Equitable Law
Barristers & Solicitors

QINSONG FAN AND MIAOMIAO ZHANG

(Vendor)

and

THE PURCHASER DEFINED IN ITEM 1 OF PART A

(Purchaser)

FORM 1 VENDOR'S STATEMENT

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Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A - Parties and land

1.	Purchaser:	_____	
	Address:	_____	
2.	Purchaser's registered agent:	_____	☐
	Address:	_____	
3.	Vendor:	QINSONG FAN AND MIAOMIAO ZHANG	
	Address:	14 MALVERN AVENUE MALVERN SA 5061	
4.	Vendor's registered agent:	KLEMICH REAL ESTATE	☒
	Address:	1/245 FULLARTON ROAD EASTWOOD SA 5063	
5.	Date of contract:	/ /	
6.	Description of the land:	11A PARKWOOD GROVE KLEMZIG SA 5087 BEING ALLOTMENT 702 IN DEPOSITED PLAN 121053 IN THE AREA NAMED KLEMZIG HUNDRED OF YATALA AND BEING THE WHOLE OF CERTIFICATE OF TITLE VOLUME 6228 FOLIO 696	

Part B - Purchaser's cooling-off rights and proceeding with the purchase

To the purchaser:

Right to cool-off
(section 5)

1 Right to cool-off and restrictions on that right

You may notify the vendor of your intention not to be bound by the contract for the sale of the land UNLESS -

(a) you purchased by auction; or

(b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or

(c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or

(d) you are a body corporate and the land is not residential land; or

(e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or

(f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or

(g) the contract also provides for the sale of a business that is not a small business.

2 Time for service

The cooling-off notice must be served -

(a) if this form is served on you before the making of the contract - before the end of the second clear business day after the day on which the contract was made; or

(b) if this form is served on you after the making of the contract - before the end of the second clear business day from the day on which this form is served.

However, if this form is not served on you at least 2 clear business days before the time at which settlement takes place, the cooling-off notice may be served at any time before settlement.

3 Form of cooling-off notice

The cooling-off notice must be in writing and must be signed by you.

4 Methods of service

The cooling-off notice must be -

(a) given to the vendor personally; or

(b) posted by registered post to the vendor at the following address: 14 MALVERN AVENUE MALVERN SA 5061 (being the vendor's last known address); or

(c) transmitted by ~~fax~~ or email to the following fax number: email address: andrew@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 a 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;

(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;

(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, QINSONG FAN AND MIAOMIAO ZHANG of 14 MALVERN AVENUE MALVERN SA 5061,

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

Date: 28/02/25 Signed: Miaomiao Zhang (Feb 28, 2025 11:49 GMT+10.5)

Date: 28/02/25 Signed: Qinsong Fan (Feb 28, 2025 11:54 GMT+10.5)

Part D - Certificate with respect to prescribed inquiries by registered agent ☒
(section 9)

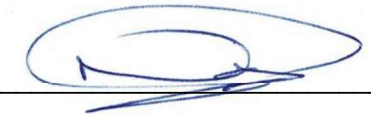
To the purchaser:

I, NAYSAN MORTAZAVI

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: NIL

Date: 27/02/2025

Signed:  _____

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

Schedule - Division 1

Particulars of mortgages, charges and prescribed encumbrances affecting the land
(section 7(1)(b))

Note -

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

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

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

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

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

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

(b) the mortgage, charge or prescribed encumbrance -

(i) is one 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 33. Other charges -

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

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

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

Table of particulars

Column 1	**Column 2**	**Column 3**

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

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, but not in the case of –

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

(b) the heading "4. Development Act 1993" and items 4.1 and 4.2; and

(c) the heading "5. Repealed Act conditions" and item 5.1,

which must be retained as part of this statement whether applicable or not.]

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

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

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

1	General		
1.1	Mortgage of land *[**Note:** Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☒
		Will this be discharged or satisfied prior to or at settlement?	[YES]
		Are there attachments? *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* REFER TO ANNEXURE B - CERTIFICATE OF TITLE Number of mortgage (if registered): 13658580 Name of mortgagee: MEMBERS EQUITY BANK LTD. (ACN: 070 887 679)	[YES]
1.2	Easement (whether over the land or annexed to the land) Note - "Easement" includes rights of way and party wall rights. *[**Note:** Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☒
		Will this be discharged or satisfied prior to or at settlement?	[NO]
		Are there attachments? *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* EASEMENTS – REFER TO ANNEXURE B - CERTIFICATE OF TITLE	[YES]

		Description of land subject to easement: WHOLE OF THE LAND IN CT VOLUME 6228 FOLIO 696 Nature of easement: REFER TO ANNEXURE B - CERTIFICATE OF TITLE – PARTY WALL RIGHTS STATUTORY EASEMENT – REFER TO ANNEXURE A - PROPERTY INTEREST REPORT Description of land subject to easement: PORTION OF THE LAND IN CT VOLUME 6228 FOLIO 696 Nature of easement: STATUTORY EASEMENT ~~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**~~ **N/A**	~~Restrictive covenant~~ ~~*[**Note:** Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*~~	~~***Is this item applicable?***~~ ~~***Will this be discharged or satisfied prior to or at settlement?***~~ ~~***Are there attachments?***~~ ~~*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*~~ ~~Nature of restrictive covenant~~ ~~Name of person in whose favour restrictive covenant operates:~~ ~~Does the restrictive covenant affect the whole of the land being acquired?~~ ~~[ ]~~ ~~If NO, give details: [ ]~~ ~~Does the restrictive covenant affect land other than that being acquired? [ ]~~	☐ ~~[ ]~~ ~~[ ]~~
~~**1.4**~~ **N/A**	~~Lease, agreement for lease, tenancy agreement or licence~~	~~***Is this item applicable?***~~	☐ ~~[ ]~~

		Will this be discharged or satisfied prior to or at settlement?	
	(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) *[**Note:** Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Are there attachments?*** *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars)* Names of parties: Period of lease, agreement for lease etc: Is the lease, agreement for lease etc in writing? [NO] 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):	[ ]
1.5	Caveat	***Is this item applicable?***	☐
N/A		***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 and address of caveator: Particulars of interest claimed:	[ ]
1.6	Lien or notice of a lien	***Is this item applicable?***	☐
N/A		***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):* Land or other property subject to lien: Nature of lien:	[ ]

		Name and address of person who has imposed lien or given notice of it:	
2	***Aboriginal Heritage Act 1988***		
2.1 **N/A**	section 9 – Registration in central archives of an Aboriginal site or object	***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):*	[ ]
		Particulars of the register entry:	
2.2 **N/A**	section 24 – Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site	***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: Site or area to which notice relates: Directions (as stated in notice):	
2.3 **N/A**	Part 3 Division 6 – Aboriginal heritage 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: Description of property subject to agreement: Names of parties: Terms of agreement:	
5	***Development Act 1993***		

5.1	section 42 – Condition (that continues to apply) of a development authorisation *[**Note:** Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* REFER TO ANNEXURE C - LOCAL COUNCIL SEARCH Date of authorisation: 17 MAY 2018 Name of relevant authority that granted authorisation: CITY OF PORT ADELAIDE ENFIELD Condition(s) of authorisation: REFER TO ANNEXURE C - LOCAL COUNCIL SEARCH Date of authorisation: 7 SEPTEMBER 2020 Name of relevant authority that granted authorisation: CITY OF PORT ADELAIDE ENFIELD Condition(s) of authorisation: REFER TO ANNEXURE C - LOCAL COUNCIL SEARCH	☒ [NO] [YES]
~~**5.2**~~ **N/A**	~~section 50(1) – Requirement to vest land in a council or the Crown to be held as open space~~	~~***Is this item applicable?***~~ ~~***Will this be discharged or satisfied prior to or at settlement?***~~ ~~***Are there attachments?***~~ ~~*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*~~ ~~Date requirement given:~~ ~~Name of body giving requirement:~~ ~~Nature of requirement:~~ ~~Contribution payable (if any):~~	☐ ~~[ ]~~ ~~[ ]~~
~~**5.3**~~ **N/A**	~~section 50(2) – Agreement to vest land in a council or the Crown to be held as open space~~	~~***Is this item applicable?***~~ ~~***Will this be discharged or satisfied prior to or at settlement?***~~ ~~***Are there attachments?***~~ ~~*If YES, identify the attachment(s) (and,*~~	☐ ~~[ ]~~ ~~[ ]~~

		if applicable, the part(s) containing the particulars): Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):	
5.4 **N/A**	section 55 – Order to remove or perform work	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):	☐ [ ] [ ]
5.5 **N/A**	section 56 – Notice to complete development	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	☐ [ ] [ ]
5.6 **N/A**	section 57 – Land management agreement	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*	☐ [ ] [ ]

		~~Date of agreement:~~ ~~Names of parties:~~ ~~Terms of agreement:~~	
~~**5.7**~~ **N/A**	~~section 60 – Notice of intention by building owner~~	~~***Is this item applicable?***~~ ~~***Will this be discharged or satisfied prior to or at settlement?***~~ ~~***Are there attachments?***~~ ~~*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*~~ ~~Date of notice:~~ ~~Building work proposed (as stated in the notice):~~ ~~Other building work as required pursuant to the Act:~~	☐ ~~[ ]~~ ~~[ ]~~
~~**5.8**~~ **N/A**	~~section 69 – Emergency order~~	~~***Is this item applicable?***~~ ~~***Will this be discharged or satisfied prior to or at settlement?***~~ ~~***Are there attachments?***~~ ~~*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*~~ ~~Date of order:~~ ~~Name of authorised officer who made order:~~ ~~Name of authority that appointed the authorised officer:~~ ~~Nature of order:~~ ~~Amount payable (if any):~~	☐ ~~[ ]~~ ~~[ ]~~
~~**5.9**~~ **N/A**	~~section 71 – Fire safety notice~~	~~***Is this item applicable?***~~ ~~***Will this be discharged or satisfied prior to or at settlement?***~~ ~~***Are there attachments?***~~ ~~*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*~~ ~~Date of notice:~~	☐ ~~[ ]~~ ~~[ ]~~

		~~Name of authority giving notice:~~ ~~Requirements of notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~	
~~**5.10**~~ **N/A**	~~section 84 – Enforcement notice~~	~~***Is this item applicable?***~~ ~~***Will this be discharged or satisfied prior to or at settlement?***~~ ~~***Are there attachments?***~~ ~~*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*~~ ~~Date notice was given:~~ ~~Name of relevant authority giving notice:~~ ~~Nature of directions contained in notice:~~ ~~Building work (if any) required to be carried out:~~ ~~Amount payable (if any):~~	☐ ~~[ ]~~ ~~[ ]~~
~~**5.11**~~ **N/A**	~~section 85(6), 85(10) or 106 – Enforcement order~~	~~***Is this item applicable?***~~ ~~***Will this be discharged or satisfied prior to or at settlement?***~~ ~~***Are there attachments?***~~ ~~*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*~~ ~~Date order made:~~ ~~Name of court that made order:~~ ~~Action number:~~ ~~Names of parties:~~ ~~Terms of order:~~ ~~Building work (if any) required to be carried out:~~	☐ ~~[ ]~~ ~~[ ]~~
~~**5.12**~~ **N/A**	~~Part 11 Division 2 - Proceedings~~	~~***Is this item applicable?***~~	☐ ~~[ ]~~

		~~***Will this be discharged or satisfied prior to or at settlement?***~~	
			~~[ ]~~
		~~***Are there attachments?***~~ ~~*If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*~~	
		~~Date of commencement of proceedings:~~	
		~~Date of determination or order (if any):~~	
		~~Terms of determination or order (if any):~~	
6	***Repealed Act conditions***		
~~**6.1**~~ **N/A**	~~Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)~~ ~~*[**Note:** Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*~~	~~***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 conditions:~~	~~[ ]~~ ~~[ ]~~
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?	[YES]
		Are there attachments? *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* REFER TO ANNEXURE E - EMERGENCY SERVICES LEVY CERTIFICATE	[YES]
		Date of notice: 26/02/2025	
		Amount of levy payable: $0.00	
19	***Land Tax Act 1936***		
19.1	Notice, order or demand for payment of land tax	***Is this item applicable?***	☒

		Will this be discharged or satisfied prior to or at settlement?	[YES]
		Are there attachments? *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* REFER TO ANNEXURE D - LAND TAX CERTIFICATE	[YES]
		Date of notice, order or demand: 26/02/2025	
		Amount payable (as stated in the notice): $0.00	
21	***Local Government Act 1999***		
	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?	[YES]
		Are there attachments? *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* REFER TO ANNEXURE C - LOCAL COUNCIL SEARCH	[YES]
		Date of notice, order etc:	
		Name of council by which, or person by whom, notice, order etc is given or made: CITY OF PORT ADELAIDE ENFIELD	
		Land subject thereto: REFER TO ANNEXURE C - LOCAL COUNCIL SEARCH	
		Nature of requirements contained in notice, order etc: RATES (CURRENT YEAR)	
		Time for carrying out requirements: REFER TO ANNEXURE C - LOCAL COUNCIL SEARCH	
		Amount payable (if any): $489.00	
29	***Planning, Development and Infrastructure Act 2016***		
29.1	Part 5 – Planning and Design Code	***Is this item applicable?***	☒
		Will this be discharged or satisfied prior to or at settlement?	[NO]

		Are there attachments? *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* REFER TO ANNEXURE C - LOCAL COUNCIL SEARCH	[YES]
	*[**Note:** Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): GN GENERAL NEIGHBOURHOOD Airport Building Heights (Regulated) (All structures over 110 metres) Affordable Housing Hazards (Flooding - Evidence Required) Prescribed Wells Area Regulated and Significant Tree Stormwater Management Traffic Generating Development Urban Tree Canopy Is the land situated in a State Heritage place? NO Is the land designated as a place of local heritage value? NO Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land? NO Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? NO	
~~**29.2**~~ **N/A**	~~section 127 – Condition (that continues to apply) of a development authorisation~~	~~***Is this item applicable?***~~ ~~***Will this be discharged or satisfied prior to or at settlement?***~~ ~~***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 the authorisation: _____ Condition(s) of authorisation: _____	
29.3 **N/A**	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: _____ Building work proposed (as stated in the notice): _____ Other building work as required pursuant to the Act: _____	[_____]
29.4 **N/A**	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 or work to be carried out: _____	[_____]
29.5 **N/A**	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**~~ **N/A**	~~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**~~ **N/A**	~~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**~~ **N/A**	~~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 **N/A**	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: Name of parties: Terms of agreement:	[ ] [ ]
29.10 **N/A**	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 **N/A**	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: ~~_____~~ Name of parties: ~~_____~~ Terms of agreement: ~~_____~~ Contribution payable (if any): ~~_____~~	
~~29. 12~~ **N/A**	~~Part 16 Division 1 – Proceedings~~	***~~Is this item applicable?~~*** ***~~Will this be discharged or satisfied prior to or at settlement?~~***	~~[ ]~~
		~~Are there attachments?~~ *~~If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):~~*	~~[ ]~~
		Date of commencement of proceedings: ~~_____~~ Date of determination or order (if any): ~~_____~~ Terms of determination or order (if any): ~~_____~~	
~~29. 13~~ **N/A**	~~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 relevant authority giving notice: ~~_____~~ Nature of directions contained in notice: ~~_____~~ Building work (if any) required to be carried out: ~~_____~~ Amount payable (if any): ~~_____~~	
~~29. 14~~ **N/A**	~~section 214(6), 214(10) or 222 – Enforcement order~~	***~~Is this item applicable?~~*** ***~~Will this be discharged or satisfied prior to or at settlement?~~***	~~[ ]~~
		~~Are there attachments?~~ *~~If YES, identify the attachment(s) (and,~~*	~~[ ]~~

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

~~Date order made:~~
~~Name of court that made order:~~
~~Action number:~~
~~Name of parties:~~
~~Terms of order:~~

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

Annexures

Copies of all the following documents are annexed:

(1) Annexure A - Property Interest Report
(2) Annexure B - Certificate of Register Title
(3) Annexure C - Local Government Search
(4) Annexure D - Land Tax Certificate
(5) Annexure E - ESL Certificate
(6) Annexure F - SA Water Certificate
(7) Annexure G - Form R3

Acknowledgement of Receipt of Form 1 Vendor's Statement

*We, the abovenamed Purchaser, acknowledge having received this Form 1 with the annexures as set out above.

Dated this …… day of …….. ……2025

Signed: ……
(Purchaser)

Signed: ……
(Purchaser)

ANNEXURE – A

PROPERTY INTEREST REPORT

Property Interest Report

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

Title Reference	CT 6228/696	**Reference No.**	2651372
Registered Proprietors	Q*FAN & ANR	**Prepared**	25/02/2025 18:46
Address of Property	11A PARKWOOD GROVE, KLEMZIG, SA 5087		
Local Govt. Authority	CITY OF PORT ADELAIDE ENFIELD		
Local Govt. Address	PO BOX 110 PORT ADELAIDE BC 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 *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.2	Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.3	Restrictive covenant *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.	***Aboriginal Heritage Act 1988***	
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

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

3. *Burial and Cremation Act 2013*

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

4. *Crown Rates and Taxes Recovery Act 1945*

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

5. *Development Act 1993* (repealed)

5.1	section 42 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for 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
5.2	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 *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for 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

7. *Emergency Services Funding Act 1998*

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au

8. *Environment Protection Act 1993*

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940* (repealed)

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

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated. also Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title also For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority also Contact the Local Government Authority for other details that might apply to a place of local heritage value also For details of declared significant trees affecting this title, contact the Local Government Authority also **Code Amendment** **Accommodation Diversity - The State Planning Commission is proposing refinements to policy to provide more flexibility in housing design to encourage housing choices to meet the needs of South Australians. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.** **Code Amendment** **Assessment Improvements - proposes a series of technical amendments to the Code informed through the experience of planning practitioners and other users to improve assessment outcomes. The Code Amendment forms part of the Government of South Australia's response to the Planning System Implementation Review; it will implement some of the recommendations of the Expert Panel that were supported by the Government. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800 752 664.** Planning and Land Use Services in the Department for Housing and Urban Development has no record of a Planning and Design Code Amendment affecting this title
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	*South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

36.1	Charge of any kind affecting the land (not included in another item)	Refer to the Certificate of Title also Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

ANNEXURE – B

CERTIFICATE OF REGISTER SEARCH, TITLE AND VALUATION PACKAGE, HISTORICAL SEARCH AND CHECK SEARCH

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 6228 Folio 696

Parent Title(s) CT 5642/30

Creating Dealing(s) RTC 13158299

Title Issued 18/09/2019 **Edition** 2 **Edition Issued** 19/11/2021

Estate Type

FEE SIMPLE

Registered Proprietor

QINSONG FAN
MIAOMIAO ZHANG
OF 2 PARKWOOD GROVE KLEMZIG SA 5087
AS JOINT TENANTS

Description of Land

ALLOTMENT 702 DEPOSITED PLAN 121053
IN THE AREA NAMED KLEMZIG
HUNDRED OF YATALA

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED B ON D121053 (RTC 13158299)

TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED A ON D121053 (RTC 13158299)

Schedule of Dealings

Dealing Number	Description
13658580	MORTGAGE TO MEMBERS EQUITY BANK LTD. (ACN: 070 887 679)

Notations

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

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PURPOSE:	DIVISION	AREA NAME:	KLEMZIG
MAP REF:	6628/39/K	COUNCIL:	CITY OF PORT ADELAIDE ENFIELD
LAST PLAN:		DEVELOPMENT NO:	040/D122/18/001/55001

APPROVED:
DIANNE CATTON
17/04/2019

DEPOSITED:
MARK MCNEIL
18/09/2019

D121053

SHEET 1 OF 2

64311_text_01_v03_Version_3

AGENT DETAILS: STATE SURVEYS PTY LTD
465B SOUTH ROAD
KESWICK SA 5035
PH: 82932939
FAX: 82932949

AGENT CODE: SSU9

REFERENCE: 17580

SURVEYORS CERTIFICATION: I RUHI AFNAN , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 4th day of September 2018
4th day of April 2019 Ruhi Afnan Licensed Surveyor

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5642	30		ALLOTMENT(S)	8	D	5656	YATALA		

OTHER TITLES AFFECTED:

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
NEW	701	SHORT	EASEMENT(S)	A	PARTY WALL RIGHTS	B	
NEW	702	SHORT	EASEMENT(S)	B	PARTY WALL RIGHTS	A	

ANNOTATIONS: PARTY WALL IS UNOCCUPIED
NO OCCUPATION ON THE SUBJECT LAND BOUNDARIES UNLESS SHOWN OTHERWISE

D121053

SHEET 2 OF 2

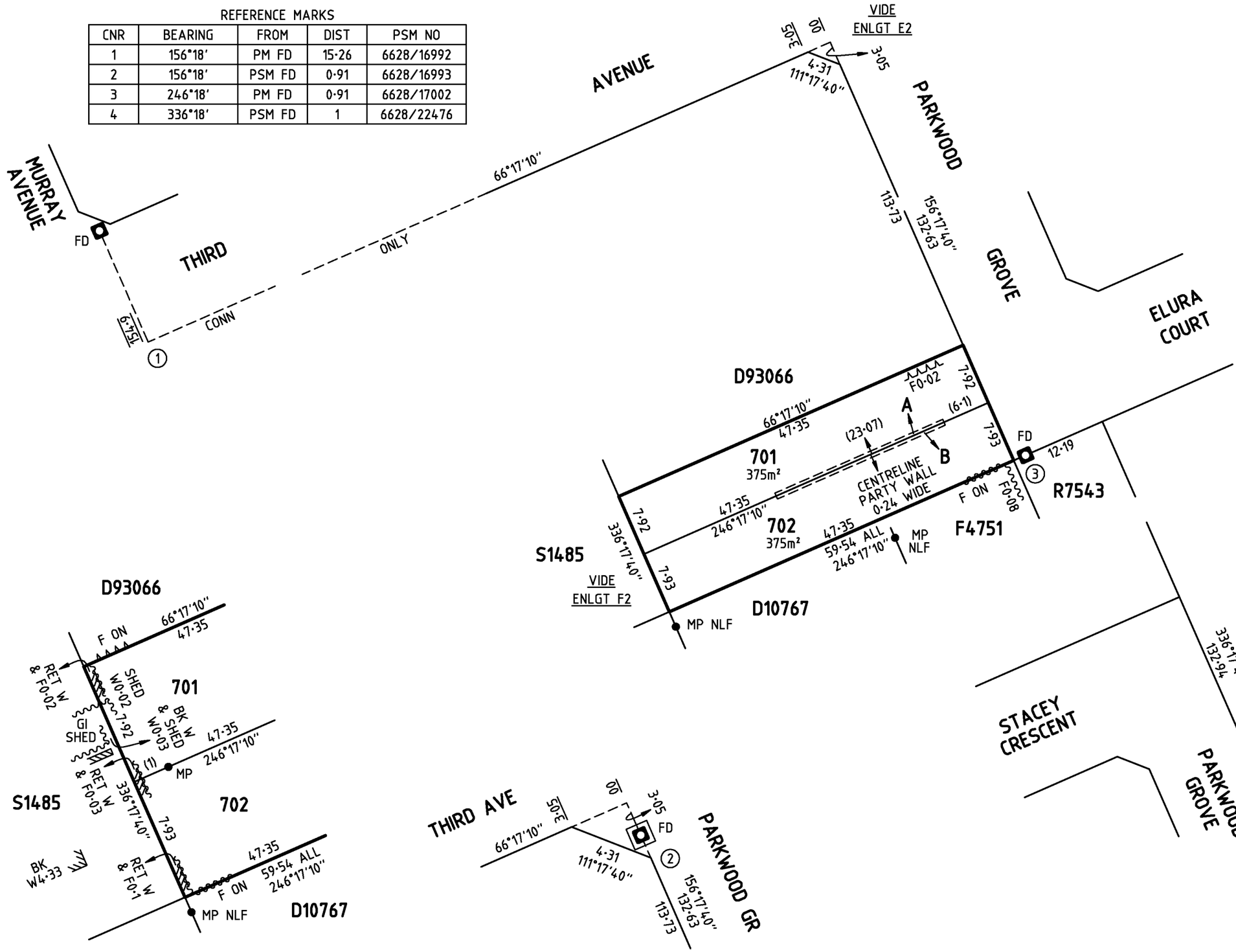
64311_pland_1_V01_Version_3

BEARING DATUM: MGA 94 ZONE 54
DERIVATION: PSM 6628/16992 - 6628/22476

TOTAL AREA:

REFERENCE MARKS

CNR	BEARING	FROM	DIST	PSM NO
1	156°18'	PM FD	15·26	6628/16992
2	156°18'	PSM FD	0·91	6628/16993
3	246°18'	PM FD	0·91	6628/17002
4	336°18'	PSM FD	1	6628/22476



ENLARGEMENT F2

NOT TO SCALE

ENLARGEMENT E2

NOT TO SCALE

SCALE METRES

0 5 10 15 20 25

STATE SURVEYS PTY LTD
465 South Road, Keswick SA 5035
Phone 8293 2939 Fax 8293 2949
planning@statesurveys.com.au

REFERENCE: 17580

VERSION: 6/09/2018 DRAWN: ADL

Certificate of Title

Title Reference	CT 6228/696
Status	CURRENT
Easement	YES
Owner Number	15202852
Address for Notices	11a PARKWOOD GR KLEMZIG, SA 5087
Area	375m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

QINSONG FAN
MIAOMIAO ZHANG
OF 2 PARKWOOD GROVE KLEMZIG SA 5087
AS JOINT TENANTS

Description of Land

ALLOTMENT 702 DEPOSITED PLAN 121053
IN THE AREA NAMED KLEMZIG
HUNDRED OF YATALA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13658580	MEMBERS EQUITY BANK LTD. (ACN: 070 887 679)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0603409016	CURRENT	11A PARKWOOD GROVE, KLEMZIG, SA 5087

Notations

Dealings Affecting Title

NIL

Notations on Plan

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NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0603409016
Type	Site & Capital Value
Date of Valuation	01/01/2024
Status	CURRENT
Operative From	01/07/2020
Property Location	11A PARKWOOD GROVE, KLEMZIG, SA 5087
Local Government	PORT ADELAIDE ENFIELD
Owner Names	MIAOMIAO ZHANG QINSONG FAN
Owner Number	15202852
Address for Notices	11a PARKWOOD GR KLEMZIG, SA 5087
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	5HDG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D121053 ALLOTMENT 702	CT 6228/696

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$470,000	$1,025,000			
Previous	$410,000	$910,000			

Building Details

Valuation Number	0603409016

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Building Style	Contemporary
Year Built	2019
Building Condition	Very Good
Wall Construction	Cement Sheet; Weatherbrd; Log
Roof Construction	Steel Decking
Equivalent Main Area	239 sqm
Number of Main Rooms	5

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

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Product	Check Search
Date/Time	25/02/2025 06:46PM
Customer Reference	11AParkwoodPIR
Order ID	20250225012118

Certificate of Title

Title Reference: CT 6228/696

Status: CURRENT

Edition: 2

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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Product	Historical Search
Date/Time	25/02/2025 06:46PM
Customer Reference	11AParkwoodPIR
Order ID	20250225012118

Certificate of Title

Title Reference: CT 6228/696

Status: CURRENT

Parent Title(s): CT 5642/30

Dealing(s) Creating Title: RTC 13158299

Title Issued: 18/09/2019

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
16/11/2021	19/11/2021	13658580	MORTGAGE	REGISTERED	MEMBERS EQUITY BANK LTD. (ACN: 070 887 679)
16/11/2021	19/11/2021	13658579	DISCHARGE OF MORTGAGE	REGISTERED	12986902
11/09/2018	13/09/2018	12986902	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

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ANNEXURE – C

LOCAL GOVERNMENT SEARCH

PORT ADELAIDE ENFIELD

CERTIFICATE – COUNCIL CHARGES

Equitable Law
U 2 9-15 Field Street
ADELAIDE SA 5000

Certificate No: Cert110680
Date Issued: 28/02/2025
Valuer-Gen. No: 0603409016
Assessment No: 3113995

Property Owner(s): Ms Qinsong Fan & Miaomiao Zhang
Property Address: 11A Parkwood Grove KLEMZIG SA 5087
Parcel(s) Description: Allotment 702 D 121053 CT Vol 6228 Folio 696

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 :	1,957.95
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 :	(1,468.95)
Balance :	$489.00

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 2024; 2nd December 2024; 3rd March 2025 and 2nd June 2025**. Fines and interest will be added as provided by the *Local Government Act* 1999, as amended.

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

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

Chief Executive Officer

Per

BPAY **Biller Code:** 18192
Ref: 3113995

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: Cert110680
Address: 11A Parkwood Grove KLEMZIG SA 5087

Council Assessment Number: 3113995

	Prescribed Encumbrance	Other Particulars	
5	**Development Act 1993 (Repealed)**		
5.1	Section 42 - Condition (that continues to apply) of a development authorisation	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? : NO Application ID: 040/0688/18 Application Description: Two, two storey dwellings Date of Authorisation: 17 May 18 Name of relevant authority that granted authorisation: City of Port Adelaide Enfield Application ID: 040/2188/20 Application Description: Three 300mm high decks Date of Authorisation: 07 Sep 20 Name of relevant authority that granted authorisation: City of Port Adelaide Enfield Application ID: 040/0688/18 Conditions of Authorisation: Refer Attached Application ID: 040/2188/20 Conditions of Authorisation: Refer Attached	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 *Building Act* 1971 (repealed), the *City of Adelaide Development Control Act* 1976 (repealed), the *Planning Act* 1982 (repealed) or the *Planning and Development Act* 1966 (repealed)	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	Title or other brief description of zone, subzone and overlay and which the land is situated (as shown in the planning and design code) Is the land situated in a designated State Heritage Area? *Please refer to attached document from Plan SA* Is the land designated as a place of local heritage value? *Please refer to attached document from Plan SA* Is there declared to be a significant tree or a stand of trees declared to be significant trees on the land? *Please refer to attached document from Plan SA*	

		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? *Please refer to your Property Interest Report*	
29.2	Section 127 - Condition (that continues to apply) of a development authorisation	*Please refer to attached document from Plan SA*	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	*Public and Environmental Health (Waste Control) Regulations* 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval		N/A
31.3	*Public and Environmental Health (Waste Control) Regulations* 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)		N/A
32	**South Australian Public Health Act 2011**		
32.2	Section 92 - Notice		N/A
32.3	*South Australian Public Health (Wastewater) Regulations 2013* 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: 040/0688/18
1. Building indemnity insurance is required: Yes
2. Name of persons insured: QINSONG FAN AND MIAOMIAO ZHANG
3. Name of insurer: QBE
4. Limitations on the liability of the insurer: Refer to Policy
5. Name of the builder: FORMAT HOMES PTY LTD
6. Builders licence number: UBLD165229
7. Description of insured building work: SINGLE DWELLING
8. Date of issue of insurance: 20 Apr 18

Application No: 040/2188/20
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.

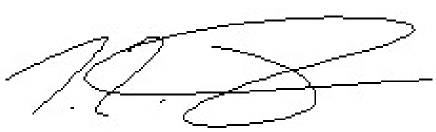
Signed for or on behalf of the agent:.. .. ..

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: .. 28th February 2025.. .. ..



Data Extract for Section 7 search purposes

Valuation ID 0603409016

Data Extract Date: 28/02/2025

Parcel ID: D121053 AL702

Certificate Title: CT6228/696

Property Address: 11A PARKWOOD GR KLEMZIG SA 5087

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.

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

Is there a tree or stand of trees declared 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

Decision Notification Form
Development Act 1993, Schedule 11

CITY OF
Port Adelaide Enfield

Development Application Number: 040/0688/18
Development Application Date: 20/03/2018
Registered on: 20/03/2018

To: Format Homes Pty Ltd
252 Grange Road
FLINDERS PARK SA 5025

on behalf of the owner:

Q Fan, M Zhang
11 Parkwood Gr
KLEMZIG SA 5087

Location of Proposed Development	11 Parkwood Gr KLEMZIG SA 5087 Allotment 8 D 5656 CT Vol 5642 Folio 30
Nature of Proposed Development	Two, two storey dwellings
Building Classification Assigned	1a & 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	4	20/04/2018
Building Rules Consent	Granted	0	11/05/2018
Development Approval	Granted	4	17/05/2018

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.

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.

CRorkeWickins

Signed ..... ☑ Caitlin Rorke-Wickins, Planning Development Officer
☑ Sheets Attached
17/05/2018

ATTACHMENTS 040/0688/18

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 040/0688/18 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

2. The finished floor level(s) of the proposed building(s) or structure(s) shall be constructed as per the herein approved plans.

3. All upper level window(s) to any side or rear elevations shall be obscured glass up to 1.7m from the finished floor level of the upper storey and shall incorporate awning windows with a maximum 125mm restricted winder, or any alternative screening to Council satisfaction.

4. 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 applicant is advised that any works (stormwater connections, driveways, etc) undertaken on Council owned land will require the approval of Council's City Assets Department, prior to any works being undertaken. Further information may be obtained from the City Assets Department on telephone 8405 6600.

- 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:

ATTACHMENTS 040/0688/18

- 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.
- 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 and Notes

Refer to privately certified documents prepared by Katnich Dodd Building Certifiers, reference: PC 58047 dated 11 May 2018.

Caitlin Rorke-Wickins
Planning Development Officer
17/05/2018

CITY OF
Port Adelaide Enfield

Schedule 19A
Statement of Compliance
Development Act 1993
Development Regulations – Regulation 83AB

Pursuant to Section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

Applicant	Format Homes Pty Ltd 252 Grange Road FLINDERS PARK SA 5025
Site Address	11 Parkwood Gr KLEMZIG SA 5087
Description of Building Work	Two, two storey dwellings
Building Classification	1a & 10a
Development No.	040/0688/18
Development Approval Date	17/05/2018

This statement must be accompanied by any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008

Part A - Builder's Statement

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier.

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.

2. All service connections have been made in accordance with the requirements of the relevant supply authority.*

3. All requirements under Regulation 76(3) of the Development Regulations 2008 relating to essential safety provisions have been satisfied.*

4. All notifications required under Section 59 of the Development Act 1993 have been given in accordance with that Act and the requirements of the Development Regulations 2008.*

**Strike out any item that is not relevant*

CITY OF
Port Adelaide Enfield

Schedule 19A
Statement of Compliance

Name: _____ Signed: _____

Status: _____ Licence No. _____ Date _____

Address _____ Contact Phone No. _____

_____

Part B – Owner's Statement

This part of the statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building work, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued on _____ (date to be inserted)

2. Any conditions of approval relating to the building work have been satisfied.

Name: _____ Signed: _____

Address: _____ Contact Phone No: _____

_____

Date: _____

ATTACHMENTS **040/0688/18**

CITY OF
Port Adelaide Enfield

Building Inspection Notification

Pursuant to Section 59 of the Development Act, 1993 the City of Port Adelaide Enfield requires 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 to provide the Council one business day's notice of the following.

* Circle the relevant stage of notification.

a) **Commencement** of building work upon site;

b) **Completion** of structural steel reinforcement for concrete footings or other floors prior to concrete pour;

c) **Completion** of wall, floor or roof framing prior to installation of linings;

d) **Completion** of all roof framing forming part of the building work prior to the installation of the roof covering (including top and bottom chord restraints, bracing and tie-downs);

e) **Completion** of any fire walls, fire rated separation or smoke barriers, prior to the installation of linings or other building components rendering inspection not possible;

f) **Completion** of building work;

In relation to verandahs or carports attached to the roof framing of a building:

g) **Completion** of the installation all roof framing fixings and connections to the existing building used to support the attached structure.

In relation to swimming pools

h) **Completion** of safety barriers (prior to the swimming pool being filled with water):

On notifying Council, please provide the following details:

Site Address:	11 Parkwood Gr KLEMZIG SA 5087		
Contact Person:			
Phone:		**Email:**	
Development Application No.	040/0688/18		
Date ready for Inspection:			

Please notify Council either by telephone, online, email or post.

Community Development – Building Section
City of Port Adelaide Enfield
PO Box 110
PORT ADELAIDE SA 5015

Telephone: (08) 8405 6756
Online: https://ecouncil.portenf.sa.gov.au and search for “Building Inspection Notification”
Email: customer.service@portenf.sa.gov.au

20 Greenhill Rd Wayville SA 5034
PO Box 109 Goodwood SA 5034
T 08 8273 0888 **F** 08 8273 0800
katnichdodd.com.au

ABN 44 303 725 328

RECEIVED
15 MAY 2018
CITY OF PORT ADELAIDE ENFIELD

Katnich Dodd
Building Certifiers
Knowledgeable
Dependable

PC58047

DECISION NOTIFICATION FORM

Development No: **040 / 0688 / 18**	Dated:	Registered On:

To: **FORMAT HOMES**
252 GRANGE ROAD
FLINDERS PARK SA 5025

LOCATION OF PROPOSED DEVELOPMENT

House: **11** Lot No: **8** Street: **PARKWOOD GROVE** Suburb: **KLEMZIG**
Section Volume: Folio: Hundred:

NATURE OF PROPOSED DEVELOPMENT

TWO, TWO STOREY DWELLINGS

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent	----	----	----	----
Land Division	----	----	----	----
Land Division (strata)	----	----	----	----
Building Rules Consent	**11/5/18**	**NIL**	----	----
Public Space	N/A	----	----	----
Other	N/A	----	----	----
DEVELOPMENT APPROVAL	---	----	----	----

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:

(sc) **Private Certifier**
(3) Sheets Attached

Date: 11 May, 2018

Katnich Dodd
Building Certifiers
Knowledgeable
Dependable

PC58047

DEVELOPMENT ACT, 1993
SECTION 42
CONDITIONS OF BUILDING RULES CONSENT

BUILDING WORK:	TWO, TWO STOREY DWELLINGS
SITE ADDRESS:	11 PARKWOOD GROVE KLEMZIG
APPLICANT:	FORMAT HOMES
OWNER:	FAN & ZHANG
CLASSIFICATION:	1a & 10a
DEVELOPMENT NO.	040 / 0688 / 18
ISSUED BY:	CITY OF PORT ADELAIDE ENFIELD

UNCONDITIONAL CONSENT

The certified drawings/ documents will be issued by the Council with the notification of development approval.

The Certificate(s) from Ginos Engineers Pty Ltd (Ref No.F3840 ; SBS Job No 9006 & Job No.86895; dated May 10 2018) certifying that the "Steel Building Systems Australia" materials and form of construction will comply with the provisions of Building Code of Australia P2.1/Part 3 has been accepted and relied upon pursuant to Regulations 85 & 88.

The person proposing to undertake building work (or who is in charge of such work) is warned of their obligation to give the Council notice at stages prescribed in Regulation 74. These include 1 business days notice of -:

- intended commencement of building work. Notice must include information on the persons who are proposed to sign the Regulation 83AB Statement of Compliance (where applicable),
- completion of all roof framing, Notice must be accompanied within 1 business day by a completed registered building work supervisors checklist relating to the roof framing and the subject roof framing must not be concealed for 2 business days,
- completion of building work, and
- other stages specified by Council

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, such as where the relevant work is to be carried out by an owner builder, by a registered building work supervisor or private certifier

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.

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.

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

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

No portion of the building or structure (including footings and drainage) shall extend over the property boundary (unless a suitable written agreement has been obtained from the adjoining property owner)

The owner of the site is advised that a retaining wall will be required adjacent to the boundary to retain any cut or fill.

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.

A retaining wall less than 1000 mm high on the site boundary is pursuant to Schedule 3 deemed *not* to be *development* however under the provisions of Section 60 and Regulation 75 the associated excavation/ filling is deemed to be building work which affects the stability of the adjoining land and requires notice to be served on the adjoining owner.

Sleepers used in the construction of the retaining walls shall be:

- If timber; designed in accordance with AS 1720, of the correct durability class for timber in contact with the ground and resistant to termite attack, and
- If concrete, designed and detailed in accordance with AS 3600 Concrete Structure Code.

The development plan indicates that this site is excluded from bushfire provisions.

The person performing the building work is required to perform the work in accordance with the relevant requirements of BCA Vol 2 Part 3.7.4 for this bushfire attack level.

All steelwork shall be appropriately protected against corrosion

The building levels and 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.

Eaves gutters shall comply with BCA Part 3.5.2 including the provision of overflow measures and the downpipe spacing and position requirements

A sealed stormwater system will require inspection points at strategic locations to allow for ease of ongoing maintenance. The location and design of the points should be discussed with the design engineer to ensure maximum efficiency.

Any box gutter, rainhead and overflow shall be constructed in accordance with AS/NZS 3500.3.2 – Stormwater drainage. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

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. The owner may also wish to seek advice regarding the potential for attack by termites to non-primary structural elements of the building and the precautions available.

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.

This consent is issued on the understanding that the stairs and balustrade will be manufactured and installed by "Stair lock" to their design and in accordance with BCA 3.9.1 & 3.9.2 of the Building Code of Australia. If there is any change to this arrangement an amended consent will be required. Treads shall have a non-slip finish or a suitable non-skid strip near the edge of the nosings.

The footings have not been designed to take into account the effect of future planted 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.

Any sump & pump combination shall be selected and installed in accordance with the requirements of section 9 of AS 3500.3 - National Plumbing and drainage code

All glazing shall be glazed in accordance with AS1288- 2006, including safety glass for full height windows, glazed doors, side panels and windows located over or adjacent to a bath/shower. The applicant is advised that retirement villages including independent living units have specific requirements with regards to the provision of Grade A safety glass as per AS1288- 2006 Section 5.10.

This consent is based on the understanding that there are no brush fences within 3m of the proposed building works. For existing brush fences located within 3m of the existing building, we recommend that works be undertaken as appropriate to reduce the risk of fire spread to the existing dwelling when any repair or replacement works associated with the fence are undertaken in the future

This report does not imply compliance with the Electricity Act, 1996 as amended or the regulations thereunder (including Regulations prescribed for purposes of Section 86) or the Work Health & Safety Act 2012 or the regulations thereunder. It is the responsibility of the applicant, owner and the person erecting the building to ensure compliance with same.

Kathnich Dodd
Building Surveyors

.....
Peter Harmer 11 May, 2018
Certificate of Registration as a Private Certifier No. 019

©

20 Greenhill Rd Wayville SA 5034
PO Box 109 Goodwood SA 5034
T 08 8273 0888 **F** 08 8273 0800
katnichdodd.com.au

RM C

RECEIVED
15 MAY 2018
CITY OF PORT ADELAIDE ENFIELD

1-30pm

Katnich Dodd
Building Certifiers
Knowledgeable
Dependable

SECTION 93(b) NOTIFICATION

TO:	CITY OF PORT ADELAIDE ENFIELD
REF NO:	PC58047

Pursuant to **Section 93(b)** of the Development Act 1993 you are advised that **Building Rules Consent** has been **granted** to the proposed development work described on the attached Decision Notification Form.

Attached for your attention are:

- A copy of the Decision Notification Form,
- Two copies of the documentation endorsed with the certifier's consent

all as prescribed in Development Regulations 92 & 93.

☐ Pursuant to Regulation 89(2)(a) Katnich Dodd has determined that the work is

- *complying* development, or
- does not require development plan consent pursuant to Section 33(4a) (Schedule 1A)

and the application for *development plan consent* and/or *development approval*:

☐ has been lodged separately by the applicant, or

☐ is attached together with a cheque for the lodgement fee

☑ A certificate of consistency is attached pursuant to Regulation 92(2)(c).

If all of the consents for the approval of this Stage of the development have now been obtained under Division 1 of Part 4 of the Act, please issue the notice of Development Approval forthwith as required by Regulation 46.

KATNICH DODD
Building Surveyors

Peter Harmer 11 May, 2018
Certificate of Registration as a Private Certifier No. 019

©

Katnich Dodd
Building Certifiers
Knowledgeable
Dependable

DEVELOPMENT ACT, 1993
REGULATION 92(2)(e)
CERTIFICATE OF CONSISTENCY

PC58047

BUILDING WORK:	TWO, TWO STOREY DWELLINGS
SITE ADDRESS:	11 PARKWOOD GROVE KLEMZIG
APPLICANT:	FORMAT HOMES
OWNER:	FAN & ZHANG
CLASSIFICATION:	1a & 10a
DEVELOPMENT NO.	040 / 0688 / 18
ISSUED BY:	CITY OF PORT ADELAIDE ENFIELD

I verify that I have examined carefully:

- a copy of the development plan consent (including any conditions) described above, together with
- a copy of the plans approved and endorsed pursuant to regulation 42(4) of the *Development Regulations 2008* for that consent (where issued by the relevant authority)

The plans and supporting documentation submitted for building rules consent have been assessed for compliance with the Building Rules, while the development plan consent plans have been reviewed to ensure that all buildings and structures included in the building rules assessment are "*consistent*" with the development plan consent.

I hereby certify in accordance with regulation 92(2)(e) of the *Development Regulations 2008* that the building rules consent as described above and issued on 11 May, 2018 is "*consistent*" with the above-listed development authorization (including any relevant conditions) giving development plan consent, subject only to:

1. the variations specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of section 93(2) of the Development Act 1993, which are necessary for compliance with the Building Rules or any other legislation specified therein,

2. slight variations resulting from the design process which are not considered significant (refer Planning SA *Advisory Notice - Building No.03/16* dated March 2016.)

***Development Act 1993* section 93(2) Table of variations to meet regulatory requirements**

Item	Legislation/Regulation/Code	Reason for variation

In completing this certification I have relied upon:

- Planning SA *Advisory Notice - Building No.09/14* dated May 2014,
- The Concise Oxford Dictionary definition of "*consistent*"

KATNICH DODD
Building Surveyors

Peter Harmer 11 May, 2018
Certificate of Registration as a Private Certifier No. 019

©

07 September 2020

Ms Qinsong Fan & Miaomiao Zhang
11 Parkwood Gr
KLEMZIG SA 5087

Dear Sir/Madam

Development Application No.:	040/2188/20
Nature of the Development:	Three 300mm high decks
Subject Land:	11A Parkwood Gr KLEMZIG SA 5087 Allotment 702 D 121053 CT Vol 6228 Folio 696

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

Signed ..... ☑ Blake Christy – Building Development Officer
☑ Sheets Attached

Decision Notification Form
Development Act 1993

CITY OF
Port Adelaide Enfield

Development Application Number: 040/2188/20
Development Application Date: 28/08/2020
Registered on: 31/08/2020

To: Ms Q Fan
11a Parkwood Gr
KLEMZIG SA 5087

on behalf of the owner:

Ms Qinsong Fan & Miaomiao Zhang
11 Parkwood Gr
KLEMZIG SA 5087

Location of Proposed Development	11A Parkwood Gr KLEMZIG SA 5087 Allotment 702 D 121053 CT Vol 6228 Folio 696
Nature of Proposed Development	Three 300mm high decks
Building Classification Assigned	10b

In respect of this proposed development you are informed that:

Nature of Decision	Decision	No. of Conditions	Date of Decision
Development Plan Consent	Granted	1	04/09/2020
Building Rules Consent	Complying	-	Not Applicable
Development Approval	Granted	1	07/09/2020

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 .....
7/09/2020

☑ Blake Christy – Building Development Officer
☑ Sheets Attached

ATTACHMENTS **040/2188/20**

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 040/2188/20 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

Development Plan Consent Notes

- 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.

Building Rules Consent Conditions & Notes

Not Required

Signed ..... ☑ Blake Christy – Building Development Officer
7/09/2020 ☑ Sheets Attached

ANNEXURE – D

LAND TAX CERTIFICATE

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: 2651372

DATE OF ISSUE
26/02/2025

EQUITABLE LEGAL PTY. LTD.
LEVEL 2
255 PULTENEY STREET
ADELAIDE SA 5000

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

OWNERSHIP NAME
Q FAN & M ZHANG

FINANCIAL YEAR
2024-2025

PROPERTY DESCRIPTION
11A PARKWOOD GR / KLEMZIG SA 5087 / LT 702

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
0603409016	CT 6228/696	$470,000.00	0.0375 HA

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

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

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

ON OR BEFORE **27/05/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

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

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

ANNEXURE – E

EMERGENCY SERVICES LEVY CERTIFICATE

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2651372

DATE OF ISSUE
26/02/2025

EQUITABLE LEGAL PTY. LTD.
LEVEL 2
255 PULTENEY STREET
ADELAIDE SA 5000

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

OWNERSHIP NUMBER
15202852

OWNERSHIP NAME
Q FAN & M ZHANG

PROPERTY DESCRIPTION
11A PARKWOOD GR / KLEMZIG SA 5087 / LT 702

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
0603409016	CT 6228/696	$1,025,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2024-2025

FIXED CHARGE	**$**	50.00
+ VARIABLE CHARGE	**$**	386.20
- REMISSION	**$**	237.80
- CONCESSION	**$**	0.00
+ ARREARS / - PAYMENTS	**$**	-198.40
= AMOUNT PAYABLE	**$**	0.00

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

EXPIRY DATE **27/05/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

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

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

ANNEXURE – F

SA WATER CERTIFICATE

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
06 03409 01 6	CT6228696	26/2/2025	8426	2651372

EQUITABLE LAW
LEVEL 2/255 PULTENEY ST
ADELAIDE SA 5000
info@equitablelaw.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: Q FAN & M ZHANG
Location: 11A PARKWOOD GR KLEMZIG LT702 D121053
Description: 5HDG
Capital Value: $1 025 000
Rating: Residential

Periodic charges

Raised in current years to 31/3/2025

				$
		Arrears as at: 30/6/2024	:	0.00
Water main available:	1/10/2019	Water rates	:	235.80
Sewer main available:	1/10/2019	Sewer rates	:	478.17
		Water use	:	283.03
		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	:	997.00CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 78.60 Sewer: 159.39 Bill: 7/5/2025

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

The last Water Use Year ended on 07/05/2024.

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

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.

SA Water

South Australian Water Corporation

Name:
Q FAN & M ZHANG

Water & Sewer Account
Acct. No.: 06 03409 01 6 Amount: _____

Address:
11A PARKWOOD GR KLEMZIG LT702
D121053

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0603409016

BPAY

Biller code: 8888
Ref: 0603409016

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: 0603409016

ANNEXURE – G

Form R3

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: www.cbs.sa.gov.au

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

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

Safety

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

Enjoyment

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

Value

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

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

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