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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, particula rs 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 applica ble.*

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: Paul Sankey Robinson

Address: 18 Paisley Avenue Torrens Park SA 5062

☑

4 Vendor's registered agent: Hume Taylor & Co.

Address: 84 Flinders Street Adelaide SA 5000

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*]

Refer General Annexure Item 1

For exclusive use of Members or Affiliates of SAA

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:

18 Paisley Avenue Torrens Park SA 5062

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

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

hume@humetaylor.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:

84 Flinders Street Adelaide SA 5000

(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; or
(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,~~

Paul Sankey Robinson

of

18 Paisley Avenue Torrens Park SA 5062

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: 28 June 2024 Signed: _____

Date: _____ Signed: _____

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT
(section 9) ☐

To the purchaser:

I,

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: _____ Signed: _____

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

Column 1	Column 2	Column 3
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.]*	***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):* Annexure A Number of mortgage (if registered): 12187543 Name of mortgagee: Australia & New Zealand Banking Group Ltd.	☑ **YES** **YES**
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.]*	***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):* Annexure D - Page 13 of 14 Description of land subject to easement: The whole of the land in Certificate of Title Volume 6155 Folio 750 Nature of easement: Electricity Infrastructure - Building Restrictions and 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):	☑ **NO** **YES**
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.]*	***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):* Annexures A and L Description of land subject to easement: The area marked 'B' as shown on Community Plan 26208 attached Nature of easement: Together with easement(s) for the purposes as described in Memorandum of Grant of Easement 12281560 attached Are you aware of any encroachment on the easement? NO (If **YES**, give details): If there is an encroachment, has approval for the encroachment been given? (If **YES**, give details):	☑ **NO** **YES**

Column 1	Column 2	Column 3
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.]* N/A	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES/NO**
	Are there attachments? *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*	**YES/NO**
	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.) N/A *[Note -* *Do not omit this item. The 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?	**YES/NO**
	Are there attachments? *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*	**YES/NO**
	Names 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. The 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? *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Annexure C - Pages 3 and 8-22 of 23	**YES**
	Condition(s) of authorisation: Refer Development Numbers 080/205/2007 (080/C008/2007), 080/1227/2010 and 080/1521/2014 - as part of the City of Mitcham Council search attached	

Column 1	Column 2	Column 3
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) N/A *[Note -* *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Nature of condition(s):	☐ **YES/NO** **YES/NO**
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: Not supplied Amount of levy payable: Not supplied – 2024-2025 Financial Year rates not available	☑ **YES** **NO**
19. *Land Tax Act 1936*		
19.1 Notice, order or demand for payment of land tax	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Date of notice, order or demand: Not supplied Amount payable (as stated in the notice): Not supplied – 2024-2025 Financial Year rates not available	☑ **YES** **NO**

Column 1		Column 2	Column 3
29. *Planning, Development and Infrastructure Act 2016*			
29.1	**Part 5 - Planning and Design Code**	***Is this item applicable?***	☑
		Will this be discharged or satisfied prior to or at settlement?	**NO**
		Are there attachments?	**YES**
[Note - *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*		*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Annexure C – Pages 3, 6 and 7 of 23 Annexure D – Page 8 of 14 Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): Suburban Neighbourhood (SN) Airport Building Heights (Regulated) (All structures over 45 metres) Hazards (Flooding) Hazards (Flooding - General) Prescribed Wells Area Regulated and Significant Tree Stormwater Management Urban Tree Canopy Water Resources 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**	***Is this item applicable?***	☐
		Will this be discharged or satisfied prior to or at settlement?	**YES/NO**
[Note - *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*		***Are there attachments?***	**YES/NO**
		*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* N/A Date of authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:	

SCHEDULE – DIVISION 2

OTHER PARTICULARS

(section 7(1)(b))

Particulars of transactions in last 12 months ☑

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

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

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

1 The name and address of each party to the transaction and of each person in whom an interest vested as a result of the transaction:
Deceased Joint Tenant: Myvanwy Merry Robinson
Applicant - Surviving Joint Tenant: Paul Sankey Robinson of 18 Paisley Avenue Torrens Park SA 5062

2 The date and nature of each instrument registered on the certificate of title or, if no such instrument has been registered, the date and nature of each document forming the whole or part of a contract relating to the transaction:
Application to Register Death By Survivor dated 11/04/2024

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

The above particulars must be provided for each transaction.

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

1 Name of community corporation:
Community Corporation No. 26208 Inc.
Address of community corporation:
18 Paisley Avenue Torrens Park SA 5062

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):
There is no Maintenance fund, however owners may be required to contribute to Community Corporation Insurance. Refer to the particulars supplied by the Community Corporation - Annexure I attached
(b) particulars of assets and liabilities of the community corporation:
Refer to the particulars supplied by the Community Corporation Section 139 Statement - Annexure I attached
(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:
The Community Corporation has not advised of any - Annexure I attached
(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:
Not applicable
(e) if the lot is a community lot, particulars of the lot entitlement of the lot:
5000/10000

[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.
NO

[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:
Information requested 24/06/2024 but not supplied

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:
Refer to the particulars supplied by the Community Corporation Section 139 Statement - Annexure I attached

8 Further inquiries may be made to the secretary of the community corporation or the appointed community scheme manager.
Name:
Paul Sankey Robinson
Address:
18 Paisley Avenue Torrens Park SA 5062

Note—

(1) A community corporation must (on application by or on behalf of a current or prospective owner or other 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 liabilitie s, 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 c opies 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 mone y 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 m atters. 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 transaction s, see www.reisa.com.au.

The Australian Institute of Conveyancers (SA Division) (AICSA) provides information and operates a Public Advisory Service with respect to conveyancers and the conveyancing process, see www.aicsa.com.au.

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.

FORM 1 - VENDOR'S STATEMENT

GENERAL ANNEXURE

General Annexure Item 1

Lot 1 in Primary Community Plan 26208 being the whole of the land in Certificate of Title Volume 6155 Folio 750 known as 18 Paisley Avenue Torrens Park SA 5062.

2024-2025 Financial Year rates information unavailable; City of Mitcham Council Search, Emergency Services Levy, Land Tax and SA Water rates certificates attached relate to the 2023-2024 Financial Year.

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

FORM 1 – STATEMENT UNDER SECTION 7 *(Land and Business (Sale and Conveyancing) Act 1994)*

the above being identified by pages numbered **1** to **14** inclusive, together with the following annexures and supporting documents (if any):

Annexure A - Certificate of Title to the land

Annexure B - Form R3 - Buyers Information Notice

Annexure C - City of Mitcham Council Search

Annexure D - Property Interest Report (PIR)

Annexure E - Certificate of Emergency Services Levy

Annexure F - Certificate of Land Tax

Annexure G - Certificate of Water and Sewer Charges

Annexure H - Title and Valuation Package

Annexure I - The particulars supplied by the Community Corporation (statement pursuant to section 139) and enclosures

Annexure J - Plan of Community Division

Annexure K - By-Laws of the Community Scheme

Annexure L - Memorandum Grant of Easement Number 12281560

SIGNED BY THE PURCHASER:

Date: _____ Signed: _____

Date: _____ Signed: _____

The Purchaser acknowledges and consents to the parties and their representatives signing the Form 1 by digital and or electronic signatures under *Electronic Communications Act (SA).*

The Purchaser signing this Acknowledgement signs for all Purchasers and warrants authority to acknowledge the Form 1 for all Purchasers (if more than 1).

CERTIFICATE OF TITLE

CT Volume 6155 Folio 750

LAND SERVICES SA

Product	Register Search (CT 6155/750)
Date/Time	18/06/2024 09:03AM
Customer Reference	
Order ID	20240618000867

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 6155 Folio 750

Parent Title(s) CT 6063/817, CT 6063/819

Creating Dealing(s) TG 12281560

Title Issued 16/04/2015 **Edition** 2 **Edition Issued** 16/04/2024

Diagram Reference

Estate Type

FEE SIMPLE

Registered Proprietor

PAUL SANKEY ROBINSON
OF 18 PAISLEY AVENUE TORRENS PARK SA 5062

Description of Land

LOT 1 PRIMARY COMMUNITY PLAN 26208
IN THE AREA NAMED TORRENS PARK
HUNDRED OF ADELAIDE

Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B ON CP 26208 (TG 12281560)

Schedule of Dealings

Dealing Number	Description
12187543	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
27/07/2010	11433524	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

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FORM R3

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.

LOCAL AUTHORITY SEARCH

CT Volume 6155 Folio 750

18 June 2024

Eckermann Forms - Gilles Plains
1 Sudholz Road
GILLES PLAINS SA 5086

CITY OF MITCHAM

LOCAL GOVERNMENT SECTION 187 CERTIFICATE

Certificate No: **CERT0903/24** Receipt No:
Previous Cert No:

Reference No:	**30718**
Valuer General No:	**0814092207**
Property Description:	**LOT 1 TYP CP SEC 246 PLN 26208 C/T 6155/750**
Property Address:	**18 Paisley Avenue TORRENS PARK SA 5062**
Owner:	**Paul S Robinson**

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

General Rate/Water Catchment Levy:	Total
General Rate	$2,763.85
Natural Resources Management Levy	$95.40
Less 12.5% Capping (If applicable)	$0.00
<Rates for the current year 2023/2024>	$2,859.25
Less Payments Received	$-2,859.25
<Debtor: Monies outstanding in addition to Rates>	$0.00
<TOTAL BALANCE OUTSTANDING>	$0.00

Please be advised: A fine of **2%** will be added to any current amount not paid by the due date. Interest is calculated monthly on arrears. Four quarterly instalments fall due on 15/09/23, 15/12/23 15/3/24 and 15/6/24.

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

UPDATES OF RATING INFORMATION CAN BE PROVIDED BY TELEPHONE
The Rates team may be contacted for a free Section 187 update by calling (08) 8372 8844 or by emailing rates@mitchamcouncil.sa.gov.au with the property address and certificate number. Free updates for the same financial year will be provided for up to 6 months from the date of the original search.

Authorised Officer

Street Address:
131 Belair Road
Torrens Park SA 5062

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

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

Document Set ID: 5569351
Version: 1, Version Date: 18/06/2024

CITY OF  MITCHAM

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

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

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 18 Paisley Avenue TORRENS PARK SA 5062			
Applicant	Eckermann Forms - Gilles Plains 1 Sudholz Road GILLES PLAINS SA 5086		
Certificate Number	CERT0903/24	Date received	18/06/2024
Property Address	18 Paisley Avenue TORRENS PARK SA 5062		
Property Description	LOT 1 TYP CP SEC 246 PLN 26208 C/T 6155/750		
Property ID	3071	Parcel Number	Parcel Number

Schedule – Division 1 – Particulars of Prescribed Encumbrances affecting the land at 18 Paisley Avenue TORRENS PARK SA 5062	
Development Act 1993	
Part 3 - Development Plan	
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	Suburban Neighbourhood (SN)
Is the land situated in a designated State Heritage Area?	NO
Is the land designated as a place of local heritage value?	NO
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	NIL
If YES, state the name of the council:	NIL

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 18 Paisley Avenue TORRENS PARK SA 5062	
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Current and previous Minister-initiated Development Plan Amendments can be accessed via the SA Government Portal at: https://plan.sa.gov.au/resources/resources_library/development_plans/minister-initiated_development_plan_amendments For any queries regarding current or previous Minister-initiated Development Plan Amendments, please see the contact details provided in the above link.
Section 42 - Condition (that continues to apply) of a development authorisation List relevant development applications	080/0205/07 080/1227/10 080/1521/14
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code	Suburban Neighbourhood (SN)
Is the land situated in a designated State Heritage Place?	NO
Is the land designated as a place of local heritage value?	NO
Is there a tree or a stand of trees declared in Part 10 of the Planning and Design Code to be significant tree or trees on the land?	NO
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operations?	YES https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation
Section 127 – Condition (that continues to apply) of a development authorisation Copies of Decision Notification Forms can be downloaded from the PlanSA website – Development application register | PlanSA	Refer to the PlanSA Data Extract
Repealed Act conditions	
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)	
Refer to note in section 33 (Further Information Held By Councils)	
Development Act 1993	
Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NIL
Section 55—Order to remove or perform work	NIL
Section 56—Notice to complete development	NIL
Section 57—Land management agreement	NIL

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 18 Paisley Avenue TORRENS PARK SA 5062	
Section 60 – Notice of intention by building owner	If applicable Notice of Intention by building owner will be contained in the Conditions on attached Decision Notification forms.
Section 69—Emergency order	NIL
Section 71—Fire safety notice	NIL
Section 84—Enforcement notice	NIL
Section 85(6), 85(10) or 106—Enforcement order	NIL
Part 11 Division 2—Proceedings	NIL
Planning and Development Act 1966	NIL
Building Act 1971	NIL
Planning Act 1982	NIL
Court Order	NIL
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	NIL
Food Act 2001	
Section 44—Improvement notice	NIL
Section 46—Prohibition order	NIL
Housing Improvement Act 1940	
Section 23 —declaration that house is undesirable or unfit for human habitation	NIL
Land Acquisitions Act 1969	
Section 10 Notice of intention to acquire	Refer to Land Services – Certificate of Title
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	NIL
Planning, Development and Infrastructure Act 2016	
Section 141 – Orders to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Emergency Order	NIL
Section 157 – Fire Safety Notice	NIL
Section 192 or 193 – Land management agreement	NIL
Section 198(1) – Requirements to vest in a council or the crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or Crown to be held as open space	NIL
Part 16 Division 1 Proceedings	NIL
Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) – Applications to Court	NIL
Section 222 – Enforcement order to rectify breach	NIL
Public and Environmental Health Act 1987 (Repealed)	
Part 3—Notice	NIL

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 18 Paisley Avenue TORRENS PARK SA 5062	
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	NIL
South Australian Public Health Act 2011	
section 66—Direction or requirement to avert spread of disease	NIL
section 92-Notice	NIL
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	NIL
Water Industry Act 2012	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	NIL
33 Other Charges	
Charges of any kind affecting the land (not included in another item)	NIL
Schedule – division 2 – other particulars	
Particulars of Building Indemnity Insurance	080/1521/14
Further information held by Councils	NIL
Does the council hold details of any development approvals relating to:	
(a) Commercial or industrial activity at the land; or	NO
(b) A change in the use of the land or part the land (within the meaning of the Development Act 1993)?	NO

Note—

The questions (a) and (b) relate 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 (a) of the question may indicate that a *potentially contaminating activity* has taken place at the land (see sections 103C and 103H of the *Environment Protection Act 1993*) and that assessments or remediation of the land may be required at some future time.

It should be noted that—

It should be noted that—

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

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

CERTIFIED 18 June 2024 **DATE**

PlanSA

Data Extract for Section 7 search purposes

Valuation ID 0814092207

Data Extract Date: 18/06/2024

Parcel ID: C26208 F1

Certificate Title: CT6155/750

Property Address: 18 PAISLEY AV TORRENS PARK SA 5062

Zones
Suburban Neighbourhood (SN)

Subzones
No

Zoning overlays

Overlays
Airport Building Heights (Regulated) (All structures over 45 metres)

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

Hazards (Flooding)

The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.

Hazards (Flooding - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Water Resources

The Water Resources Overlay seeks to protect the quality of surface waters in South Australia.

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).

(Council input required)

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)

No

CITY OF MITCHAM

131 Leader Court
Torrens Park
South Australia 5062

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

Telephone (08) 8372 8888
Facsimile (08) 8372 6101

Email
mitcham@mitchamcouncil.sa.gov.au

Website
http://www.mitchamcouncil.sa.gov.au

Date

Reply enquiries to

DEVELOPMENT ACT 1993
DECISION NOTIFICATION FORM
Schedule 11, Regulation 42

Development Application Dated: 08/02/2007
Registered On: 08/02/2007

Development Application Number 080/205/2007
(080/C008/2007)

To: Mr N Pace
C/- Gilbert Surveyors Pty Ltd
2 Cremorne Street
FULLARTON SA 5063

Location of Proposed Development: **16 Paisley Avenue TORRENS PARK 5062**
LOT: 1 TYP: FP SEC: 246 PLN: 15794 C/T: 5859/779

Nature of Proposed Development: **RE-ALIGN EXISTING BOUNDARY**

In respect of this development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Applicable Yes/No
Development Plan consent	GRANTED	1 + 1 NOTE		YES
Land Division	GRANTED	2 DAC		YES
Land Division (Strata)	-	-		n/a
Public Space	-	-		n/a
Other	-	-		n/a
DEVELOPMENT APPROVAL	GRANTED	3 + 1 NOTE		YES

Nil Representation(s) from third parties concerning your category 1 proposal were received.

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

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

.....
City Manager / Delegate

Date of Decision: 29/05/2007

PLEASE READ THE INFORMATION ATTACHED TO THIS FORM

JM:R:\Authdoc\DD\080\FROM000\080-2007-00000205-001\0005LANDDIV.Doc

Document Set ID: 4813948
Version: 1, Version Date: 13/01/2022

The following conditions apply to this application:-

(1) The proposal shall be developed in accordance with the details and plans relating to Development Application Number 080/205/2007 except where varied by the following conditions of consent.

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

NOTES

(1) Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment shall be repaired/reinstated to Council's satisfaction at the developer's expense.

Signed: .....
City Manager / Delegate

Dated: 29/05/2007

CITY OF MITCHAM

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

Telephone (08) 8372 8888
Facsimile (08) 8372 8801

Email
mitcham@mitchamcouncil.sa.gov.au

Website
http://www.mitchamcouncil.sa.gov.au

Date

Please quote in reply

CONDITIONS IMPOSED UNDER SECTION 33(1)(C) OF THE DEVELOPMENT ACT 1993 - DIVISION OF LAND

DEVELOPMENT NUMBER:	080/205/2007 (080/C008/2007)
APPLICANT:	MR N PACE
PROPOSAL:	RE-ALIGN EXISTING BOUNDARY
SUBJECT LAND:	16 Paisley Avenue TORRENS PARK 5062

The following requirements are to be satisfied within three (3) years of the operative date of the Development Approval or any extension thereof which Council may grant.

Council Requirements:

Nil

Development Assessment Commission Requirements:

- The financial, easement and internal drain requirements for water and sewerage services of the SA Water Corporation, if any, being met.
- Two copies of a certified survey plan being lodged with the Development Assessment Commission for Certificate purposes.

Scanned By, jpino on 09/06/2016 16:43:25

DECISION NOTIFICATION FORM

DEVELOPMENT NUMBER

080/1227/2010

FOR DEVELOPMENT APPLICATION: DATED: 13/07/2010
REGISTERED ON: 16/07/2010

To: Mr R G Ahamer
PO Box 6069
HALIFAX STREET
ADELAIDE SA 5000

LOCATION OF PROPOSED DEVELOPMENT:

18 Paisley Avenue TORRENS PARK 5062
LOT: 1 TYP: FP SEC: 246 PLN: 15794 C/T: 5859/779

NATURE OF PROPOSED DEVELOPMENT

DEMOLISH ALL EXISTING STRUCTURES

FROM: CITY OF MITCHAM

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Planning Rules Consent				N/A
Land Division				N/A
Land Division (Strata)				N/A
Building Rules Consent	06/08/2010	4 + 3 NOTES		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	06/08/2010	4 + 3 NOTES		

NIL representation(s) from third parties concerning your category 1proposal 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 the 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: 06/08/2010

Signed:.....

Date: 10 August 2010

( ) Development Assessment Commission or delegate

(✓) Council Chief Executive Officer or delegate

( ) Private Certifier

(2) Sheet(s) Attached

The following conditions apply to this application:-

BUILDING RULES CONSENT CONDITIONS

(1) The proposal must be developed in accordance with the details submitted to the Council and approved plans relating to Development Application Number 080/1227/2010 except where varied by the following conditions.

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

(2) All construction must be in accordance with manufacturer's standard approved specifications.

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

(3) Ensure that the proposed demolition work(s) is/are undertaken by a licensed demolition contractor.

Reason: To ensure that all demolition works are carried out in a satisfactory manner

(4) Ensure that the demolition of the structure is carried out in accordance with the Australian Standard AS 2601-2001 "Demolition of Structures".

Reason: To ensure that all demolition works are carried out in a satisfactory manner

NOTES

(1) Removal of asbestos materials must comply with the requirements of Safe Work SA, Level 3, 1 Richmond Road, Keswick, SA 5035. Ph: 8303 0405 – Keswick Office.

(2) Any area where it is possible that a person could be injured (or property damaged) by falling or rebounding material, must be fenced or barricaded to the satisfaction of the Manager Building Services.

Clearly legible cautionary notices warning people of the danger must be affixed in places where they will be easily visible to anyone approaching the area.

Temporary supports, shoring underpinning etc. shall be provided as necessary to ensure stability of any part of the building/structure and any adjoining building structure during demolition.

Materials must not be loaded or transported from the site in a manner that will give rise to excessive dust.

Damping with water spray (trigger hoses must be used where possible) or other suitable method is to be used to prevent dust generated by demolition work from rising into the air. Non potable water should be used wherever possible.

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Any public footway, nature strip, roadway is not to be obstructed by vehicles and machinery or rendered inconvenient or dangerous to the public.

Suitable measures are to be taken to protect any public footway, nature strip, street tree or roadway from damage. Any person responsible for such damage will be required to pay all costs incurred by Council in reinstating all damage.

Demolition materials need to be removed from the site as soon as practicable.

Prior to commencing demolition, an approved pest control operator should be engaged to eradicate all vermin.

Special procedures need to be implemented in cases where asbestos material is present. (advice and information on asbestos removal and disposal is obtainable from Safe Work SA.

Authorities noted below should be contacted prior to the commencement of any demolition works, as their approval may be required to disconnect, alter and/or make safe their infrastructure:

- Telstra
- SA Water
- Origin Energy
- ETSA Utilities

Onsite facilities for the disposal or storage of refuse, waste and toilet accommodation for work persons must be provided. Ensure that the demolition of the structure is carried out in accordance with the Australian Standard AS 2601-2001 "Demolition of Structures".

Reason: *To ensure that all demolition works are carried out in a satisfactory manner*

(3) No approval is granted for any activity defined as tree damaging activity as defined by the Development Act 1993.

Document Set ID: 1594668
Version: 1, Version Date: 09/06/2016

CITY OF MITCHAM - DECISION NOTIFICATION FORM

DEVELOPMENT NUMBER

080/1521/2014

Dated: 19/11/2014 **Registered:** 19/11/2014

To: Grange Homes
24 East Avenue
BEVERLEY SA 5009

LOCATION OF PROPOSED DEVELOPMENT:

18 PAISLEY AVENUE TORRENS PARK
LOT: 1 TYP: CP SEC: 246 PLN: 26208 C/T: 6155/750

NATURE OF PROPOSED DEVELOPMENT

CONSTRUCT A SINGLE STOREY DWELLING WITH GARAGE, DECK, SOLAR PANELS ON TILT UP FRAMES AND FRONT BOUNDARY FENCING

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent	13/03/2015	9		
Land Division				N/A
Building Rules Consent	04/05/2015	2 + NOTES AS ISSUED BY PRIVATE CERTIFIER		
DEVELOPMENT DECISION	26/05/2015	11 + NOTES		

Building Classifications Assigned: 1a, 10a, 10b

No representation(s) from third parties concerning your category 1 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.

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

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

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

Date of Decision: 26/05/2015

( ) Development Assessment Commission or delegate

(✓) Council Chief Executive Officer or delegate

Signed: ....

Date: 26 May 2015

(✓) Private Certifier

(3) Sheet(s) Attached

The following conditions apply to this application:-

DEVELOPMENT PLAN CONSENT CONDITIONS:

(1) The proposal must be developed in accordance with the details submitted to the Council and approved plans relating to Development Application Number 080/1521/2014 except where varied by the following conditions.

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

(2) All works detailed in the approved plans and required by any condition of approval must be completed prior to the occupation of the development.

Reason: *To ensure that all works and conditions are completed in a timely manner*

(3) The proposed landscaping must be established on the site in accordance with the approved plan prior to the occupation of the building and must be maintained in good condition at all times. Any such landscaping must be replaced if it dies or becomes seriously diseased.

Reason: *To maintain and enhance the visual amenity of the locality in which the subject land is situated*

DEVELOPMENT PLAN CONSENT – ENGINEERING CONDITIONS:

(4) Any portion of Council's infrastructure damaged or requiring altering to comply with design level conditions etc must be completed in liaison with Council staff with all cost to be borne by the applicant.

Reason: *To ensure any damage to Council infrastructure is reinstated*

(5) Stormwater must be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.

Reason: *To provide adequate protection against the possibility of stormwater inundation to neighbouring properties*

(6) Temporary debris and sediment control measures must be installed to ensure debris, soil, soil sediments, and litter are maintained within the construction site. Debris, soil, soil sediments, and litter from the construction site must not enter Council's drainage system, Council's road network, or neighbouring properties.

NOTE: Pollution prevention measures must be in accordance with the Environmental Protection Authority's "Stormwater Pollution Prevention Codes of Practice";

- For the Community;
- For Local, State and Federal Government; and
- For the Building and Construction Industry

Reason: *To inform owners, developers, builders etc of their obligation in regard to the environment and to the appropriate measures of stormwater disposal from building sites*

(7) The stormwater outlet must be fitted with a suitable energy dissipation device to prevent erosion. Details of the device/structure must be provided to, and approved by Council, prior to installation. Refer **SD-600 Sheet 33** for details of a guide to erosion control for single residential dwellings.

Reason: *To ensure appropriate measures are undertaken to prevent concentration of stormwater outlets and subsequent erosion issues*

(8) All earthworks associated with the development must be stabilized in accordance with standard engineering design and practices against erosion and failure.

NOTE: The applicant is reminded that earthworks must not encroach across neighbouring property boundaries.

Reason: *To ensure that all necessary measures are undertaken to stabilize all earthworks on site*

(9) The applicant is responsible for undertaking all works in accordance with the "Flood Advice" report dated 4 November 2014, prepared by FMG Consulting Engineers. On completion of the said works, Council must be supplied with a "Certificate of Compliance" from the relevant authority to verify that all works have been completed in a satisfactory manner.

Reason: *To ensure that the owner, developer, builders etc comply with all recommendations in regard to flood advice and to provide written evidence to Council*

BUILDING RULES CONSENT CONDITIONS:

Please refer to the attached Privately Certified Building Rules Consent for Building Rules Conditions and Notes.

NOTES

(1) **PRIVATE CERTIFICATION**
The Building Rules Consent issued by **Hendry Group (SA) Pty Ltd of Suite 20, 213 Greenhill Road Eastwood on 4 May 2015** who is the Private Certifier has been relied upon for granting this Development Approval. There has been no assessment by Council of the submitted documents in relation to any of the building matters.

(2) **MANDATORY NOTIFICATIONS**
Pursuant to the provisions of Regulation 74 of the Development Regulations 2008 the Council requires that the person proposing to undertake the building work must give the Council:

(a) one business day's notice of commencement of building works on the site; and
(b) one business day's notice of completion of structural steel reinforcement for concrete footings or other floors; and
(c) one business day's notice of completion of all roof framing forming part of the building work (including top and bottom chord restraints, bracing and tie-downs); and

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Version: 3, Version Date: 26/05/2015

(d) one business day's notice of completion of any fire walls, fire rated separation or smoke barriers, prior to the installation of linings or other building components rendering inspection not possible; and
(e) one business day's notice of completion of the building work.

A person who breaches a requirement under Regulations 74 (1), (5) or (6) is guilty of an offence.

Maximum penalty: $10,000
Expiation fee: $500.

The applicant is advised to ensure that ALL required notifications are given. It is recommended that notifications be submitted to Council's preferred email address: mitcham@mitchamcouncil.sa.gov.au or via fax on 8372 8101.

When the applicant provides notice of commencement of building work, the applicant must also provide to the Council, the name, address and telephone number of the persons who are proposed to sign parts A and B of the *"Statement of Compliance"* under Regulation 83AB.

For the purpose of this note the person proposing to undertake the building work is the licensed building work contractor who is carrying out the work or if there is none, the owner builder.

(3) **ROOF FRAMING**
Regulation 74(5) - If notice is given of the completion of all roof framing forming part of the building work, the person who gives the notice must, within 1 business day after the notice is given, provide to the council a duly, completed supervisor's checklist relating to the roof framing, signed by a registered building work supervisor, being a registered building work supervisor who has undertaken any training required and recognised under a scheme approved by the Minister.

A Supervisor's checklist is available to download at http://www.mitchamcouncil.sa.gov.au/developmentinformationsheets

Regulation 74(6) - A person must not conceal any completed roof framing until after the expiration of *2 clear business days* of council receiving the above notice of completion (with the person being able to assume receipt of the notice in the ordinary course of business or transmission).

A person who breaches a requirement under Regulation 74(5) or (6) is guilty of an offence.

Maximum penalty: $10 000
Expiation fee: $500

The applicant is advised to ensure that ALL required notifications are given. It is recommended that notifications be submitted to Council's preferred email address: mitcham@mitchamcouncil.sa.gov.au or via fax on 8372 8101.

(4) PROTECTION OF INFRASTRUCTURE

Any public footway, nature strip or roadway is not to be obstructed by vehicles and machinery or rendered inconvenient or dangerous to the public.

Suitable measures are to be taken to protect any public footway, nature strip, street tree or roadway from damage. Any person responsible for such damage will be required to pay costs incurred by Council in reinstating all damage.

CITY OF MITCHAM

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HENDRY

HENDRY GROUP PTY LTD
Building Surveying Consultants
ABN 13 006 693 232
33 Dequetteville Terrace
Kent Town SA 5067
Tel: (08) 7425 1000
hendrysa@hendry.com.au www.hendry.com.au

DECISION NOTIFICATION FORM

For Development Application Date / /

Registered on / /

Hendry Group Job No.	80-15-00249
Development Number	080/1521/2014

To Grange Homes
124 East Avenue
Beverley SA 5009

Location of proposed development:

House No: **18** Lot No:

Street: **Paisley Avenue** Town/Suburb: **Torrens Park**

Section No (full/part): Hundred: Volume: Folio:

Nature of proposed development:

Single storey detached dwelling and front fence.

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Not Applicable
Development Plan Consent	13/3/15	9	—	—
Building Rules Consent	**4/5/15**	**2**	—	—
Public Space	—	—	—	—
DEVELOPMENT APPROVAL	—	See Notes	—	—

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

If there were third party representatives, 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: 4 May 2015

Signed:

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

Sheets Attached

CITY OF
11 MAY 2015
MITCHAM

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Conditions

1. The building shall be connected to the public sewer where available; or sewage or sullage discharged from the building shall be collected, treated and disposed of by means of a waste control system which complies with the requirements of the *Public and Environmental Health Act 1987* and which is installed in a manner approved by the council.

   Reg 77

2. Surface stormwater run off shall be directed away from the building and neighbouring properties and towards the street water table.

   BCA-P2.1

Notes:

Pursuant to Section 93(b) and Regulation 92 of the Development Act two copies of the plans, drawings, specifications and other documents and information lodged by the applicant, stamped or otherwise endorsed with the private certifier's consent and the Decision Notification Form have been forwarded to the relevant authority (Council). Pursuant to Regulation 46 if it appears to a relevant authority that all of the consents necessary for the approval of a particular development have been obtained under Division 1 of Part 4 of the Act, and that no such consent has lapsed and that all such consents are consistent with each other, the relevant authority must, subject to the Act and any other Act or law, forthwith (and in any event within five business days after receiving the last consent) issue a notice of approval. The applicant is advised that building work cannot commence unless or until the development is approved under the Act.

Proprietary type materials and products are to be selected and installed in accordance with the manufacturer's recommendations and relevant standards.

Pursuant to section 67(1)(a) of the Act, a **certificate of occupancy is not required** in respect of a Class 1a or 10 building under the Building Code. A person must not occupy a Class 1a building under the Building Code (or an addition to a Class 1a building) that has not been fully completed in accordance with a development authorisation insofar as it relates to the performance of building work unless it complies with the requirements of Regulation 83A.

A copy of the completed **Statement of Compliance, Parts A & B** (attached to the applicant's copy of this consent) for the building work must be provided to Hendry Group within 10 business days after a notice of completion with respect to the building work is given.

- **Part A** of the statement must be signed by the licensed building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier;
- **Part B** must be signed by the owner of the relevant land, **or** by someone acting on his or her behalf.

Where a building owner proposes to carry out building work of a prescribed nature described in Regulation 75 that is, in accordance with the regulations, to be treated for the purposes of Section 60 of the Development Act as building work that affects the stability of other land or premises (the affected land or premises), the following provisions apply:

a) the building owner must, at least 28 days before the building work is commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work; and

b) the building owner must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require.

Pursuant to Schedule 3 a retaining wall that retains a difference in ground levels not exceeding one metre is not deemed to be development but is deemed to be work that affects the stability of other land or premises under the provisions of Section 60 and Regulation 75.

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A reference to an Australian Standard in the documents is considered to be a reference to the relevant edition and amendments listed in Specification A1.3 of Volume 1, or Part 1.4 of Volume 2, of the Building Code of Australia (as amended from time to time), current at the date of the application for Building Rules Consent.

Pursuant to section 59 of the Development Act a licensed building work contractor who is carrying out the work or who is in charge of carrying out the work; or if there is no such licensed building work contractor, the building owner, must, in accordance with Regulation 74, notify the council of the commencement or completion of a prescribed stage of work (a mandatory notification stage).

The intent of a termite barrier system, constructed in accordance with the requirements of the BCA, is to ensure that termites will not enter a building by a concealed route. The installation of termite barriers will not stop termite activity from occurring on the site. In addition to the correct installation of a termite barrier, its effectiveness will rely on regular maintenance and competent inspection. A durable notice must be fixed to the building in a prominent location, such as in a meter box or the like, advising the building occupants that the system should be inspected and maintained and should indicate

(i) the method of termite risk management; and

(ii) the date of installation of the system; and

(iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label;

(iv) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

The requirements in the BCA are minimum requirements and owners of buildings may choose to incorporate additional termite management systems in their buildings.

Windows or glazing panels located over or adjacent to the bath/ or shower shall be safety glass in accordance with AS1288-2006.

Structural timber members that are in ground contact or that are not protected from weather exposure and associated moisture ingress shall be of durability Class 1 or 2 as appropriate (see AS1720.1 & 2), or shall be adequately treated with preservative in accordance with AS1604 and nails used in these joints shall be hot-dip galvanized, stainless steel or monel metal.

The BCA does not contain deemed to satisfy provisions for demolition works - the applicant should liaise separately with the relevant authority SafeWork SA a division of Department of Premier and Cabinet.

Set-off dimensions shall be from the allotment boundaries and not necessarily the fence lines.

The hot water supply system/ heated water service shall be designed and installed in accordance with the Waterworks Act 1932 and the Waterworks Regulations 1996. Wall and roof insulation, where specified, shall comply with AS/NZS4859.1.

Roof stormwater drainage including the box gutter, rainhead and overflow shall be constructed in accordance with AS/NZS3500.3. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

The position and manner of discharge of the stormwater drainage system at the property boundary shall be to the satisfaction of the appropriate authority (council). The drainage system shall be completed by the finish of construction of the house in accordance with AS2870.

Wet area details shall comply with BCA-3.8.1.2 and AS3740. Waterproof membranes must comply with AS/NZS 4858 Wet Area Membranes.

Masonry articulation/ control joints shall be provided as specified in the Engineer's Footing Construction Report.

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The assessment of the footing design is based on the minimum requirements of the BCA and AS2870. Additional advice should be sought from the engineer if the owner requires a higher level of footing performance.

The footing design does not cater the effects of trees on this or neighbouring sites. Further advice should be sought from the engineer if required.

The footing design considers the effects of the existing tree/s in its current state. The design does not cater for additional tree plantings, on this or neighbouring sites, or the significant increase in the size of the existing tree/s. Further advice should be sought from the engineer if required.

Footpaths leading to the building and to the building perimeter shall be graded to provide safe access or be provided with steps complying with BCA Part 3.9.

This assessment is for compliance with the requirements of the *Building Rules* as defined in the Development Act (and Regulations), 1993 and does not imply compliance with any other Act or Regulation.

TOMAS JANUSKEVICIUS
Manager – Building Surveying
Private Certifier Certificate of Registration No. 086

4 May, 2015

Residential Builders' Warranty Insurance
Certificate of Insurance

Policy Number 620013453BWI-53

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545

QBE

PAUL & MIFFI ROBINSON
18 PAISLEY AVE
TORRENS PARK 5062

Name of Intermediary
BRECKNOCK INSURANCE BROKERS
P O BOX 6095
HALIFAX STREET ADELAIDE S A 5000

Account Number
620000283
Date Issued
02/04/2015

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

In Respect of	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At	18 PAISLEY AVENUE TORRENS PARK SA 5062
Carried Out By	BUILDER GRANGE HOMES PTY LTD ABN: 76 111 660 194
Declared Contract Price	$418,000.00
Contract Date	28/03/2015
Builders Registration No.	UBLD228558
Building Owner / Beneficiary	PAUL & MIFFI ROBINSON

Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:
This Certificate must be read in conjunction with the Policy Wording and kept in a safe place.
These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

CITY OF
11 MAY 2015
MITCHAM

PROPERTY INTEREST REPORT

CT Volume 6155 Folio 750

Property Interest Report

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

Title Reference	CT 6155/750	**Reference No.** 2577445
Registered Proprietors	P S*ROBINSON	**Prepared** 18/06/2024 09:03
Address of Property	18 PAISLEY AVENUE, TORRENS PARK, SA 5062	
Local Govt. Authority	CITY OF MITCHAM	
Local Govt. Address	PO BOX 21 MITCHAM SHOPPING CENTRE TORRENS PARK SA 5062	

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

Table of Particulars

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

All enquiries relating to the Regulations or the Form 1 please contact 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 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
5.2	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 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

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** Tunnel Protection Overlay (early commencement) - The Department for Infrastructure and Transport is introducing a Tunnel Protection Overlay that will apply to the River Torrens to Darlington Project (T2D) tunnels. The Overlay aims to ensure that future development activity and construction work nearby does not impact the tunnels. 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 has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the 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.

ESL CERTIFICATE

CT Volume 6155 Folio 750

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: 2577445

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE
18/06/2024

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

OWNERSHIP NUMBER	OWNERSHIP NAME
03305045	M M ROBINSON

PROPERTY DESCRIPTION

18 PAISLEY AVE / TORRENS PARK SA 5062 / LT 1 C26208

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
0814092207	CT 6155/750	$1,250,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2023-2024

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	506.00
- REMISSION	$	317.00
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	-239.00
= 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 16/09/2024

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
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

LAND TAX CERTIFICATE

CT Volume 6155 Folio 750

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: 2577445

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

DATE OF ISSUE
18/06/2024

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

OWNERSHIP NAME
M M ROBINSON

FINANCIAL YEAR
2023-2024

PROPERTY DESCRIPTION
18 PAISLEY AVE / TORRENS PARK SA 5062 / LT 1 C26208

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
0814092207	CT 6155/750	$980,000.00	0.0758 HA

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

CURRENT TAX	$	1,560.00	**SINGLE HOLDING**	$ 1,560.00
- DEDUCTIONS	$	0.00		
+ ARREARS	$	0.00		
- PAYMENTS	$	1,560.00		
= 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 **16/09/2024**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
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

SA WATER CERTIFICATE

CT Volume 6155 Folio 750

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
08 14092 20 7	CT6155750	19/6/2024	7793	2577445

ECKERMANN FORMS
PO BOX 191
CAMPBELLTOWN SA 5074
searches@eckermannforms.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: PS ROBINSON
Location: 18 PAISLEY AVE TORRENS PARK LT 1 C26208
Description: 6HDG DECK **Capital Value:** $1 250 000
Rating: Residential

Periodic charges

Raised in current years to 30/6/2024

				$
		Arrears as at: 30/6/2023	:	304.59CR
Water main available:	1/7/2011	Water rates	:	296.80
Sewer main available:	1/7/2011	Sewer rates	:	767.52
		Water use	:	1,874.14
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	1,764.86CR
		Balance outstanding	:	869.01

Degree of concession: 00.00%
Recovery action taken: ACCOUNT SENT

Next quarterly charges: Water supply: Not declared Sewer: Not declared Bill: 14/8/2024

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

The last Water Use Year ended on 10/05/2024.

Please note: If you have also ordered a Special Meter Reading for this property and it comes back as estimated, please ensure you provide a photo of the meter including serial number to have the certificate reissued.

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

SA Water

Government of South Australia

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

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

SA Water

South Australian Water Corporation

Name:
PS ROBINSON

Water & Sewer Account
Acct. No.: **08 14092 20 7**

Amount: _____

Address:
18 PAISLEY AVE TORRENS PARK LT 1
C26208

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0814092207

Biller code: 8888
Ref: 0814092207

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: 0814092207

TITLE VALUATION PACKAGE

CT Volume 6155 Folio 750

Certificate of Title

Title Reference	CT 6155/750
Status	CURRENT
Easement	YES
Owner Number	1999405*
Address for Notices	18 PAISLEY AV TORRENS PARK, SA 5062
Area	759m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

PAUL SANKEY ROBINSON
OF 18 PAISLEY AVENUE TORRENS PARK SA 5062

Description of Land

LOT 1 PRIMARY COMMUNITY PLAN 26208
IN THE AREA NAMED TORRENS PARK
HUNDRED OF ADELAIDE

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12187543	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0814092207	CURRENT	18 PAISLEY AVENUE, TORRENS PARK, SA 5062

Notations

Dealings Affecting Title

NIL

Notations on Plan

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Lodgement Date	Dealing Number	Descriptions	Status
27/07/2010 11:15	11433524	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0814092207
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/2011
Property Location	18 PAISLEY AVENUE, TORRENS PARK, SA 5062
Local Government	MITCHAM
Owner Names	PAUL SANKEY ROBINSON
Owner Number	1999405*
Address for Notices	18 PAISLEY AV TORRENS PARK, SA 5062
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1310 - Ground Floor Home Unit Only
Description	6HDG DECK
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C26208 LOT 1	CT 6155/750

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$980,000	$1,250,000			
Previous	$870,000	$1,150,000			

Building Details

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

Valuation Number	0814092207
Building Style	Architectural
Year Built	2015
Building Condition	Very Good
Wall Construction	Stone; Freestone
Roof Construction	Galvanised Iron
Equivalent Main Area	313 sqm
Number of Main Rooms	6

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

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COMMUNITY/STRATA SEARCH

CT Volume 6155 Folio 750

Our ref: RR35865
searches@eckermannforms.com

ECKERMANN FORMS

18 June 2024

Mr P Robinson
18 Paisley Avenue
Torrens Park SA 5062

Owner: Paul Robinson

Address: 18 Paisley Avenue Torrens Park SA 5062

Community Plan No: 26208

In accordance with the Community Titles Act 1996, the Corporation is required to provide certain information. Enclosed herewith is a form which satisfies the requirements. We kindly ask for you to complete and return the form to us as soon as possible? If any of the questions do not apply, please respond with 'Not Applicable'.

Are you able to please also answer the following additional questions and provide the additional information if applicable: -

a) Has any amendment been made to the Community Corporation By-laws?

If yes, please provide details. ***Yes / No***

b) Has the Community Corporation passed any resolution(s) authorising or sanctioning any act on the part of any person which otherwise would be contrary to or inconsistent with the said By-laws?

If yes, please provide details. ***Yes / No***

c) Is any occupier of any Lot in the said plan presently in breach of the Community Titles Act or said By-laws with respect to that person's Lots?

If yes, please provide details. ***Yes / No***

Yours faithfully,

Racheal Roach
Direct Phone: 8366 7934
Fax: 8366 7934

Certificate in Respect of a Community Lot

Our ref: RR35865
To: Eckermann Forms

With reference to 18 Paisley Avenue Torrens Park SA 5062
Defined on Deposited Community Plan No 26208 it is hereby certified as follows: -

1. **Financial Details**
   a) Is there a maintenance fund? YES / NO NA

   If Yes, Please complete the Maintenance Contribution as below:

   Amount Payable: $_____ Per _____ Paid to _____/_____/_____

   b) Levies Payable (Description, Amount, Due Date)

   1. _____

   2. _____

   Contributions: $_____ Levies: $_____ Interest: $_____

   As at: _____/_____/_____ Total Arrears: $_____

Water use to be paid by *Corporation / Owner; Or each lot has a separate meter.

2. **The Lot Holder's position with the fund** NA
   a) The proportion of the maintenance fund which the owner of the abovementioned Lot pays is $ _____ per * annum/quarter/month – paid to: _____.

   b) The amounts required by the corporation from the owner of the said Lot as its contribution to the maintenance fund and presently unpaid are $_____

3. **Amounts claimed to remedy a breach** NA

The amount at present recoverable by the corporation in respect of the said Lot to remedy a breach or to undertake certain works to the Lot pursuant to the Community Titles Act 1996 is $_____

4. **Work performed and chargeable to the subject Lot** NA

Certain works have been carried out for the benefit of the Lot pursuant to the Community Titles Act 1996 and as a result the said Lot owes an amount of $_____ to the Corporation
OR
*There is no amount recoverable by the corporation in respect of the said Lot pursuant to the Community Titles Act 1996.

5. **Future Levies** NA

*The corporation has already or is about to commence certain works or repairs and as result the owner of the said Lot will be required to contribute.

*The estimated amount of such expenditure is $
*The general nature of such repairs or works is

6. Assets and Liabilities of the Corporation

ASSETS		LIABILITIES	
Item	Value	Creditor	Amount
	$		$
Total	**$**		**$**
Surplus/Deficiency			**$**

7. Unauthorized Structural Work NA

*There is no breach of the Community Titles Act 1996.

OR

*The owner of this Lot is in breach of the Community Titles Act 1996 and in particular the following works have been undertaken without the authorisation of the Community Corporation

8. Details of Community Corporation Insurance NA

Insurer: _____

Policy No.: _____

Property Cover $_____ Expiry Date / /

Public Liability $_____ Expiry Date / /

How much is the Insurance per year? $_____

Is the Insurance shared equally between each unit/house owner? ***Yes / No***

Please provide a current copy of the Certificate of Currency of Insurance

In accordance with the Community Titles Act 1996, the Common Property must be insured as set out in the By-laws. (Public Liability of not less than $10million and general damages cover for not less than $20,000.00). The Common Property Insurance is to be in the name of "Community Corporation No. 26208 Inc.".

9. Please provide a copy of the following (if available):

a) Minutes of general meetings of the Corporation for the last two (2) years;
b) Minutes of management committee meetings of the Corporation for the last two (2) years;
c) Details of any 'special resolution' or 'unanimous resolution' affecting the lot or common property passed during the last five (5) years;
d) Statement of Accounts of the Corporation last prepared;
e) Insurance Policy(ies) currently in force by the Corporation;

Any other information relevant to the Corporation.

VQ completed with Paul over the phone with RR

Dated 24 / 06 / 20 24

IN WITNESS WHEREOF THE COMMON SEAL OF
COMMUNITY CORPORATION NO 26208 INC.
WAS HERETO AFFIXED IN THE PRESENCE OF

----------(Authorised Seal Holders)

PLAN

CT Volume 6155 Folio 750

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	TORRENS PARK	APPROVED: IAN GREIG 24/06/2010	C26208
MAP REF:	6628/49/J	COUNCIL:	CITY OF MITCHAM		
LAST PLAN:	F54129	DEVELOPMENT NO:	080/C008/07/001/25148	DEPOSITED: JENNY COTTNAM 03/08/2010	SHEET 1 OF 2
					23638_text_01_v04_Version_4

AGENT DETAILS: GILBERT SURVEYORS PTY LTD
2 CREMORNE STREET
FULLARTON SA 5063
PH: 0428 719 639
FAX: (08) 8271 9639

AGENT CODE: GILB

REFERENCE: C232/06CP

SURVEYORS CERTIFICATION: I Peter Mark Gilbert , 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
18th day of May 2010 Peter Gilbert Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5859	779		ALLOTMENT(S)	1	F	15794	ADELAIDE		
CT	5858	921		ALLOTMENT(S)	2	F	15794	ADELAIDE		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
EXTINGUISH	CT 5859/779	LONG	EASEMENT(S)	A IN CT 5859/779		CT 5858/921	T2292955
EXTINGUISH	CT 5859/779	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	A IN CT 5859/779		CT 5858/921	
EXISTING	COMMON PROPERTY	LONG	EASEMENT(S)	B		1	TG 12281560

ANNOTATIONS: LOCATION OF SERVICE INFRASTRUCTURE HAS BEEN PLOTTED FROM INFORMATION SUPPLIED BY THE DEVELOPER
THE SERVICE INFRASTRUCTURE FOR LOT 2 WAS NOT IN PLACE AS AT 5/6/2008
ADDITION OF EASEMENT B VIDE TG 12281560. PRO. R.G. 31-3-2015.

LOCATION & INFRASTRUCTURE PLAN

C26208

SHEET 2 OF 2

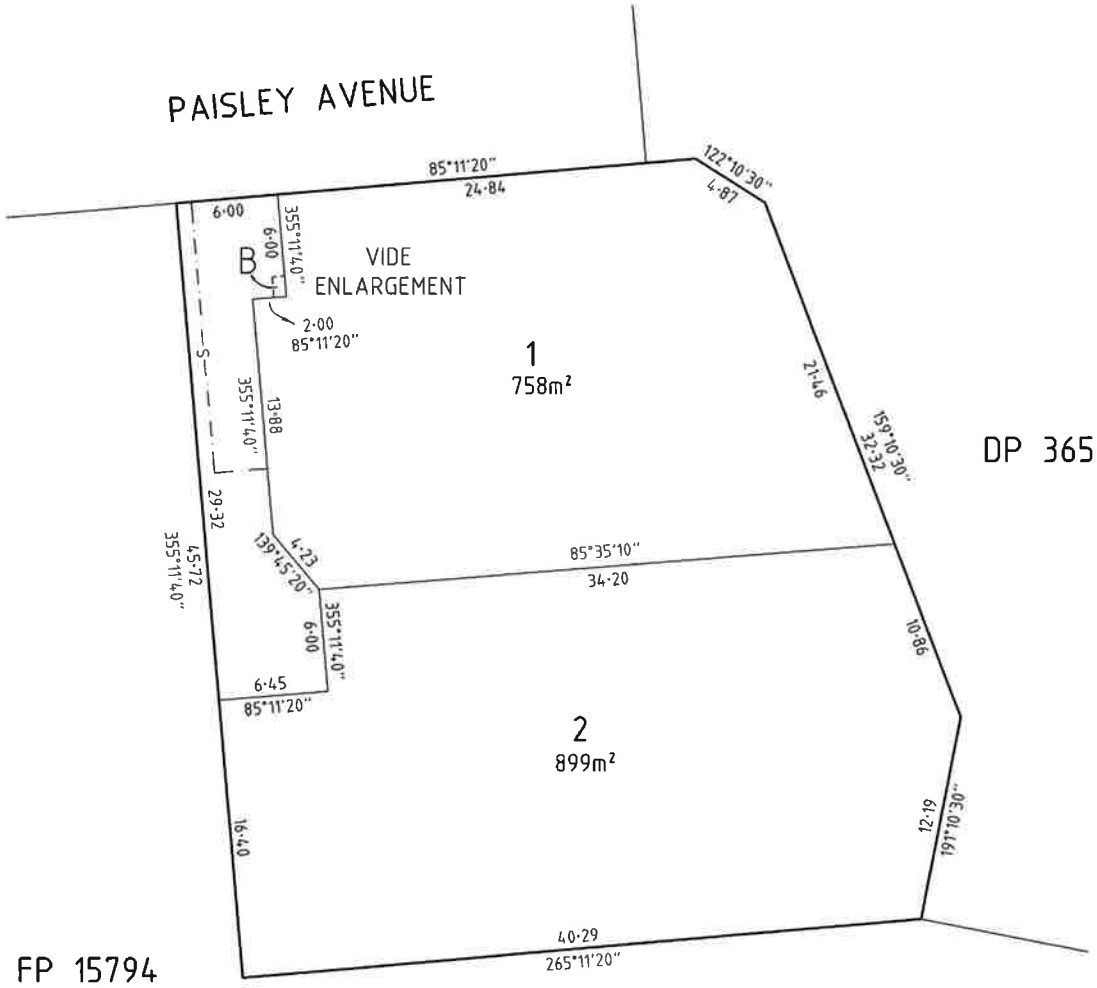
23638_pland_1_V02_Version_4

BEARING DATUM: MGA 94 ZONE 54
DERIVATION: PSM 6628/1894-6628/51078

TOTAL AREA:

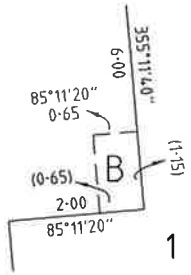
SERVICE INFRASTRUCTURE
SHOWN THUS —·—·—

S = SEWER SYSTEM



ENLARGEMENT

NOT TO SCALE





SCALE
0 6 12 18 24 30 METRES

GILBERT SURVEYORS PTY LTD

2 CREMORNE STREET
FULLARTON SA 5063
ref: C232/06CP

tel/fax 82719639
mob 0428719639
gilbert@esc.net.au

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C26208

SHEET 1 OF 1

ACCEPTED 3 3 2011

REGISTRAR-GENERAL

DEV.No 080 : 2008 : 07/001

APPLICATION 114335423

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	5000	
2	5000	
AGGREGATE	10000	

CERTIFICATE OF LAND VALUER

I.....Fred Taormina.....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.....19th.....day of.....July, 2010

.....

Signature of Land Valuer

BY-LAWS

CT Volume 6155 Folio 750

Orig. LF 11433524

11:15 27-Jul-2010
3 of 3 Fees: $0.00

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR OFFICE & STAMP DUTY PURPOSES ONLY

Prefix
LF
Series No.
3

Lands Services Group
13:07 28/07/2010 02-004896
REGISTRATION FEE $121.00

BELOW THIS LINE FOR AGENT USE ONLY

		AGENT CODE
Lodged by:	HUME TAYLOR & CO	HTAC
Correction to:	HUME TAYLOR & CO	HTAC

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

1. .....
2. .....
3. .....
4. .....

PICK-UP NO.	
CP	

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

ITEM(S)	AGENT CODE

CP26208 DV15

CORRECTION	PASSED
29-7-2010	
FILED 3-8-2010	

REGISTRAR-GENERAL

R-G 010107

HUME TAYLOR & CO

BARRISTERS & SOLICITORS



ADELAIDE:
OBSERVATORY HOUSE,
84 FLINDERS STREET, ADELAIDE 5000
G.P.O. BOX 1446 ADELAIDE 5001
TELEPHONE (08) 8223 3199
FAX (08) 8223 1601
D.X. BOX 183 ADELAIDE
EMAIL: hume@humetaylor.com.au
www.humetaylor.com.au

A.B.N. 92 680 349 273

PARTNERS:
RODNEY LUKER
BRENDAN BOWLER
ANTHONY BYRNE

ASSOCIATES:
ESTER HUXTABLE
JOANNA TILBROOK
PENELOPE CHARLESWORTH
SAMUEL PARTRIDGE
SCOTT HERRIMAN
SRIYANI PARTRIDGE
CATHERINE CLARK
TREVOR WEDDING
LINDA SAMPSON
JESSICA DOWDY

CONSULTANTS:
WILLIAM TAYLOR
ROBIN JOHN WATTS

REPLY TO: ADELAIDE OFFICE

OUR REFERENCE: SBP:PACE:100644

2 August 2010

The Office of the Registrar-General
C/- Lands Titles Office
101 Grenfell Street
ADELAIDE SA 5000

Dear Sirs,

Re: Document No. LF11433524 (By-Laws)
Requisition Notice dated 29/7/2010

We refer to the *enclosed Requisition Notice and attached document Registration No. LF11433524.

We have made the amendments required in points 1 and 2 of the requisition and the certifying party has initialled those amendments.

With regards to point 3 of the requisition we acknowledge that the document was printed on single-sided A4 paper, rather than the required double-sided A4 paper.

This oversight was caused by the writer unintentionally, and I apologise for not noticing the error. I humbly request that the Registrar-General accept the document for registration in its current state.

As to the associated document Registration No ACT11433523 we confirm that the requisitions 1-3 on that document have been made and initialled by the certifying party

Please feel free to contact the writer or my secretary, Nicole Rasmussen at any time.

Yours faithfully,
HUME TAYLOR & CO.

Per:

SAMUEL PARTRIDGE
Email: samuelpartridge@humetaylor.com.au

DO NOT DETACH
Doc. No. 11433524
Initials
Date 3.8.2010

WHYALLA:
18A FORSYTH STREET, WHYALLA
P.O. BOX 505, WHYALLA 5600
TELEPHONE (08) 8645 7666
FAX (08) 8645 7439
D.X. BOX 60006 WHYALLA
EMAIL: whyalla@humetaylor.com.au

MILLICENT:
INCORPORATING HAMILTON WATTS & CO
64 GEORGE STREET, MILLICENT
P.O. BOX 239, MILLICENT 5280
TELEPHONE (08) 8733 2500
FAX (08) 8733 3143
EMAIL: millicent@humetaylor.com.au

MT GAMBIER:
INCORPORATING HAMILTON WATTS & CO
5 GWENDOLINE STREET, MT GAMBIER
P.O. BOX 175, MT GAMBIER 5290
TELEPHONE (08) 8723 4000
FAX (08) 8723 4111
D.X. BOX 29001 MT GAMBIER
EMAIL: mtgambier@humetaylor.com.au

KANGAROO ISLAND:
BY APPOINTMENT
23 OSMOND STREET
KINGSCOTE
TELEPHONE (08) 8223 3199

TERMS OF INSTRUMENT NOT CHECKED BY LANDS TITLES OFFICE

By-Laws 8

8 ~~SCHEME DESCRIPTION~~

Development No 080/C008/07/001

Terms of Instrument not checked by Lands Titles Office

COMMUNITY CORPORATION NO. 26208

16-18 Paisley Avenue Torrens Park SA

Primary Community Scheme

BY-LAWS

Certified correctly prepared in accordance with the requirements of the Community Titles Act 1996 by the person who prepared this document:

.....

Samuel Bruce Partridge
Solicitor
Hume Taylor & Co, 84 Flinders Street Adelaide 5000

TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

BY-LAWS &
~~& SCHEME DESCRIPTION~~
Development No 080|C008|07|001

BY-LAWS
COMMUNITY PLAN NO. 26208

&

CONTENTS

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6	Insurance	4/5
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8	Animals	5/6
9	Landscaping	6
10	Peaceful enjoyment	6
11	Community Corporation rights	6

BY-LAWS
Development No. 080/2008/07/001

COMMUNITY TITLES ACT 1996
MANAGEMENT BY-LAWS

WARNING

The terms of these By-Laws are binding on the Community Corporation, the owners and occupiers of the community lots and the development lot or lots (if any) comprising the scheme and persons entering the community parcel.

These By-Laws relate to the control and preservation of the essence and theme of the Community Corporation and as such may only be amended or revoked by unanimous resolution of the Community Corporation in accordance with Section 39 of the Community Titles Regulations.

PART 1

PERMITTED USE

1. No Lot shall be used or occupied or otherwise than for residential purposes.

2. No Lot shall be used or occupied for retail commercial or office purposes ~~other than with the prior written consent of each Lot owner and the Community Corporation.~~
   2.1 clauses 1 and 2 hereof do not preclude the proprietor of a Lot from renting all or portion of such Lot for residential use.

3. Any building works upon a Lot or alterations to an existing building upon a Lot must be harmonious and sympathetic with the design and concept of the development as a whole and must not be undertaken without the prior written consent of the Community Corporation and the Council.

PART 2

RESTRICTED COMMON PROPERTY

There is no restricted Common Property within the Community Corporation.

PART 3

MANDATORY MATTERS

BY-LAW 1 – COMMON PROPERTY

1. The Community Corporation is responsible for the administration control management use and maintenance of the Common Property.

2. The Common Property has a driveway located thereupon for vehicle access to all Lots. Such driveway is for the use and amenity of the proprietors and lawful occupiers of Lots within the community parcel.

3. The Common Property is available to the proprietors and lawful occupiers of Lots within the community parcel and persons authorised by them to pass and re-pass at all times to and from their respective Lots.

4. A proprietor or occupier of a Lot or a person upon the Common Property by the authority of a proprietor or occupier of a Lot must not park or repair or permit to remain any motor vehicle or other vehicle upon the Common Property except in the case of an emergency and then only to the extent necessary to remove the vehicle from the Common Property as soon as reasonably practicable.

5. The proprietor or occupier of a Lot must give notice to the Community Corporation of any damage to or defect in the Common Property or any improvements thereon immediately after they become aware of the damage or defect.

BY-LAW 2 – INTERNAL FENCING

1. The Fences Act 1974 as amended applies as between owners of adjoining Lots where applicable

BY-LAW 3 – GARBAGE

1. An occupier of a Community Lot must maintain a garbage bin for the storage of waste upon their respective Lot or Lots and ensure that arrangements are made for the regular collection of waste by the local Council or a contractor of the local Council or otherwise in accordance with that Council's By-laws and regulations and garbage collection arrangements from time to time.

BY-LAW 4 – STATUTORY SERVICES

1. The Community Corporation shall be responsible for the maintenance repair and replacement of water, sewerage, storm water, electricity, gas and telephone connections services and fixtures within the Common Property. The owner of a Lot shall be responsible for the maintenance repair and replacement of water, sewerage, storm water, electricity, gas and telephone connections services and fixtures within that Lot.

BY-LAW 5 – INSURANCE

1. The Community Corporation shall review on an annual basis all insurances effected by it and the need for new insurances.

2. Notice of an Annual General Meeting of the Community Corporation must include a form of motion to decide whether insurances effected by the Community Corporation should be confirmed varied extended or cancelled.

TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

3. The Community Corporation must immediately effect new insurances or vary or extend existing insurances if there appears an increased risk or a new risk.

4. A proprietor or occupier of a Community Lot must not except with the approval of the Community Corporation do anything that might:

   (a) void or prejudice any insurance effected by the Community Corporation; or

   (b) increase any insurance premium payable by the Community Corporation.

5. Each proprietor of a Lot shall insure all improvements within that Lot. The insurance must be against all risks that a normally prudent person would insure against; and

   (a) must be for the full cost of replacing the improvements with new materials to the same or higher standard; and

   (b) must cover incidental costs including demolition, site clearance, building costs and architect's fees.

BY-LAW 6 – MAINTENANCE OF A BUILDING ON A LOT

1. A proprietor or occupier of a Lot must keep the Lot including, without limitation, the interior and exterior of any building on the Lot and any other fixtures fittings or improvements, clean and tidy and in good repair and condition fair wear and tear excepting.

2. A proprietor or occupier of a Lot must carry out all maintenance and repairs to the interior and exterior of the building on the Lot in a proper and workmanlike manner to the reasonable satisfaction of the Community Corporation.

BY LAW 7 – ANIMALS

1. An occupier of a Lot or a visitor to the community parcel may not keep an animal on the Common Property or permit an animal to remain on the Common Property except in the case of an emergency.

2. Notwithstanding clause 1 of By Law 7, an occupier of a Lot or a visitor to the community parcel may keep a dog or cat or any animal that is confined to a cage or tank within a Lot, or on Common Property, provided that the animal is (if within a Lot) confined to such Lot or (if on Common Property) restrained at all times.

3. Where a proprietor or occupier of a Lot or any other person who is on the Common Property with a proprietor or occupier of a Lot's consent (express or implied) brings or keeps an animal on a Lot or on the Common Property, that proprietor or occupier is:

TERMS OF INSTRUMENT NOT
CHECKED BY LANDS TITLES OFFICE

(a) liable to the proprietor or occupier of other Lots and all other persons lawfully on the Common Property for any noise which is disturbing to an extent which is unreasonable and for damage to or loss of property or injury to any person caused by the animal; and

(b) responsible for cleaning up after the animal has used any part of another Lot or the Common Property and returning the Common Property and other Lot to its prior state.

BY-LAW 8 – LANDSCAPING

1. A proprietor or occupier of a Lot shall not change the landscaping of the Common Property without the prior approval of all other Lot owners.

BY-LAW 9 – PEACEFUL ENJOYMENT

1. A proprietor or occupier of a Lot shall not interfere with the quiet enjoyment of another Lot or of the Common Property.

2. A proprietor or occupier of a Lot shall not upon that Lot create any noise or undertake any activity which is likely to interfere with the peaceful enjoyment of another Lot or of any person lawfully using the Common Property.

BY-LAW 10 – COMMUNITY CORPORATION'S RIGHT TO RECOVER MONEYS

1. The Community Corporation may recover any moneys owing to it under the By-Laws as a debt.

2. A proprietor or occupier of a Lot must pay or reimburse the Community Corporation on demand for the costs charges and expenses of the Community Corporation in connection with contemplated or actual enforcement or preservation of any rights under the By-Laws in relation to the proprietor or occupier.

3. The costs charges and expenses recoverable by the Community Corporation include without limitation those expenses incurred in retaining any independent consultant or other person to evaluate any matter of concern and its administration costs in connection with those events.

4. The Community Corporation may charge interest on overdue moneys owed by a proprietor or occupier of a Lot to the Community Corporation at a rate 2% per annum above the rate quoted by the Community Corporation's bankers on overdraft facilities less than $100,000.00 commencing from that date the moneys become due and payable.

EASEMENTS

Orig. TG 12281560

14:16 20-Feb-2015
1 of 1 Fees: $152.00

TG
Series No

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

GRANT OF EASEMENT

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR OFFICE & STAMP DUTY PURPOSES ONLY

289

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT 1886

Solicitor/~~Registered Conveyancer~~/Applicant

WILLIAM FLETCHER TAYLOR

13:44 26/03/2015 02-021497
NEW CT $80.00

FEES	R.G.O.	POST	NEW C.T.

Lodged by: AGENT CODE HTAC

Correction to: HUME TAYLOR & CO
84 FLINDERS STREET
ADELAIDE SA 5000

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

1. CT 6063/819
2. CT 6063/817
3.
4.

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

1.
2.
3.
4.

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

ITEM(S)	AGENT CODE
CT 6063/819	HTAC
CT 6063/817	SAIG14

R-G 010107

	NEW CERTIFICATE(S) OF TITLE TO ISSUE AS PER INSTRUCTIONS

DV19

CORRECTION	PASSED
14/3/15	

REGISTERED 27/3/2015

Mark McNeil
PRO REGISTRAR-GENERAL

S:\MainShare\Data\Data\Taylor\CLIENTS\Robinson,P 140905\Documents\Grant of Easement.doc

CONSENT TO THE GRANT OF AN EASEMENT

CONSENTING PARTY (Full Name and Address)

AUSTRALIA & NEW ZEALAND BANKING GROUP LTD ACN No 005-357-522.

11-29 WAYMOUTH STREET
ADELAIDE S.A. 5000

NATURE OF ESTATE OR INTEREST HELD

An estate as mortgagee under and by virtue of **Memorandum of Mortgage No 12187543**

I/We the consenting party consent to the

(1) * granting of the easement subject to **Mortgage 12187543** pursuant to Section 90F of the Real Property Act 1896

*Delete the inapplicable

DATED 16TH FEBRUARY 2015.

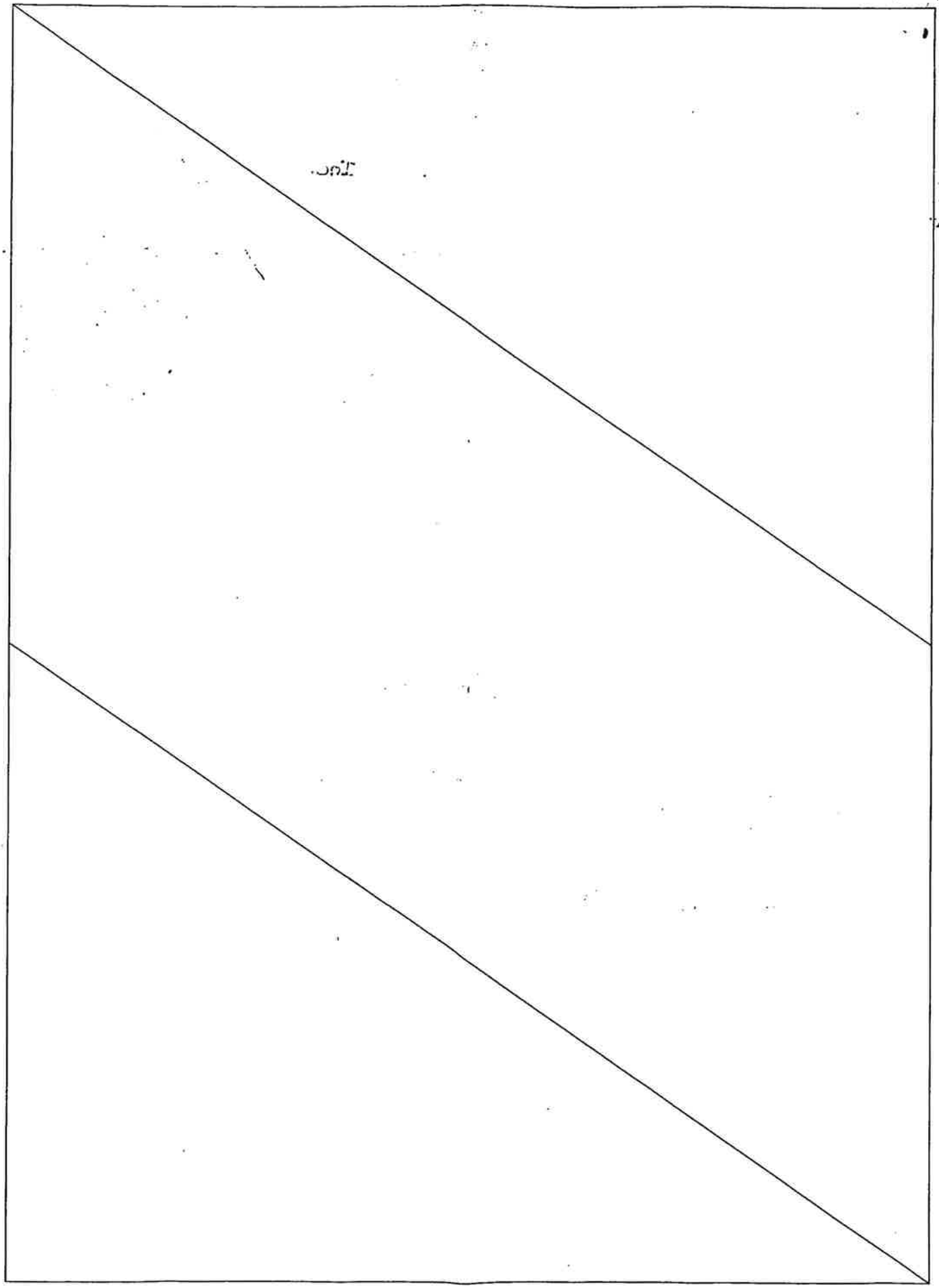
EXECUTION BY CONSENTING PARTY

SIGNED Tanya Lee Honeyman)
BY)
As Attorney for AUSTRALIA AND NEW)
ZEALAND BANKING GROUP LIMITED)
in the presence of)
John Kent Olsen)
11-29 Waymouth St, Adelaide SA)
Bank Officer Ph: (08) 7088 9005)

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED
By its attorney

.....

P/A No. 9480083
and Substitutionary Power No. 10215638



560

DATED 30th January 2015

EXECUTION (GRANTOR)

The Common Seal of **COMMUNITY CORPORATION No.26208 Inc.** was hereto affixed in the presence of:

COMMUNITY CORPORATION No. 26208 COMMON SEAL

COMMUNITY CORPORATION No. 26208 INCORPORATED COMMON SEAL

A.E. Pace
Presiding Officer

Treasurer/Secretary

ACCEPTANCE (GRANTEE)

The within grant is hereby accepted

Signature of Grantee **Paul Sankey Robinson**

Signature of Grantee **Myvanwy Merry Robinson**

Signature of Witness

Signature of Witness

GEORGINA YOUNG

GEORGINA YOUNG

448 Belair Road Belair SA 5052
Address of Witness

448 Belair Road Belair SA 5052
Address of Witness

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

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

An easement for an overhanging projection of the eaves and gutter of the Building to be erected to the land on the land comprised in Certificate of Title Register Book **Volume 6063 Folio 817** encroaching over the common property as delineated and marked "A" on **Filed Plan No. 59614** being portion of the land above described subject to **Memorandum of Mortgage No 12187543**.

TO BE HELD APPURTENANT TO:-

HERE SET FORTH
APPURTENANCE.
DEFINE PRECISELY

The land comprised in Certificate of Title Register Book **Volume 6063 Folio 817**

Form TG
Guidance Notes
available

GRANT OF EASEMENT

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

560

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

The land comprised in Certificate of Title Register Book **Volume 6063 Folio 819** ("the common property")

ESTATE AND INTEREST

In fee simple

ENCUMBRANCES

Nil

GRANTOR(S) (Full name and address)

COMMUNITY CORPORATION No 26208 Inc. of 18 Paisley Avenue Torrens Park SA 5062

CONSIDERATION

ONE dollar ($1.00)

GRANTEE(S) (Full name, address and Certificate of Title affected)

PAUL SANKEY ROBINSON and **MYVANWY MERRY ROBINSON** both of 10 Beverley Crescent Belair SA 5052 being the registered proprietors of the land comprised in Certificate of Title Register Book **Volume 6063 Folio 817**