# Form 1 - Vendor's statement

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

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## Preliminary

**To the purchaser:**

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

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

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

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

**Instructions to the vendor for completing this statement:**

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

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

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

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

*All questions must be answered with a YES or NO (inserted in the place indicated by parentheses 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:

Street 1:

Suburb: State: Postcode:

**2.** Purchaser's registered agent: ☐

Address:

Street 1

~~Suburb: State: Postcode:~~

**3.** Vendor:

Yasaman Rahmanzadeh Kabir and Duy Dang

Address:

Street 1: 5/231 Young Street

Suburb: Unley State: SA Postcode: 5061

**4.** Vendor's registered agent: ☑

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

Address:

Street 1: 1/245 Fullarton Road

Suburb: Eastwood State: SA Postcode: 5063

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

**6.** Description of the land: (*Identify the land including any certificate of title reference)*

Allotment 123 Deposited Plan 2114 in the area named Cumberland Park Hundred of Adelaide

Street 1: 67 Somerset Avenue

Suburb: Cumberland Park State: SA Postcode: 5041

being the *whole / ~~portion~~ of the land comprised in Certificate of Title

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## 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:

5/231 Young Street Unley SA 5061

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

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

matt@klemich.com.au

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

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

1/245 Fullarton Road Eastwood SA 5063

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

**Note:**

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

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

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

**5. Effect of service**

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

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

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

**Proceeding with the purchase**

If you wish to proceed with the purchase:

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

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

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

## Part C—Statement with respect to required particulars

**(section 7(1))**

**To the purchaser:**

*~~I~~/We, Yasaman Rahmanzadeh Kabir and Duy Dang

of 5/231 Young Street Unley 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: _____ Date: _____

Signed: Signed:

Date: _____ Date: _____

Signed: Signed:

## Part D—Certificate with respect to prescribed inquiries by registered agent ☑

**(section 9)**

**To the purchaser:**

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

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

Exceptions:

Date: 21/10/2025

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 1 of the following items in the table:
  - (A) under the heading 1. General:
    - 1.1 Mortgage of land
    - 1.4 Lease, agreement for lease, tenancy agreement or licence
    - 1.5 Caveat
    - 1.6 Lien or notice of a lien
  - (B) under the heading 36. Other charges:
    - 36.1 Charge of any kind affecting the land (not included in another item); and
- (ii) is registered on the certificate of title to the land; and
- (iii) is to be discharged or satisfied prior to or at settlement.

# Table of particulars

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

*(If an item is applicable, ensure that the box for the item is ticked and complete the item.)*

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

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

*(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and*

*(c) the heading "6. Repealed Act conditions" and item 6.1; and*

*(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,*

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

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

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

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

## 1. General

**1.1** Mortgage of land

*(**Note:** Do not omit this item. 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?*** NO

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

Number of mortgage: (if registered)

13582307

Name of mortgagee:

Commonwealth Bank of Australia

**1.2** Easement

(whether over the land or annexed to the land)

**Note:** "Easement" includes rights of way and party wall rights

*(**Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

***Is this item applicable?*** ☑

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

***Are there attachments?*** YES

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

Property Interest Report - Page 12

Description of land subject to easement:

CT Volume 5147 Folio 960

Nature of easement:

Statutory Easements

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

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**1.3** Restrictive covenant

*(**Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

**1.4** Lease, agreement for lease, tenancy agreement or licence

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

*(**Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)*

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Name of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee:

$ _____ per _____ (period)

Is the lease, agreement for lease etc in writing?

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

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

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

## 5. *Development Act 1993* (repealed)

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

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

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

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

***Are there attachments?***

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

Condition(s) of authorisation:

## 6. Repealed Act conditions

**6.1** Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed)

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

***Is this item applicable?*** ☐

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

***Are there attachments?***

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

Nature of condition(s):

## 7. *Emergency Services Funding Act 1998*

**7.1** section 16 - Notice to pay levy

***Is this item applicable?*** ☑

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

***Are there attachments?*** YES

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

Certificate of Emergency Services Levy

Date of notice:

16/10/2025

Amount of levy payable:

$258.90

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

**29.1** Part 5 - Planning and Design Code

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

***Is this item applicable?*** ☑

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

***Are there attachments?*** YES

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

City of Mitcham Council search - 10 pages

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

Zone: Established Neighbourhood (EN)

Overlays as per Data Extract for Section 7 search purposes included in City of Mitcham Council search

| | |
|---|---|
| Is there a State heritage place on the land or is the land situated in a State heritage area? | NO |
| Is the land designated as a local heritage place? | NO |
| Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? | NO |
| Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? | YES |

**Note** - For further information about the Planning and Design Code *https://code.plan.sa.gov.au*.

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

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

***Is this item applicable?*** ☑

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

***Are there attachments?*** YES

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

City of Mitcham Council search - Data Extract

Date of authorisation:

18/05/2023, 03/08/2023 & 07/08/2023

Name of relevant authority that granted authorisation:

City of Mitcham & Clifford Yong

Condition(s) of authorisation:

Refer to Application ID: 23010833 - Single storey detached dwelling

---

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed: (as stated in the notice)

Other building work as required pursuant to the Act:

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**29.4** section 140 - Notice requesting access

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

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

***Are there attachments?***

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

**29.5** section 141 - Order to remove or perform work

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

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

***Are there attachments?***

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

Date of order:

Terms of order:

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

Amount payable: (if any)

**29.6** section 142 - Notice to complete development

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of notice:

Requirements of notice:

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

Amount payable: (if any)

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**29.7** section 155 - Emergency order

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable: (if any)

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**29.8** section 157 - Fire safety notice

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable: (if any)

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**29.9** section 192 or 193 - Land management agreement

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of agreement:

Names of parties:

Terms of agreement:

---

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable: (if any)

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable: (if any)

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**29.12** Part 16 Division 1 - Proceedings

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

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

***Are there attachments?***

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

Date of commencement of proceedings:

Date of determination or order: (if any)

Terms of determination or order: (if any)

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**29.13** section 213 - Enforcement notice

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

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

***Are there attachments?***

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable: (if any)

---

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

~~***Is this item applicable?***~~ ☐

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

***Are there attachments?***

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

# Particulars of building indemnity insurance ☑

**Note-**

Building indemnity insurance is not required for-

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

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

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

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

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

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

1. Name(s) of person(s) insured:
   Duy Dang and Yasaman Kabir
2. Name of insurer:
   QBE
3. Limitations on the liability of the insurer:
   Unknown
4. Name of builder:
   Diaz Homes
5. Builder's licence number:
   290328
6. Date of issue of insurance:
   20/11/2023
7. Description of insured building work:
   Single storey detached dwelling

## 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?

If YES, give details:

(a) Date of the exemption:

(b) Name of builder granted the exemption:

(c) Licence number of builder granted the exemption:

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

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

# ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Form R3 - Buyers Information Notice
Copy of Certificate(s) of Title to the Land
Property Interest Report
Local Government Authority prescribed inquiry
SA Water Certificate
Emergency Services Levy Certificate
Land Tax Certificate
Smoke Alarm Notice

# ACKNOWLEDGEMENT OF RECEIPT

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

**Dated** this _____ Day of _____ 20____

**Signature of purchaser(s)**

| | |
|---|---|
| Signature | Signature |
| _____ Date | _____ Date |
| Signature | Signature |
| _____ Date | _____ Date |

*(*Strike out whichever is not applicable)*

# Form R3

*Land and Business (Sale and Conveyancing) Act 1994* (section 13A)
*Land and Business (Sale and Conveyancing) Regulations 2025* (regulation 16)

## Buyers information notice

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

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

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

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

### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **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** (e.g. electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

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

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

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 5147 Folio 960

**Parent Title(s)** CT 969/6

**Creating Dealing(s)** CONVERTED TITLE

**Title Issued** 07/10/1993 **Edition** 12 **Edition Issued** 05/08/2021

## Estate Type

FEE SIMPLE

## Registered Proprietor

YASAMAN RAHMANZADEH KABIR
DUY DANG
OF 11 HINDMARSH CIRCUIT MAWSON LAKES SA 5095
AS JOINT TENANTS

## Description of Land

ALLOTMENT 123 DEPOSITED PLAN 2114
IN THE AREA NAMED CUMBERLAND PARK
HUNDRED OF ADELAIDE

## Easements

NIL

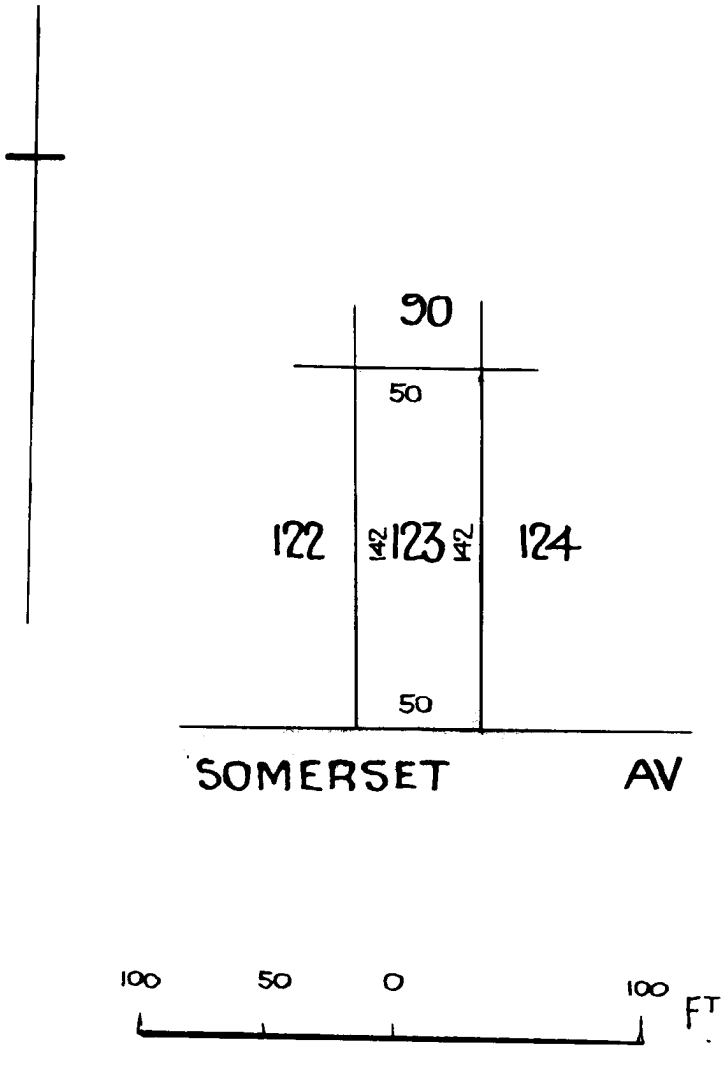
## Schedule of Dealings

| Dealing Number | Description |
|---|---|
| 13582307 | MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124) |

## Notations

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


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| DISTANCES ARE IN FEET AND INCHES FOR METRIC CONVERSION | | |
|---|---|---|
| 1 FOOT | = | 0·3048 metres |
| 1 INCH | = | 0·0254 metres |



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# Property Interest Report

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

| | | |
|---|---|---|
| **Title Reference** | CT 5147/960 | **Reference No.** 2720967 |
| **Registered Proprietors** | Y*RAHMANZADEH KABIR & ANR | **Prepared** 15/10/2025 15:31 |
| **Address of Property** | 67 SOMERSET AVENUE, CUMBERLAND PARK, SA 5041 | |
| **Local Govt. Authority** | CITY OF MITCHAM | |
| **Local Govt. Address** | GPO BOX 21 MITCHAM SHOP CEN TORRENS PARK SA 5062 | |

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

**Table of Particulars**

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

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

| Prescribed encumbrance | | Particulars (Particulars in bold indicates further information will be provided) |
|---|---|---|
| **1.** | **General** | |
| 1.1 | Mortgage of land<br><br>*[**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<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br>*[**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<br><br>*[**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<br>(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.)<br><br>*[**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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>*[**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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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 1967* (repealed)<br><br>*[**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<br><br>also<br><br>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.<br>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.<br><br>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<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br>also<br>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<br>also<br>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<br>also<br>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.<br>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.<br><br>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<br>also<br>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<br>also<br>Refer to the Certificate of Title |
| 25.3 | section 25D - Management agreement | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>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<br>*[ **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.<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply to a place of local heritage value<br><br>also<br><br>For details of declared significant trees affecting this title, contact the Local Government Authority<br><br>also<br><br>The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664. |
| 29.2 | section 127 - Condition (that continues to apply) of a development authorisation<br>*[ **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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br>also<br>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<br>also<br>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.**<br>**If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**<br>also<br>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title<br>also<br>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.<br>also<br>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.<br>also<br>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<br>also<br>Contact the vendor for these details<br>also<br>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<br>also<br>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<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>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)* | This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates. |
| **9.** | Pastoral Board *(Pastoral Land Management and Conservation Act 1989)* | The Pastoral Board has no current interest in this title |
| **10.** | Heritage Branch DEW *(Heritage Places Act 1993)* | Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title |
| **11.** | Health Protection Programs – Department for Health and Wellbeing | Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title. |

# Notices

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

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

Building restrictions

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

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

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

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

| | |
|---|---|
| **Product** | Check Search |
| **Date/Time** | 15/10/2025 03:31PM |
| **Customer Reference** | |
| **Order ID** | 20251015008854 |

# Certificate of Title

**Title Reference:** CT 5147/960

**Status:** CURRENT

**Edition:** 12

# Dealings

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

# Priority Notices

NIL

# Registrar-General's Notes

No Registrar-General's Notes exist for this title



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# Certificate of Title

| | |
|---|---|
| **Title Reference** | CT 5147/960 |
| **Status** | CURRENT |
| **Easement** | NO |
| **Owner Number** | 18933255 |
| **Address for Notices** | 32 LINDEN AV HAZELWOOD PARK, SA 5066 |
| **Area** | 650m² (APPROXIMATE) |

# Estate Type

Fee Simple

# Registered Proprietor

YASAMAN RAHMANZADEH KABIR
DUY DANG
OF 11 HINDMARSH CIRCUIT MAWSON LAKES SA 5095
AS JOINT TENANTS

# Description of Land

ALLOTMENT 123 DEPOSITED PLAN 2114
IN THE AREA NAMED CUMBERLAND PARK
HUNDRED OF ADELAIDE

# Last Sale Details

| | |
|---|---|
| **Dealing Reference** | TRANSFER (T) 13582306 |
| **Dealing Date** | 02/08/2021 |
| **Sale Price** | $865,000 |
| **Sale Type** | FULL VALUE / CONSIDERATION AND WHOLE OF LAND |

# Constraints

**Encumbrances**

| Dealing Type | Dealing Number | Beneficiary |
|---|---|---|
| MORTGAGE | 13582307 | COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124) |

**Stoppers**

NIL

# Valuation Numbers

| Valuation Number | Status | Property Location Address |
|---|---|---|
| 0808082002 | CURRENT | 67 SOMERSET AVENUE, CUMBERLAND PARK, SA 5041 |

# Notations


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### Dealings Affecting Title

NIL

### Notations on Plan

NIL

### Registrar-General's Notes

NIL

### Administrative Interests

NIL

## Valuation Record

| | |
|---|---|
| **Valuation Number** | 0808082002 |
| **Type** | Site & Capital Value |
| **Date of Valuation** | 01/01/2025 |
| **Status** | CURRENT |
| **Operative From** | 01/07/1966 |
| **Property Location** | 67 SOMERSET AVENUE, CUMBERLAND PARK, SA 5041 |
| **Local Government** | MITCHAM |
| **Owner Names** | YASAMAN RAHMANZADEH KABIR<br>DUY DANG |
| **Owner Number** | 18933255 |
| **Address for Notices** | 32 LINDEN AV HAZELWOOD PARK, SA 5066 |
| **Zone / Subzone** | EN - Established Neighbourhood |
| **Water Available** | Yes |
| **Sewer Available** | Yes |
| **Land Use** | 1100 - House |
| **Description** | 7HDGALF |
| **Local Government Description** | Residential |

## Parcels

| Plan/Parcel | Title Reference(s) |
|---|---|
| D2114 ALLOTMENT 123 | CT 5147/960 |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|---|---|---|---|---|---|
| Current | $730,000 | $1,550,000 | | | |



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| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|---|---|---|---|---|---|
| Previous | $680,000 | $730,000 | | | |

# Building Details

| | |
|---|---|
| **Valuation Number** | 0808082002 |
| **Building Style** | Conventional |
| **Year Built** | 2023 |
| **Building Condition** | Very Good |
| **Wall Construction** | Rendered |
| **Roof Construction** | Colourbond |
| **Equivalent Main Area** | 289 sqm |
| **Number of Main Rooms** | 7 |

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


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CITY OF MITCHAM

131 Belair Road Torrens Park SA 5062
PO Box 21 Mitcham Shopping Centre SA 5062
Telephone 1300 133 466
Email mitcham@mitchamcouncil.sa.gov.au
Web site http://www.mitchamcouncil.sa.gov.au

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

| **Land and Business (Sale and Conveyancing) Act Section 7 Statement<br>Prescribed Encumbrances for 67 Somerset Avenue CUMBERLAND PARK SA 5041** | | | |
|---|---|---|---|
| Applicant | Bertram Form 1 Shop Pty Ltd<br>GPO Box 448<br>ADELAIDE SA 5001 | | |
| Certificate Number | CERT1570/25 | Date received | 15/10/2025 |
| Property Address | 67 Somerset Avenue CUMBERLAND PARK SA 5041 | | |
| Property Description | LOT 123 TYP DP SEC 2 PLN 2114 C/T 5147/960 | | |
| Property ID | 12717 | Parcel number | parcel number |

| **Schedule – Division 1 – Particulars of Prescribed Encumbrances affecting the land at 67 Somerset Avenue CUMBERLAND PARK SA 5041** | |
|---|---|
| **Development Act 1993** | |
| **Part 3 - Development Plan** | |
| Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan): | Established Neighbourhood (EN) |
| Is the land situated in a designated State Heritage Area? | No |
| Is the land designated as a place of local heritage value? | No |
| Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? | NIL |
| If YES, state the name of the council: | NIL |

| Land and Business (Sale and Conveyancing) Act Section 7 Statement<br>Prescribed Encumbrances for 67 Somerset Avenue CUMBERLAND PARK SA 5041 | |
|---|---|
| Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? | Current and previous Minister-initiated Development Plan Amendments can be accessed via the SA Government Portal at: https://plan.sa.gov.au/resources/resources_library/development_plans/minister-initiated_development_plan_amendments For any queries regarding current or previous Minister-initiated Development Plan Amendments, please see the contact details provided in the above link. |
| Section 42 - Condition (that continues to apply) of a development authorisation<br>List relevant development applications | NIL |
| **Planning, Development and Infrastructure Act 2016** | |
| **Part 5 – Planning and Design Code** | |
| Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code | Established Neighbourhood (EN) |
| Is the land situated in a designated State Heritage Place? | No |
| Is the land designated as a place of local heritage value? | No |
| Is there a tree or a stand of trees declared in Part 10 of the Planning and Design Code to be significant tree or trees on the land? | No |
| Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operations? | Yes<br><br>https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation |
| Section 127 – Condition (that continues to apply) of a development authorisation<br><br>Copies of Decision Notification Forms can be downloaded from the PlanSA website – Development application register \| PlanSA | Refer to the PlanSA Data Extract |
| **Repealed Act conditions** | |
| **Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)** | |
| **Refer to note in section 33 (Further Information Held By Councils)** | |
| **Development Act 1993** | |
| Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space | NIL |
| Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space | NIL |
| Section 55—Order to remove or perform work | NIL |
| Section 56—Notice to complete development | NIL |
| Section 57—Land management agreement | NIL |

| Land and Business (Sale and Conveyancing) Act Section 7 Statement<br>Prescribed Encumbrances for 67 Somerset Avenue CUMBERLAND PARK SA 5041 | |
|---|---|
| Section 60 – Notice of intention by building owner | If applicable Notice of Intention by building owner will be contained in the Conditions on attached Decision Notification forms. |
| Section 69—Emergency order | NIL |
| Section 71—Fire safety notice | NIL |
| Section 84—Enforcement notice | NIL |
| Section 85(6), 85(10) or 106—Enforcement order | NIL |
| Part 11 Division 2—Proceedings | NIL |
| Planning and Development Act 1966 | NIL |
| Building Act 1971 | NIL |
| Planning Act 1982 | NIL |
| Court Order | NIL |
| **Fire and Emergency Services Act 2005** | |
| Section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire | NIL |
| **Food Act 2001** | |
| Section 44—Improvement notice | NIL |
| Section 46—Prohibition order | NIL |
| **Housing Improvement Act 1940** | |
| Section 23 —declaration that house is undesirable or unfit for human habitation | NIL |
| **Land Acquisitions Act 1969** | |
| Section 10 Notice of intention to acquire | Refer to Land Services – Certificate of Title |
| **Local Government Act 1934** | |
| Notice, order, declaration, charge, claim or demand given or made under the Act | NIL |
| **Local Government Act 1999** | |
| Notice, order, declaration, charge, claim or demand given or made under the Act | NIL |
| **Local Nuisance and Litter Control Act 2016** | |
| Section 30 – Nuisance or litter abatement notice | NIL |
| **Planning, Development and Infrastructure Act 2016** | |
| Section 141 – Orders to remove or perform work | NIL |
| Section 142 – Notice to complete development | NIL |
| Emergency Order | NIL |
| Section 157 – Fire Safety Notice | NIL |
| Section 192 or 193 – Land management agreement | NIL |
| Section 198(1) – Requirements to vest in a council or the crown to be held as open space | NIL |
| Section 198(2) – Agreement to vest land in a council or Crown to be held as open space | NIL |
| Part 16 Division 1 Proceedings | NIL |
| Section 213 – Enforcement notice | NIL |
| Section 214(6), 214(10) – Applications to Court | NIL |
| Section 222 – Enforcement order to rectify breach | NIL |
| **Public and Environmental Health Act 1987 (Repealed)** | |
| Part 3—Notice | NIL |

| Land and Business (Sale and Conveyancing) Act Section 7 Statement<br>Prescribed Encumbrances for 67 Somerset Avenue CUMBERLAND PARK SA 5041 | |
|---|---|
| Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval | NIL |
| Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with) | NIL |
| **South Australian Public Health Act 2011** | |
| section 66—Direction or requirement to avert spread of disease | NIL |
| section 92-Notice | NIL |
| South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval | NIL |
| **Water Industry Act 2012** | |
| Notice or order under the Act requiring payment of charges or other amounts or making other requirement | NIL |
| **33 Other Charges** | |
| Charges of any kind affecting the land (not included in another item) | NIL |
| **Schedule – division 2 – other particulars** | |
| Particulars of Building Indemnity Insurance | NIL |
| Further information held by Councils | NIL |
| **Does the council hold details of any development approvals relating to:** | |
| (a) Commercial or industrial activity at the land; or | NO |
| (b) A change in the use of the land or part the land (within the meaning of the Development Act 1993)? | NO |

**Note—**

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

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

It should be noted that—

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

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

15 October 2025

**CERTIFIED** **DATE**

Document Set ID: 8491288
Version: 1, Version Date: 15/10/2025

15 October 2025

**Bertram Form 1 Shop Pty Ltd**
**GPO Box 448**
**ADELAIDE SA 5001**

CITY OF MITCHAM

# LOCAL GOVERNMENT SECTION 187 CERTIFICATE

Certificate No: **CERT1570/25** Receipt No:
Previous Cert No:

| | |
|---|---|
| Reference No: | **127179** |
| Valuer General No: | **0808082002** |
| Property Description: | **LOT 123 TYP DP SEC 2 PLN 2114 C/T 5147/960** |
| Property Address: | **67 Somerset Avenue CUMBERLAND PARK SA 5041** |
| Owner: | **Duy Dang & Yasaman R Kabir** |

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

| General Rate/Water Catchment Levy: | Total |
|---|---|
| General Rate | $3,353.65 |
| Natural Resources Management Levy | $104.85 |
| Less 12.5% Capping (If applicable) | $0.00 |
| <Rates for the current year 2025/2026> | $3,458.50 |
| Interest and/or Fines | $17.25 |
| Less Payments Received | $0.00 |
| | |
| <Debtor: Monies outstanding in addition to Rates> | $0.00 |
| <TOTAL BALANCE OUTSTANDING> | $3,475.75 |

***Please be advised:*** A fine of **2%** will be added to any current amount not paid by the due date. Interest is calculated monthly on arrears. Four quarterly instalments fall due on 15/09/25, 15/12/25 15/3/26 and 15/6/26.

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

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

**Authorised by the City of Mitcham**

Street Address:
131 Belair Road
Torrens Park SA 5062

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

Phone: 1300 133 466
www.mitchamcouncil.sa.gov.au

Document Set ID: 8491288
Version: 1, Version Date: 15/10/2025

# Data Extract for Section 7 search purposes

## Valuation ID 0808082002

**Data Extract Date:** 15/10/2025

### Important Information

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

**Parcel ID:** D2114 AL123

**Certificate Title:** CT5147/960

**Property Address:** 67 SOMERSET AV CUMBERLAND PARK SA 5041

### Zones

Established Neighbourhood (EN)

### Subzones

No

## Zoning overlays

### Overlays

**Airport Building Heights (Regulated) (All structures over 15 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.

**Building Near Airfields**

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

**Character Area (MitC1)**

The Character Area Overlay aims to reinforce valued streetscape characteristics through contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Character Area Statement.

**Hazards (Flooding - General)**

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

**Prescribed Wells Area**

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

**Regulated and Significant Tree**

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

**Stormwater Management**

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

**Urban Tree Canopy**

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

## Is the land situated in a State Heritage Place/Area

No

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

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

## Is the land designated as a Local Heritage Place

No

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

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

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

(Council input required)

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

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

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

## Associated Development Authorisation Information

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

## Application ID: 23010833

Development Description: Single Storey detached dwelling

Site Address: 67 SOMERSET AV CUMBERLAND PARK SA 5041

**Development Authorisation:** Planning Consent

**Date of authorisation:** 18 May 2023

**Name of relevant authority that granted authorisation:** Assessment Manager at City of Mitcham

Condition 1

The development granted Planning Consent shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

Condition 2

Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.

Condition 3

Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).

Condition 4

The proposed landscaping must be established on the site in accordance with the approved site plan prior to the occupation of the dwelling and must always be maintained in good condition to the reasonable satisfaction of Council. Any dead or diseased plants of trees shall be replaced forthwith to the reasonable satisfaction of Council.

Condition 5

Stormwater connections to the street water table, must be in accordance with Council's Engineering Detail SD-600, Sheet 19. Pipes through the Council verge area must be constructed of galvanized steel, not PVC. Trench reinstatements beneath the footpath area must be in accordance with Council's Engineering Detail SD-600 Sheets 14 B & 15 B.

Condition 6

All earthworks associated with the development must be stabilized in accordance with standard engineering design and practices against erosion and failure.NOTE: The applicant is reminded that earthworks must not encroach across neighbouring property boundaries.

Condition 7

Stormwater from the site must be managed during construction and until the site is stabilized to ensure that it does not cause nuisance to any adjoining property. Temporary drainage must be installed as soon as the roof is constructed.

Condition 8

Stormwater Detention Tank(s) shall be attached to each dwelling, with the whole roof area of each dwelling connected. The tank(s) all be installed as part of the stormwater disposal system and be installed within two months of the erection of the dwellings and shall be maintained in good working order at all times.

Condition 9

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

**Development Authorisation:** Building Consent

**Date of authorisation:** 3 August 2023

**Name of relevant authority that granted authorisation:** Clifford Yong

Condition 1

The building shall be connected to the public sewer where available; or sewage or sullage discharged from the building shall be collected, treated and disposed of by means of a waste control system which complies with the requirements of the Water Industries Act 2012 and which is installed in a manner approved by the council.

Condition 2

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

Condition 3

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to the work is lodged with the relevant authority on or before the giving of notice of commencement of the building work. Building work must not commence until a certificate of insurance in relation to that work has been lodged.

**Associated Building Indemnity Insurance**

**Building Work:** Single Storey detached dwelling

**Building Work ID:** 86259

**Name(s) of person(s) insured:** Duy Dang and Yasaman Kabir

**Name of Insurer:** QBE

**Insurance date of issue:** 20/11/2023

**Name of builder:** Diaz Homes

**Builder's licence number:** 290328

**Development Authorisation:** Development Approval: Planning Consent and Building Consent

**Date of authorisation:** 7 August 2023

**Name of relevant authority that granted authorisation:** City of Mitcham

## Land Management Agreement (LMA)

No

Document Set ID: 8491288
Version: 1, Version Date: 15/10/2025

SA Water

| Account Number | L.T.O Reference | Date of issue | Agent No. | Receipt No. |
|---|---|---|---|---|
| 08 08082 00 2 | CT5147960 | 16/10/2025 | 7836 | 2720967 |

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

Section 7/Elec

# Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: D DANG & Y RAHMANZADEH KABIR
Location: 67 SOMERSET AVE CUMBERLAND PARK LT 123
Description: 7HDGALF
Capital Value: $1 550 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2025

| | | | | $ |
|---|---|---|---|---|
| | | Arrears as at: 30/6/2025 | : | 0.00 |
| Water main available: | 1/6/1966 | Water rates | : | 82.30 |
| Sewer main available: | 1/7/1966 | Sewer rates | : | 228.63 |
| | | Water use | : | 140.24 |
| | | 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 | : | 451.17CR |
| | | Balance outstanding | : | 0.00 |

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

Next quarterly charges: Water supply: 82.30 Sewer: 228.63 Bill: 12/11/2025

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

The last Water Use Year ended on 07/05/2025.

MAINS WATER USE CHARGE of $98.10 should be added to the Balance Outstanding above.

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

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

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

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

SA Water

# South Australian Water Corporation

Name:
D DANG & Y RAHMANZADEH KABIR

Water & Sewer Account
Acct. No.: 08 08082 00 2

Amount: _____

Address:
67 SOMERSET AVE CUMBERLAND PARK
LT 123

---

## Payment Options

*EFT*

EFT Payment

| | |
|---|---|
| Bank account name: | SA Water Collection Account |
| BSB number: | 065000 |
| Bank account number: | 10622859 |
| Payment reference: | 0808082002 |

BPAY

Biller code: 8888
Ref: 0808082002

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: 0808082002

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: 2720967

**DATE OF ISSUE**
16/10/2025

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

**ENQUIRIES:**
Tel: (08) 8372 7534
Email: contactus@revenuesa.sa.gov.au

**OWNERSHIP NUMBER**
18933255

**OWNERSHIP NAME**
Y RAHMANZADEH KABIR & D DANG

**PROPERTY DESCRIPTION**
67 SOMERSET AVE / CUMBERLAND PARK SA 5041 / LT 123

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | CAPITAL VALUE | AREA / FACTOR | LAND USE / FACTOR |
|---|---|---|---|---|
| | | | R4 | RE |
| 0808082002 | CT 5147/960 | $1,550,000.00 | 1.000 | 0.400 |

**LEVY DETAILS:**

**FINANCIAL YEAR**
2025-2026

| | | |
|---|---|---|
| **FIXED CHARGE** | $ | 50.00 |
| **+ VARIABLE CHARGE** | $ | 524.50 |
| **- REMISSION** | $ | 315.60 |
| **- CONCESSION** | $ | 0.00 |
| **+ ARREARS / - PAYMENTS** | $ | 0.00 |
| **= AMOUNT PAYABLE** | $ | 258.90 |

**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** **14/01/2026**

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

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

**PAYMENT REMITTANCE ADVICE**

**OWNERSHIP NUMBER**
18933255

**OWNERSHIP NAME**
Y RAHMANZADEH KABIR & D DANG

**ASSESSMENT NUMBER**
0808082002

**AMOUNT PAYABLE**
$258.90

**AGENT NUMBER**
100019503

**AGENT NAME**
BERTRAM FORM 1 SHOP PTY LTD

**EXPIRY DATE**
14/01/2026

+70096596110022> +001571+ <0550988143> <0000025890> +444+

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

> The amount payable on this Certificate must be paid in full even if only a portion of the subject land is being sold. RevenueSA cannot apportion the ESL.
>
> If the amount payable is not paid in full, the purchaser may become liable for all of the outstanding ESL as at the date of settlement.

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

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

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

For more information:

| | |
|---|---|
| Visit: | www.revenuesa.sa.gov.au |
| Email: | contactus@revenuesa.sa.gov.au |
| Phone: | (08) 8372 7534 |

## PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

| | | |
|---|---|---|
| **Biller Code: 456285**<br>**Ref: 7009659611**<br><br>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br>More info: www.bpay.com.au<br>® Registered to BPAY Pty Ltd<br>ABN 69 079 137 518 | **To pay via the internet go to:**<br>www.revenuesaonline.sa.gov.au | Send your cheque or money order, made payable to the **Community Emergency Services Fund**, along with this **Payment Remittance Advice** to:<br>**Please refer below.**<br>**Revenue SA**<br>**Locked Bag 555**<br>**ADELAIDE SA 5001** |

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

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2720967

**DATE OF ISSUE**
16/10/2025

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

**ENQUIRIES:**
Tel: (08) 8372 7534
Email: contactus@revenuesa.sa.gov.au

**OWNERSHIP NAME**
Y RAHMANZADEH KABIR & D DANG

**FINANCIAL YEAR**
2025-2026

**PROPERTY DESCRIPTION**
67 SOMERSET AVE / CUMBERLAND PARK SA 5041 / LT 123

| ASSESSMENT NUMBER | TITLE REF. (A "+" indicates multiple titles) | TAXABLE SITE VALUE | AREA |
|---|---|---|---|
| 0808082002 | CT 5147/960 | $730,000.00 | 0.0646 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** **14/01/2026**

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

## PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

| | | |
|---|---|---|
| **Biller Code: 456293**<br>**Ref: 7009659520**<br><br>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br>More info: www.bpay.com.au<br>® Registered to BPAY Pty Ltd<br>ABN 69 079 137 518 | **To pay via the internet go to:**<br>www.revenuesaonline.sa.gov.au | Send your cheque or money order, made payable to the **Commissioner of State Taxation**, along with this **Payment Remittance Advice** to:<br>**Please refer below.**<br>**Revenue SA**<br>**Locked Bag 555**<br>**ADELAIDE SA 5001** |

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

# IMPORTANT NOTICE

## SMOKE ALARM LEGISLATION

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

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

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

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

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

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

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