

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

☒

Preliminary

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

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

Part A - Parties and land

1

Purchaser:

Address:

Street 1

Street 2

Suburb

State

Postcode

2

Purchaser's registered agent:

Address:

Street 1

Street 2

Suburb

State

Postcode

3

Vendor:

Jesse Villegas Bardaje and Stephanie Montecino Bardaje

Address:

Street 1UNIT 8 / 683A WHITES ROAD

Street 2

SuburbGLOBE DERBY PARK

StateSA

Postcode5110

4

Vendor's registered agent:

Klemich Real Estate

Address:

Street 1UNIT 1 / 245 FULLARTON ROAD

Street 2

SuburbEASTWOOD

StateSA

Postcode5063

✓

5

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

6

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

Allotment 292 in Deposited Plan 63059 in the Area named Ferryden Park Hundred of Yatala more commonly known as

Street 120 COKER STREET

Street 2

SuburbFERRYDEN PARK

StateSA

Postcode5010

being the *whole / ~~portion~~ of the land comprised in Certificate of Title
Volume 5908 Folio 702

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:

Unit 8, 683A Whites Road, Globe Derby Park SA 5110

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

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

joseph@klemich.com.au

(being a number or address provided to you by the vendor for the purpose of service of the notice); or

- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

1/245 Fullarton Road, Eastwood SA 5063

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

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

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

5 - Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

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

*We, Jesse Villegas Bardaje and Stephanie Montecino Bardaje

of Unit 8, 683A Whites Road, Globe Derby Park SA 5110

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: 16/1/2026

Signed:

Signed by:

Jesse Villegas Bardaje

87A91BD6FD824B3...

Date:

Signed:

Date: 16/1/2026

Signed:

Signed by:

Stephanie Montecino Bardaje

3B78E4C3F280495...

Date:

Signed:

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

I, Melanie Jane Turner of Distinct Conveyancing

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: None Known

Date: 16/1/2026

Signed:

DocuSigned by:

Melanie Jane Turner

4ED4B08B06D94E1...

*Vendor's / Purchaser's agent

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



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

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

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

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

Table of particulars

Column 1	Column 2	Column 3
<p>[If an item is applicable, ensure that the box for the item is ticked and complete the item.]</p> <p>[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.</p> <p>Alternatively, the item and any inapplicable heading may be omitted, <u>but not</u> in the case of-</p> <p>(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and</p> <p>(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and</p> <p>(c) the heading "6. Repealed Act conditions" and item 6.1; and</p> <p>(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.]</p> <p>[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in bold type must be set out in column 3 and all other particulars must be set out in column 2.]</p> <p>[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.]</p> <p>[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If <u>all</u> of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]</p>		

1. General

1.1 Mortgage of land	<div>Is this item applicable?</div> <div>Will this be discharged or satisfied prior to or at settlement?</div> <div>Are there attachments?</div> <div>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</div> <div></div> <div>Number of mortgage (if registered):</div> <div></div> <div>Name of mortgagee:</div> <div></div>	<div></div> <div></div> <div></div>
	<div>[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]</div>	

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable?

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

Are there attachments?

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

Refer to Certificate of Title and Property Interest Report

Description of land subject to easement:

The land in Certificate of Title Volume 5908 Folio 702

Nature of easement:

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

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

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

Is this item applicable?

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

Are there attachments?

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

Refer to Certificate of Title and Memorandum of Encumbrance

Nature of restrictive covenant:

Refer to Certificate of Title and Memorandum of Encumbrance

Name of person in whose favour restrictive covenant operates:

Refer to Certificate of Title and Memorandum of Encumbrance

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

YES

If NO, give details:

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



NO

YES



NO

YES

1.4 Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable?

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From to

Amount of rent or licence fee:

\$ per (period)

Is the lease, agreement for lease etc in writing?

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

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

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

5. Development Act 1993 (repealed)

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

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

Is this item applicable?
Will this be discharged or satisfied prior to or at settlement?
Are there attachments?
If YES, identify the attachment(s)(and, if applicable, the part(s) containing the particulars):

☒

NO

YES

Refer to Council Search

Condition(s) of authorisation:
Refer to Council Search

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 1967* (repealed)

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

Is this item applicable?

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

Are there attachments?

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

Nature of condition(s):

7. Emergency Services Funding Act 1998

7.1

section 16 - Notice to pay levy

Is this item applicable?

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

Are there attachments?

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

Refer to ESL Certificate attached

Date of notice:

Refer to ESL Certificate attached

Amount of levy payable:

Refer to ESL Certificate

☒

YES

YES

21. Local Government Act 1999

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

Is this item applicable?

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

Are there attachments?

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

Refer to Council search attached

Date of notice, order etc:

Refer to Council search attached

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

Refer to Council search attached

Land subject thereto:

Refer to Part 6. Description of the Land (as above)

Nature of requirements contained in notice, order etc:

Refer to Council search attached

Time for carrying out requirements:

Refer to Council search attached

Amount payable (if any):

Refer to Council search attached

☒

YES

YES

22. Local Nuisance and Litter Control Act 2016

22.1 section 30 - Nuisance or litter abatement notice

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Notice issued by:~~

~~Nature of requirements contained in notice:~~

~~Time for carrying out requirements:~~

☐

23. Metropolitan Adelaide Road Widening Plan Act 1972

23.1 section 6 - Restriction on building work

Is this item applicable?

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

Are there attachments?

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

Does the restriction apply to all of the land?

If NO, give details about the part of the land to which the restriction applies:

29. Planning, Development and Infrastructure Act 2016

29.1	<div>Part 5 - Planning and Design Code</div> <div><i>[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.]</i></div>	<div>Is this item applicable?</div> <div>Will this be discharged or satisfied prior to or at settlement?</div> <div>Are there attachments?</div> <div>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</div> <div>Council Search and Property Interest Report</div> <div>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</div> <div>Zones: General Neighbourhood (GN) Subzones: No Zoning Overlays: Refer to Council Search attached</div>	<div>☒</div> <div>NO</div> <div>YES</div>
		<div>Is there a State heritage place on the land or is the land situated in a State heritage area?</div> <div>Is the land designated as a local heritage place?</div> <div>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?</div> <div>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?</div> <div>Note - For further information about the Planning and Design Code visit https://code.plan.sa.gov.au.</div>	<div>NO</div> <div>NO</div> <div>UNKNOWN</div> <div>YES</div>

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

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of order:

Terms of order:

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

Amount payable (if any):

29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

☐

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

☐

~~Are there attachments?~~

☐

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7 section 155 - Emergency order

~~Is this item applicable?~~

☐

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

☐

~~Are there attachments?~~

☐

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

29.8 section 157 - Fire safety notice~~Is this item applicable?~~☐~~Will this be discharged or satisfied prior to or at settlement?~~☐~~Are there attachments?~~☐~~If YES, identify the attachment(s)~~~~(and, if applicable, the part(s) containing the particulars):~~~~Date of notice:~~~~Name of authority giving notice:~~~~Requirements of notice:~~~~Building work (if any) required to be carried out:~~~~Amount payable (if any):~~**29.9** section 192 or 193 - Land management agreement~~Is this item applicable?~~☐~~Will this be discharged or satisfied prior to or at settlement?~~☐~~Are there attachments?~~☐~~If YES, identify the attachment(s)~~~~(and, if applicable, the part(s) containing the particulars):~~~~Date of agreement:~~~~Names of parties:~~~~Terms of agreement:~~

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~

☐

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

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~~Are there attachments?~~

☐

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

~~Date of commencement of proceedings:~~

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

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

29.13 section 213 - Enforcement notice

~~Is this item applicable?~~

☐

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

☐

~~Are there attachments?~~

☐

~~If YES, identify the attachment(s)~~

~~(and, if applicable, the part(s) containing the particulars):~~

~~Date notice given:~~

~~Name of designated authority giving notice:~~

~~Nature of directions contained in notice:~~

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

~~Amount payable (if any):~~

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

~~Is this item applicable?~~

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

Are there attachments?

~~If YES, identify the attachment(s)~~

(and, if applicable, the part(s) containing the particulars):

Age (years)	Percentage (%)
18	10
25	25
30	40
35	55
40	70
45	80
50	85
55	85
60	85
65	85

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

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

33.1 section 23 - Notice of contribution payable

~~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:~~

~~Terms of notice:~~

~~Amount payable:~~

34. Water Industry Act 2012

34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement

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):

Refer to SA Water Certificate of Charges

Date of notice or order:

Refer to SA Water Certificate of Charges

Name or person or body who served notice or order:

Refer to SA Water Certificate of Charges

Amount payable (if any) as specified in the notice or order:

Refer to SA Water Certificate of Charges

Nature of other requirement made (if any) as specified in the notice or order:

Refer to SA Water Certificate of Charges

☒

YES

YES

Schedule - Division 2 - Other particulars

(section 7(1)(b))

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Particulars of transactions in last 12 months

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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:

Jesse Villegas Bardaje and Stephanie Montecino Bardaje and Commonwealth Bank of Australia

- 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:

22/10/2025 - Discharge of Mortgage lodged (registered 27/10/2025)

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

Nil consideration - discharge of mortgage

The above particulars must be provided for each transaction.

Particulars of building indemnity insurance



Note-

Building indemnity insurance is not required for-

- (a) domestic building work for which approval under the *Planning, Development and Infrastructure Act 2016*, the repealed *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May 1987; or
- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- (e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

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

1 Name(s) of person(s) insured:

Refer to Council Search

2 Name of insurer:

Refer to Council Search

3 Limitations on the liability of the insurer:

Refer to Council Search

4 Name of builder:

Refer to Council Search

5 Builder's licence number:

Refer to Council Search

6 Date of issue of insurance:

Refer to Council Search

7 Description of insured building work:

Refer to Council Search

Exemption from holding insurance:

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

NO

If YES, give details:

(a) Date of the exemption:

(b) Name of builder granted the exemption:

(c) Licence number of builder granted the exemption:

(d) Details of building work to which the exemption applies:

(e) Details of conditions (if any) to which the exemption is subject:

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Form R3 Buyers Information Notice
Form R7 - Warning Notice
Certificate of Title
Property Interest Report
Title & Valuation Search
Historical Search
Council Search
Emergency Services Levy Certificate
Land Tax Certificate
SA Water Certificate
Encumbrance

ACKNOWLEDGEMENT OF RECEIPT

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

Dated this _____ Day of _____ 20____

Signed:

Date:

Signed:

Date:

Signed:

Date:

Signed:

Date:

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 2025 regulation 16

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 Consumer and Business Advice section on the following website: www.cbs.sa.gov.au

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring**, **gas installation**, **plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorines (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

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

Value

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

For more information on these matters visit Consumer and Business Advice section on the following website: www.cbs.sa.gov.au

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

Form R7

Warning Notice

Financial and Investment Advice

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

Land and Business (Sale and Conveyancing) Regulations 2025 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.



REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5908 Folio 702

Parent Title(s)	CT 5895/119		
Creating Dealing(s)	RTC 9677045		
Title Issued	16/12/2003	Edition 4	Edition Issued 27/10/2025

Estate Type

FEE SIMPLE

Registered Proprietor

JESSE VILLEGAS BARDAJE
STEPHANIE MONTECINO BARDAJE
OF 20 COKER STREET FERRYDEN PARK SA 5010
AS JOINT TENANTS

Description of Land

ALLOTMENT 292 DEPOSITED PLAN 63059
IN THE AREA NAMED FERRYDEN PARK
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
9731478	ENCUMBRANCE TO SOUTH AUSTRALIAN HOUSING TRUST (SINGLE COPY ONLY)

Notations

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



Property Interest Report

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

Title Reference	CT 5908/702	Reference No. 2744806
Registered Proprietors	J V & S M*BARDAJE	Prepared 09/01/2026 10:44
Address of Property	20 COKER STREET, FERRYDEN PARK, SA 5010	
Local Govt. Authority	CITY OF PORT ADELAIDE ENFIELD	
Local Govt. Address	PO BOX 110 PORT ADELAIDE SA 5015	

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

Table of Particulars

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

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

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

1. General

1.1	Mortgage of land <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title
1.2	Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title
1.3	Restrictive covenant <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title

2. Aboriginal Heritage Act 1988

2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal 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

State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

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

also

Contact the Local Government Authority for other details that might apply

- 5.2 section 50(1) - Requirement to vest land in a council or the Crown to be held as open space

State Planning Commission in the Department for Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development has no record of any notice affecting this title

- | | | |
|------|--|--|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Housing and Urban Development 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 Housing and Urban Development 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 <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed) | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|--|
| 7.1 | section 16 - Notice to pay levy | <p>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.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
 www.revenuesaonline.sa.gov.au</p> |
|-----|---------------------------------|--|

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.	<i>Fences Act 1975</i>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10.	<i>Fire and Emergency Services Act 2005</i>	
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.	<i>Food Act 2001</i>	
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.	<i>Ground Water (Qualco-Sunlands) Control Act 2000</i>	
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.	<i>Heritage Places Act 1993</i>	
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.	<i>Highways Act 1926</i>	
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.	<i>Housing Improvement Act 1940 (repealed)</i>	
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
16.	<i>Housing Improvement Act 2016</i>	

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. Land Tax Act 1936

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

20. Local Government Act 1934 (repealed)

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

21. Local Government Act 1999

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

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

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

25. *Native Vegetation Act 1991*

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

also

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

also

Refer to the Certificate of Title |
| 25.3 | section 25D - Management agreement | DEW Native Vegetation has no record of any agreement affecting this title

also

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

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

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

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

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

28. ***Phylloxera and Grape Industry Act 1995***

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

29. ***Planning, Development and Infrastructure Act 2016***

- 29.1 Part 5 - Planning and Design Code
[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- The Planning and Design Code (the Code) is a statutory instrument under the ***Planning, Development and Infrastructure Act 2016*** for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.
- 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development

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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 Housing and Urban Development 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 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> 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 | <p>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</p> <p>also</p> <p>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title</p> <p>also</p> <p>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.</p> <p>also</p> <p>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.</p> <p>also</p> <p>Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.</p> |
|------|---|---|

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) | <p>Refer to the Certificate of Title</p> <p>also</p> <p>Contact the vendor for these details</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p> |
|------|--|---|

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Certificate of Title

Title Reference

CT 5908/702

Status

CURRENT

Easement

NO

Owner Number

13165461

Address for Notices

20 COKER ST FERRYDEN PARK 5010

Area

653m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

JESSE VILLEGAS BARDAJE
STEPHANIE MONTECINO BARDAJE
OF 20 COKER STREET FERRYDEN PARK SA 5010
AS JOINT TENANTS

Description of Land

ALLOTMENT 292 DEPOSITED PLAN 63059
IN THE AREA NAMED FERRYDEN PARK
HUNDRED OF YATALA

Last Sale Details

Dealing Reference

TRANSFER (T) 9731477

Dealing Date

21/11/2003

Sale Price

\$160,000

Sale Type

TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	9731478	SOUTH AUSTRALIAN HOUSING TRUST

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0626674306	CURRENT	20 COKER STREET, FERRYDEN PARK, SA 5010

Notations



Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0626674306
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2004
Property Location	20 COKER STREET, FERRYDEN PARK, SA 5010
Local Government	PORT ADELAIDE ENFIELD
Owner Names	JESSE VILLEGAS BARDAJE STEPHANIE MONTECINO BARDAJE
Owner Number	13165461
Address for Notices	20 COKER ST FERRYDEN PARK 5010
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	7H DCP V
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D63059 ALLOTMENT 292	CT 5908/702

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$620,000	\$980,000			



Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$540,000	\$920,000			

Building Details

Valuation Number	0626674306
Building Style	Conventional
Year Built	2005
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	248 sqm
Number of Main Rooms	7

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



Product
Date/Time
Customer Reference
Order ID

Historical Search
09/01/2026 10:44AM
261989
20260109002089

Certificate of Title

Title Reference: CT 5908/702
Status: CURRENT
Parent Title(s): CT 5895/119
Dealing(s) Creating Title: RTC 9677045
Title Issued: 16/12/2003
Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
22/10/2025	27/10/2025	14642837	DISCHARGE OF MORTGAGE	REGISTERED	11469054
30/09/2010	18/10/2010	11469054	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
30/09/2010	18/10/2010	11469052	DISCHARGE OF MORTGAGE	REGISTERED	9731479
24/11/2003	19/12/2003	9731479	MORTGAGE	REGISTERED	PERPETUAL TRUSTEES AUSTRALIA LTD. (ACN: 000 431 827)
24/11/2003	19/12/2003	9731478	ENCUMBRANCE	REGISTERED	SOUTH AUSTRALIAN HOUSING TRUST
24/11/2003	19/12/2003	9731477	TRANSFER	REGISTERED	JESSE VILLEGAS BARDAJE, STEPHANIE MONTECINO BARDAJE



CERTIFICATE – COUNCIL CHARGES

Distinct Conveyancing
U 5 237 Main Road
BLACKWOOD SA 5051

Certificate No: Cert115101
Date Issued: 09/01/2026
Valuer-Gen. No: 0626674306
Assessment No: 2860315

Property Owner(s): Mr Jesse V Bardaje & Mrs Stephanie M Bardaje
Property Address: 20 Coker Street FERRYDEN PARK SA 5010
Parcel(s) Description: Allotment 292 D 63059 CT Vol 5908 Folio 702

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

Arrears (Rates/Fines/Interest/Costs) :	0.00
Current Year's Rates :	1,712.90
Less Council Rebate/Remission :	0.00
Less Government Remission :	0.00
Current Year's Fines/Interest :	0.00
Current Year's Adjustments :	0.00
Current Year's Other Charges :	0.00
Less Current Year's Payments :	(856.90)
Balance :	\$856.00

For adjustment purposes please note:

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

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

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the fiscal year that the rates are declared. The current year's rates fall due on **2nd September 2025; 2nd December 2025; 2nd March 2026 and 2nd June 2026**. Fines and interest will be added as provided by the *Local Government Act 1999*, as amended.

If settlement occurs within three (3) calendar months from the date of this Certificate, you may request a free rate update from the Council's online portal and quoting the Assessment No. and the Certificate No. above. No verbal information will be provided by the Council as it is not a certificate for the purposes of Section 187 of the Local Government Act 1999.

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

Chief Executive Officer

Per



Billers Code: 18192
Ref: 2860315

Provision of Prescribed Information**Section 12 Land and Business (Sale and Conveyancing) Act 1994**

In response to your recent enquiry we advise as follows:

Certificate Number: Cert115101

Address: 20 Coker Street FERRYDEN PARK SA 5010

Council Assessment Number: 2860315

	Prescribed Encumbrance	Other Particulars	
5	Development Act 1993 (Repealed)		
5.1	Section 42 - Condition (that continues to apply) of a development authorisation	<p>Is this item applicable? Will this be discharged or satisfied prior to or at settlement? : NO</p> <p>Application ID: 040/0527/04 Application Description: Single storey detached dwelling with carport Date of Authorisation: 18 Mar 04</p> <p>Name of relevant authority that granted authorisation: City of Port Adelaide Enfield</p> <p>Application ID: 040/1324/20 Application Description: Verandah Date of Authorisation: 13 Jul 20</p> <p>Name of relevant authority that granted authorisation: City of Port Adelaide Enfield</p> <p>Application ID: 040/3765/07 Application Description: Domestic Verandah Date of Authorisation: 18 Jan 08</p> <p>Name of relevant authority that granted authorisation: City of Port Adelaide Enfield</p> <p>Application ID: 040/0527/04 Conditions of Authorisation: Refer Attached</p> <p>Application ID: 040/1324/20 Conditions of Authorisation: Refer Attached</p> <p>Application ID: 040/3765/07 Conditions of Authorisation: Refer Attached</p>	YES
5.2	Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space		N/A
5.3	Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space		N/A
5.4	Section 55 - Order to remove or perform work		N/A
5.5	Section 56 - Notice to complete development		N/A
5.6	Section 57 - Land management agreement		N/A

5.8	Section 69 - Emergency order		N/A
5.9	Section 71 - Fire safety notice		N/A
5.10	Section 84 - Enforcement notice		N/A
5.11	Section 85(6), 85(10) or 106 - Enforcement order		N/A
5.13	Part 11 Division 2 - Proceedings		N/A
6	Repealed Act Conditions		
6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act</i> 1971 (repealed), the <i>City of Adelaide Development Control Act</i> 1976 (repealed), the <i>Planning Act</i> 1982 (repealed) or the <i>Planning and Development Act</i> 1966 (repealed)	NO	N/A
10	Fire and Emergency Services Act 2005		
10.1	Section 105F (or section 56 or 83 (repealed)) - Notice to action required concerning flammable materials on land		N/A
11	Food Act 2001		
11.1	Section 44 - Improvement notice		N/A
11.2	Section 46 - Prohibition order		N/A
15	Housing Improvement Act 1940 (repealed)		
15.1	Section 23 - Declaration that house is undesirable or unfit for human habitation		N/A
17	Land Acquisition Act 1969		
17.1	Section 10 - Notice of intention to acquire		N/A
20	Local Government Act 1934 (Repealed)		
20.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
21	Local Government Act 1999		
21.1	Notice, order, declaration, charge, claim or demand given or made under the Act		N/A
22	Local Nuisance and Litter Control Act 2016		
22.1	Section 30 - Nuisance or litter abatement notice		N/A
29	Planning, Development and Infrastructure 2016		
29.1	Part 5 - Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay and which the land is situated (as shown in the planning and design code)</p> <p>Is the land situated in a designated State Heritage Area?</p> <p>Please refer to attached document from Plan SA</p>	

		<p>Is the land designated as a place of local heritage value?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is there declared to be a significant tree or a stand of trees declared to be significant trees on the land?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</p> <p><i>Please refer to your Property Interest Report</i></p>	
29.2	Section 127 - Condition (that continues to apply) of a development authorisation	<i>Please refer to attached document from Plan SA</i>	N/A
29.5	Section 141 - Order to remove or perform work		N/A
29.6	Section 142 - Notice to complete development		N/A
29.7	Section 155 - Emergency order		N/A
29.8	Section 157 - Fire safety notice		N/A
29.10	Section 198(1) - requirements to vest land in a Council or the Crown to be held as open space		N/A
29.11	Section 198(2) - Agreement to vest land in a Council or the Crown to be held as open space		N/A
29.12	Part 16 Division 1 - Proceedings		N/A
29.13	Section 213 - Enforcement Notice		N/A
29.14	Section 214(6), 214(10) or 222 - Enforcement Order		N/A
31	Public and Environmental Health Act 1987 (Repealed)		
31.1	Part 3 - Notice		N/A
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval</i>		N/A
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)</i>		N/A
32	South Australian Public Health Act 2011		
32.2	Section 92 - Notice		N/A

32.3	<i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4-Condition (that continues to apply) of an approval		N/A
36	Other Charges		
	Charge of any kind affecting the land (not included in another item)	Refer to " CERTIFICATE – COUNCIL CHARGES " on page 1 of this document.	**

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

Particulars of building indemnity insurance

Note: Building indemnity insurance is not required for -

- a) domestic building work for which approval under the *Planning, Development and Infrastructure Act* 2016, the repealed *Development Act* 1993 or the repealed *Building Act* 1971 is or was not required; or
- b) minor domestic building work (see section 3 of the *Building Work Contractors Act* 1995); or
- c) domestic building work commenced before 1 May 1987; or
- d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act* 1995 applies under the *Building Work Contractors Regulations* 2011; or
- e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act* 1995 has been granted under section 45 of that Act.

Application No: 040/0527/04

1. Building indemnity insurance is required: Yes
2. Name of persons insured: J & S Bardaje
3. Name of insurer: HIA
4. Limitations on the liability of the insurer: Refer to Policy
5. Name of the builder: CONSTRUCTION SERVICES AUSTRALIA
6. Builders licence number: GO089689
7. Description of insured building work: single dwelling
8. Date of issue of insurance: 01 Sep 03

Application No: 040/3765/07

1. Building indemnity insurance is required: No - (not applicable to minor domestic building work of a value less than \$12,000)
2. Name of persons insured: N/A
3. Name of insurer: N/A
4. Limitations on the liability of the insurer: Refer to Policy
5. Name of the builder: N/A
6. Builders licence number: N/A
7. Description of insured building work: N/A
8. Date of issue of insurance: No Date Identified

Application No: 040/1324/20

1. Building indemnity insurance is required: No - (not applicable to minor domestic building work of a value less than \$12,000)
2. Name of persons insured: N/A
3. Name of insurer: N/A
4. Limitations on the liability of the insurer: Refer to Policy
5. Name of the builder: N/A
6. Builders licence number: N/A
7. Description of insured building work: N/A
8. Date of issue of insurance: No Date Identified

Exemption from holding insurance:

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

No

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

6 - Further information held by councils

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

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

NO

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

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

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

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

It should be noted that—

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

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

REPLY

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

Signed for and on behalf of the Chief Executive Officer:

Date: .. 9/1/26





13/07/2020

Mr Jesse V Bardaje & Mrs Stephanie M Bardaje
20 Coker St
FERRYDEN PARK SA 5010

Dear Sir/Madam

Notification of Decision under the Development Act 1993, as owner of the Land.

Development Application No.:	040/1324/20
Nature of the Development:	Verandah
Subject Land:	Allotment 292 D 63059 CT Vol 5908 Folio 702

As the owner(s) of the above property, Council is required to send a copy of the Decision Notification Form in relation to any decision made on a development application that has been issued for the subject land where the owner was not a party to the application.

Please find attached a Decision Notification Form detailing Council's decision on the development application for the above mentioned property for which you are the nominated owner.

You are advised that work must substantially commence within 12 months and be completed within 3 years from the issue date of Development Approval as indicated on the attached Decision Notification Form.

Should you require any further information please telephone me on 8405 6600.

Yours faithfully

A handwritten signature in blue ink, appearing to be "PK" or similar initials.

Paulina Koczwara
Building Development Officer
13/07/2020

CIVIC CENTRE

163 St Vincent Street,
Port Adelaide SA 5015
PO Box 110,
Port Adelaide SA 5015

COUNCIL OFFICES

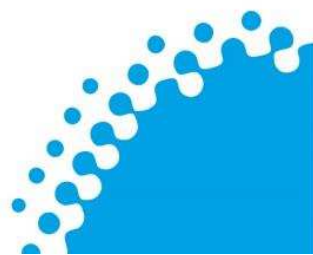
Enfield Library
1 Kensington Crescent, Enfield
Greenacres Library
2 Fosters Road, Greenacres

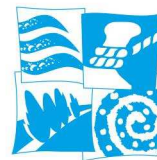
CONTACT

P (08) 8405 6600
E service@cityofpae.sa.gov.au
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CITY OF
Port Adelaide Enfield

Decision Notification Form

Development Act 1993

Development Application Number: 040/1324/20
Development Application Date: 16/06/2020
Registered on: 17/06/2020

To: L Urban
107b Gibson St
BOWDEN SA 5007

on behalf of the owner:

Mr Jesse V Bardaje & Mrs Stephanie M Bardaje
20 Coker St
FERRYDEN PARK SA 5010

Location of Proposed Development	20 Coker St FERRYDEN PARK SA 5010 Allotment 292 D 63059 CT Vol 5908 Folio 702
Nature of Proposed Development	Verandah
Building Classification Assigned	10a

In respect of this proposed development you are informed that:

Nature of Decision	Decision	No. of Conditions	Date of Decision
Development Plan Consent	Granted	3	26/06/2020
Building Rules Consent	Granted	1	13/07/2020
Development Approval	Granted	4	13/07/2020

The development must lawfully commence by substantial work on the site of the development within 12 months from the date of Development Approval and be completed within 3 years from the date of Development Approval.

Signed
13/07/2020

- ☒ Paulina Koczwar, Building Development Officer
☒ Sheets Attached

CIVIC CENTRE

163 St Vincent Street,
Port Adelaide SA 5015
PO Box 110,
Port Adelaide SA 5015

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CONDITIONS AND NOTES OF DEVELOPMENT APPROVAL

Development Plan Consent Conditions

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application 040/1324/20 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.
2. The carport/verandah shall not be enclosed on any side with any solid material, roller door, or the like, without the prior approval of Council.
3. All stormwater from the proposed development and associated paved areas shall be captured, stored, re-used or disposed of in a manner and with materials to the reasonable satisfaction of Council, such that it provides for orderly, sustainable and legal stormwater management, and does not result in the entry of water into, or affect the stability of a building and/or adjoining land. Any such stormwater management system shall be connected prior to the completion of the development.

Development Plan Consent Notes

- This application involves development located on the boundary or within close proximity to the boundary of the allotment. The applicant must ensure that the development is undertaken entirely on the subject land and that no part of the structure approved, including the guttering, encroaches any property boundary. To ensure that the proposed development is constructed within the allotment and at the approved set back, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.
- The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations. The applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.
- The *Environment Protection (Water Quality) Policy 2015* requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to avoid the discharge or deposit of waste from that activity or land into any waters or onto land in a place from which it is likely to enter any waters (including the stormwater system).

The policy also defines offences that can result in on-the spot fines or legal proceedings. The following information is provided to assist you to comply with this legislation:

- (1) Building and construction must follow sediment control principles outlined in the *"Stormwater Pollution Prevention - Code of Practice for the Building and Construction Industry"* (EPA, 1999). Specifically, the applicant must ensure:
 - During construction no sediment should leave the building and construction site. Appropriate exclusion devices must be installed at entry points to stormwater systems and waterways.

ATTACHMENTS

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- A stabilised entry/exit point should be constructed to minimise the tracking of sand, soil and clay off site. However, should tracking occur, regular clean-ups are advised.
- (2) Litter from construction sites is an environmental concern. All efforts should be made to keep all litter on site. The applicant should ensure that bins with securely fitted lids, capable of receiving all waste from building and construction activities, are placed on site.
- (3) All building and construction wastewaters are listed pollutants under the *Environment Protection (Water Quality) Policy 2015* and as such must be contained on site.

It is important that you familiarise yourself with the terms of the Policy and ensure that all contractors engaged by you are aware of the obligations arising under it. For further information please contact the Environment Protection Authority on telephone 8204 2004.

Building Rules Consent Conditions

1. Stormwater captured by the building shall be diverted to downpipes spaced at a maximum of 12 metres centres and collected by the rainwater tank with overflow water directed to street water table. No additional stormwater from the existing roof shall be diverted or captured onto the carport roof.

Reason: to Comply with the BCA Part 3.5.2 Gutter and Downpipes.

Building Rules Consent Notes

- The Applicant's attention is particularly drawn to the requirements of the Fences Act 1975 regarding notification of any neighbours affected by new boundary development or boundary fencing relating to the construction of any new or altered boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission at www.lsc.sa.gov.au. Alternatively a hard copy is available at Council civic centre or Council regional centre throughout the Community.
- Pursuant to the provisions of Section 59 of the Development Act 1993, a licensed building work contractor who is proposing to undertake 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 give the Council **one (1) business days'** notice prior to the intended commencement or completion of a prescribed stage of work (a mandatory notification stage)::
 - (a) **Commencement** of building work on the site;
 - (b) Completion of the **connections to the existing roof framing** used to support the attached structure (Regulation 74- Supervisor's checklist required to be submitted within 1 business day of the notification and roof framing must not be concealed within 2 clear business days);
 - (c) **Completion** of building work.

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It is advisable Council is notified within 2 clear business days of the intended completion of all fixings and connections to the existing roof framing prior to the construction of the structure to ensure the work carried out is satisfactory.

This will also so to prevent the existing roof being exposed for an extending period time unnecessarily.

Council will carry out an inspection to verify the building work carried out in accordance with the approved documentation which was considered at the time of building consent.

In accordance with Regulation 74 of the Development Regulations 2008, 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 construction, signed by a registered building work supervisor, being a registered building work supervisor who has undertaken the required training recognised under a scheme approved by the Minister.

A person who fails to provide notification, or a supervisor's checklist, or conceals the roof prior to expiration of 2 clear business days after the notice is guilty of an offence.

Maximum penalty: \$10 000 fine

Expiation fee: \$500 fine

- **Important:** This approval does not imply compliance, or provides consent with the Electricity Act, 1996 [in relation to minimum clearance distances of power lines adjacent to buildings], the [State] Equal Opportunity Act, 1995, Work Health and Safety (WHS) Act & Regulations 2012 (SA) including Safe Work Method Statement guidelines relating to working at Heights], EPA Legislation, Encroachment Act 1944, or with Commonwealth Disability Discrimination Act, 1992 or with any regulations under those Acts or building work on any other property without the consent of the owner. It is the responsibility of the owner, applicant and the person undertaking the building work to ensure compliance with same.



Signed
13/07/2020

- ☒ Paulina Koczwara, Building Development Officer
- ☒ Sheets Attached

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Building Inspection Notification

Important Information to the Applicant / Owner / Builder

The Development Act requires notification at certain stages during building work construction to be given to Council. These notifications enable Council to program inspections at important stages of the work.

Notification must be given by the licensed building work contractor who is proposing to undertake 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 to provide the Council one (1) business days' notice prior to the intended commencement or completion of a prescribed stage of work (a mandatory notification stage).

In addition to a commencement notification, the following items must be provided to Council before work commences:

- Certificate of Building indemnity insurance (this applies to domestic building work with a value of \$12,000 or more).
- The name, address and telephone of the persons who will sign Part A (builder) and Part B (owner) of the Statement of Compliance. In the case of an owner builder Part A must be signed by the registered building work supervisor or private certifier.

A person who fails to give notification at a mandatory notification stage is guilty of an offence and may be liable to pay an expiation fee of up to \$500, or be liable to a maximum penalty of up to \$10,000.

Development Application No: 040/1324/20	
Site address: 20 Coker St FERRYDEN PARK SA 5010	
Contact Person:	
Contact No:	Email:
Date ready for inspection:	

Method of notifying the Council

Telephone: (08) 8405 6756 – Development Services (Building)

Online: <http://online.cityofpae.sa.gov.au/onlineform/building-inspection>

Email: service@cityofpae.sa.gov.au

Class 1- Dwelling

		Date ready for inspection:
Commencement of building work on the site;	☐	
Completion of structural steel reinforcement for the footings or other floors prior to the pouring of the concrete;	☐	
Completion of wall framing prior to the installation of linings;	☐	
Completion of all roof framing forming part of the building work prior to the installation of roof covering (<i>Regulation 74- Supervisor's checklist required to be submitted within 1 business day of the notification and roof framing must not be concealed within 2 clear business days</i>);	☐	
Completion of party wall prior to the installation of linings;	☐	
Completion of building work.	☐	

Class 10b – Swimming pool and spa

		Date ready for inspection:
Commencement of building work on the site;	☐	
Completion of construction of a swimming pool prior to the pool being filled with water ;	☐	
Completion of construction of a safety fence or barriers for a pool . (<i>Temporary or permanent barriers</i>).	☐	

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Class 2-9 – Commercial building		Date ready for inspection:
Commencement of building work on the site;	☐	
Completion of structural steel reinforcement for the footings or other floors prior to the pouring of the concrete;	☐	
Completion of wall framing prior to the installation of linings;	☐	
Completion of tilt-up walling (if any);	☐	
Completion of all roof framing forming part of the building work prior to the installation of roof covering (<i>Regulation 74- Supervisor's checklist required to be submitted within 1 business day of the notification and roof framing must not be concealed within 2 clear business days</i>);	☐	
Completion of fire walls, fire rated separation or smoke barriers prior to the installation of linings or other building components rendering inspection not possible;	☐	
Commencement of the installation of the designated building product on a designated building (<i>Regulation 74- Prescribed Supervisor's Checklist required to be submitted at the time of notification.</i>);	☐	
Completion of building work.	☐	

Class 10 – Carport, verandah, retaining wall and the like		Date ready for inspection:
Commencement of building work on the site;	☐	
Completion of the connections to the existing roof framing used to support the attached structure (<i>Regulation 74- Supervisor's checklist required to be submitted within 1 business day of the notification and roof framing must not be concealed within 2 clear business days</i>);	☐	
Completion of building work.	☐	

Appeal Rights

Appeal Rights (as an Applicant)

As an applicant, you have appeal rights to any decision notification issued by Council if:

- The notification is a refusal; or
- The notification is a consent/approval with conditional imposed.

If the application was for a Non-complying form of development you **do not** have any appeal rights, other than where the development is necessary by reason of a change in law regulating an existing use of land or an Emergency/Fire Safety Order.

An appeal must be lodged within **two (2) months** after receiving notice of a decision unless the Environment Resources and Development (ERD) Court, in its discretion, allows an extension of time.

If you wish to lodge an appeal the ERD Court is located at Sir Samuel Way Building, Victoria Square, Adelaide. Alternatively you can contact the ERD Court on 8204 0300.

If your application was subject to Category 3 Public Notification where third party representations were received, any consent is not operative until fifteen (15) business days from the date of the decision. During this fifteen (15) day period, third party representors may lodge an appeal should they be aggrieved by Council's decision made on the development. If a third party appeal is lodged the consent is not operative until such time as a determination is made by the ERD Court. To find out if a third party appeal has been lodged, please contact the ERD Court on telephone 8204 0300.

Appeal Rights (as a Third Party)

Third Party appeal rights differ depending on the Category of development that an application was processed under.

Category 2 Development

If you lodged a representation in relation to a development that was the subject of Category 2 Public Notification, third parties **do not** have any appeal rights to a decision made by Council on the development.

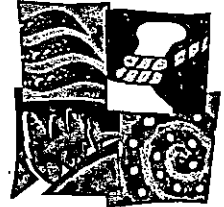
Category 3 Development

If you lodged a representation in relation to a development that was the subject of Category 3 Public Notification and you are aggrieved by Council's decision made on the development, you have the opportunity to appeal Council's decision.

Any such appeal must be lodged within fifteen (15) days after the date of the decision. Any appeal in relation to a Category 3 development must be lodged with the Environment Resources & Development (ERD) Court. The ERD Court is located at Sir Samuel Way Building, Victoria Square, Adelaide. Alternatively you can contact the ERD Court on 8204 0300.

Decision Notification Form

Development Act 1993, Schedule 11



CITY OF
Port Adelaide Enfield

Development Application Number: 040/3765/07
Development Application Dated: 19/12/2007
Registered on: 20/12/2007

To: Mr JV Bardaje, Mrs SM Bardaje
20 Coker St
FERRYDEN PARK SA 5010

on behalf of the owner:

Mr JV Bardaje, Mrs SM Bardaje
20 Coker St
FERRYDEN PARK SA 5010

Location of Proposed Development : 20 Coker St FERRYDEN PARK SA 5010
Allotment 292 D 63059 CT Vol 5908 Folio 702
Nature of Proposed Development : Domestic Verandah
Building Classification Assigned : 10a

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Applicable Yes/No
Development Plan Consent	Yes	3	Yes
Building Rules Consent	Yes	2	Yes
DEVELOPMENT APPROVAL	Yes	5	Yes

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 Approval: 18/01/2008

Signed
18/01/08
lls

☒ Jim Kyriakopoulos, Development Officer-Building
☒ Sheets Attached

City of Port Adelaide Enfield
Development Act 1993, Schedule 11

Attachments

Conditions of Approval 040/3765/07

Planning Consent Conditions:

1. Except where minor amendments may be required by other relevant acts, or by conditions imposed by this application, the development is to be established in strict accordance with the details and plans submitted in Development Application 040/3765/07 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.
2. The verandah shall not be enclosed on any side with any solid material, roller door, or the like, without the prior approval of Council.
3. All stormwater from buildings and paved areas shall be disposed of in such a manner that it does not result in the entry of water into a building or affect the stability of a building.

Please Note:

- The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations.

Building Consent Conditions:

4. All work undertaken on the site is to be carried out in accordance with the manufacturer's recommendations and relevant standards.
5. Roof sheeting shall be installed in accordance with the manufacturers recommendations.

Please Note:

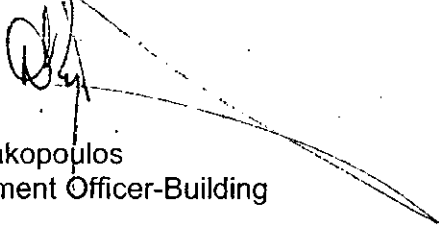
- All water flowing from the roof or roofs of any building, flowing from any paved area, and from areas that immediately surround the perimeter of the building shall be disposed of in a manner which meets the requirements of the Building Code of Australia for the building approved as part of this consent to avoid:

- (a) external moisture or water into the building; and
- (b) affecting the stability of the building; and
- (c) creating an unhealthy or dangerous condition; and
- (d) running onto or over land of an adjoining land or building.

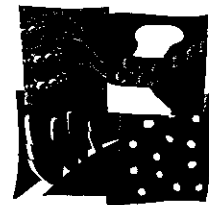
Stormwater shall be diverted away from the building, shall not be permitted to run onto adjoining land, except for stormwater following the existing drainage pattern of rainwater naturally falling on the allotment.

Conditions of Approval 040/3765/07 Cont'd

- Important: This approval does not imply compliance with the Electricity Act, 1996 [in relation to minimum clearance distances of power lines adjacent to buildings], the [State] Equal Opportunity Act, 1995, the Occupational Health, Safety & Welfare Act 1986 , or with Commonwealth Disability Discrimination Act, 1993 or with any regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.



Jim Kyriakopoulos
Development Officer-Building
18/01/08
lls



CITY OF
Port Adelaide Enfield

**DEVELOPMENT ACT 1993
DECISION NOTIFICATION FORM**
Schedule 11

Development Application Dated: 16/02/2004
Registered On: 18/02/2004

Development Application Number 040/0527/04

To: Construction Services Australia Pty Ltd
25 North Terrace
HACKNEY SA 5069

on behalf of the owner:

Mr J Bardaje, Mrs S Bardaje
4 Hansen Cct
RENOWN PARK SA 5008

Location Of Proposed Development : Coker St FERRYDEN PARK SA 5010
Allotment 292 D 63059 CT Vol 5908 Folio 702
Nature of Proposed Development : Single storey detached dwelling with carport
Building Classification Assigned : 1A & 10A

In respect of this development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Applicable Yes/No
Provisional Development Plan consent	Yes	5	04/03/2004
Provisional Building Rules consent	Privately Certified	1	16/03/2004
DEVELOPMENT APPROVAL	Yes	6	Yes

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

DATE OF APPROVAL: 18/03/2004

Signed *Jason Cattonar*
19/03/2004
jhw

☒ Jason Cattonar, Development Officer - Planning
☒ Sheets Attached

CITY OF PORT ADELAIDE ENFIELD
DEVELOPMENT ACT 1993

ATTACHMENTS

CONDITIONS OF APPROVAL 040/0527/04

Provisional Planning Consent Conditions:

1. Except where minor amendments may be required by other relevant acts, or by conditions imposed by this application, the development is to be established in strict accordance with the details and plans submitted in Development Application 040/0527/04 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.
2. All stormwater from buildings and paved areas shall be disposed of in a manner and with materials to the reasonable satisfaction of Council, prior to the occupation of the site.
3. The floor level of the proposed building or structure shall be constructed a minimum 200mm above the top of the kerb.
4. All perimeter and internal fencing shall be 1800mm high, double sided, capped, pre-coated sheet metal and shall be kept in a good condition at all times, to the reasonable satisfaction of Council.
5. During the period that the development is being undertaken, all rubbish and other waste material associated with the building work shall be appropriately secured in covered containers within the subject land, which is to be kept in a generally neat and tidy condition to the reasonable satisfaction of Council.

Please Note:

- The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations.
- The applicant is advised that any works (stormwater connections, driveways, etc) undertaken on Council owned land will require the approval of Council's Technical Services Department, prior to any works being undertaken. Further information may be obtained from the Technical Services Department on telephone 8405 6600.

Provisional Building Consent Conditions:

Private certified documents as attached.



Jason Cattonar
Development Officer - Planning
19/03/2004
jhw

Reference No: PC22846

DECISION NOTIFICATION FORM

For Development Application	Dated : Registered On :	Development No: 040/0527/04
-----------------------------	----------------------------	-----------------------------

**To: CONSTRUCTION SERVICES AUSTRALIA
25 NORTH TERRACE
HACKNEY SA 5069**

LOCATION OF PROPOSED DEVELOPMENT:

House No:	Lot No: 292	Street: COKER STREET	Suburb: FERRYDEN PARK
Section No:	Hundred:	Volume:	Folio:

NATURE OF PROPOSED DEVELOPMENT

DWELLING & GARAGE

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED
PROVISIONAL DEVELOPMENT PLAN CONSENT	----	----	----
PROVISIONAL BUILDING RULES CONSENT	16/3/04	1	----
LAND DIVISION (TORRENS / STRATA)	----	----	----
PUBLIC SPACE	N/A	----	----
OTHER	N/A	----	----
DEVELOPMENT APPROVAL	----	* See notes	----

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

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 land until you have also received notification of a Development Approval.

Signed:

Date: 16 March, 2004

- () Development Assessment Commission or Delegate
() Council Chief Executive Officer or Delegate
(*) Private Certifier (T)
(2) Sheets Attached

■ **IAN DODD** Director
■ **PETER HARMER** Director
■ **ANDREW CIALINI** Associate

20 Greenhill Road
Wayville SA 5034
Postal PO Box 109
Goodwood SA 5034

Telephone 08 8273 0888
Facsimile 08 8273 0800
admin@katnichdodd.com.au
www.katnichdodd.com.au



KATNICH DODD

Reference No: PC22846

DEVELOPMENT ACT, 1993
CONDITIONS OF PROVISIONAL BUILDING RULES CONSENT

BUILDING WORK:	DWELLING & GARAGE
SITE ADDRESS:	LOT 292 COKER STREET, FERRYDEN PARK
APPLICANT:	CONSTRUCTION SERVICES AUSTRALIA
OWNER:	BARDAJE
CLASSIFICATION:	1a & 10a
DEVELOPMENT NO:	040/0527/04

CONDITION

1. The roof trusses for the sheet roof shall be
 - a proprietary product designed and manufactured by a licensed manufacturer based on a certified design complying with the requirements of AS1720.1 and AS1649 utilising a design wind speed ($V_{des,0}$) of not less than 34 m/s, and wind classification of N1 in accordance with AS4055, and
 - erected, installed and braced in accordance with AS4440 and the manufacturer's specification, and
 - at high load areas such as girder trusses calculations for member sizes and connections shall be certified by an independent qualified engineer.

BCA-P2.1

Notes

A full building specification and a building schedule, standard engineering details, standard wall and roof frame construction details, standard bracing construction details, a complete set of tie down details and wet area details are retained on both Katnich Dodd and Council files.

This consent is issued on the understanding that the proprietary type materials and products as specified either on the architectural plans or specification are to be selected and installed in accordance with the manufacturers recommendations and relevant standards

The following energy efficiency construction requirements shall be complied with

- RBM and bulk insulation shall comply with BCA Part 3.12 and 3.12.1.1
- The glazing system shall have the performance characteristics (U-Value/SHGC) required by BCA Table 3.12.2.1 for single clear glass.
- The hot water supply system shall comply with Section 6A of AS/NZS 3500.4.2 or Clause 3.38 of AS/NZS 3500.5.

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

For building work prescribed in regulation 75, 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, as required by Section 60.

The person proposing to undertake building work on land (or who is in charge of such work) is warned of their obligation to give the Council notice at stages prescribed in Regulation 74.

A person must not occupy a Class 1a building under the Building Code (or an addition to a Class 1a building) that has been completed in accordance with the development authorisation insofar as it relates to the performance of building work unless it complies with the requirements prescribed in Regulation 83A.

Regulation 83AB requires a *Statement of Compliance* for Class 1a buildings to be provided upon completion to the relevant authority by the licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work, to which the statement relates (or if there is no such licensed building work contractor- a registered building work supervisor or private certifier) all in accordance with the attached pro-forma, which must also be signed by the owner of the relevant land, or by someone acting on his or her behalf.

All steelwork, including wall ties and lintels in the masonry and metal bracing and tie downs shall be protected against corrosion in accordance with AS1684 and AS3700 if the dwelling is within 10 kilometres of a surf coast (note AS3700 requires the use of stainless steel masonry wall ties, M4 mortar and lintels to durability class R4 where within 1km of a surf coast).

The location, design and capacity of the stormwater discharge at the property alignment should be approved by council prior to siteworks commencing. The drainage system should be completed by the finish of construction of the building. (Clause 5.5.3 of AS 2870)

The method of stormwater disposal must not result in the entry of water into any building or on to the land of any adjoining owner without their consent.

AS3660.1- 'Termite Management - New Building Work', sets out methods for minimising the risk to new buildings from damage to their structural members by subterranean termites by deterring concealed entry by termites from the soil to the building. A termite barrier system constructed in accordance with this standard can not prevent termite attack, as barriers may be bridged or breached. Where termites bridge barriers the evidence may be detected during inspections which need to be carried out at intervals not exceeding 12 months to reduce the risk of termite damage. A durable notice shall be permanently fixed to the building in a prominent location such as a meter box or the like indicating the method of protection; and the date of installation of the system; and where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and the need to maintain and inspect the system on a regular basis.

Building work adjacent to a property boundary and/or existing structure is proposed and this may compromise the effectiveness of the termite barrier. Documentation on the limitations of the termite barrier installed in this regard should be provided to the building owner.

All timbers exposed to the weather or in contact with the ground shall be durability class 1 or 2 (AS1720) or shall be adequately treated with preservative (AS1604). All nails used for framing anchor and straps shall be corrosion protected. Nails used in joints that are continuously damp or exposed to the weather shall be hot-dip galvanised, stainless steel or monel metal.

The assessment of the timber framing has been based on the understanding that the timber to be used for all structural elements has a minimum joint strength group of J4 or JD4.

The footings have not been designed to take into account the effect of trees located within a distance less than their zone of influence from the building whether they are on or outside of the allotment. If clarification is required, refer to the footing construction report or seek advice from the engineer.

The footings have only been checked for compliance with the minimum allowable requirements prescribed in AS2870. The owner is advised to refer to the footing construction report or seek advice from the engineer in this matter.

The owners attention should be drawn to Appendix B of AS 2870 'Performance Requirements and Foundation Maintenance'

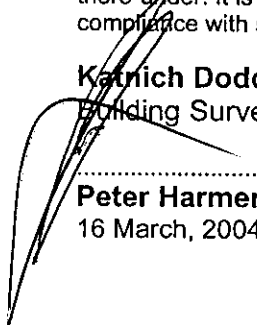
Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and engineers details.

The articulation or control joints in the masonry walls shall be installed in accordance with the Site Investigation and Footing Construction Report numbered F74341 by Koukourou Engineers.

Wet area details including floor grades, set-downs and impervious surfaces shall comply with Minister's Specification SA F1.7; including provision of drainage flanges.

All glazing shall be glazed in accordance with AS1288- 1994, including safety glass for full height windows, glazed doors, side panels and windows located over or adjacent to a bath/shower.

This report does not imply compliance with the Electricity Act, 1996 as amended or the regulations there-under. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.


Kathryn Dodd
Building Surveyors

.....
Peter Harmer
16 March, 2004

Data Extract for Section 7 search purposes

Valuation ID 0626674306

Data Extract Date: 09/01/2026

Important Information

This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.

Parcel ID: D63059 AL292

Certificate Title: CT5908/702

Property Address: 20 COKER ST FERRYDEN PARK SA 5010

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 110 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.

Affordable Housing

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

Signif Retirement Facility Supported Accom Sites

The Significant Retirement Facility and Supported Accommodation Sites Overlay seeks to facilitate the development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

Is there a tree or stand of trees declared 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).

N/A

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



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: 2744806

DISTINCT CONVEYANCING PTY LTD
POST OFFICE BOX 1114
BLACKWOOD SA 5051

DATE OF ISSUE

09/01/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

13165461

OWNERSHIP NAME

J V & S M BARDAJE

PROPERTY DESCRIPTION

20 COKER ST / FERRYDEN PARK SA 5010 / LT 292 D63059

ASSESSMENT NUMBER

0626674306

TITLE REF.

(A "+" indicates multiple titles)

CT 5908/702

CAPITAL VALUE

\$980,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2025-2026

FIXED CHARGE

\$ 50.00

+ VARIABLE CHARGE

\$ 331.60

- REMISSION

\$ 199.50

- CONCESSION

\$ 0.00

+ ARREARS / - PAYMENTS

\$ -182.10

= AMOUNT PAYABLE

\$ 0.00

Please Note:

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

EXPIRY DATE

09/04/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

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: contactus@revenuesa.sa.gov.au
 Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7013178913</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
--	--	---

ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

**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: 2744806

DATE OF ISSUE

09/01/2026

DISTINCT CONVEYANCING PTY LTD
POST OFFICE BOX 1114
BLACKWOOD SA 5051

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au**OWNERSHIP NAME**

J V & S M BARDAJE

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

20 COKER ST / FERRYDEN PARK SA 5010 / LT 292 D63059

ASSESSMENT NUMBER

0626674306

TITLE REF.

(A "+" indicates multiple titles)

CT 5908/702

TAXABLE SITE VALUE

\$620,000.00

AREA

0.0653 HA

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

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= <u>AMOUNT PAYABLE</u>	\$	0.00			

Please Note:

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

ON OR BEFORE**09/04/2026**

See overleaf for further information

**Government of
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE**PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

OFFICIAL: Sensitive

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: contactus@revenuesa.sa.gov.au
 Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7013178822</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
06 26674 30 6	CT5908702	9/1/2026	8722	2744806

DISTINCT CONVEYANCING PTY LTD
 PO BOX 1114
 BLACKWOOD SA 5051
 melanie@distinctconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: SM BARDAJE
Location: 20 COKER ST FERRYDEN PARK LT292 D63059
Description: 7HDCPV **Capital Value:** \$ 980 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available: 1/7/2004	Water rates	:	164.60
Sewer main available: 1/7/2004	Sewer rates	:	289.10
	Water use	:	95.99
	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	:	549.69CR
	Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 82.30 Sewer: 144.55 Bill: 11/2/2026

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

The last Water Use Year ended on 30/04/2025.

MAINS WATER USE CHARGE of \$85.57 should be added to the Balance Outstanding above.

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.



If your property was constructed before 1929, it's recommended you request a property interest report and internal 'as constructed' sanitary drainage drawing to understand any specific requirements relating to the existing arrangements.

As constructed sanitary drainage drawings can be found at <https://maps.sa.gov.au/drainageplans/>.

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





South Australian Water Corporation

Name:

SM BARDAJE

Water & Sewer Account

Acct. No.: **06 26674 30 6**

Amount: _____

Address:

20 COKER ST FERRYDEN PARK LT292
D63059

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0626674306



Biller code: 8888
Ref: 0626674306

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: 0626674306



**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

E 9731478



11:57 24-Nov-2003

Fees: \$94.00

Single Copy Only

2 of 3

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

MEMORANDUM OF ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886

~~Solicitor/Registered Conveyancer/Encumbrancer~~

CHERYL WARD

Series No.	Prefix
2	E

BELOW THIS LINE FOR OFFICE USE ONLY

Date: 24-11-03	Time:	
FEES		
R.G.O.	POSTAGE	NEW C.T.
\$94.00		

Lodged by: Mellor Olsson

AGENT CODE

MEAL61

Correction to:

South Australian Housing Trust SAHT

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

- 1.....
- 2.....
- 3.....
- 4.....
- 5.....

Assessor

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

- 1.....
- 2.....
- 3.....

CORRECTION	PASSED
------------	--------

DELIVERY INSTRUCTIONS (Agent to complete)

PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE

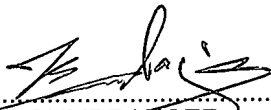
REGISTERED 19 DEC 2003

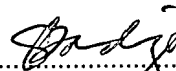
REGISTRAR-GENERAL

Lic. No. 3 Jan 2000

DATED 7 November 2003

EXECUTION


Signature of ENCUMBRANCER


Signature of ENCUMBRANCER


Signature of WITNESS - Signed in my presence by the
Encumbrancer who
is either personally known to me or has satisfied me as to
his or her identity.*


Print Full Name of Witness

213 RIDLEY GROVE
Ferryden Park 5010
Address of Witness

Business Hours Telephone
No. 82441303

MEMORANDUM OF ENCUMBRANCE

CERTIFICATE(S) OF TITLE BEING ENCUMBERED

Allotment 292 in DPG3059 being portion of the land comprised in Certificate of Title ,
Register Book

Volume 5895 Folio 119

NOW WHOLE OF THE LAND IN

C.T. VOL. 5908 FOL. 102

ESTATE AND INTEREST

ESTATE IN FEE SIMPLE

ENCUMBRANCES

NIL

ENCUMBRANCER (Full Name and Address)

VILLEGAS MONTECINO
JESSE BARDAJE and **STEPHANIE BARDAJE** both of Allotment 292 Coker
Street Ferryden Park 5010 ("The Owner")

(Note: In this instrument the expression "the Owner" include the Encumbrancer and each successive registered proprietor of the land comprised in the Certificate of Title being encumbered.)

ENCUMBRANCEE (Full Name, Address and Mode of Holding)

SOUTH AUSTRALIAN HOUSING TRUST of Riverside Centre
North Terrace ADELAIDE 5000 ("The Encumbrancee")

OPERATIVE CLAUSE

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND
ABOVE DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE SUBJECT TO THE
ENCUMBRANCES AND OTHER INTERESTS AS SHOWN HEREON WITH AN ANNUITY
OR RENT CHARGE OF

(a) Insert the amount of the annuity or rent charge

(a) Ten cents (10c)

(b) State the term of the annuity or rent charge. If for life use the words "during his or her lifetime"

(b) TO BE PAID TO THE ENCUMBRANCEE
in perpetuity

(c) State the times appointed for payment of the annuity or rent charge. Any special covenants may be inserted on page 2.

(c) AT THE TIMES AND IN THE MANNER FOLLOWING

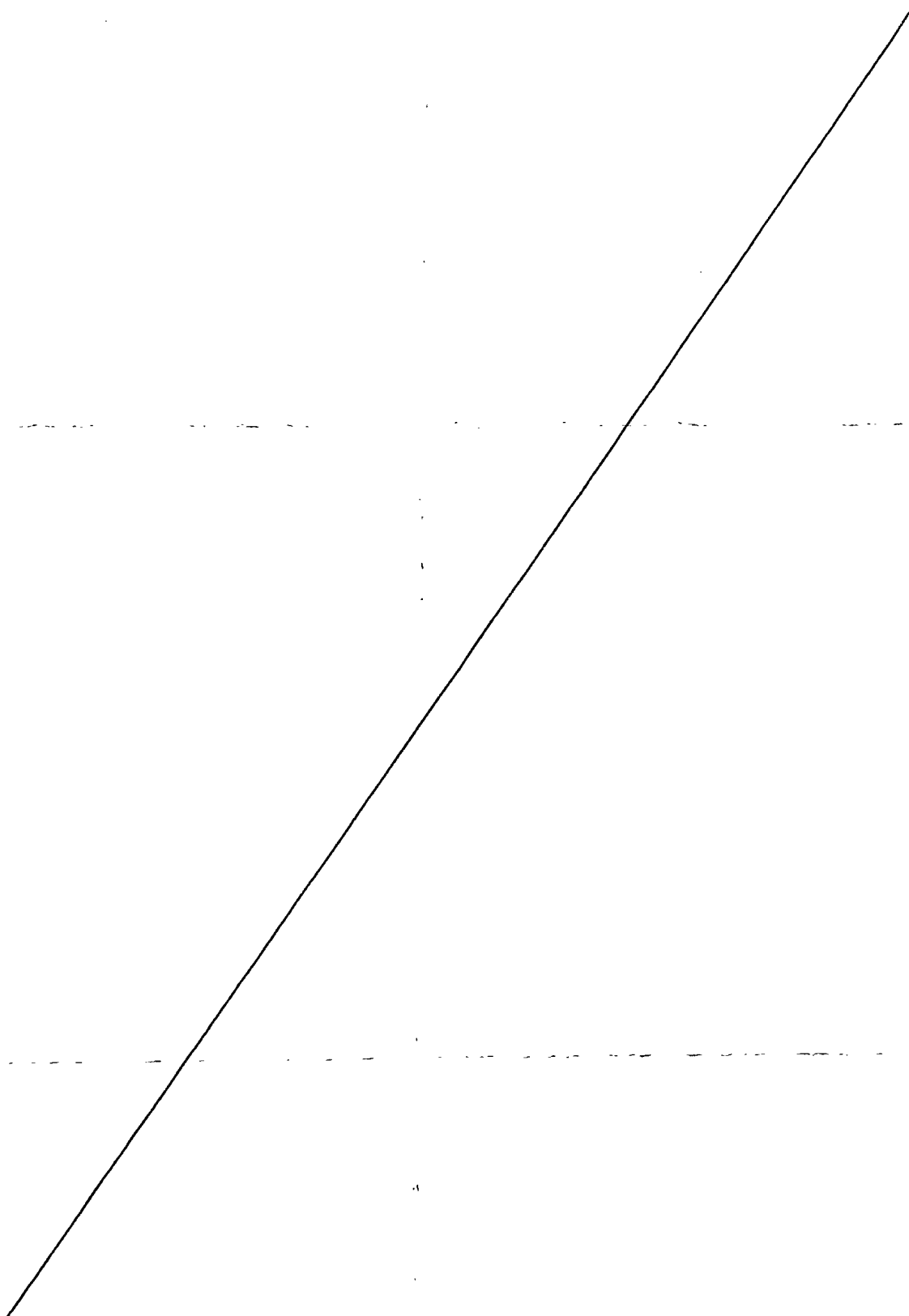
Payable (if demanded by the Encumbrancee) on the 1st day of January in each year (starting on the 1st day of January in the next calendar year immediately following the date of execution of this instrument) to the intent—

- that the Encumbrancee will hold the annuity in fee simple to secure the compliance by the Owner with the covenants contained in this instrument; and
- that the Encumbrancee will not demand payment of the annuity if, and so long as, the Owner complies with all of the covenants

The
Development
Zone

The whole of the land defined as "Project Area" in an Agreement dated 29th January 1999 between the Encumbrancee and Urban Pacific Limited ACN 081 119 495 and another party, more particularly delineated in GRO Plan GP 63/2000

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE as follows:



IT IS COVENANTED by the Owner with the Encumbrancee and with all other persons claiming under the Encumbrancee as purchasers of any land in the Development Zone (as defined on the front page of this instrument) as follows to the intent:

- that the covenants in this instrument will run with and bind the land; and
- that the benefit of each of the covenants will be annexed to, and pass to future owners of, each and every part of the Development Zone.

1. No change of use without Encumbrancee's approval

The land must not be used for any purpose other than a single residential dwelling except with the prior written approval of the Encumbrancee.

2. No building without Encumbrancee's approval

2.1. The Owner must not do (or cause, suffer or permit to be done) any of the following on the land except in strict accordance with plans and specifications that have received the prior written approval of the Encumbrancee -

- 2.1.1. erect a building or structure;
- 2.1.2. carry out any siteworks including paths and driveways;
- 2.1.3. erect a fence or wall;
- 2.1.4. erect any external sign, hoarding, tank, solar water heater, airconditioner, mast, pole, television antenna, satellite dish or radio aerial, letterbox or clothes line either freestanding or fixed to any other building or structure; or
- 2.1.5. erect or place any external floodlights or spotlights.

2.2. The Owner must not submit any plans of building works to the Council for its approval until it has obtained the approval of the Encumbrancee.

3. Encumbrance Housing Design Guidelines

The Encumbrancee will not act unreasonably in refusing any approval or imposing any condition of approval under clause 2. But a refusal or a condition cannot be deemed unreasonable if -

- 3.1. the proposal as submitted is contrary to any provision in the Housing Design Guidelines; or
- 3.2. a corporate member of either the Royal Australian Institute of Architects or the Royal Australian Planning Institute certifies that the proposed works would have an adverse effect upon the development,

appearance, health or amenity of the locality in which the land is situated or upon any part of that locality.

- 3.3. Either party may refer a dispute under clause 3 to a mutually agreed corporate member or failing agreement a corporate member appointed by the President of the relevant Institute who shall act as an expert and not an arbitrator and whose decision shall be final and binding on the parties. The costs of any report or certification under clause 3.2 and of any expert appointed under this clause will be borne by the Encumbrancer.

4. Amenity features

- 4.1. The Owner must not remove (or cause, suffer or permit the removal of) any trees on or adjacent to the land as identified on the Allotment Development Plans ("the identified trees") except with the prior written approval of the Encumbrancee:-

- 4.2. The Owner must not submit dwelling plans and specifications to the Encumbrancee for approval, unless the plans and specifications are accompanied by a certificate from a consulting structural engineer that the foundations and footings have been designed for construction to resist any damage that might otherwise be caused by the existence or proximity of identified trees on or adjacent to the land.

4.3. Consent for Removal

The Encumbrancee will not act unreasonably in refusing any approval or imposing any condition of approval under clause 4. But a refusal or a condition cannot be deemed unreasonable if:-

- 4.3.1. the proposal as submitted is contrary to any provision in the Housing Design Guidelines; or
- 4.3.2. a consulting Arboriculturalist of the Botanical Gardens of South Australia or the South Australian Society of Arboriculture ("the Society") certifies the identified tree is not detrimentally affected by age or disease.
- 4.4. Either party may refer a dispute under clause 4 to a mutually agreed Arboriculturalist, or failing agreement appointed by the President for the time being of the Society who shall act as an expert and not an arbitrator and whose decision shall be final and binding on the parties. The costs of any report or certification and of any expert appointed under this clause will be borne by the Encumbrancer.

4.5. Definitions

In this clause -

4.5.1. “identified trees” means a tree or trees (or part thereof) which the Encumbrancee has identified on the Allotment Development Plans of significant visual and aesthetic character and amenity requiring retention;

4.5.2. “Allotment Development Plans” means those plans which define the permissible Building Envelope for each allotment on which trees not to be removed are delineated.

5. No land division without Encumbrancee’s approval

The Owner must not divide the land except with the prior written approval of the Encumbrancee.

6. Planning and zoning laws

6.1. The land must not be used or developed except in accordance with -

6.1.1. any laws relating to planning or zoning from time to time in force; and

6.1.2. the conditions of any relevant consent or approval given by any Council or other relevant planning authority.

6.2. Any approval granted by the Encumbrancee does not constitute an agreement or representation as to adequacy, suitability or fitness of the proposal, plans or specifications so approved, nor that the Council will grants its approval. The Owner acknowledges that the Owner will not place any reliance on the Encumbrancee’s approval , whether for the purposes of planning or zoning laws or otherwise.

7. No delay

The Owner -

7.1. must not permit any undue delay to occur in the commencement or completion of any works approved under clause 2; and

7.2. must not permit the commencement of the construction of a dwelling on the land to be delayed beyond a time limit of six (6) months after the date of this instrument (or such further time as the Encumbrancee in its absolute discretion may agree in writing with the Owner).

7.3. must not permit the completion of the construction of a dwelling on the land to be delayed beyond a time limit of twelve (12) months after the date of commencement of construction (or such further time as the Encumbrancee in its absolute discretion may agree in writing with the Owner).

8. Option to buy back for Default

If the construction of a dwelling on the land is not commenced or progressed before the expiry of the time limits stated in clause 7 (or such further time as the Encumbrancee in its absolute discretion may agree in writing with the Owner), then the following provisions will apply:-

- 8.1. The Encumbrancee may give written notice to the Owner to remedy the default by commencing and proceeding with or completing (as the case may require) the construction of a dwelling in accordance with the plans and specifications approved by the Encumbrancee.
 - 8.2. The Owner must, within one (1) calendar month after the date of a request under clause 8.1 comply with the terms of that notice.
 - 8.3. If the Owner without reasonable cause fails to comply with the notice under clause 8.1 the Encumbrancee may forthwith and without prejudice to any other power, right or remedy, in exercise of its power of sale sell the land in a manner and for a price and on such terms and conditions as it may elect in its sole discretion.
 - 8.4. In addition to its rights under clause 8.3 the Encumbrancee has the option to purchase the land (and any improvements) from the Owner at a price equal to the total of:-
 - 8.4.1. the price paid for the land by the Owner to the Encumbrancee; and
 - 8.4.2. the market value (if any) at the date of exercise of the option of the improvements then erected on the land such value to be determined by valuation of a licensed valuer nominated by the President or Acting President for the time being of the Australian Property Institute (SA Division) at the request of the Encumbrancee and at the Owner's cost.
- with a settlement date being thirty (30) days after the determination of the price and otherwise on the same terms of conditions as the contract of sale made between the Encumbrancee as Vendor and the Owner as Purchaser.
- 8.5. The Owner will pay to the Encumbrancee on demand all costs (including legal costs) and expenses incurred by the Encumbrancee in respect of any breach by the Owner of its obligations under this Encumbrance and any action taken to remedy such breach. The Encumbrancee may recover, from the Owner those costs in any Court of competent jurisdiction or, at the Encumbrancee's election the costs may be deducted from the price paid to the Owner at settlement of the sale of the land.

9. Maintenance of landscaping

- 9.1. The Owner must not allow the maintenance of the landscaping and recreational and car parking areas on the land to fall below a standard that is in keeping with other new allotments being the product of the renewal process.
- 9.2. The Encumbrancee must act in good faith in determining the standard acceptable to it for the purposes of this clause and at all times determination of an acceptable standard and a decision to take any action will be totally at the Encumbrancee's discretion.

10. Notice to rectify breach

- 10.1. The Encumbrancee, or a servant, agent or contractor of the Encumbrancee, may enter the land at any time, (after giving at least 24 hours notice to the Owner), for the purpose of inspecting the land to determine whether any of the Owner's obligations under this instrument has been breached. The Owner must not do (nor cause nor permit the doing of) anything to obstruct or hinder such entry or inspection.
- 10.2. If the Encumbrancee serves a written notice upon the Owner specifying a breach of any of the Owner's obligations under clauses 1, 2, 4, 5 or 9; and
- 10.3. the Owner fails to remedy the breach within one calendar month from the date of service of the notice, then
- 10.4. the Encumbrancee its servants, agents and contractors may enter the land and may take such action as the Encumbrancee deems necessary to remedy the breach; and
- 10.5. the Encumbrancee may recover from the Owner, in any court of competent jurisdiction, the costs incurred in remedying the breach.

11. Acknowledgment of building scheme

The Owner acknowledges for the Owner and the Owner's successors in title -

- 11.1. that the foregoing covenants are entered into and undertaken for the purposes of the Encumbrancee's scheme of development for the lands comprised in the Development Zone; and
- 11.2. that the Encumbrancee has warranted that it has required, and will continue to require, each purchaser of land in the Development Zone, as a condition of its sale, to the extent permitted by law from time to time to execute an instrument in similar form to this instrument and containing similar covenants and other stipulations.

12. Waiver

12.1. The Encumbrancee, in its absolute discretion, may at any time modify, waive or release:-

12.1.1. any of the foregoing covenants; or

12.1.2. any covenants or stipulations contained in the Housing Design Guidelines or in any other instrument relating to the land;

12.1.3. any of the covenants contained in any similar instrument relating to any other land in the said Development Zone (regardless of whether the instrument was entered before or after this instrument).

12.2. A modification, waiver or release under clause 12.1.3 does not release the Owner from any of the covenants or stipulations referred to in clause 12.1.1 or 12.1.2.

13. Release of Owner upon sale

Once a dwelling has been completed on the land in accordance with the terms of the approval required under clause 2.1, the following provisions will apply -

13.1. The rent charge and covenants contained in this instrument will be binding only upon the registered proprietor for the time being of the land.

13.2. Subject to clause 13.3, each successive registered proprietor of the land will be released from the payment of the rent charge and from the performance of the covenants immediately upon transferring the fee simple in the land to another person.

13.3. Despite a transfer as referred to in clause 13.2, the rights of the Encumbrancee will be preserved against any former registered proprietor, in relation to a breach of this Encumbrance which occurred either before the transfer or by reason of the transfer.

14. Sunset clause

The rights and obligations of the Encumbrancee (but not those of any person claiming under the Encumbrancee as purchasers of any land in the Development Zone) will cease from whichever of the following dates occurs first:-

14.1. a date six (6) months after the practical completion of an approved dwelling upon the last remaining vacant allotment in the Development Zone (excluding any allotment upon which no dwelling is permitted to be erected);

14.2. the 1st day of January 2015.

15. Service of notices

15.1. A notice may be served on the Owner either:

15.1.1. by posting the notice in a prepaid envelope to the last known address of the Owner; or

15.1.2. if a dwelling has been erected on the land, by leaving the notice at or attached to the dwelling.

15.2. A Notice may be served on the Encumbrancee by being left at or posted in a prepaid envelope addressed to the Encumbrancee at its registered office in South Australia.

15.3. A notice served by post is deemed to have been served two (2) business days after posting.

16. Interpretation

16.1. In this instrument:-

16.1.1. a reference to any gender includes all genders;

16.1.2. the singular includes the plural and vice versa;

16.1.3. a reference to a person includes a body corporate and vice versa;

16.1.4. a reference to a party includes the heirs, executors, successors or assigns of that party;

16.1.5. "the Owner" includes the Encumbrancer and each successive registered proprietor of the land (and, if there are two or more Owners at any time, the liability of those persons is joint and several);

16.1.6. "the Development Zone" means the Development Zone as defined on the front page of this instrument;

16.1.7. "the land" means the land subject to this instrument and includes any part of the land;

16.1.8. "Housing Design Guidelines" means the Housing Design Guidelines as varied from time to time, a current copy of which is annexed to the contract for the sale of the land to the Owner;

16.1.9. "Council" means the local government body for the area in which the land is situated;

16.1.10. the construction of a dwelling on the land will not be deemed to have commenced until footings for the dwelling have been completed in accordance with an approval given by the Encumbrancee under clause 2.1.

16.2. Nothing in this instrument prejudices:-

16.2.1. the entitlement of the Encumbrancee to all the powers, rights and remedies given to Encumbrancees under statute law or common law; or

16.2.2. the rights of the Encumbrancee (or of any other person) to an injunction or to damages in respect of a breach of any covenant by the Owner (or a previous Owner).

16.3. The burden of proving compliance with the covenants in this instrument lies on the Owner.