title: **Volume 6171 Folio 173**

- Lot Entitlement _____ of _____
- Financial status of the Lot: Administration Levy: $ NIL per quarter / half year / year
  Sinking Levy: $ NIL per quarter / half year / year
- Date currently paid to: N/A.
- Financial Status of the Corporation: ie. Funds in account $ NIL
- Expenses likely to be incurred by the Corporation (if any):
  Details: N/A.
- Special levies for future works (if any):
  Details N/A.
- Common Property Insurance details:
- Name of Insurer CHU. Policy no 5RS000897QR5.
- Sum Insured See file Expiry Date: _____

PLEASE ATTACH WITH THIS LETTER:

- **Copy of Community Corporation Insurance Certificate & Certificate of Currency** ✓
- **Copies of Minutes of meetings for last 2 years (if applicable)** N/A
- **Copies of Statement of Accounts last prepared (if applicable)** N/A.

Thank you for your assistance in this matter and should you have any queries please contact me.

Yours faithfully
Sonia Cannell
Bertram Form 1 Shop Pty Ltd

Our Policy Number 5RS000897QRS

Underwriter Policy/Reference Number ST502961

Client Name CP & JC WILSON
Client Number 5R000374

Insurance

CP & JC WILSON
2 BRAEMAR TERRACE
STIRLING SA 5152

Elders Insurance
ELDERS INSURANCE ADE & HILLS
ABN: 41 152 852 625
Authorised Representative Number: 000417244
PO BOX 4115
NORWOOD SOUTH SA 5067
(P) 0883649400
(E) adelaideandhillsinsurance@elders.com.au

Period of Insurance
From 22/12/2023 **To** 22/12/2024 at 4pm

Dear CHRIS & JAN

Community Association

~~**RESIDENTIAL STRATA**~~ **Insurance Policy and Tax Invoice**

Thank you for choosing Elders Insurance to place your insurance requirements.

Enclosed is your:

- Insurance policy schedule and policy wording/product disclosure statement; and
- Tax Invoice.

Important

Please read the insurance policy schedule and policy wording/product disclosure statement, which together forms your insurance contract (Insurance Policy).

If you require any corrections or have any questions, please contact your Elders Insurance agent at the above address.

Securing Insurance and Payment of Premium

If you wish to secure cover, kindly pay your insurance premium within **14 days** of receiving this correspondence. You can pay your insurance premium by BPAY, annual instalment, credit card, cheque or in cash at any Elders Insurance office.

If you require assistance with payment of your insurance premium, please contact your Elders Insurance agent at the above.

Yours faithfully,

ELDERS INSURANCE ADE & HILLS

Enc:
1. Tax Invoice
2. Policy Schedule
3. Policy Wording / Product Disclosure Statement

Elders Insurance (Underwriting Agency) Pty Limited, (ABN 56 138 879 026, AFSL 340965) (EIUA), acting under its own AFSL, distributes this insurance product, on behalf of CHU UNDERWRITING AGENCIES P/L (ABN 18 001 580 070, AFSL 243261) (CHU UNDERWRITING AGENCIES P/L), also acting under its own AFSL. CHU UNDERWRITING AGENCIES P/L is authorised to distribute this insurance and appoint EIUA under its arrangement with QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545), the product issuer.

COMMUNITY ASSOCIATION

[redacted] Insurance Policy and Tax Invoice

Our Policy Number 5RS000897QRS

Underwriter Policy/Reference Number ST502961

Client Name CP & JC WILSON
Client Number 5R000374

Elders Insurance

CP & JC WILSON
2 BRAEMAR TERRACE
STIRLING SA 5152

Elders Insurance
ELDERS INSURANCE ADE & HILLS
ABN: 41 152 852 625
PO BOX 4115
NORWOOD SOUTH SA 5067
(P) 0883649400
(E) adelaideandhillsinsurance@elders.com.au

Period of Insurance
From 22/12/2023 **To** 22/12/2024 at 4pm

The Insured

COMMUNITY CORPORATION NO 12843 INC

Payment Advice/Options

By Mail:
If payment is by cheque please detach this Payment Advice and forward to:

ELDERS INSURANCE ADE & HILLS
PO BOX 4115
NORWOOD SOUTH
SA 5067

Biller Code: 387274
Ref: 1319000897509

Telephone & Internet Banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Please make Cheque payable to: Elders Insurance (Underwriting Agency) Pty Limited

For the Amount of $

Client name:
CP & JC WILSON
Client Number: 5R000374
Policy Number: 5RS000897QRS
Agent Number: 5R0050350

Total Amount Payable	**$715.88**
Due Date	**22/12/2023**

Elders Insurance (Underwriting Agency) Pty Limited, (ABN 56 138 879 026, AFSL 340965) (EIUA), acting under its own AFSL, distributes this insurance product, on behalf of CHU UNDERWRITING AGENCIES P/L (ABN 18 001 580 070, AFSL 243261) (CHU UNDERWRITING AGENCIES P/L), also acting under its own AFSL. CHU UNDERWRITING AGENCIES P/L is authorised to distribute this insurance and appoint EIUA under its arrangement with QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545), the product issuer.

COMMUNITY ASSOCIATION

[redacted] Insurance Policy and Tax Invoice

Our Policy Number 5RS000897QRS

Client Name CP & JC WILSON
Client Number 5R000374

Underwriter Policy/Reference Number ST502961

Elders Insurance

Period of Insurance
From 22/12/2023 **To** 22/12/2024 at 4pm

Important Information

Please refer to the attached Underwriter's Schedule for Coverage Details.

Please check the details on the Schedule carefully and notify your local Elders Insurance Authorised Representative if any of the details are incorrect or require change.

If you have any queries or wish to discuss your insurance requirement further, please contact your local Elders Authorised Insurance Representative noted above.

This document becomes your Tax Invoice/Adjustment Note on payment.

Total Premium and Charges

Premium	$424.14	ABN	None Noted
Levies	NIL		
GST	$42.41		
Stamp Duty	$51.33		
Underwriter Fee	$90.00		
Underwriter Fee GST	$9.00		
*Intermediary Service Fee	$90.00		
*Intermediary Service Fee GST	$9.00		
Total Premium	**$715.88**		

The amount of stamp duty paid is calculated under the relevant States/Territory Duties Act, based on where the risks, properties, contingencies or events are located.

***Invoiced for and on behalf of Elders Insurance Authorised Representative.**

Elders Insurance (Underwriting Agency) Pty Limited, (ABN 56 138 879 026, AFSL 340965) (EIUA), acting under its own AFSL, distributes this insurance product, on behalf of CHU UNDERWRITING AGENCIES P/L (ABN 18 001 580 070, AFSL 243261) (CHU UNDERWRITING AGENCIES P/L), also acting under its own AFSL. CHU UNDERWRITING AGENCIES P/L is authorised to distribute this insurance and appoint EIUA under its arrangement with QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545), the product issuer.

Level 13, 431 King William Street
Adelaide SA 5000

Renewal Invitation

CHU Community Association Insurance Plan

Policy Number	**ST**502961
Quote Version Number	1
Invitation Valid Until	22/12/2023
Policy Wording	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
The Insured	COMMUNITY CORPORATION NO 12843 INC
Situation	2 BRAEMAR TERRACE STIRLING SA 5152
Policy Period	22/12/2023 to 22/12/2024 at 4:00pm

Policies Selected

Policy 1 – Community Property

Community property: $55,697 *(Please note, last year's sum insured has been indexed by **5%** .)*
Community income: $8,354
Common area contents: $0

Policy 2 – Liability to Others

Limit of liability: $20,000,000

Policy 3 – Voluntary Workers

Death: $200,000
Total Disablement: $2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: $100,000

Policy 5 – Office Bearers' Legal Liability

Not Selected

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Not Selected

Policy 8 – Government Audit Costs and Legal Expenses

Part A: Government Audit Costs: $25,000
Part B: Appeal expenses – common property health & safety breaches: $100,000
Part C: Legal Defence Expenses: $50,000

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Flood Cover is included.

Flood Cover Endorsement

Flood cover is included.

The following terms and conditions of Your Policy is hereby amended by this endorsement and should be read in conjunction with, and as forming part of Community Association Insurance Plan.

Policy 1, Exclusion 1. a. "caused by Flood" is hereby removed.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Excesses

Policy 1 – Community Property
Standard: $500
Other excesses payable are shown in the Policy Wording.

Premium

Base Premium	$424.14
Levies	$0.00
GST	$51.41
Stamp Duty	$51.33
Admin Fee	$90.00
Total Payable	**$616.88**

Date of Issue 07/10/2023

Refer to **Important Information** for excess descriptions and confirmation of cover. Please refer to Product Disclosure Statement and Policy Wording.

We confirm our invitation to renew, subject to the following conditions and important information. If you would like to accept this invitation, please refer to your payment options on the Tax Invoice.

Conditions of this Invitation

This renewal invitation is based on the following. If any of these are incorrect, please contact us as it may affect the renewal invitation and the terms and conditions on which we will provide insurance cover.

1. The proposed Insured (either alone or jointly with any other person or entity) has not had any previous insurance declined, renewal refused, cancelled or special terms or conditions applied to any application, renewal or Policy.
2. The renewal invitation has been based on the claims noted in the attached claims history. No claims or incidents have occurred to your knowledge or the knowledge of the insured that have not yet been notified to us.
3. No changes to the Description of Occupancies have occurred since your quotation request.

The Building Sum Insured (BSI) amount is based on the previous year's sum insured and may have an allowance added to help keep pace with inflation. Please be sure to review the BSI to ensure it meets your client's instructions and/or recent valuation.

Important Information

Confirmation of cover

The cover provided by this new business quote and/or endorsement quote for this contract of insurance is not confirmed until CHU has provided confirmation in writing and may be subject to change due to additional material information being made available. From time to time, our capital provider may also impose embargoes due to climatic events which prevent CHU from providing cover during a period of time.

Your duty when you renew your policy

This document sets out the information we hold about you, your property and your policy.

By law, you must take reasonable care not to make a misrepresentation. This means before renewal, you must review this information and tell us if anything is wrong or if there have been any changes. Some types of changes may impact our offer of renewal terms.

If we do not hear from you and you renew your policy, this means you agree that the information you have previously provided to us is correct and that nothing has changed.

If you do not tell us about anything that has changed, or if any of the information is misleading, incomplete, inaccurate or fraudulent we may reduce or not pay a claim, cancel your policy or treat it as if it never existed.

If anything is unclear, please contact us.

Excesses – explanatory notes

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess

The following Excess will apply to Policy 1 – Insured Property for loss or damage caused by:

a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or pipes
b. Rainwater

The additional Excess payable will be shown on Your Policy Schedule.

Unoccupancy Excess

An additional Excess will apply to Policy 1 – Insured Property claims if fifty percent (50%) or more of the available Lots/Units are unoccupied at the time of loss.
The additional Excess payable will be shown on Your Policy Schedule.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

CHU is committed to being a carbon neutral company

If you are still receiving this renewal invitation by post, we will no longer be including the Product Disclosure Statement (PDS) in the renewal pack. A copy of the PDS is available via our website www.chu.com.au. If you require any further assistance please call us on 1300 361 263.

Tax Invoice - CHU Community Association Insurance

Date of Issue 07/10/2023

Policy Number ST502961-1

Thank you for choosing CHU.

COMMUNITY CORPORATION NO 12843 INC
2 BRAEMAR TERRACE STIRLING SA 5152

Premium Summary

Base Premium	$424.14
Levies	$0.00
GST	$51.41
Stamp Duty	$51.33
Admin Fee	$90.00
Total Payable	**$616.88**

Due Date 22/12/2023

Please check all documents and review the 'Important Information' in your schedule. If you need to make any changes, please contact us on the email address above.

Renewal Comparison to Last Year's Premium

CHU Community Association Insurance Plan

Policy Number **ST**502961
Policy Period 22/12/2023 to 22/12/2024 at 4:00pm

About your premium comparison

This page provides a comparison of the total premium you paid on your policy last year with the premium we're offering you this year.

Your renewal comparison

	*Last year	This year
Policy Number	ST502961	ST502961
Base Premium (including savings)	$416.24	$424.14
Levies	$0.00	$0.00
Goods and Services Tax	$50.62	$51.41
Stamp Duty	$50.35	$51.33
Admin Fee	$90.00	$90.00
Total Payable	$607.21	$616.88

Last year's premium represents the amount you were charged for your insurance policy at the commencement of the last policy term, including any variations and endorsements during the policy period. It does not include any intermediary fees.

*"Last year" refers to the duration of your previous period, whether it was originally full year or short term.

Premiums and pricing

Premiums are regularly reviewed and take into account a number of risk factors such as location and construction, claims history, type of cover selected and indexation of sum insureds. We also factor in business expenses including operating and reinsurance costs.

If you would like further information

Contact us in the first instance if you have questions about your policy.

Level 13, 431 King William Street
Adelaide SA 5000

Claims History

Insured: COMMUNITY CORPORATION NO 12843 INC

Situation of risk: 2 BRAEMAR TERRACE STIRLING SA 5152

Policy number: ST502961

Report run: 07/10/2023 03:21 AM

The following report provides a summary of all claims from 22/12/2011 to 07/10/2023.

Claim Status	Date of occurrence	Date reported	Claim number	Claim type	Excess	Amount paid	Amount outstanding	TOTAL
				Total outstanding claims	$0.00	$0.00	$0.00	$0.00
				Total paid claims	$0.00	$0.00	$0.00	$0.00
				Total	$0.00	$0.00	$0.00	$0.00

Claim status: Outstanding = Open; Paid = Closed
Information is updated overnight.

Insurance issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 and distributed by CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070 AFSL 243261.

Payment Receipt

ELDERS INSURANCE	**$715.88**
BPAY Bill Payment	
Status	Paid
BPAY Biller Code	38059
BPAY Biller Name	ELDERS INSURANCE
Customer Ref.	219 438 728
Payment Date	27 Dec 2023 at 11:05am
Description	Renewal community cover
Acknowledgement	2004442450
FROM	**Statement Account**
	633 111 / 301 761 862
Paid to	ELDERS INSURANCE

PURPOSE: PRIMARY COMMUNITY

AREA NAME: STIRLING

APPROVED: 19/1/2016

C12843

SUBSTITUTE SHEET

SHEET 1 OF 3

MAP REF: 6627 -3- A

COUNCIL: ADELAIDE HILLS COUNCIL

DEPOSITED/~~FILED~~: 25/2/1994

V02

LAST PLAN: D37121

DEVELOPMENT NO: 473/C008/15/001/43106

AGENT DETAILS: OLDEN & van SENDEN PTY LTD
3/42 MT BARKER RD STIRLING
Ph/Fax (08) 83709699
11 CHAPEL ST STRATHALBYN
Ph 8536 3224 Mob 0417 878 671
Email olvs@bigpond.net.au

AGENT CODE: OLVS

REFERENCE: 961535CP V1

SURVEYORS CERTIFICATION:

I GEOFFREY CLIFTON van SENDEN,
a licensed surveyor under the Survey Act 1992, certify that,
(a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and
(b) this community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulations

Dated the 29th day of MARCH 20 15

.....Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5149	196		ALLOTMENT(S)	111	D	37121	NOARLUNGA		

OTHER TITLES AFFECTED: CT5172/595 CT5361/416 CT5361/417 CT6168/920

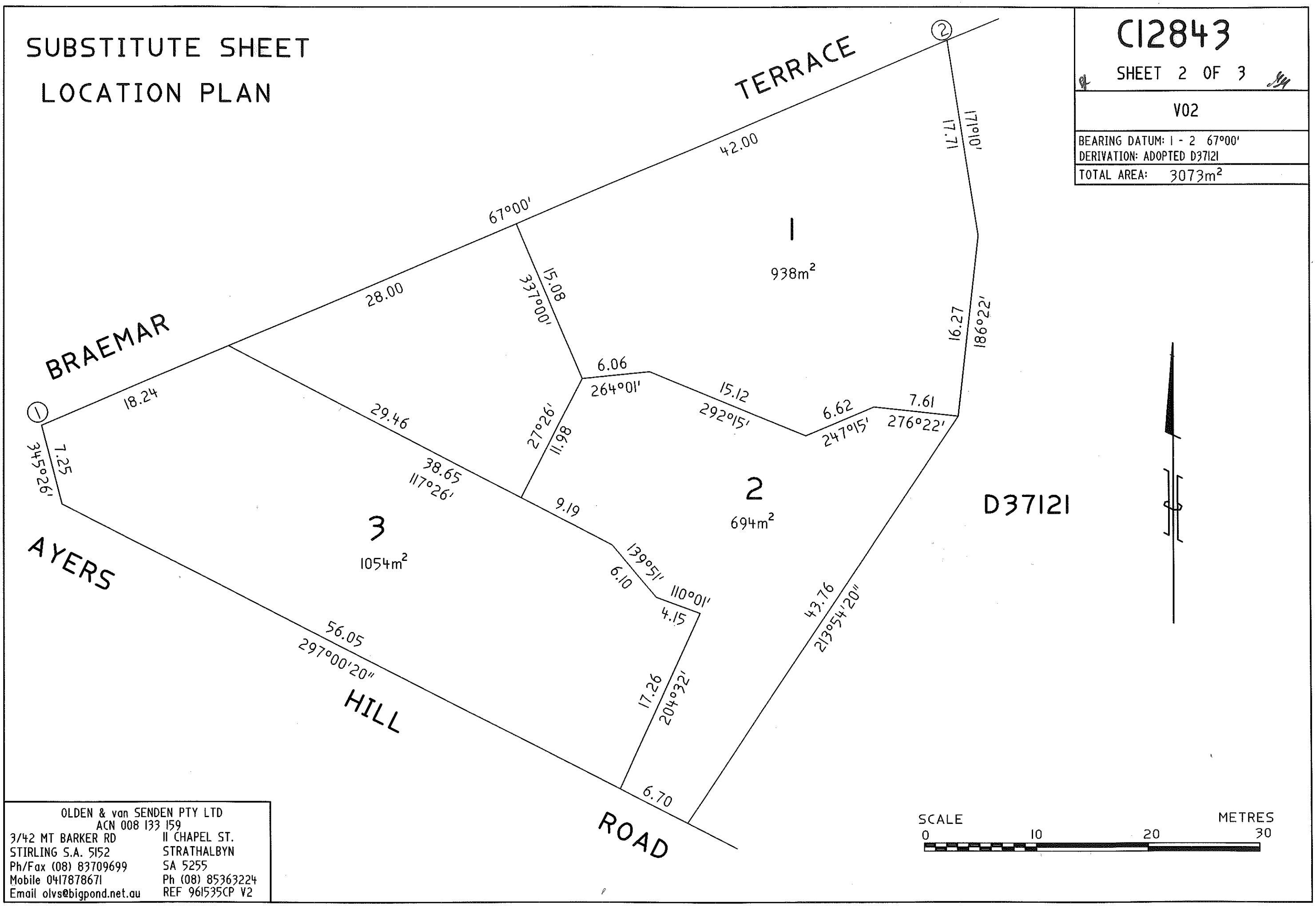
EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS:

SERVICE INFRASTRUCTURE PLOTTED
FROM ARCHITECTS PLANS

SUBSTITUTE SHEET
LOCATION PLAN



C12843

SHEET 2 OF 3

V02

BEARING DATUM: 1 - 2 67°00'
DERIVATION: ADOPTED D37121

TOTAL AREA: 3073m²

OLDEN & van SENDEN PTY LTD
ACN 008 133 159
3/42 MT BARKER RD
STIRLING S.A. 5152
Ph/Fax (08) 83709699
Mobile 0417878671
Email olvs@bigpond.net.au
11 CHAPEL ST.
STRATHALBYN
SA 5255
Ph (08) 85363224
REF 961535CP V2

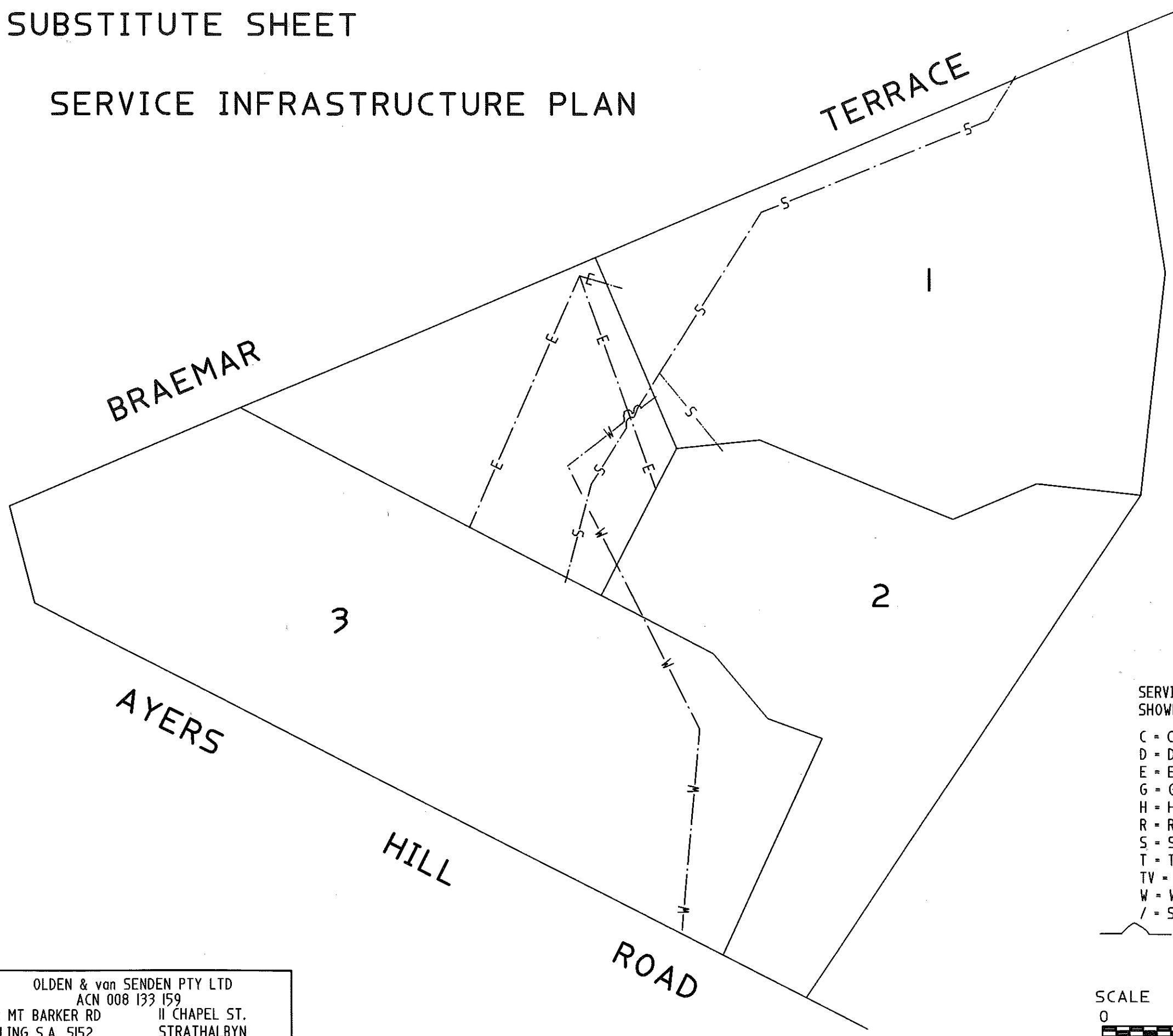
SUBSTITUTE SHEET

SERVICE INFRASTRUCTURE PLAN

C12843

SHEET 3 OF 3

V02



D37121

SERVICE INFRASTRUCTURE
SHOWN THUS —·——·——·—

C = COMPUTER
D = DRAINAGE
E = ELECTRICITY
G = GAS SUPPLY/RETICULATION
H = HEATING OIL
R = RADIO SERVICE
S = SEWER SYSTEM
T = TELEPHONE SYSTEM
TV = TELEVISION SERVICE
W = WATER SUPPLY RETICULATION
/ = SERVICES IN SAME TRENCH
= SERVICES CROSS OVER

SCALE METRES
0 10 20 30

OLDEN & van SENDEN PTY LTD
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SA 5255
Ph (08) 85363224
REF 961535CP V2

SUBSTITUTE SHEET

LOT ENTITLEMENT SHEET

SCHEDULE OF LOT ENTITLEMENTS		
LOT	**LOT ENTITLEMENT**	**SUBDIVIDED**
1	3550	
2	2800	
3	3650	
AGGREGATE	**10000**	

COMMUNITY PLAN NUMBER

C 12843

SHEET 1 OF 1

ACCEPTED

Mark Mehl 4/2/2016

PRO REGISTRAR-GENERAL

DEV. No 473 : C008 : 15

APPLICATION AP 12455655

CERTIFICATE OF LAND VALUER

I Timothy Alder being

a land valuer within the meaning of the Land Valuers Act 1994

certify that this schedule is correct for the purposes of the

Community Titles act 1996.

Dated the 22nd day of October 2015

Signature of land valuer

Property Interest Report

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

Title Reference	CT 6171/173	**Reference No.**	2554837
Registered Proprietors	C P & J C*WILSON	**Prepared**	26/03/2024 13:43
Address of Property	2 BRAEMAR TERRACE, STIRLING, SA 5152		
Local Govt. Authority	ADELAIDE HILLS COUNCIL		
Local Govt. Address	PO BOX 44 WOODSIDE SA 5244		

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 *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	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 *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.3	Restrictive covenant *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	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.) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	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 Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

	an area surrounding a site	
2.3	Part 3 Division 6 - Aboriginal heritage agreement	Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title also Refer to the Certificate of Title

3. *Burial and Cremation Act 2013*

3.1	section 8 - Human remains interred on land	Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title also contact the vendor for these details

4. *Crown Rates and Taxes Recovery Act 1945*

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

5. *Development Act 1993* (repealed)

5.1	section 42 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	**State Planning Commission in the Department for Trade and Investment will respond with details relevant to this item** also Contact the Local Government Authority for other details that might apply
5.2	section 50(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.3	section 50(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.4	section 55 - Order to remove or perform work	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.5	section 56 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
5.6	section 57 - Land management agreement	Refer to the Certificate of Title
5.7	section 60 - Notice of intention by building owner	Contact the vendor for these details
5.8	section 69 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order affecting this title also Contact the Local Government Authority for other details that might apply
5.9	section 71 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any notice affecting this title

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.11	section 85(6), 85(10) or 106 - Enforcement order	State Planning Commission in the Department for Trade and Investment 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) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	**State Planning Commission in the Department for Trade and Investment will respond with details relevant to this item** also Contact the Local Government Authority for other details that might apply

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	A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *Native Vegetation Act 1991*

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title

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

26.1	section 97 - Notice to pay levy in respect of costs of regional NRM board	The regional landscape board has no record of any notice affecting this title
26.2	section 123 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
26.3	section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
26.4	section 135 - Condition (that remains in force) of a permit	The regional landscape board has no record of any notice affecting this title
26.5	section 181 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
26.6	section 183 - Notice to prepare an action plan for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
26.7	section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
26.8	section 187 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
26.9	section 193 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any order affecting this title
26.10	section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any order affecting this title
26.11	section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act	The regional landscape board has no record of any authorisation affecting this title

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated. also Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title also For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority also Contact the Local Government Authority for other details that might apply to a place of local heritage value also For details of declared significant trees affecting this title, contact the Local Government Authority also Code Amendment Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664. Code Amendment Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at https://plus.geodata.sa.gov.au/bushfire/index.html. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664). Code Amendment Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.
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 Department for Trade and Investment will respond with details relevant to this item also Contact the Local Government Authority for other details that might apply

29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Trade and Investment has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

31. *Public and Environmental Health Act 1987* (repealed)

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

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

36.1	Charge of any kind affecting the land (not included in another item)	Refer to the Certificate of Title also Contact the vendor for these details also Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

In addition, if a building or structure is erected in proximity to a powerline of an electricity entity in contravention of the *Electricity Act*, the entity may seek a court order:
a) requiring the person to take specified action to remove or modify the building or structure within a specified period;
b) for compensation from the person for loss or damage suffered in consequence of the contravention; and/or
c) for costs reasonably incurred by the entity in relocating the powerline or carrying out other work.

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Product	Check Search
Date/Time	26/03/2024 01:43PM
Customer Reference	
Order ID	20240326005765

Certificate of Title

Title Reference: CT 6171/173

Status: CURRENT

Edition: 2

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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Certificate of Title

Title Reference	CT 6171/173
Status	CURRENT
Easement	NO
Owner Number	04338818
Address for Notices	2 BRAEMAR TCE STIRLING, SA 5152
Area	1054m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

CHRISTOPHER PATRICK WILSON
JANICE CHRISTINE WILSON
OF 2 BRAEMAR TERRACE STIRLING SA 5152
AS JOINT TENANTS

Description of Land

LOT 3 PRIMARY COMMUNITY PLAN 12843
IN THE AREA NAMED STIRLING
HUNDRED OF NOARLUNGA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
AGREEMENT	7621440	

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
3301766679	CURRENT	2 BRAEMAR TERRACE, STIRLING, SA 5152

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

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Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	3301766679
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/2016
Property Location	2 BRAEMAR TERRACE, STIRLING, SA 5152
Local Government	ADELAIDE HILLS
Owner Names	JANICE CHRISTINE WILSON CHRISTOPHER PATRICK WILSON
Owner Number	04338818
Address for Notices	2 BRAEMAR TCE STIRLING, SA 5152
Zone / Subzone	RuN - Rural Neighbourhood \ AdH - Adelaide Hills
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	5H G
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C12843 LOT 3	CT 6171/173

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$750,000	$1,000,000			
Previous	$690,000	$920,000			

Building Details

Valuation Number	3301766679
Building Style	Conventional

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Year Built	1993
Building Condition	Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	136 sqm
Number of Main Rooms	5

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

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63 Mount Barker Road
Stirling SA 5152

Telephone (08) 8408 0400
Fax: (08) 8389 7440
Email: mail@ahc.sa.gov.au

To **Bertram Form One Shop Pty Ltd**
GPO Box 448
Adelaide SA 5001

Certificate No: 28723
Certificate Date: 27/03/2024

LOCAL GOVERNMENT INQUIRY

(Certificate of Liabilities pursuant to Section 187(1) of the Local Government Act 1999)

Land:

Assessment No:	14520
Valuer-General's No:	3301766679
Owner/s:	C P Wilson & J C Wilson
Property Details:	2 Braemar Terrace Stirling 5152
Legal Description:	Lot 3 Sec: P51 CP:12843 CT:6171/173

Rates and other monies due as known by Adelaide Hills Council as at 27/03/2024

Due Dates for Payment: 1st Qtr due 01/09/2023 2nd Qtr due 01/12/2023
3rd Qtr due 01/03/2024 4th Qtr due 03/06/2024

Arrears/Credits as at 01/07/2023		$0.00
Rates for the 2023/2024 rating year (Declared 27/06/2023)		$2,919.20
Rates - Residential	$2,026.00	
Fixed Charge	$784.00	
State Govt. Hills & Fleurieu Landscape Levy	$109.20	
Rates Postponed (arrears and current)		$0.00
Postponed Interest		$0.00
PLUS Other property Related Debts		
PLUS Fines and/or Interest to date		$0.00
PLUS other adjustments, including Legal Fees		$0.00
LESS Rebate (if applicable)		$0.00
LESS Payments/Rounding		-$2,189.20
TOTAL OWING AS AT 27/03/2024		**$730.00**

Fines on Rates: Council Rates are deemed to be overdue if not paid by 01/09/23 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 9.05% p.a. will be added to the total amount in arrears (including amount of any unpaid fine) on the 10th of each month following until the total balance owing is paid.

Fines on Payments by Instalments: Where rates are paid quarterly the total rate is divided by four which is then required to be paid on the due dates set for September, December, March and June. If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest at the prescribed percentage rate 9.05% p.a. added on the 10th of each month following, until the total amount overdue is paid.

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

If settlement occurs within three months from the date of this certificate, you may check the above details quoting the assessment number. If this information falls outside of the above time frame, a new Section 187 certificate is required.

Any verbal information provided by Council for the above is not deemed a certificate for the purposes of a Section 187 of the Local Government Act 1999.



Biller Code: 45369

BPay Reference Number 145201

Certified - Adelaide Hills Council Date - 27-March-2024

PO Box 44
Woodside SA 5244

Telephone (08) 8408 0400
Fax: (08) 8389 7440
Email: mail@ahc.sa.gov.au

To: **Bertram Form One Shop Pty Ltd**
GPO Box 448
Adelaide SA 5001

Certificate No: 22264
Certificate Date: 27/03/2024

REQUEST FOR INFORMATION

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

Land:

Assessment No:	14520
Valuer-General's No:	3301766679
Owner/s:	C P Wilson & J C Wilson
Property Details:	2 Braemar Terrace Stirling 5152
Legal Description:	Lot 3 Sec: P51 CP:12843 CT:6171/173

PRESCRIBED INFORMATION

Important Information to Note

General Advice

The Section 7 of the Land and Business (Sales & Conveyancing) Act 1994 provides information relating to a property as prescribed by legislation. Included in the search by Council is the zoning of the land and where applicable, the more recent development consents for the property.

Intended purchasers of land are requested to refer to the relevant provisions of the Planning and Design Code and contact the Development Services team on 08 8408 0558 before doing anything on the said property, if they are proposing to, for example, construct a new dwelling, undertake alterations or additions to a dwelling, construct a tennis court or swimming pool, build retaining walls, undertake boundary realignments or land divisions.

The Planning and Design Code (the document that guides development within the Council) can be viewed online at https://code.plan.sa.gov.au. Information sheets relating to development applications and various land uses are also available from the Department of Planning, Transport & Infrastructure or from Council's web site at www.ahc.sa.gov.au.

Development in the Mt Lofty Ranges has more development controls and restrictions compared to other areas of the State primarily due to:

- bushfire protection
- watershed protection
- retention of native vegetation

This advice is provided for your information to promote a better understanding of the requirements for development and other obligations in the Adelaide Hills Council area.

Developments prior to 1998

Council records for developments prior to 1998 may be incomplete due to differing standards of recordkeeping applied in the various Hills Councils prior to amalgamation and formation of the Adelaide Hills Council in 1998.

Building Indemnity Insurance

This is insurance taken out by a building work contractor when performing domestic building work costing $12,000 or more that requires Council approval. This insurance protects the current building owner and future owner if:

- work has not been completed or faulty work has not been rectified; and
- the builder dies, disappears or is declared bankrupt.

Claims can usually be made up to five years from the date the building work was completed.

Source:
https://www.cbs.sa.gov.au/campaigns/repairs-and-rebuilding-after-bushfire-or-other-catastrophic-event

Further information can be found from the housing, property and land section of the State Government website directory www.sa.gov.au or from the Office of Consumer and Business Affairs website www.ocba.sa.gov.au.

Greg Georgopoulos
Chief Executive Officer

Part 1 - Items that must be included in statement

PRESCRIBED INFORMATION

Development Act 1993 (Repealed)

Section 42 - Condition (that continues to apply) of a development authorisation. **Yes**

If yes see attached approvals

Part 2 - Items to be Included if land affected

Development Act 1993 (repealed)

Section 50 (1) - Requirement to vest land in a council or the Crown to be held as open space **N/A**

Date Requirement given:

Name of Body giving requirement:

Nature of Requirement:

Contribution payable (if any):

Section 50 (2) - Agreement to vest land in a council or the Crown to be held as open space **N/A**

Date of agreement:

Name of parties:

Terms of agreement:

Contribution payable (if any):

Section 55 - Order to remove or perform work **N/A**

Date of order:

Terms of order:

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

Amount payable (if any):

Section 56 - Notice to complete development **N/A**

Date of notice:

Requirements of notice:

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

Amount payable (if any):

PRESCRIBED INFORMATION

Section 57 - Land management agreement **No**

Date of agreement:

Name of parties:

Terms of agreement:

If Yes, copy attached

Section 69 - Emergency order **N/A**

Date of order:

Name of authorised officer who made order:

Nature of authority that appointed the officer:

Amount payable (if any):

Section 71 - Fire safety notice **N/A**

Date of notice:

Names of authority giving notice

Requirements of notice:

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

Amount payable (if any):

Section 84 - Enforcement notice **N/A**

Date notice given:

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):

PRESCRIBED INFORMATION

Section 85(6), 85(10) or 106 - Enforcement order **N/A**

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:

Part 11 Division 2 - Proceedings **N/A**

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

Refer to Supplementary Prescribed Information in Appendix 1 for *Planning Development and Infrastructure Act 2016*

Confirmed-Planning/Development Section Jessica Tonkin

Housing Improvement Act 1940

Section 23 - Declaration that house is undesirable or unfit for human habitation **N/A**

Date of declaration:

Those particulars required to be provided by a council under Section 23:

Confirmed-Building/Development Section Jessica Tonkin

PRESCRIBED INFORMATION

Food Act 2001

Section 44 - Improvement Notice **N/A**

Date of notice:

Name of authorised officer who served notice:

Name of authority that appointed officer:

Requirements of notice:

Section 46 - Prohibition order **N/A**

Date of order:

Name of authority or person who served order:

Requirements of order:

Public and Environmental Heath Act 1987 (repealed)

Part 3 - Notice **N/A**

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

Public and Environmental Heath (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval **N/A**

Date of approval:

Name of relevant authority that granted approval:

Conditions of approval:

Public and Environmental Heath (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with) **N/A**

Date of order:

Name of authority giving order:

Requirements of order:

Confirmed-Environmental Health Section lthielewittig

PRESCRIBED INFORMATION

South Australian Public Health Act 2011

Section 92 Notice **N/A**

Date of notice:

Name of Council or other relevant authority giving notice:

Requirements of notice:

South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval **N/A**

Date of approval:

Name of person or body that granted the approval:

Condition(s) of approval:

Confirmed-Health Section lthielewittig

PRESCRIBED INFORMATION

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act **N/A**

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):

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act **N/A**

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):

Confirmed-General Section Mignon DuRieu

PRESCRIBED INFORMATION

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 **N/A**

Date of Notice:

Person or body who issued notice:

Requirements of notice (as stated therein):

Amount payable (if any):

Confirmed-Enforcement/Compliance Section Mignon DuRieu

PRESCRIBED INFORMATION

Particulars relating to Environment Protection

Further information held by Councils

Does the Council hold details of any development 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)

No

Development Consents Attached **No**

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

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

It should be noted that-

(a) The approval of development by Council does not necessarily mean that the development has taken place;

(b) The Council will not necessarily be able to provide a complete history of all such development that has taken place at the land.

Data Extract for Section 7 search purposes

Valuation ID 3301766679

Data Extract Date: 03/04/2024

Parcel ID: C12843 F3

Certificate Title: CT6171/173

Property Address: 2 BRAEMAR TCE STIRLING SA 5152

Zones
Rural Neighbourhood (RuN)

Subzones
Adelaide Hills (AdH)

Zoning overlays

Overlays
Hazards (Bushfire - Medium Risk) (Medium)

The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency service vehicles.

Hazards (Flooding - Evidence Required)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Mount Lofty Ranges Water Supply Catchment (Area 2)

The Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay is to protect Adelaide's drinking water supply by limiting development to that which has a beneficial impact on the quality of water harvested from the Mount Lofty Ranges Watershed

Native Vegetation

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Water Resources Area

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

Regulated and Significant Tree

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No, refer note below:

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

- 7621440

PRESCRIBED INFORMATION

APPENDIX 1

Planning, Development and Infrastructure Act 2016		
Repealed Act Conditions Conditions (that continue 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)	Nature of conditions:	Yes, as attached
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):	For zone, subzone and overlay refer Attached Section 7 Extract from Plan SA
Part 5 – Planning and Design Code	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
Part 5 – Planning and Design Code	Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation.	Link to Planning and Design Code: Code Amendments | PlanSA
Part 5 – Planning and Design Code	Is there a State Heritage place on the land or is the land situated in a State Heritage Area?	No
Part 5 – Planning and Design Code	Is the land designated as a Local Heritage place?	No
Section 127 – Condition (that continues to apply) of a development authorisation	Date of Authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:	No

PRESCRIBED INFORMATION

APPENDIX 1

Section 141 – Order to remove or perform work	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 142 – Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 155 – Emergency order	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):	Nil
Section 157 – Fire safety notice	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 192 or 193 – Land management agreement	Date of agreement: Names of parties: Terms of agreement:	7621440
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):	Nil

PRESCRIBED INFORMATION

APPENDIX 1

Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):	Nil
Part 16 Division 1 – Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):	Nil
Section 213 – Enforcement notice	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):	Nil
Section 214(6), 214(10) or 222 – Enforcement order	Date order made: Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:	Nil
Development Act 1993 (repealed)		
Section 57 – Land Management Agreement	Date of agreement: Names of parties: Terms of agreement:	7621440

PRESCRIBED INFORMATION

APPENDIX 1

Housing Improvement Act 1940		
Part 7 (rent control for substandard houses)	Notice or Declaration: Date of Notice or Declaration: Those particulars required to be proved by the housing authority under section 60	Nil
Other Charges		
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: Nature of charge: Amount of charge (if known):	Nil

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

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

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

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

Details of building indemnity insurance still in existence for building work on the land:

Building Indemnity Insurance is required…. (refer above note): **No**

1. Name(s) of person(s) insured:
2. Name of insurer:
3. Limitations on the liability of the insurer:
4. Name of builder:
5. Builder's licence number:
6. Date of issue of insurance:
7. Description of insured building work:

PRESCRIBED INFORMATION

APPENDIX 1

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**

If **YES**, give details:

Date of the exemption	
Name of builder granted the exemption	
Licence number of builder granted the exemption	
Details of building work to which the exemption applies:	
Details of conditions (if any) to which the exemption is subject	

Certified Development Section…… Date:… 3rd April 2024

Confirmed Accurate:……Jessica Tonkin ……

PRESCRIBED INFORMATION

Local Nuisance and Litter Control Act 2016		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Environmental Health Section: Alexis Black Date: 27/03/24

PRESCRIBED INFORMATION

Local Nuisance and Litter Control Act 2016		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Regulatory Services Section: Mignon DuRieu Date: 27/03/24

PRESCRIBED INFORMATION

Land Acquisition Act 1969		
Section 10 – Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in notice)	N/A

Certified by Civil Section……Gen Stewart ……Date….27/3/2024

PRESCRIBED INFORMATION

Land Acquisition Act 1969		
Section 10 – Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in notice)	N/A

Certified by Property Section……Gen Stewart ……Date…27/3/2024…..

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION LODGED 10 March 2015

15/C8/473
Council Reference Number
15/178

To:-	Chris Wilson C/-, PO Box 708 STIRLING SA 5152	ASSESSMENT NO 14498, 14520, 14519 VALUER GENERAL NUMBER 3301766628, 3301766660,3301766644

LOCATION OF PROPOSED DEVELOPMENT

Address: 6 Braemar Terrace, Stirling SA 5152
Lot:1 Sec: P51 SP:12843 CT:5172/595
Address: 2 Braemar Terrace, Stirling SA 5152
Lot:3 Sec: P51 SP:12843 CT:5361/417
Address: 4 Braemar Terrace, Stirling SA 5152
Lot:2 Sec: P51 SP:12843 CT:5172/596

Nature of Proposed Development: **Community title land division**

From **ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	13 April 2015	1	
Land Division	13 April 2015	DAC 1	
DEVELOPMENT APPROVAL	13 April 2015	2	

ADELAIDE HILLS COUNCIL

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

Date of Decision:- 13 April 2015

Signed: .....

Melanie Scott
Statutory Planner

Date:- 13 April 2015

Sheets Attached.

Expiry date:- **13 April 2016**

NOTES FOR APPLICANT

1. You as an Applicant may have a right of appeal if this notification is:
   - a refusal (appeal rights do not apply to applicants for non-complying forms of development)
   - a consent, conditions of consent

   Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide, or phone the Court on (08) 8204 0300.

2. If your application was the subject of third party representations, any consent, or consent subject to conditions shall not operate until fifteen (15) days from the date of the decision made on the application. If there is an appeal by a third party, any consent or consent subject to conditions shall not operate until determination of the appeal. Fifteen (15) days from the date of the decision on your application, contact the Environment, Resources and Development Court to find out if there has been an appeal lodged.

3. If this is a consent or consent with conditions:
   - for land division, you must apply for Certificates of Approval within twelve (12) months of the date of this notification unless this period has been extended by the Council or Development Assessment Commission.

4. If this is a Land Division Approval with conditions:
   - This development approval is valid for a period of three (3) years commencing from the date of the decision notification. This time period may be further extended beyond the 3 year period by written request to and approval, by Council prior to the approval lapsing. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

You may be required to lodge a new development application before commencing or continuing the development if you are unable to satisfy these requirements.

ALLOTMENT BOUNDARIES:

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

PROTECTION OF COUNCIL INFRASTRUCTURE:

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

SA WATER and SA POWER NETWORKS:

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewered and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages SA Power Networks. SA Power Networks should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overheard electricity services and street mains. Phone SA Power Networks on 131261 or view their website: www.sapowernetworks.com.au or Phone SA Water on 1300 650 950 or view their website: www.sawater.com.au

WARNINGS:

a) This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.

b) Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

Adelaide Hills Council

1. DEVELOPMENT PLAN CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 15/178

1. **Development In Accordance With The Plans**
   The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:
   - Sheets 1, 2 & 3 of 3 from Olden & Van Senden reference 961535CP

   REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

2. LAND DIVISION CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 15/178

COUNCIL REQUIREMENTS

COUNCIL NOTES

DEVELOPMENT ASSESSMENT COMMISSION REQUIREMENTS

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

   REASON: Statutory requirement in accordance with Section 51 of the Development Act 1993.

ADELAIDE HILLS COUNCIL

DEVELOPMENT ASSESSMENT COMMISSION NOTES

1. Property Identifiers
   The property identifiers for this property are 2, 4 & 6 Braemar Terrace Stirling with the three dwellings constructed per development application 330/25/93 as approved by the South Australian Planning Commission.

DECISION NOTIFICATION FORM

Development Number

330:S001:96 (174:98)

FOR DEVELOPMENT APPLICATION DATED: 17/4/96

REGISTERED ON: 22/4/96

COPY - File

To B AND R HAVARD AND R AND P STRUTHERS
C/- TREVOR TAPP AND ASSOCIATES
PO BOX 352
MT BARKER SA 5251

LOCATION OF PROPOSED DEVELOPMENT:

House No: 4 U No: 2/3 Street: Braemar Terrace Town/Suburb: Stirling

Section No (part): 51 Hundred: Noarlunga Volume: 5172 Folio: 596/597

Nature of Proposed Development: LAND DIVISION (STRATA)

From: D.C. STIRLING

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Provisional Development Plan Consent				X
Land Division				X
Land Division (Strata)	X	O		
Provisional Building Rules Consent				X
Public Space				X
Other				X
DEVELOPMENT APPROVAL	X			

Details of the building classification and the approved number of occupants under the Building Code are attached.

.....Nil..... representation(s) from third parties concerning your category 3 proposal were received.

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

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

Date of Decision: 2/5/96.....

Signed: .....

Date: 2.5.96

- ☐ Development Assessment Commission or delegate
- ☑ Council Chief Executive Officer or delegate
- ☐ Private Certifier
- ☐ Sheets Attached

std-plg\dnf2

The District Council of Stirling

Application No. 330:S001:96

DEVELOPMENT APPLICATION NO.	:	330:S001:96
APPLICANT	:	TREVOR TAPP & ASSOC.
LOCATION	:	4 BRAEMAR TERRACE, STIRLING
PROPOSED DEVELOPMENT	:	LAND DIVISION (STRATA)

PROVISIONAL DEVELOPMENT PLAN CONSENT

CONDITIONS OF CONSENT BY THE COUNCIL

NIL.

CONDITIONS OF CONSENT BY DEVELOPMENT ASSESSMENT COMMISSION

NIL.

LAND DIVISION REQUIREMENTS

STATEMENT OF COUNCIL REQUIREMENTS

NIL.

STATEMENT OF DEVELOPMENT ASSESSMENT COMMISSION REQUIREMENTS

NIL.

Signature: _____

MANAGER PLANNING SERVICES/AUTHORISED OFFICER

Dated: 2 May 1996

NOTE:
1. Building erected 1994.
2. Postal address - 4 Braemar Terrace, Stirling
3. Council has no objection to the Certificate of Approval being issued.

THE DISTRICT COUNCIL OF STIRLING

Application No. 330/229/93

District Office,
Box 21, Stirling, 5152

OWNER G.H. & U.B. WALKER

53 Ayers Hill Road STIRLING

BUILDER APP. DIXON ANDREWS

c/- 62 Dulwich Avenue DULWICH 5065

Date 6/5/93

At a meeting of this Council, held on 6/5/93, your plans and specifications of a EXCAVATION FOR GROUP DWELLINGS

being on Lot No. 51 Section No. Hundred of NOARLUNGA

situated at 53 Ayers Hill Road STIRLING (TOWNSHIP) were approved.

Approval is subject to your compliance in all respects with the Building Act and Regulations, 1971, and as amended and the undermentioned conditions.

(a) Complying with the relevant clauses on the attached information sheets.
SEE ATTACHMENT

(b)

David W Thurloff

Building Inspector

BUILDING CONDITIONS - APPLICATION NO. 330/229/93

1. The drainage system should be completed by the finish of construction of the building (Appendix F of AS 2870.2).

   Particular care should be exercised to ensure that the plumbing is installed in accordance with the requirements of AS 2870.1 & 2.

2. The owner of land on which domestic building work is to be performed must insure that a certificate of insurance in relation to that work is lodged with the Council on or before the giving of notice under regulation 42 of commencement of the building work. Reg.10 & Reg. 42 (1)(a).

3. The owner of land on which building work is to be or is being performed must give the building surveyor notice of commencement and completion of building work as prescribed in regulations 42(1),(a), (b) & (c).

4. For building work prescribed in Reg. 45 the building owner shall at least one month before the building work is commenced cause to be served on the adjoining owner a notice of his intentions to carry out the work and the nature thereof, as required by Section 49.

5. Details of building work requested by adjoining owners under Section 49 shall be submitted to and approved by Council prior to such work being commenced. Sec. 49 & Reg. 45.

6. Footpath crossover to be constructed to levels which will be provided upon request to Council's Engineering Department.

7. That the applicant is required to make good to the satisfaction of the District Engineer, any damage to footpaths or kerbing caused as a result of the building work.

NOTE: The owner of land on which building work is to be performed must ensure that a copy of the technical details, particulars, plans, drawings, specifications and other documents approved by the Council are available on the site while persons are present at the site engaged in performing the building work.

WARNING: The owner of land on which domestic building work is to be performed must ensure that a certificate of insurance in relation to that work is lodged with the Council
(a) where the domestic building work contract for that building work has been entered into before lodgement of application for approval of the building work together with the other documents required to accompany the application for approval
or
(b) in any other case on or before the giving of notice under regulation 42 of commencement of the building work.

IMPORTANT: This report does not imply compliance with the Electricity Trust of South Australia Act, 1946 as amended or the regulations thereunder. It is the responsibility of the owner and the person erecting the building to ensure compliance with the same.

DATE OF DECISION 6/5/93

Neil W. Tunbridge

SENIOR BUILDING INSPECTOR
DATED 6/5/93

PLANNING DECISION NOTIFICATION

Development Number
330/0025/93
(AMENDED)

Duplicate

FOR DEVELOPMENT APPLICATION

DATED 21 / 12 / 92

REGISTERED ON 21 / 1 / 93

Regulation 41 Sixth Schedule

To	ANDREWS PROPERTY GROUP AND ILH DEVELOPMENTS PTY. LTD., C/- 62 DULWICH AVENUE, DULWICH. S.A. 5065
Location of Proposed Development	LOT 106, PART SECTION 51 HD. NOARLUNGA AT CORNER AYERS HILL ROAD AND BRAEMAR TERRACE, STIRLING C.T. 1147/46 (PART)
Nature of Proposed Development	THREE (3) DWELLINGS FOR AGED ACCOMMODATION
From	SOUTH AUSTRALIAN PLANNING COMMISSION

In respect of this proposed development you are informed that:

- ☐ consent is refused
- ☐ consent is granted
- ☒ consent is granted subject to 10 condition(s)

..... representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

South Australia — Planning Act Development Control Regulations

(SEE ATTACHMENT FOR NOTES AND CONDITIONS OF APPROVAL)

RECEIVED
- 5 MAY 1993

2—DUPLICATE

Date of Decision 4.5.93

Signed: Malcolm Govett

Date: 4/5/93

As delegate of the SOUTH AUSTRALIAN PLANNING COMMISSION

- ☐ Chairman, S.A. Planning Commission
- ☐ Town Clerk
- ☐ District Clerk
- ☐ Sheets attached

Appeal(s): ☐ Yes ☐ No ☐ By Applicant ☐ By Third Party Result of Appeal:

CONDITIONS OF APPROVAL

FOR ANDREWS PROPERTY GROUP & ILH DEVELOPMENTS PTY. LTD.

DEVELOPMENT APPLICATION NO. 330/0025/93 (AMENDED)

1. The development hereby approved shall be in accordance with the plans contained in docket SAPC 330/0025/93 (Amended).

2. The external finishes of the development herein approved shall be in accordance with the materials specified below –

   (a) *Ashbourne*

Roof:	Colourbond (Caulfield Green).
Woodwork:	Carriage Green.
Trims:	Solver Heritage Range (Light Cream).

   (b) *Elmgrove*

Roof:	Colourbond (Ironbark).
Woodwork:	Light Cream.
Trims:	Solver Heritage Range (Warm Beige).

   (c) *Willowglen*

Roof:	Colourbond (Slate Grey).
Woodwork:	Mid Green.
Trims:	Solver Heritage Range (Indian Red).

3. The development shall be connected to the E. & W.S. Department sewer main.

4. The power lines to each dwelling shall be placed underground in a trench of suitable location and dimensions.

5. Trees and/or shrubs shall be planted on the site and the site landscaped in accordance with the scheme shown on plan D2 – Landscape Plan and contained in the docket SAPC 330/0025/93. The planting shall be carried out during the first available planting season after the commencement of work.

6. All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan, contained on docket SAPC 330/0025/93, as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover.

7. Access between the parking space and the entrance to each dwelling shall be constructed to a gradient suitable for a disabled person.

8. A screened refuse collection area shall be located at the front of the property adjacent to the driveway.

9. Fencing for the development shall be predominantly of permapine post and wire construction but shall also be in accordance with the approved plan contained in docket SAPC 330/0025/93 and titled "Detail Plan – Entrance Surround".

10. Stormwater from all hard surface areas shall be directed to landscaped areas and to a system of on-site soakage trenches.

NOTES:

(1) All conditions of occupation and tenure for the development will be required to be in accordance with the provisions of the Retirement Villages Act, 1987.

(2) All connections to the existing sewer main will be required to be to the satisfaction and approval of the E. & W.S. Department.

(3) Detailed design drawings of all drainage work within the site will be required to be submitted to the District Council of Stirling prior to the commencement of construction work.

(4) The approval of the District Council of Stirling will be required prior to the removal of any vegetation from the road reserve.

(5) Details and specifications of access will be required to be provided to and approved by the District Council of Stirling prior to the commencement of site works.

(6) This planning approval has been granted principally on the basis of the applicant entering into a Land Management Agreement with the District Council of Stirling pursuant to Section 61 of the Planning Act, 1982. The Land Management Agreement will incorporate the following requirements -

(a) The Owner to ensure that at least one of the permanent occupants of each dwelling has attained the age of 55 years or greater and has retired from full time employment.

(b) The Owner of each dwelling to ensure that no more than two persons occupy the dwelling on a permanent basis.

(c) The Owner to ensure that any person who occupies a dwelling as a guest of a permanent occupant of that dwelling only does so for a period of 30 days or less in any one year unless the prior consent of the Council to a longer period of time is obtained. The Land Management Agreement will be required to be deposited for registration with the Land Titles Office of the Department of Environment and Land Management prior to the occupation of the dwellings.

Malcolm Gorett 4.5.93

As delegate of the
SOUTH AUSTRALIAN PLANNING COMMISSION

ANDREWS.MGO/BL

THE DISTRICT COUNCIL OF STIRLING

Application No. 330/228/93

District Office,
Box 21, Stirling, 5152.

OWNER G.H. & U.B. WALKER APP: DIXSON ANDREWS

c/- 62 Dulwich Avenue DULWICH 5065

BUILDER .....

Date 10/6/93

At a meeting of this Council, held on 10/6/93 your plans and specifications of 3 Strata Title Detached Dwellings

being on Lot No. 51 Section No. ..... Hundred of NOARLUNGA

situated at 53 Ayers Hill Road STIRLING (TOWNSHIP) were approved

Approval is subject to your compliance in all respects with the Building Act and Regulations, 1971, and as amended and the undermentioned conditions.

(a) Complying with the relevent clauses on the attached information sheets.

(b) SEE ATTACHMENT

Paul W Finnikoff

Building Inspector

BUILDING CONDITIONS - APPLICATION NO. 330/228/93

1. In issuing this consent Council has expressly relied upon Report No. 300393 dated 16/4/93 of MEINHARDT PT DESIGNS supplied by you and has acted on the information contained therein to satisfy itself as to the adequacy of the footings therein recommended: Council shall not, in any way be responsible for any claims from any person arising from or out of the recommendations contained in the said report.

2. In addition to notifying Council, the Soil Engineer shall inspect and certify each stage of footing construction prior to pouring of concrete.

3. The drainage system should be completed by the finish of construction of the building (Appendix F of AS 2870.2).

   Particular care should be exercised to ensure that the plumbing is installed in accordance with the requirements of AS 2870.1 & 2.

4. The owner of land on which domestic building work is to be performed must insure that a certificate of insurance in relation to that work is lodged with the Council on or before the giving of notice under regulation 42 of

5. The owner of land on which building work is to be or is being performed must give the building surveyor notice of commencement and completion of building work as prescribed in regulations 42(1),(a), (b) & (c).

6. The owner of land on which building work is to be performed to which construction requirements for "Buildings in Bushfire Risk Areas" apply must give the building surveyor notice of completion of the items which are subject to compliance with Minister's Specification SA G5.101 prior to occupation of the building. Reg. 42(1).

7. Materials and methods of construction must comply in all respects with the requirements of Minister's Specification SA G5.101 BCASA.G5.

8. Every post or column must be protected against ignition by ember buildup against that post or column by protecting them within 300mm of the finished ground level by 0.6mm thick metal sheathing or by supporting them on metal shoes such that no exposed part of timber is less than 100mm above the adjacent finished ground level, paving or decking as illustrated in figure 3e(iii) of Minister's Specification SA G5.101 BCA SA G5101 & Spec. G5101 3e.

9. The building work: shall be protected against attack from termites in accordance with the Provisions of Australian Standard AS2057 "Code of Practice for soil treatment for protection of buildings against Subterranean Termites", or AS 1694 "PHYSICAL BARRIERS" BCAB1.3.

10. All damp proof courses shall comply with BCASA F1.8,F1.9 & F1.10.

Paul W. Panlaff

SENIOR BUILDING INSPECTOR
DATED 10/6/93

/2

BUILDING CONDITIONS - 330/228/93 (cont.)

11. Every laundry, bathroom, shower facility and water closet and every room containing a shower facility or a sanitary fixture must have a floor surface and joints between floor and wall surfaces that are impervious as prescribed. BCASA F1.7.

12. Suitable drainage, damp and weatherproofing must be provided where necessary to prevent
    (a) moisture or damp affecting the stability of the building
    (b) the creation of any unhealthy or dangerous condition and
    (c) undue damage to adjoining property

    A suitable system of drainage must be provided if paving, excavation or any other work on an allotment will cause undue interference with the existing drainage of rainwater falling on the allotment whether the existing drainage is natural or otherwise. BCAF1.

13. All timber construction shall conform to the rules of the Code of Practice for construction in timber framing, SAA Timber Framing Code. AS1648 1979 BCAB1.3.

14. Glass used in the building shall be installed in accordance with the relevant provisions of the Australian Standard AS1288 "S.A.A. Glass Installation Code 1989". In addition to this requirement, fully toughened safety glass shall be permanently marked with the words "Safety Glass" or "Toughened Safety Glass" or other words which afford a ready means of identifying the safety characteristics of the glass. BCAB1.3.

15. Footpath crossover to be constructed to levels which will be provided upon request to Council's Engineering Department.

16. That the applicant is required to make good to the satisfaction of the District Engineer, any damage to footpaths or kerbing caused as a result of the building work.

17. Compliance with the requirements of the E & W S Department or conditions of approval for septic tank and site drainage by the Central Board of Health as the case may be. Regulation 36.
    Water from any sewage and sullage disposal treatment shall not be disposed of on the uphill side of any building or structure on the site or within 1.2m of such building or structure.

    WARNING: The water from any sewage and sullage disposal treatment may adversely effect the adjoining properties. It is the owners responsibility to take such precautions as may be necessary to prevent the water from entering the adjoining property.

SENIOR BUILDING INSPECTOR
DATED 10/6/93

BUILDING CONDITIONS - APPLICATION NO. 330/228/92 (cont.)

NOTE: The owner of land on which building work is to be performed must ensure that a copy of the technical details, particulars, plans, drawings, specifications and other documents approved by the Council are available on the site while persons are present at the site engaged in performing the building work.

NOTE: The Council is required to approve the minimum allowable footing sizes prescribed in the regulations and AS 2870.1 & 2. Such designs do not provide a guarantee against footing failures. Advice from a qualified Engineer in this is recommended.

Attention is drawn to Appendix A of AS 2870.2 "Performance Requirements and Foundation Maintenance".

WARNING: The owner of land on which domestic building work is to be performed must ensure that a certificate of insurance in relation to that work is lodged with the Council
(a) where the domestic building work contract for that building work has been entered into before lodgement of application for approval of the building work together with the other documents required to accompany the application for approval
or
(b) in any other case on or before the giving of notice under regulation 42 of commencement of the building work.

WARNING: The owner shall be made aware that the building site is located in a Bushfire Prone Area. Section 10 of the Building Act, 1971 requires the person performing the building work to perform the building work in accordance with the requirements of BCASA G5.101.

IMPORTANT: This report does not imply compliance with the Electricity Trust of South Australia Act, 1946 as amended or the regulations thereunder. It is the responsibility of the owner and the person erecting the building to ensure compliance with the same.

DATE OF DECISION 10/6/93

SENIOR BUILDING INSPECTOR
DATED 10/6/93

PLANNING DECISION NOTIFICATION

Development Number
330/D028/92

A7529

Consultation Copy

FOR DEVELOPMENT APPLICATION

DATED 18 / 11 / 92

REGISTERED ON 19 / 11 / 92

To G.H. & U.B. WALKER,
C/- OLDEN & VAN SENDEN PTY. LTD.,
26 MOUNT BARKER ROAD, STIRLING. S.A. 5152

Location of Proposed Development: PART ALLOTMENTS 50 & 51, DP 1084
PART SECTION 51, HD. NOARLUNGA
53 AYERS HILL ROAD, STIRLING

Nature of Proposed Development: LAND DIVISION - BOUNDARY ADJUSTMENT

From SOUTH AUSTRALIAN PLANNING COMMISSION

Regulation 41 Sixth Schedule
South Australia — Planning Act Development Control Regulations

In respect of this proposed development you are informed that:

- [ ] consent is refused
- [X] consent is granted
- [ ] consent is granted subject to ( ) condition(s)

____ representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

RECEIVED
29 JAN 1993

Date of Decision 22/1/93

Signed: [signature]

Date: 22/1/93

Philip Smith
As delegate of the
SOUTH AUSTRALIAN PLANNING COMMISSION.

- [ ] Chairman, S.A. Planning Commission
- [ ] Town Clerk
- [ ] District Clerk
- [ ] Sheets attached

Appeal(s): ☐ Yes ☐ No ☐ By Applicant ☐ By Third Party Result of Appeal:

4—CONSULTATION COPY

FORM 5

CERTIFICATE OF APPROVAL BY COUNCIL

FOR A PLAN OF DIVISION COPY (Council)

Development Number
330:D028:92

APPLICANT OR AUTHORISED AGENT

TO G H and U B Walker
c/- Olden & Van Senden Pty Ltd
PO Box 708, Stirling SA 5152

Section 223 1f
Regulation 13

Your application to Council for a certificate of approval in respect of the accompanying plan of division of the land hereinafter described is hereby approved in accordance with Section 223 1f of the Act

REAL PROPERTY ACT: 1986

DESCRIPTION OF LAND

Certificate of Title Volume	Folio
.1147.....	46 ..
.1147.....	47 ...
.....	.....

COUNCIL

DISTRICT COUNCIL OF STIRLING

Signed: .....

Town Clerk
District Clerk
Authorised Off

Dated the 2nd day of February 1992.

THIS CERTIFICATE OF APPROVAL WILL LAPSE IF NOT LODGED WITH THE REGISTRAR-GENERAL, TOGETHER WITH THE CERTIFICATE OF APPROVAL FROM THE COMMISSION AND THE ORIGINAL OF THE PLAN, WITHIN TWELVE MONTHS OF THE DATE HEREOF, OR SUCH PERIOD AS MAY BE EXTENDED BY THE COUNCIL

DATED 19TH OCTOBER 1993

BETWEEN:

DISTRICT COUNCIL OF STIRLING

of the one part

- AND -

GORDON HAROLD WALKER and UNA BRENTON WALKER, DIXON JOHN ANDREWS and I.L.H. DEVELOPMENTS PTY LTD and RONALD STRUTHERS and PATRICIA NELLIE STRUTHERS

of the other part

LAND MANAGEMENT AGREEMENT
BY DEED

NORMAN WATERHOUSE
Solicitors
185 Victoria Square
ADELAIDE SA 5000

Tele: 211-7188

THIS DEED is made the 29TH day of October 1993

BETWEEN: DISTRICT COUNCIL OF STIRLING of 63 Mount Barker Road Stirling SA 5152 (hereinafter with its successors and assigns called "the Council") of the one part

AND: GORDON HAROLD WALKER and UNA BRENTON WALKER both of Ayers Hill Road Stirling SA 5152, DIXON JOHN ANDREWS and I.L.H. DEVELOPMENTS PTY LTD A.C.N. 056 739 676 both of 62 Dulwich Avenue Dulwich 5065 and RONALD STRUTHERS and PATRICIA NELLIE STRUTHERS both of 116 Carsten Court Teringie 5070 (hereinafter with their executors administrators successors and assigns as the case may be called "the Owner") of the other part

COMMISSIONER of STAMPS

S.A. STAMP DUTY PAID $10 00
ORIGINAL STAMPED (Copy | of 2)
16/11/93 10:41:39 [illegible]

WHEREAS:

A. The Owner is the proprietor of an estate in fee simple in the whole of the land comprised in Lot 111 in D.P. 37121 being portion of the land in Certificate of Title Register Book VOLUME 5428 FOLIO 594 ~~and Lot A in Preliminary Plan No. 67/93/02 being Closed Road~~ (hereinafter called "the Land");

B. By a Development Application numbered 330:25:93 (hereinafter called "the Application") the Owner sought planning authorisation pursuant to the provisions of the Planning Act, 1982 (hereinafter called "the Act"), from the Council, to develop the Land by erecting three dwellings (aged accommodation under the Retirement Villages Act) (hereinafter called "the proposed Development");

C. Pursuant to the provisions of Section 61(2) of the Planning Act 1982, the Owner has agreed with the Council to enter into this Deed relating to the development of the Land subject to the terms and conditions hereinafter mentioned.

NOW THIS DEED WITNESSETH as follows:

1. Interpretation

1.1 The parties acknowledge that the matters hereinbefore recited are true and accurate and agree that they shall form part of the terms of this Deed.

1.2 In the interpretation of this Deed unless the context shall otherwise require or admit:

1.2.1 Words and phrases used in this Deed which are defined in the Planning Act 1982 shall have the meanings ascribed to them by that Act;

1.2.2 References to any statute or subordinate legislation shall include all statutes and subordinate legislation amending consolidating or replacing the statute or subordinate legislation referred to;

1.2.3 The term "the Owner" where the Owner is a company includes its successors, assigns and transferees and where the Owner is a person, includes his heirs, executors, administrators and transferees and where the Owner consists of more than one person or company the term includes each and every one or more of such persons or companies jointly and each of them severally and their respective successors, assigns, heirs, executors, administrators and transferees of the companies or persons being registered or entitled to be registered as the proprietor of an estate in fee simple to the Land subject however to such encumbrances, liens and interests as are registered and notified by memoranda endorsed on the Title thereof.

In the event that the land is divided into a number of strata titled units the Owner's obligations in respect of an individual strata unit shall only apply to the owner of that strata unit and shall not apply to the registered proprietors

of the remaining strata units;

1.2.4 The term "person" shall include a corporate body;

1.2.5 The term "the Land" shall include any part or parts of the Land;

1.2.6 The term "permanent occupant" shall include the respective owner(s) of each dwelling within the development, a lessee and any invited third party whose term of lease or period of residence within a dwelling shall exceed thirty days in any one year period;

1.2.7 Words importing the singular number or plural number shall be deemed to include the plural number and the singular number respectively;

1.2.8 Words importing any gender shall include every gender;

1.2.9 Where two or more persons are bound hereunder to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and each of them severally;

1.2.10 Any clause headings or marginal notes are for reference purposes only and shall not be resorted to in the interpretation of this Deed.

1.3 If any provision of this Deed shall be found by a court of competent jurisdiction to be invalid or unenforceable in law THEN and in such case the parties hereby request and direct such court to sever such provision from this Deed.

1.4 The law governing the interpretation and implementation of the provisions of this Deed shall be the law of South Australia.

2. The Owner's Obligations

2.1 The Owner shall ensure that:-

2.1.1 at least one of the permanent occupants of each dwelling forming part of the proposed Development has attained the age of 55 years or greater and has retired from full time employment;

2.1.2 no more than two permanent occupants occupy any dwelling forming part of the proposed Development unless the prior consent of the Council to a longer period of time has been sought and obtained.

3. Miscellaneous Provisions

3.1 The Owner shall not grant any lease or licence easement or other right of any nature whatsoever which may give any person the right to possession or control or entry upon the Land upon any terms whatsoever unless such grant shall be expressed in writing and shall contain as an essential term thereof a covenant by the grantee not to do or omit to do or suffer or permit any other person to do or omit to do any act matter or thing upon the Land which would constitute a breach of the provisions of this Deed if such act matter or thing were done or omitted to be done by the Owner.

3.2 If the Owner is in breach of any provision of this Deed, the Council may, by notice in writing served on the Owner, specify the nature of the breach and require the Owner to remedy the breach within such time as may be nominated by the Council in the notice (being not less than twenty eight (28) days from the date of service of the notice) and if the Owner fails so to remedy the breach, the Council or its servants or agents may carry

out the requirements of the notice and recover any costs thereby incurred from the Owner. Council shall at all times act in a fair and reasonable manner in the application of this clause.

3.3 This Deed may not be varied except by a Supplementary Deed signed by the Council and the Owner.

3.4 The Council may waive compliance by the Owner with the whole or any part of the obligations on the Owner's part herein contained provided that no such waiver shall be effective unless expressed in writing and signed by the Council.

3.5 This Deed contains the whole agreement between the parties in respect of the matters referred to herein.

3.6 Notice shall for the purposes of this Deed be properly served on the Owner if it is:

3.6.1 posted to the Owner's last address known to the Council; or

3.6.2 affixed in a prominent position on the Land.

3.7 The Council may delegate any of its powers under this Deed to any person, which power shall not be unreasonably exercised.

3.8 The Owner hereby indemnifies the Council and agrees to keep it forever indemnified in respect of the whole of its costs and expenses of and incidental to the implementation and enforcement of the terms of this Deed.

3.9 The requirements of this Deed are at all times to be construed as additional to the requirements of the Planning Act 1982 and any other legislation affecting the Land.

3.10 Each party shall do and execute all such acts documents and things as shall be necessary to ensure that as soon as is possible after the execution of this Deed by all necessary parties this Deed is registered and a memorial thereof entered on the Certificate of Title for the Land pursuant to the provisions of Section 61(5) of the Planning Act 1982 in priority to any other registrable interest in the Land save and except for the estate and interest of the Owner therein.

IN WITNESS WHEREOF the parties hereto have executed this Deed.

THE COMMON SEAL of)
DISTRICT COUNCIL OF STIRLING)
was hereunto affixed in)
the presence of:)

Anna Aspinall ..... Mayor

..... District Manager

SIGNED by the said)
GORDON HAROLD WALKER)
and UNA BRENTON WALKER)
in the presence of:)

G H Walker
U B Walker

.....

[RAL 9307286m.102]

SIGNED by the said
DIXON JOHN ANDREWS
in the presence of:

WILLIAM STEELE ESAU
A Commissioner for taking affidavits
in the Supreme Court of South Australia.

THE COMMON SEAL of
L.L.H. DEVELOPMENTS PTY LTD
was hereunto affixed in
the presence of:

..... Director

..... Secretary

L.L.H. DEVELOPMENTS PTY. LTD. A.C.N. 008 139 936
The Common Seal of

SIGNED by the said
RONALD STRUTHERS and
PATRICIA NELLIE STRUTHERS
in the presence of:

J.P.
GEOFFREY CHARLES GLYNN-ROSE
JUSTICE OF THE PEACE 20632

The Owner HEREBY CERTIFIES pursuant to Section 61(4) of the Planning Act 1982 that no other person has a legal interest in the Land.

GORDON HAROLD WALKER

UNA BRENTON WALKER

DIXON JOHN ANDREWS

for and on behalf of
L.L.H. DEVELOPMENTS PTY LTD

RONALD STRUTHERS

PATRICIA NELLIE STRUTHERS

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
33 01766 67 9	CT6171173	27/3/2024	7836	2554837

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001
form1@bertramform1shop.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: C P & J C WILSON
Location: 2 BRAEMAR TCE STIRLING LT3 C12843
Description: 5H G Capital Value: $1 000 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2024

				$
		Arrears as at: 30/6/2023	:	226.76
Water main available:	1/7/2016	Water rates	:	222.60
Sewer main available:	1/7/2016	Sewer rates	:	697.50
		Water use	:	0.00
		SA Govt concession	:	269.79CR
		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	:	660.30CR
		Balance outstanding	:	216.77

Degree of concession: 100.00% Date granted: 1/7/2016
Recovery action taken: ACCOUNT SENT

Next quarterly charges: Water supply: 74.20 Sewer: 232.50 Bill: 12/6/2024

This account has no meter of its own but is supplied from account no 33 01766 61 *.

The Water Use apportionment option is Nil.

From 1/7/2015, Save the River Murray Levy charges no longer apply.

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

SA Water

South Australian Water Corporation

Name:
C P & J C WILSON

Water & Sewer Account
Acct. No.: 33 01766 67 9

Amount: _____

Address:
2 BRAEMAR TCE STIRLING LT3 C12843

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	3301766679

BPAY

Biller code: 8888
Ref: 3301766679

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: 3301766679

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

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: 2554837

DATE OF ISSUE
27/03/2024

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001

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

OWNERSHIP NUMBER	OWNERSHIP NAME
04338818	C P & J C WILSON

PROPERTY DESCRIPTION

2 BRAEMAR TCE / STIRLING SA 5152 / LT 3

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
3301766679	CT 6171/173	$1,000,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2023-2024

FIXED CHARGE	**$**	50.00
+ VARIABLE CHARGE	**$**	404.80
- REMISSION	**$**	321.20
- CONCESSION	**$**	46.00
+ ARREARS / - PAYMENTS	**$**	-87.60
= AMOUNT PAYABLE	**$**	0.00

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

EXPIRY DATE **25/06/2024**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2554837

DATE OF ISSUE
27/03/2024

BERTRAM FORM 1 SHOP PTY LTD
GPO BOX 448
ADELAIDE SA 5001

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

OWNERSHIP NAME
C P & J C WILSON

FINANCIAL YEAR
2023-2024

PROPERTY DESCRIPTION
2 BRAEMAR TCE / STIRLING SA 5152 / LT 3

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
3301766679	CT 6171/173	$750,000.00	0.1054 HA

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

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

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

ON OR BEFORE **25/06/2024**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at: **OR** **By Post to:**

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

7621440

PREFIX AG NO. 1

REGISTRAR-GENERAL'S OFFICE

SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886, AS AMENDED

(SIGNED) B G Hammond

R G Hammond ~~Solicitor~~/Licensed Land Broker/~~Party Deriving Benefit~~

SERIES NO.

TO BE COMPLETED BY AGENT

~~2 DEC 1993~~ TIME 12:00	
FEES	$
R.G.O.	65
POSTAGE	
ADVERTISING	
NEW C.T. TO ISSUE	

OFFICE NOTES

DP 37121

INSTRUMENT - 7 FEB 1994 FILMED

02DEC1993 0100840731 1.0. 65.00

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION

CORRECTION		PASSED
O.D.R. No.		EXAMINER TO INITIAL
REFERRED	RETURNED	

REGISTERED ON 2 FEB 1994 ~~AT~~

BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE REGISTER BOOK. VOL. 5149 FOLIO 196

pro REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: NORMAN WATERHOUSE
Address: Level 15
45 PIRIE STREET
ADELAIDE 5000

Correction to NORMAN WATERHOUSE CODE: NWAM

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

1 CT 5149-196
2
3
4
5

Received items No. Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1
2
3
4
5

ITEM(S) DELIVERED—POSTED

IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

ITEM	AGENT/RGO BOX No	DELIVERY DATE	*POSTAGE DATE	INITIALS
1				
2				
3				
4				
5				

*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE RETURNED BY CERTIFIED MAIL.

DELIVERY INSTRUCTIONS: PLEASE DELIVER THE FOLLOWING ITEMS(S) TO THE UNDERMENTIONED AGENT(S)

ITEM CT/CL REF	AGENT'S NAME	AGENT.RGO BOX No.	POSTAL ADDRESS*
CT5149-196	STRA ✓	544	

*FILL OUT POSTAL ADDRESS ONLY IF ITEMS ARE TO BE RETURNED BY CERTIFIED MAIL

AGENT'S INITIALS

C4794

APPLICATION TO REGISTER - PLANNING ACT 1982
LAND MANAGEMENT AGREEMENT

TO: THE REGISTRAR GENERAL

THE DISTRICT COUNCIL OF STIRLING of 63 Mount Barker Road Stirling 5152 HEREBY APPLIES pursuant to the provisions of Section 61(5) of the Planning Act 1982 for the registration of the attached Deed dated the 29TH day of OCTOBER 1993 and made between THE DISTRICT COUNCIL OF STIRLING aforesaid as the Council of the one part and GORDON HAROLD WALKER and UNA BRENTON WALKER both of 53 Ayers Hill Road Stirling SA 5152, DIXON JOHN ANDREWS and I.L.H. DEVELOPMENTS PTY LTD A.C.N. 056 739 676 both of 62 Dulwich Avenue Dulwich 5065 and RONALD STRUTHERS and PATRICIA NELLIE STRUTHERS both of 116 Carsten Court Teringie 5072 as the Owner of the other part as a Land Management Agreement pursuant to Section 61(2) of the said Act.

The said Deed binds THE WHOLE OF THE LAND comprised in Lot 111 in D.P. 37121 being ~~portion~~ THE WHOLE of the land in Certificate of Title Register Book VOLUME ~~5120~~ 5149 FOLIO ~~594~~ 196 ~~and Lot A in Preliminary Plan No. 6796/92 being Closed Road~~ and operates to control the future development of the said land.

DATED the 29TH day of OCTOBER 1993

THE COMMON SEAL of THE DISTRICT COUNCIL OF STIRLING was hereunto affixed in the presence of:

Anna Asprnall ..... Mayor

..... District Manager

The Owner HEREBY CONSENTS to the registration of the attached Land Management Deed.

SIGNED by the said GORDON HAROLD WALKER and UNA BRENTON WALKER in the presence of:

G H Walker .....

U B Walker .....

Proclaimed Bank Manager
Stirling. S. Aust.

Appeared before me at STIRLING the 22ND day of OCTOBER 1993 the Owner within described, the party executing the within instrument, being a person well known to me, and did freely and voluntarily sign the same.

Proclaimed Bank Manager
Stirling. S. Aust.

SEE ANNEXURE A

FORM B.1

Attach to inside left hand corner

ANNEXURE to LMA dated 29.10.93
over Certificate of Title Vol. 5120 Fol. 534
To be completed by lodging party

NUMBER
Office use only

ANNEXURE A

SIGNED by the said)
DIXON JOHN ANDREWS)
in the presence of:)

.....

.....WILLIAM STEELE ESAU
A Commissioner for taking affidavits in the Supreme Court of South Australia.

Appeared before me at ADELAIDE the 4th day of NOVEMBER 1993 the Owner within described, the party executing the within instrument, being a person well known to me, and did freely and voluntarily sign the same.

.....WILLIAM STEELE ESAU
A Commissioner for taking affidavits in the Supreme Court of South Australia.

THE COMMON SEAL of)
I.L.H. DEVELOPMENTS PTY LTD)
was hereunto affixed in)
the presence of:)

I.L.H. DEVELOPMENTS PTY. LTD. A.C.N. 056 739 676 The Common Seal of

..... Director

..... Secretary

SIGNED by the said)
RONALD STRUTHERS and)
PATRICIA NELLIE STRUTHERS)
in the presence of:)

.....

.....

.....
GEOFFREY CHARLES GLYNN-ROE
JUSTICE OF THE PEACE 20632

Appeared before me at ADELAIDE the 29TH day of OCTOBER 1993 the Owner within described, the party executing the within instrument, being a person well known to me, and did freely and voluntarily sign the same.

.....
GEOFFREY CHARLES GLYNN-ROE
JUSTICE OF THE PEACE 20632

THIS DEED is made the 29TH day of OCTOBER 1993

BETWEEN: DISTRICT COUNCIL OF STIRLING of 63 Mount Barker Road Stirling SA 5152 (hereinafter with its successors and assigns called "the Council") of the one part

AND: GORDON HAROLD WALKER and UNA BRENTON WALKER both of Ayers Hill Road Stirling SA 5152, DIXON JOHN ANDREWS and I.L.H. DEVELOPMENTS PTY LTD A.C.N. 056 739 676 both of 62 Dulwich Avenue Dulwich 5065 and RONALD STRUTHERS and PATRICIA NELLIE STRUTHERS both of 116 Carsten Court Teringie 5070 (hereinafter with their executors administrators successors and assigns as the case may be called "the Owner") of the other part

COMMISSIONER OF STAMPS
S.A. STAMP DUTY PAID $10.00
ORIGINAL WITH 2 COPIES
16/11/93 10:41:25 C54654.1

WHEREAS:

A. The Owner is the proprietor of an estate in fee simple in the whole of the land comprised in Lot 111 in D.P. 37121 being ~~portion~~ THE WHOLE of the land in Certificate of Title Register Book VOLUME ~~5120~~ 5149 FOLIO ~~534~~ 196 ~~and Lot A in Preliminary Plan No. 6796/92 being Closed Road~~ (hereinafter called "the Land");

B. By a Development Application numbered 330:25:93 (hereinafter called "the Application") the Owner sought planning authorisation pursuant to the provisions of the Planning Act, 1982 (hereinafter called "the Act"), from the Council, to develop the Land by erecting three dwellings (aged accommodation under the Retirement Villages Act) (hereinafter called "the proposed Development");

C. Pursuant to the provisions of Section 61(2) of the Planning Act 1982, the Owner has agreed with the Council to enter into this Deed relating to the development of the Land subject to the terms and conditions hereinafter mentioned.

NOW THIS DEED WITNESSETH as follows:

1. Interpretation

1.1 The parties acknowledge that the matters hereinbefore recited are true and accurate and agree that they shall form part of the terms of this Deed.

1.2 In the interpretation of this Deed unless the context shall otherwise require or admit:

1.2.1 Words and phrases used in this Deed which are defined in the Planning Act 1982 shall have the meanings ascribed to them by that Act;

1.2.2 References to any statute or subordinate legislation shall include all statutes and subordinate legislation amending consolidating or replacing the statute or subordinate legislation referred to;

1.2.3 The term "the Owner" where the Owner is a company includes its successors, assigns and transferees and where the Owner is a person, includes his heirs, executors, administrators and transferees and where the Owner consists of more than one person or company the term includes each and every one or more of such persons or companies jointly and each of them severally and their respective successors, assigns, heirs, executors, administrators and transferees of the companies or persons being registered or entitled to be registered as the proprietor of an estate in fee simple to the Land subject however to such encumbrances, liens and interests as are registered and notified by memoranda endorsed on the Title thereof.

In the event that the land is divided into a number of strata titled units the Owner's obligations in respect of an individual strata unit shall only apply to the owner of that strata unit and shall not apply to the registered proprietors

of the remaining strata units;

1.2.4 The term "person" shall include a corporate body;

1.2.5 The term "the Land" shall include any part or parts of the Land;

1.2.6 The term "permanent occupant" shall include the respective owner(s) of each dwelling within the development, a lessee and any invited third party whose term of lease or period of residence within a dwelling shall exceed thirty days in any one year period;

1.2.7 Words importing the singular number or plural number shall be deemed to include the plural number and the singular number respectively;

1.2.8 Words importing any gender shall include every gender;

1.2.9 Where two or more persons are bound hereunder to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and each of them severally;

1.2.10 Any clause headings or marginal notes are for reference purposes only and shall not be resorted to in the interpretation of this Deed.

1.3 If any provision of this Deed shall be found by a court of competent jurisdiction to be invalid or unenforceable in law THEN and in such case the parties hereby request and direct such court to sever such provision from this Deed.

1.4 The law governing the interpretation and implementation of the provisions of this Deed shall be the law of South Australia.

2. The Owner's Obligations

2.1 The Owner shall ensure that:-

2.1.1 at least one of the permanent occupants of each dwelling forming part of the proposed Development has attained the age of 55 years or greater and has retired from full time employment;

2.1.2 no more than two permanent occupants occupy any dwelling forming part of the proposed Development unless the prior consent of the Council to a longer period of time has been sought and obtained.

3. Miscellaneous Provisions

3.1 The Owner shall not grant any lease or licence easement or other right of any nature whatsoever which may give any person the right to possession or control or entry upon the Land upon any terms whatsoever unless such grant shall be expressed in writing and shall contain as an essential term thereof a covenant by the grantee not to do or omit to do or suffer or permit any other person to do or omit to do any act matter or thing upon the Land which would constitute a breach of the provisions of this Deed if such act matter or thing were done or omitted to be done by the Owner.

3.2 If the Owner is in breach of any provision of this Deed, the Council may, by notice in writing served on the Owner, specify the nature of the breach and require the Owner to remedy the breach within such time as may be nominated by the Council in the notice (being not less than twenty eight (28) days from the date of service of the notice) and if the Owner fails so to remedy the breach, the Council or its servants or agents may carry

out the requirements of the notice and recover any costs thereby incurred from the Owner. Council shall at all times act in a fair and reasonable manner in the application of this clause.

3.3 This Deed may not be varied except by a Supplementary Deed signed by the Council and the Owner.

3.4 The Council may waive compliance by the Owner with the whole or any part of the obligations on the Owner's part herein contained provided that no such waiver shall be effective unless expressed in writing and signed by the Council.

3.5 This Deed contains the whole agreement between the parties in respect of the matters referred to herein.

3.6 Notice shall for the purposes of this Deed be properly served on the Owner if it is:

3.6.1 posted to the Owner's last address known to the Council; or

3.6.2 affixed in a prominent position on the Land.

3.7 The Council may delegate any of its powers under this Deed to any person, which power shall not be unreasonably exercised.

3.8 The Owner hereby indemnifies the Council and agrees to keep it forever indemnified in respect of the whole of its costs and expenses of and incidental to the implementation and enforcement of the terms of this Deed.

3.9 The requirements of this Deed are at all times to be construed as additional to the requirements of the Planning Act 1982 and any other legislation affecting the Land.

3.10 Each party shall do and execute all such acts documents and things as shall be necessary to ensure that as soon as is possible after the execution of this Deed by all necessary parties this Deed is registered and a memorial thereof entered on the Certificate of Title for the Land pursuant to the provisions of Section 61(5) of the Planning Act 1982 in priority to any other registrable interest in the Land save and except for the estate and interest of the Owner therein.

IN WITNESS WHEREOF the parties hereto have executed this Deed.

THE COMMON SEAL of)
DISTRICT COUNCIL OF STIRLING)
was hereunto affixed in)
the presence of:)

Anna Aspinall ..... Mayor

..... District Manager

SIGNED by the said)
GORDON HAROLD WALKER)
and UNA BRENTON WALKER)
in the presence of:)

G H Walker .....

U B Walker .....

Proclaimed Bank Manager
Stirling. S. Aust.

[RAL 9307286m.102]

SIGNED by the said)
DIXON JOHN ANDREWS)
in the presence of:)

.....

WILLIAM STEELE ESAU
A Commissioner for taking affidavits in the Supreme Court of South Australia.

THE COMMON SEAL of)
I.L.H. DEVELOPMENTS PTY LTD)
was hereunto affixed in)
the presence of:)

I.L.H. DEVELOPMENTS PTY. LTD. A.C.N. 056 739 626
The Common Seal of

..... Director

..... Secretary

SIGNED by the said)
RONALD STRUTHERS and)
PATRICIA NELLIE STRUTHERS)
in the presence of:)

.....

GEOFFREY CHARLES GLYNN-ROE
JUSTICE OF THE PEACE 20632

The Owner HEREBY CERTIFIES pursuant to Section 61(4) of the Planning Act 1982 that no other person has a legal interest in the Land.

.....
GORDON HAROLD WALKER

.....
UNA BRENTON WALKER

.....
DIXON JOHN ANDREWS

.....
for and on behalf of
I.L.H. DEVELOPMENTS PTY LTD

.....
RONALD STRUTHERS

.....
PATRICIA NELLIE STRUTHERS

DATED 29TH OCTOBER 1993

BETWEEN:

DISTRICT COUNCIL OF STIRLING

of the one part

- AND -

GORDON HAROLD WALKER and UNA BRENTON WALKER, DIXON JOHN ANDREWS and I.L.H. DEVELOPMENTS PTY LTD and RONALD STRUTHERS and PATRICIA NELLIE STRUTHERS

of the other part

LAND MANAGEMENT AGREEMENT
BY DEED

NORMAN WATERHOUSE
Solicitors
185 Victoria Square
ADELAIDE SA 5000

Tele: 211-7188

STATE PLANNING COMMISSION

Contact	*Planning Services*
Email	*Dti.planningservices@sa.gov.au*
Phone:	*7133 3030*

Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 664
saplanningcommission@sa.gov.au

3 April 2024

Bertram Form 1 Shop Pty Ltd
GPO Box 448
ADELIADE SA 5001

Dear Sir/Madam

Re: ***Land and Business (Sale and Conveyancing) Act 1994*** **- Section 7 Enquiry**
Property at 2 Braemar Terrace, Stirling
Registered Proprietor(s): C and J Wilson

I refer to your enquiry to the Department for Trade and Investment (DTI) concerning the parcel of land comprised in Certificate of Title Volume 6171 Folio 173 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2554837 dated 26/3/24).

The land is the subject of an application for development which was granted approval, subject to certain conditions, by the South Australian Planning Commission pursuant to the *Planning Act 1982* (repealed). A copy of the Planning Decision Notification is attached, refer item 6.1 of PIR.

There is no record of any condition that continues to apply under either of the repealed Acts referred to in item 5.1 or 29.2 of the PIR.

Yours faithfully

Planning Services Unit
on behalf of
STATE PLANNING COMMISSION

PLANNING DECISION NOTIFICATION

Development Number
330/0025/93

(AMENDED)

Duplicate

FOR DEVELOPMENT APPLICATION

DATED 21 / 12 / 92

REGISTEFED ON 21 / 1/ 93

Regulation 41
Sixth Schedule

To	ANDREWS PROPERTY GROUP AND ILH DEVELOPMENTS PTY. LTD., C/- 62 DULWICH AVENUE, DULWICH. S.A. 5065
Location of Proposed Development	LOT 106, PART SECTION 51 HD. NOARLUNGA AT CORNER AYERS HILL ROAD AND BRAEMAR TERRACE, STIRLING C.T. 1147/46 (PART)
Nature of Proposed Development	THREE (3) DWELLINGS FOR AGED ACCOMMODATION
From	SOUTH AUSTRALIAN PLANNING COMMISSION

South Australia — Planning Act
Development Control Regulations

In respect of this proposed development you are informed that:

- ☐ consent is refused
- ☐ consent is granted
- ☒ consent is granted subject to (10) condition(s)

---representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

(SEE ATTACHMENT FOR NOTES AND CONDITIONS OF APPROVAL)

Date of Decision 4.5.93

Signed: Malcolm Govett

Date: 4 / 5 / 93

As delegate of the
SOUTH AUSTRALIAN PLANNING COMMISSION.

- ☐ Chairman, S.A. Planning Commission
- ☐ Town Clerk
- ☐ District Clerk
- ☐ Sheets attached

2—DUPLICATE

Appeal(s): ☐ Yes ☐ No ☐ By Applicant ☐ By Third Party Result of Appeal:

CONDITIONS OF APPROVAL

FOR ANDREWS PROPERTY GROUP & ILH DEVELOPMENTS PTY. LTD.

DEVELOPMENT APPLICATION NO. 330/0025/93 (AMENDED)

1. The development hereby approved shall be in accordance with the plans contained in docket SAPC 330/0025/93 (Amended).

2. The external finishes of the development herein approved shall be in accordance with the materials specified below –

   (a) *Ashbourne*

Roof:	Colourbond (Caulfield Green).
Woodwork:	Carriage Green.
Trims:	Solver Heritage Range (Light Cream).

   (b) *Elmgrove*

Roof:	Colourbond (Ironbark).
Woodwork:	Light Cream.
Trims:	Solver Heritage Range (Warm Beige).

   (c) *Willowglen*

Roof:	Colourbond (Slate Grey).
Woodwork:	Mid Green.
Trims:	Solver Heritage Range (Indian Red).

3. The development shall be connected to the E. & W.S. Department sewer main.

4. The power lines to each dwelling shall be placed underground in a trench of suitable location and dimensions.

5. Trees and/or shrubs shall be planted on the site and the site landscaped in accordance with the scheme shown on plan D2 – Landscape Plan and contained in the docket SAPC 330/0025/93. The planting shall be carried out during the first available planting season after the commencement of work.

6. All scarring or physical disturbances of the land surface during any excavation work shall be restricted to only that which is shown on the approved plan, contained on docket SAPC 330/0025/93, as required for building work and/or access purposes. All exposed faces around such scarred areas and spoil shall be screened with trees and shrubs and covered with suitable ground cover.

7. Access between the parking space and the entrance to each dwelling shall be constructed to a gradient suitable for a disabled person.

8. A screened refuse collection area shall be located at the front of the property adjacent to the driveway.

9. Fencing for the development shall be predominantly of permapine post and wire construction but shall also be in accordance with the approved plan contained in docket SAPC 330/0025/93 and titled "Detail Plan – Entrance Surround".

10. Stormwater from all hard surface areas shall be directed to landscaped areas and to a system of on-site soakage trenches.

NOTES:

(1) All conditions of occupation and tenure for the development will be required to be in accordance with the provisions of the Retirement Villages Act, 1987.

(2) All connections to the existing sewer main will be required to be to the satisfaction and approval of the E. & W.S. Department.

(3) Detailed design drawings of all drainage work within the site will be required to be submitted to the District Council of Stirling prior to the commencement of construction work.

(4) The approval of the District Council of Stirling will be required prior to the removal of any vegetation from the road reserve.

(5) Details and specifications of access will be required to be provided to and approved by the District Council of Stirling prior to the commencement of site works.

(6) This planning approval has been granted principally on the basis of the applicant entering into a Land Management Agreement with the District Council of Stirling pursuant to Section 61 of the Planning Act, 1982. The Land Management Agreement will incorporate the following requirements –

(a) The Owner to ensure that at least one of the permanent occupants of each dwelling has attained the age of 55 years or greater and has retired from full time employment.

(b) The Owner of each dwelling to ensure that no more than two persons occupy the dwelling on a permanent basis.

(c) The Owner to ensure that any person who occupies a dwelling as a guest of a permanent occupant of that dwelling only does so for a period of 30 days or less in any one year unless the prior consent of the Council to a longer period of time is obtained. The Land Management Agreement will be required to be deposited for registration with the Land Titles Office of the Department of Environment and Land Management prior to the occupation of the dwellings.

Malcolm Govett 4.5.93

As delegate of the
SOUTH AUSTRALIAN PLANNING COMMISSION

ANDREWS.MGO/BL

IMPORTANT NOTICE

SMOKE ALARM LEGISLATION

Legislation relating to smoke alarms came into force on the 1st day of February 1998.

- If the home you are purchasing was built on or after the 1st January 1995, then it should already have an operational mains powered smoke alarm installed. If not, it is the responsibility of the vendor to install it prior to settlement at the vendor's cost.

- If the home was built prior to 1st January 1995, but purchased by the vendor on or after 1st February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-removable permanently connected batteries. Again, it is the responsibility of the vendor to install such an alarm prior to settlement, and at the vendor's cost.

- In all other cases, the home you are buying must have at least, a battery operated smoke alarm which you are required to upgrade to mains power (or an alarm fitted with 10 year life, non-replaceable, non-removable permanently connected batteries) within six months of the date of purchase. It is recommended that at least one smoke alarm be installed on each floor of a multi storey dwelling.

The smoke alarms must be installed by a licensed electrician and must comply with the Australian Standard. A maximum penalty of $750.00 for a breach of the legislation applies.

Besides this penalty, there is also a risk that damage caused by fire to a dwelling, which does not have a smoke alarm installed as required under the legislation, may not be covered by insurance.

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