Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

Form 1—Vendor's statement (section 7)

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

Contents

Preliminary
Part A–Parties and land
Part B–Purchaser's cooling-off rights and proceeding with the purchase
Part C–Statement with respect to required particulars
Part D–Certificate with respect to prescribed inquiries by registered agent ☒

Schedule

Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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Part A–Parties and land

1	Purchaser: Address:		
2	Purchaser's registered agent: Address:		☐
3	Vendor: Address:	Mark Jeffrey Elliott and Mardia Alicia Barker 1 Eric Avenue, Black Forest, SA 5035	
4	Vendor's registered agent: Address:	Klemich Real Estate Pty Ltd trading as Klemich Real Estate 1/245 Fullarton Road, Eastwood, SA 5063	☒
5	Date of contract (if made before this statement is served):		
6	Description of the land: *[Identify the land including any certificate of title reference]*	ALLOTMENT 14 DEPOSITED PLAN 3578 IN THE AREA NAMED BLACK FOREST HUNDRED OF ADELAIDE KNOWN AS 1 ERIC AVENUE BLACK FOREST SA 5035 BEING WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE REGISTER BOOK VOLUME 5421 FOLIO 351	

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

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(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: 1 Eric Avenue, Black Forest, SA 5035 (being the vendor's last known address); or

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

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5– Effect of service

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

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

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

Proceeding with the purchase

If you wish to proceed with the purchase–

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

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

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

Part C–Statement with respect to required particulars
(section 7(1))

To the purchaser:

We, Mark Jeffrey Elliott and Mardia Alicia Barker, of 1 Eric Avenue, Black Forest, SA 5035, 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: 8/8/2025 7/8/2025

Signed: Signed by: Mark Jeffrey Elliott 23391CD0204B48D... Signed by: Mardia Alicia Barker F6C681D516AF4B3...

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

To the purchaser:

I, Monique Chettle of ConveyancingCo Pty Ltd 26A The Strand, Colonel Light Gardens SA 5041, 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: *The City of Unley has noted details of building indemnity insurance. However as it is outside of the statutory indemnity period of 5 years and is no longer in effect, it has not been included in this Form 1.*

Date: 7/8/2025
Signed: Signed by: Monique Chettle F47ZB678CF5F420...
~~Vendor's/Purchaser's agent~~
Person authorised to act on behalf of Vendor's/~~Purchaser's~~ agent

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

(section 7(1)(b))

Note–

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

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

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

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

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

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

(b) the mortgage, charge or prescribed encumbrance–

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

(A) under the heading 1. General–

1.1 Mortgage of land

1.4 Lease, agreement for lease, tenancy agreement or licence

1.5 Caveat

1.6 Lien or notice of a lien

(B) under the heading 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.

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Table of particulars

Column 1	Column 2	Column 3

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

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1. Alternatively, the item and any inapplicable heading may be omitted, <u>but not</u> 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 <u>each</u> 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 <u>all</u> of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1	Mortgage of land ***[Note***– *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☒
		Will this be discharged or satisfied prior to or at settlement?	[**YES**]
		Are there attachments? *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CERTIFICATE OF TITLE** Number of mortgage (if registered): **14362929** Name of mortgagee: **PERPETUAL TRUSTEE CO. LTD. (ACN: 000 001 007)**	[**YES**]
1.2	Easement (whether over the land or annexed to the land) **Note**– "Easement" includes rights of way and party wall rights	***Is this item applicable?***	☒
		Will this be discharged or satisfied prior to or at settlement?	[**NO**]
		Are there attachments? *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*	[**YES**]

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[Note–

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

Description of land subject to easement: **PORTION OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5421 FOLIO 351**

Nature of easement: **ELECTRICITY AND TELECOMMUNICATIONS INFRASTRUCTURE - BUILDING RESTRICTIONS AND STATUTORY EASEMENTS (INCLUDING THOSE RELATED TO GAS, WATER AND SEWAGE)**

Are you aware of any encroachment on the easement?
[**NO**]
If YES, give details:

If there is an encroachment, has approval for the encroachment been given?
[]
If YES, give details:

~~**1.3**~~ ~~Restrictive covenant~~

~~Is this item applicable?~~ ☐

~~[Note–~~

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

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1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) ***[Note–*** *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***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):* Names of parties: Period of lease, agreement for lease etc: From to Amount of rent or licence fee: $ per (period) Is the lease, agreement for lease etc in writing? [ ] If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify — (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):	☐ [ ] [ ]

5. *Development Act 1993* (repealed)

5.1	section 42–Condition (that continues to apply) of a development authorisation ***[Note–*** *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CITY OF UNLEY COUNCIL SEARCH AND ATTACHMENTS** Condition(s) of authorisation: **REFER TO CITY OF UNLEY COUNCIL SEARCH AND ATTACHMENTS**	☒ [**NO**] [**YES**]

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed)	***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):*	☐ [ ] [ ]

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~~Nature of condition(s):~~

~~*[Note–*~~

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

7. *Emergency Services Funding Act 1998*

7.1	section 16–Notice to pay levy	***Is this item applicable?***	☒
		Will this be discharged or satisfied prior to or at settlement?	[**YES**]
		Are there attachments? *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE**	[**YES**]
		Date of notice: **01/08/2025**	
		Amount of levy payable: **$255.55**	

19. *Land Tax Act 1936*

19.1	Notice, order or demand for payment of land tax	***Is this item applicable?***	☒
		Will this be discharged or satisfied prior to or at settlement?	[**YES**]
		Are there attachments? *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CERTIFICATE OF LAND TAX PAYABLE**	[**YES**]
		Date of notice, order or demand: **01/08/2025**	
		Amount payable (as stated in the notice): **$700.70**	

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5–Planning and Design Code ***[Note–*** *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☒
		Will this be discharged or satisfied prior to or at settlement?	[**NO**]
		Are there attachments? *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **PROPERTY INTEREST REPORT PAGES 8 OF 13** **CITY OF UNLEY COUNCIL SEARCH AND ATTACHED PLAN SA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES**	[**YES**]

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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: **SUBURBAN NEIGHBOURHOOD (SN)**

OVERLAYS: **REFER TO CITY OF UNLEY COUNCIL SEARCH AND ATTACHED PLAN SA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES**

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

Is the land designated as a local heritage place?
[**NO**]

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

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

Note-

For further information about the Planning and Design Code visit *www.code.plan.sa.gov.au.*

~~**29.2**~~	~~section 127 Condition (that continues to apply) of a development authorisation~~ ~~*[**Note** Do not omit this item. The item and its heading must be included in the 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):*~~ ~~Date of authorisation:~~ ~~Name of relevant authority that granted authorisation:~~ ~~Condition(s) of authorisation:~~	~~☐~~ ~~[ ]~~ ~~[ ]~~

34. *Water Industry Act 2012*

34.1	Notice or order under the Act requiring payment of charges	***Is this item applicable?***	☒

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or other amounts or making other requirement	***Will this be discharged or satisfied prior to or at settlement?***	[**YES]**
	Are there attachments? *If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CERTIFICATE OF WATER AND SEWER CHARGES & ENCUMBRANCE INFORMATION** Date of notice or order: **01 AUGUST 2025** Name of person or body who served notice or order: **SA WATER** Amount payable (if any) as specified in the notice or order: **REFER TO CERTIFICATE OF WATER AND SEWER CHARGES & ENCUMBRANCE INFORMATION** Nature of other requirement made (if any) as specified in the notice or order:	[**YES**]

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Further information

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

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

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

You can also seek advice from a legal practitioner.

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ANNEXURES

The following documents are annexed hereto:-

1. Form R3 – Buyers Information Notice
2. Copy of Certificate of Title to the land – CT5421/351
3. Copy Property Interest Report
4. Copy City of Unley Council Search
5. Copy Certificate of Emergency Services Levy Payable
6. Copy Certificate Land Tax Payable
7. Copy Certificate of Water and Sewer Charges & Encumbrance Information
8. Copy of Title and Valuation Package & Historical Search
9. R7 Warning Notice

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR'S STATEMENT
(Section 7, *Land and Business (Sale and Conveyancing) Act 1994*)

I/We the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.

Dated this day of 20

Signed: ……

Signed: ……

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Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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

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

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

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

Safety

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

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Enjoyment

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

Value

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

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

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

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LAND SERVICES SA

Product	Register Search (CT 5421/351)
Date/Time	31/07/2025 02:17PM
Customer Reference	1 ER
Order ID	20250731007300

REAL PROPERTY ACT, 1886
South Australia

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

REGISTRAR-GENERAL SOUTH AUSTRALIA

Certificate of Title - Volume 5421 Folio 351

Parent Title(s) CT 4396/20

Creating Dealing(s) CONVERTED TITLE

Title Issued 26/05/1997 **Edition** 7 **Edition Issued** 23/09/2024

Estate Type

FEE SIMPLE

Registered Proprietor

MARK JEFFREY ELLIOTT
MARDIA ALICIA BARKER
OF 1 ERIC AVENUE BLACK FOREST SA 5035
AS JOINT TENANTS

Description of Land

ALLOTMENT 14 DEPOSITED PLAN 3578
IN THE AREA NAMED BLACK FOREST
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14362929	MORTGAGE TO PERPETUAL TRUSTEE CO. LTD. (ACN: 000 001 007)

Notations

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

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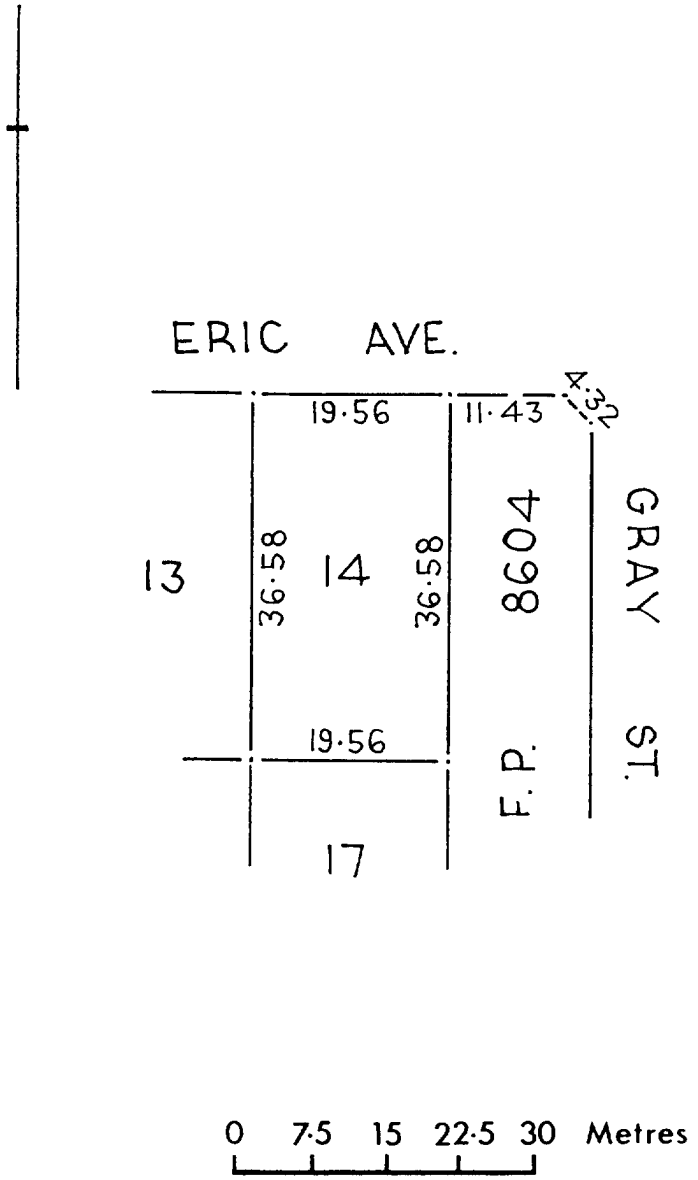
Product	Register Search (CT 5421/351)
Date/Time	31/07/2025 02:17PM
Customer Reference	1 ER
Order ID	20250731007300



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Property Interest Report

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

Title Reference	CT 5421/351	**Reference No.**	2698576
Registered Proprietors	M J*ELLIOTT & ANR	**Prepared**	31/07/2025 14:17
Address of Property	1 ERIC AVENUE, BLACK FOREST, SA 5035		
Local Govt. Authority	THE CORPORATION OF THE CITY OF UNLEY		
Local Govt. Address	181 UNLEY RD UNLEY, SA 5061		

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

Table of Particulars

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

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

Prescribed encumbrance		Particulars (Particulars in bold indicates further information will be provided)
1.	**General**	
1.1	Mortgage of land *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.2	Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title
1.3	Restrictive covenant *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Refer to the Certificate of Title also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.	***Aboriginal Heritage Act 1988***	
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

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

3. *Burial and Cremation Act 2013*

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

4. *Crown Rates and Taxes Recovery Act 1945*

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

5. *Development Act 1993* (repealed)

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

5.10	section 84 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.11	section 85(6), 85(10) or 106 - Enforcement order	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
5.12	Part 11 Division 2 - Proceedings	Contact the Local Government Authority for other details that might apply also Contact the vendor for these details

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed) *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940* (repealed)

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

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *Native Vegetation Act 1991*

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 - Planning and Design Code *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated. also Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title also For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority also Contact the Local Government Authority for other details that might apply to a place of local heritage value also For details of declared significant trees affecting this title, contact the Local Government Authority also The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal: https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.
29.2	section 127 - Condition (that continues to apply) of a development authorisation *[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.3	section 139 - Notice of proposed work and notice may require access	Contact the vendor for these details
29.4	section 140 - Notice requesting access	Contact the vendor for these details
29.5	section 141 - Order to remove or perform work	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.6	section 142 - Notice to complete development	State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.7	section 155 - Emergency order	State Planning Commission in the Department for Housing and Urban Development

		has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title also Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item also Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item also State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

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

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

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

32. *South Australian Public Health Act 2011*

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

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

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

Other Particulars

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

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

Additional Information

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

1.	Pipeline Authority of S.A. Easement	Epic Energy has no record of a Pipeline Authority Easement relating to this title
2.	State Planning Commission refusal	No recorded State Planning Commission refusal
3.	SA Power Networks	SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title
4.	South East Australia Gas Pty Ltd	SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property
5.	Central Irrigation Trust	Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.
6.	ElectraNet Transmission Services	ElectraNet has no current record of a high voltage transmission line traversing this property
7.	Outback Communities Authority	Outback Communities Authority has no record affecting this title
8.	Dog Fence *(Dog Fence Act 1946)*	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.

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

THE CITY of Unley

ConveyancingCo Pty Ltd
26B The Strand
COLONEL LIGHT GARDENS SA 5041

Date: 31 July 2025
Cert. No: 25190
Ref. No: 1 ERIC AVE:10948

REQUEST FOR PROPERTY INFORMATION

Further to your request Council now provides that information required of it pursuant to the Local Government Act and the Land and Business (Sale and Conveyancing) Act.

PROPERTY ADDRESS: 1 Eric Avenue, Black Forest SA 5035
Owner: M J Elliott and M A Barker
1 Eric Avenue
BLACK FOREST SA 5035

PROPERTY DESCRIPTION

Assessment No:	16588 6	Valuer Gen No:	0900652004
Section / Lot:	DP 3578 Lot 14		
Volume / Folio	CT-5421/351		
Ward	Clarence Park	Hundred:	Adelaide

PURSUANT TO SECTION 187 OF THE **LOCAL GOVERNMENT ACT** I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE IN RESPECT OF AND ARE A CHARGE AGAINST THE ABOVE PROPERTY.

Rates and Fines in Arrears	$0.00
Rates and Charges for current Fiscal Year (2025/26) which were adopted by Council on the 23 June 2025 and payable on or before 1 September 2025	$2,614.75
*Less Council Rebate	$0.00
Fines and Interest for current Fiscal Year	$0.00
Sundry other charges upon the Land	$0.00
Less Payments/Adjustments Received	$0.00
Balance	
• rates and other monies due and payable	$2,614.75
includes legal costs, solicitors fees etc.	$0.00
TOTAL BALANCE	**$2,614.75**

*__Please note__: this certificate is valid for 30 days from the date of issue. A subsequent search will be required after this period.

Authorised Officer

CITY *of* VILLAGES
Unley, South Australia 5061
Postal PO Box 1
Unley, South Australia 5061

Civic Centre 181 Unley Road
Facsimile (08) 8271 4886
Email pobox1@unley.sa.gov.au
Website www.unley.sa.gov.au

Telephone (08) 8372 5111

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

The following information is provided by council pursuant to the **Land and Business (Sale and Conveyancing) Act 1994** and the **Local Government Act**.

ADVISORY NOTE

Building Fire Risk

Aluminium Composite Panel Cladding (ACP) is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.

Both Vendors and Purchases should take reasonable steps to determine if ACP has been identified on any building on the land, and also the status of any required remediation works related to the presence of ACP on such building.

Part 3 – Development Plan
Development Act 1993
Description of Zone: N/A

State Heritage Place pursuant to the Heritage Act	**N/A**
Local Heritage Place pursuant to the Development Act	**N/A**
Significant Tree pursuant to the Development Plan on property	**N/A**

For updated zoning information, refer to the PlanSA Section 7 Report attached.

Section 42 – Condition(s) (that continue to apply) of a development authorisation.
(Note: this applies to all approvals under any development, planning or building legislation)
APPLICATION NUMBER: 090/358/1974/BA
Description of Development: Garage
Development Approval: 01-Jul-1974
This application is subject to the following conditions:

No ongoing applicable conditions exist for this application.

APPLICATION NUMBER: 090/1027/2000/DA
Description of Development: Carport sited on the common boundary and 7.2m from the street alignment
Development Approval: 06-Dec-2000
This application is subject to the following conditions:

1. Development is to take place in accordance with the plans marked Sheet 1-3 set 1 prepared by Toufic Kaissi relating to Development Application Number 090/1027/00, except as modified by any conditions attached to this Planning Decision Notification, and all works detailed in the approved plans and required by conditions be completed prior to the occupation of the development approved herein.

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

APPLICATION NUMBER: 090/568/2004/C1
Description of Development: Construct a swimming pool in rear yard
Development Approval: 21-Sep-2004
This application is subject to the following conditions:

That the development herein approved shall be undertaken in accordance with the plans and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).

APPLICATION NUMBER: 090/714/2004/C1
Description of Development: Construct addition and verandah at rear of existing dwelling
Development Approval: 16-Sep-2004
This application is subject to the following conditions:

That the Development herein approved shall be undertaken in accordance with the plans and details accompanying the application to the satisfaction of Council except where varied by conditions below (if any).
That details of any airconditioning requiring approval under the Development Act shall be submitted to and approved by Council.

All stormwater from the building and site shall be disposed of so as to not adversely affect any properties adjoining the site or the stability of any building on the site. Stormwater shall not be disposed of over a crossing place and any connection to the street water table is subject to application and shall be in accordance with any requirements and to the satisfaction of Council.

Please Note that any City of Unley Development Approval land division condition which details the Development Assessment Commission's requirements regarding payment of moneys into the Planning and Development Fund should be considered as a note and does not constitute an ongoing City of Unley condition of development approval.

Repealed Act conditions (that continue to apply) of approvals or authorisations granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1966* (repealed).
(Note: For Repealed Act conditions, please view under "Section 42 – Condition(s) (that continue to apply) of a development authorisation". Applications from 1994 onwards (ie *Development Act*, *1993* conditions) are ***not*** included in the Repealed Act conditions.)

Part 2 – Items to be included if land affected
Development Act 1993
Section 50(1) – Requirement to vest land in Council or the Crown to be held as open-space. **N/A**
Section 50(2) – Requirement to vest land in Council or the Crown to be held as open-space. **N/A**

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

Order under Section 55 of the Development Act, 1993 to remove work or notice or order under Section 56 of that Act to complete development.	**N/A**
Land Management Agreement under Section 57 of the Development Act, 1993 (and under Planning Act, 1982).	**N/A**
Emergency order under Section 69 of the Development Act, 1993.	**N/A**
Fire Safety Notice under Section 71 of the Development Act, 1993.	**N/A**
Enforcement Notice under Section 84 or Order under Sections 85(6), 85(10) of the Development Act, 1993.	**N/A**
Proceedings under Division 2 of Part 11 of the Development Act, 1993.	**N/A**
Fire and Emergency Services Act 2005	
Section 56 – Notice of action required concerning flammable materials on land	**N/A**
Section 83 – Notice of action required to protect against outbreak or spread of fire	**N/A**
Food Act 2001	
Section 44 – Improvement Notice	**N/A**
Section 46 – Prohibition Order	**N/A**
Housing Improvement Act 2016	
Section 23 – Declaration that house is undesirable or unfit for human habitation	**N/A**
Date of Declaration	**N/A**
Particulars required to be provided under Section 23	**N/A**
Local Government Act	
For information pursuant to Local Government Act, 1934 and charges against the land, see front page.	
For information pursuant to Local Government Act, 1999 and charges against the land, see front page.	
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	**N/A**
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):	
Refer to the PlanSA Section 7 Report attached.	
Is the land situated in a State Heritage place?	Refer attached

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

Is the land designated as a place of local heritage value?	Refer attached report
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	Refer attached report
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? **Refer to PlanSA -** https://plan.sa.gov.au/have_your_say/code-amendments	
Section 141 – Order to remove or perform work	No
Section 142 – Notice to complete development	No
Section 155 – Emergency Order	No
Section 157 – Fire safety notice	No
Section 192 or 193 Land Management Agreement	No
Section 198(1) – Requirement to vest land in the Council to be held as private open space	No
Section 198(2) – Requirement to vest land in the Council to be held as private open space	No
Part 16 Division 1 – Proceedings	No
Section 213 – Enforcement notice	No
Section 214(6),214(10) or 222 – Enforcement Order	No

South Australian Public Health Act 2011

Section 92 – Notice	**N/A**
South Australian Public Health *(Wastewater) Regulations 2013* Part 4-Condition (that continues to apply) of an approval	**N/A**

Building Indemnity Insurance

(Building Indemnity Insurance only applies to domestic building work that requires Development Approval, is more than $12,000 in value and commenced after 1 May 1987. The insurance is only applicable for the first five years after completion of the building work and does not apply to domestic building work undertaken by 'Owner/Builders'). If no details appear below, no applicable Building Indemnity Insurance details exist.

Are there any *applicable* Building Indemnity Insurance details? **YES**

PRESCRIBED PARTICULARS OF BUILDING INDEMNITY INSURANCE

Certificate No.:
Name(s) of persons(s) insured: Mr M Elliott
Name of insurer: Swimming Pool & Spa Association Of SA Inc

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

Name of Builder:	Freedom Pools
Description of insured building work:	
Limitations on the liability of the insurer:	$20000
Issue Date:	1 June 2004

Are there any *applicable* Building Indemnity Insurance details? **YES**

PRESCRIBED PARTICULARS OF BUILDING INDEMNITY INSURANCE

Certificate No.:	
Name(s) of persons(s) insured:	Mark Elliot
Name of insurer:	HIA Insurance Services Pty Ltd
Name of Builder:	Gregory James Morris
Description of insured building work:	
Limitations on the liability of the insurer:	
Issue Date:	15 September 2004

Further information held by councils

Does the council hold details of any development approvals relating to:
(a) commercial or industrial activity at the land; or
(b) a change in the use of the land or part of the land (within the meaning of the *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)?

NO

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

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

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

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

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

ENQUIRIES

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales and Conveyancing) Act, 1994.
Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.
If there are any further or specific queries please contact Council.

AUTHORISED OFFICER

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

Data Extract for Section 7 search purposes

Valuation ID 0900652004

Data Extract Date: 05/08/2025

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: D3578 AL14

Certificate Title: CT5421/351

Property Address: 1 ERIC AV BLACK FOREST SA 5035

Zones

Suburban Neighbourhood (SN)

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.

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.

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

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).

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

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: 2698576

DATE OF ISSUE
01/08/2025

CONVEYANCINGCO PTY LTD
POST OFFICE BOX 143
BLACKWOOD SA 5051

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

OWNERSHIP NUMBER
12045281

OWNERSHIP NAME
M J ELLIOTT & M A BARKER

PROPERTY DESCRIPTION
1 ERIC AVE / BLACK FOREST SA 5035 / LT 14

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
0900652004	CT 5421/351	$1,525,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2025-2026

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	516.05
- REMISSION	$	310.50
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	0.00
= AMOUNT PAYABLE	$	255.55

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 **30/10/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
12045281

OWNERSHIP NAME
M J ELLIOTT & M A BARKER

ASSESSMENT NUMBER
0900652004

AMOUNT PAYABLE
$255.55

AGENT NUMBER
100032775

AGENT NAME
CONVEYANCINGCO PTY LTD

EXPIRY DATE
30/10/2025

+70059157100022> +001571+ <0550298764> <0000025555> +444+

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

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 **Ref: 7005915710** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** 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: **Please refer below.** **Revenue SA** **Locked Bag 555** **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.

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

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: 2698576

DATE OF ISSUE
01/08/2025

CONVEYANCINGCO PTY LTD
POST OFFICE BOX 143
BLACKWOOD SA 5051

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

OWNERSHIP NAME
M J ELLIOTT & M A BARKER

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION
1 ERIC AVE / BLACK FOREST SA 5035 / LT 14

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
0900652004	CT 5421/351	$1,125,000.00	0.0715 HA

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

CURRENT TAX	**$**	0.00	**SINGLE HOLDING**	**$**	0.00
- DEDUCTIONS	**$**	0.00			
+ ARREARS	**$**	700.70			
- PAYMENTS	**$**	0.00			
= AMOUNT PAYABLE	**$**	**700.70**			

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 **30/10/2025**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
12045281

OWNERSHIP NAME
M J ELLIOTT & M A BARKER

ASSESSMENT NUMBER
0900652004

AMOUNT PAYABLE
$700.70

AGENT NUMBER
100032775

AGENT NAME
CONVEYANCINGCO PTY LTD

PAYABLE ON OR BEFORE
30/10/2025

+70059156290012> +000927+ <0550298764> <0000070070> +444+

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

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 **Ref: 7005915629** Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	**To pay via the internet go to:** 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: **Please refer below.** **Revenue SA** **Locked Bag 555** **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.

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
09 00652 00 4	CT5421351	1/8/2025	8727	2698571

CONVEYANCINGCO PTY LTD
26B THE STRAND
COLONEL LIGHT GARDENS SA 5041
info@conveyancingco.co

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MR M ELLIOTT & MS M BARKER
Location: 1 ERIC AVE BLACK FOREST LT 14
Description: 6H DCP SP DIG
Capital Value: $1 525 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2025

				$
		Arrears as at: 30/6/2025	:	280.00CR
Water main available:	1/6/1966	Water rates	:	82.30
Sewer main available:	1/7/1966	Sewer rates	:	224.94
		Water use	:	345.37
		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	:	200.00CR
		Balance outstanding	:	172.61

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

Next quarterly charges: Water supply: 82.30 Sewer: 224.94 Bill: 8/10/2025

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

The last Water Use Year ended on 23/06/2025.

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.

Docusign Envelope ID: 24EE366B-F6B7-4592-9602-3113AD1095FB

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.

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SA Water

South Australian Water Corporation

Name:
MR M ELLIOTT & MS M BARKER

Water & Sewer Account
Acct. No.: 09 00652 00 4

Amount: _____

Address:
1 ERIC AVE BLACK FOREST LT 14

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0900652004

BPAY

Biller code: 8888
Ref: 0900652004

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: 0900652004

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LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	31/07/2025 02:17PM
Customer Reference	1 ER
Order ID	20250731007300

Certificate of Title

Title Reference	CT 5421/351
Status	CURRENT
Easement	NO
Owner Number	12045281
Address for Notices	1 ERIC AVE BLACK FOREST 5035
Area	NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

MARK JEFFREY ELLIOTT
MARDIA ALICIA BARKER
OF 1 ERIC AVENUE BLACK FOREST SA 5035
AS JOINT TENANTS

Description of Land

ALLOTMENT 14 DEPOSITED PLAN 3578
IN THE AREA NAMED BLACK FOREST
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 9007396
Dealing Date	29/11/2000
Sale Price	$160,000
Sale Type	TRANSFER FOR FULL MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14362929	PERPETUAL TRUSTEE CO. LTD. (ACN: 000 001 007)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0900652004	CURRENT	1 ERIC AVENUE, BLACK FOREST, SA 5035

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	0900652004
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1966
Property Location	1 ERIC AVENUE, BLACK FOREST, SA 5035
Local Government	UNLEY
Owner Names	MARDIA ALICIA BARKER MARK JEFFREY ELLIOTT
Owner Number	12045281
Address for Notices	1 ERIC AVE BLACK FOREST 5035
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	6H DCP SP DIG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D3578 ALLOTMENT 14	CT 5421/351

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$1,125,000	$1,525,000			

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LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	31/07/2025 02:17PM
Customer Reference	1 ER
Order ID	20250731007300

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	$940,000	$1,300,000			

Building Details

Valuation Number	0900652004
Building Style	Bungalow
Year Built	1925
Building Condition	Good
Wall Construction	Stone; Freestone
Roof Construction	Galvanised Iron
Equivalent Main Area	200 sqm
Number of Main Rooms	6

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

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LAND SERVICES SA

Product	Historical Search
Date/Time	31/07/2025 02:17PM
Customer Reference	1 ER
Order ID	20250731007300

Certificate of Title

Title Reference: CT 5421/351

Status: CURRENT

Parent Title(s): CT 4396/20

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 26/05/1997

Edition: 7

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
18/09/2024	23/09/2024	14362929	MORTGAGE	REGISTERED	PERPETUAL TRUSTEE CO. LTD. (ACN: 000 001 007)
18/09/2024	23/09/2024	14362928	DISCHARGE OF MORTGAGE	REGISTERED	12890455
14/03/2018	16/03/2018	12890455	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION (ACN: 007 457 141)
14/03/2018	16/03/2018	12890454	DISCHARGE OF MORTGAGE	REGISTERED	11623415
02/08/2011	15/08/2011	11623415	MORTGAGE	REGISTERED	AMP BANK LTD.
02/08/2011	15/08/2011	11623414	DISCHARGE OF MORTGAGE	REGISTERED	10927175 10927176
27/03/2008	10/04/2008	10927176	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
27/03/2008	10/04/2008	10927175	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
27/03/2008	10/04/2008	10927174	DISCHARGE OF MORTGAGE	REGISTERED	10109286
15/11/2004	23/11/2004	10109286	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
15/11/2004	23/11/2004	10109285	DISCHARGE OF MORTGAGE	REGISTERED	9007397
08/12/2000	28/12/2000	9007397	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
08/12/2000	28/12/2000	9007396	TRANSFER	REGISTERED	MARK JEFFREY ELLIOTT, MARDIA ALICIA BARKER
08/12/2000	28/12/2000	9007395	DISCHARGE OF MORTGAGE	REGISTERED	7228894

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Product	Historical Search
Date/Time	31/07/2025 02:17PM
Customer Reference	1 ER
Order ID	20250731007300

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
10/01/1992	27/03/1992	7228894	MORTGAGE	REGISTERED	

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Form R7

Warning notice

Financial and investment advice

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

Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

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

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

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

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