Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A - Parties and land

1 Purchaser:

Address:

Street 1
Street 2
Suburb State Postcode

2 Purchaser's registered agent: ☐

Address:

Street 1
Street 2
Suburb State Postcode

3 Vendor:

Li Khim Ong

Address:

Street 1 5 Glen Stuart Road
Street 2
Suburb Woodforde State SA Postcode 5072

4 Vendor's registered agent: ☑

Klemich Real Estate Pty Lt, T/A Klemich Real Estate 174424
Agent - Ben Nightingale

Address:

Street 1 UNIT 1 / 245 FULLARTON ROAD
Street 2
Suburb EASTWOOD State SA Postcode 5063

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

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

Allotment 202 Deposited Plan 135557 in the area named Woodforde Hundred of Adelaide

Street 1 5 Glen Stuart Road
Street 2
Suburb Woodforde State SA Postcode 5072
being the *whole / ~~portion~~ of the land comprised in Certificate of Title
Volume 6304 Folio 403

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

To the purchaser:

Right to cool-off (section 5)

1 - Right to cool-off and restrictions on that right

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

(a) you purchased by auction; or

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

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

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

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

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

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

2 - Time for service

The cooling-off notice must be served -

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

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

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

3 - Form of cooling-off notice

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

4 - Methods of service

The cooling-off notice must be -

(a) given to the vendor personally; or

(b) posted by registered post to the vendor at the following address:

5 Glen Stuart Road Woodforde SA 5072

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

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

ben@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 Rd, Eastwood SA 5063

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

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

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

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

5 - Effect of service

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

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

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

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

Part C - Statement with respect to required particulars

(section 7(1))

To the purchaser:

***I/~~We~~;** Li Khim Ong

of 5 Glen Stuart Road Woodforde SA5072

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:	22/10/2026	Date:	
Signed:	Signed by: Li Khim Ong BA2C285549064FE...	Signed:	
Date:		Date:	
Signed:		Signed:	

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

(section 9)

To the purchaser:

I, Angie Marie Nguyen of Convey Property Settlements

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

Exceptions: Nil

Date: 22/10/2026

Signed: DocuSigned by: Angie Marie Nguyen AF06AAF5D0A446D...

*Vendor's / ~~Purchaser's~~ agent

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

Schedule - Division 1

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

Note -

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

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

(a) there is an attachment to this statement and -
  (i) all the required particulars are contained in that attachment; and
  (ii) the attachment is identified in column 2; and
  (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or

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

Table of particulars

Column 1	Column 2	Column 3

[If an item is applicable, ensure that the box for the item is ticked and complete the item.]
[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.
Alternatively, the item and any inapplicable heading may be omitted, but not in the case of-
(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
(c) the heading "6. Repealed Act conditions" and item 6.1; and
(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,
which must be retained as part of this statement whether applicable or not.]
*[If an item is applicable, all particulars requested in column 2 must be set out in the item unless the Note preceding this table otherwise permits. Particulars requested in **bold type** must be set out in column 3 and all other particulars must be set out in column 2.]*
[If there is more than 1 mortgage, charge or prescribed encumbrance of a kind referred to in column 1, the particulars requested in column 2 must be set out for each such mortgage, charge or prescribed encumbrance.]
[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2. If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

1.1 Mortgage of land

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

	Column 3
Is this item applicable?	✓
Will this be discharged or satisfied prior to or at settlement?	YES
Are there attachments?	YES

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

Certificate of Title Volume 6304 Folio 403 - Attached

Number of mortgage (if registered):

14377511

Name of mortgagee:

Australia and New Zealand Banking Group Pty Ltd (ACN: 005 357 522)

1.2 Easement

(whether over the land or annexed to the land)

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

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

Is this item applicable? ✓

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

Are there attachments? YES

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

Registered Search - Certificate of Title Volume 6304 Folio 403
Property Interest Report pg 1, 12 -13 - ElectraNet Notice - See Attached

Description of land subject to easement:

Portion of the land in certificate of title Volume 6304 Folio 403

Nature of easement:

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

ElectraNet Transmission Services ElectraNet has a high voltage transmission asset located either on or adjacent to this property

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

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

Is this item applicable? ☐

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

Are there attachments?

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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

1.4 Lease, agreement for lease, tenancy agreement or licence

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

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

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

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

Are there attachments?

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

Name of parties:

Period of lease, agreement for lease etc:

From to

Amount of rent or licence fee:

$ per (period)

Is the lease, agreement for lease etc in writing?

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

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

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

5. *Development Act 1993* (repealed)

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

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

Is this item applicable?	☑
Will this be discharged or satisfied prior to or at settlement?	NO
Are there attachments?	YES

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

Council Section 7 Response Pg 5, 27 & 30 - See Attached

Condition(s) of authorisation:

21/43/473
20/1405/473

6. Repealed Act conditions

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

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Nature of condition(s):

7. *Emergency Services Funding Act 1998*

7.1 section 16 - Notice to pay levy

Is this item applicable? ☑

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

Are there attachments? YES

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

ESL Certificate 2026-27

Date of notice:

12 October 2026

Amount of levy payable:

$199.00 2026-27

21. *Local Government Act 1999*

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

Is this item applicable? ✓

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

Are there attachments? YES

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

Section 187 2026-27 Rates Certificate pg 1

Date of notice, order etc:

13 October 2026

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

Adelaide Hills Council

Land subject thereto:

Volume 6304 Folio 403 being 5 Glen Stuart Road Woodforde SA 5072

Nature of requirements contained in notice, order etc:

2026 -27 Rates Section 187

Time for carrying out requirements:

before or at settlement

Amount payable (if any):

$3,289.96 - Balance $4,124.13 (inclusive of arreas)

22. *Local Nuisance and Litter Control Act 2016*

22.1 section 30 - Nuisance or litter abatement notice

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

23.1 section 6 - Restriction on building work ~~***Is this item applicable?***~~

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

Are there attachments?

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

Does the restriction apply to all of the land?

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code

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

Is this item applicable? ✓

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

Are there attachments? YES

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

Property Interest Report pg 7 See Attached
Council Section 7 Pg 13 & Plan SA Response Pg 18 - 19 See Attached

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

Parcel ID: D135557 AL202

Certificate Title: CT6304/403

Property Address: 5 GLEN STUART RD WOODFORDE SA 5072

Zones Suburban Neighbourhood (SN) - Subzones No

Overlays

Airport Building Heights (Regulated) (All structures over 30 metres)
Affordable Housing
Hazards (Bushfire - Urban Interface) (Urban Interface)
Hazards (Flooding - Evidence Required)
Prescribed Wells Area
Regulated and Significant Tree
Stormwater Management
Signif Retirement Facility Supported Accom Sites
Traffic Generating Development
Urban Tree Canopy

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 theplanning 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.

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? UNKNOWN

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

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

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

Is this item applicable? ☑

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

Are there attachments? YES

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

Council Section 7 Pg 13 & Plan SA Pg 20 - 22 See Attached

Date of authorisation:

See Attached

Name of relevant authority that granted authorisation:

Adelaide Hills Council

Condition(s) of authorisation:

See Attached

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of order:

Terms of order:

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

Amount payable (if any):

29.6 section 142 - Notice to complete development

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7 section 155 - Emergency order

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

29.8 section 157 - Fire safety notice

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193 - Land management agreement

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

29.12 Part 16 Division 1 - Proceedings

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213 - Enforcement notice

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

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

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

Are there attachments?

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

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

33.1 section 23 - Notice of contribution payable

~~***Is this item applicable?***~~ ☐

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

Are there attachments?

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

Date of notice:

Terms of notice:

Amount payable:

34. *Water Industry Act 2012*

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

Is this item applicable? ☑

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

Are there attachments? YES

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

Water Certificate 2026-27 - Refer Attached

Date of notice or order:

12 October 2026

Name or person or body who served notice or order:

SA Water

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

Supply $88 pq & Sewer $170.49 pq - Refer attached

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

Paid in full 2026-27 financial years

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Register Search certificate(s) of title to the land volume 6304 folio 403
Check Search
History Search
Title & Valuation

Property Interest report

Council - Section 187 & 7 & Plan SA response

SA Water Certificate 2026-27
ESL Certificate 2026-27
Land Tax Certificate 2026-27

ElectraNet Transmission Services
ElectraNet Plan
ElectraNet Change of Ownership Form

Form R3 Buyers Information Notice
Form R7 - Warning Notice

ACKNOWLEDGEMENT OF RECEIPT

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

Dated this _____ Day of _____ 20____

Signed:		Signed:	
Date:		Date:	
Signed:		Signed:	
Date:		Date:	

*(*Strike out whichever is not applicable)*

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring**, **gas installation**, **plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent 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 Consumer and Business Advice section on the following website: www.cbs.sa.gov.au

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

September 2025

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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 2025 regulation 21

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

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

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

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

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Product	Register Search (CT 6304/403)
Date/Time	12/10/2026 08:34AM
Customer Reference	2599 Ong
Order ID	20261012000276

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 6304 Folio 403

Parent Title(s) CT 5768/7

Creating Dealing(s) RTU 14341702

Title Issued 03/09/2024 **Edition** 2 **Edition Issued** 14/10/2024

Estate Type

FEE SIMPLE

Registered Proprietor

LI KHIM ONG
OF 5 GLEN STUART ROAD WOODFORDE SA 5072

Description of Land

ALLOTMENT 202 DEPOSITED PLAN 135557
IN THE AREA NAMED WOODFORDE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
14377511	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

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

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Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

Product	Check Search
Date/Time	12/10/2026 08:34AM
Customer Reference	2599 Ong
Order ID	20261012000276

Certificate of Title

Title Reference: CT 6304/403

Status: CURRENT

Edition: 2

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

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Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

Product	Historical Search
Date/Time	12/10/2026 08:34AM
Customer Reference	2599 Ong
Order ID	20261012000276

Certificate of Title

Title Reference: CT 6304/403

Status: CURRENT

Parent Title(s): CT 5768/7

Dealing(s) Creating Title: RTU 14341702

Title Issued: 03/09/2024

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
09/10/2024	14/10/2024	14377511	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
09/10/2024	14/10/2024	14377510	TRANSFER	REGISTERED	LI KHIM ONG

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Product	Title and Valuation Package
Date/Time	12/10/2026 08:34AM
Customer Reference	2599 Ong
Order ID	20261012000276

Certificate of Title

Title Reference	CT 6304/403
Status	CURRENT
Easement	NO
Owner Number	19824050
Address for Notices	5 GLEN STUART RD WOODFORDE, SA 5072
Area	307m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

LI KHIM ONG
OF 5 GLEN STUART ROAD WOODFORDE SA 5072

Description of Land

ALLOTMENT 202 DEPOSITED PLAN 135557
IN THE AREA NAMED WOODFORDE
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 14377510
Dealing Date	09/10/2024
Sale Price	$1,280,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	14377511	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0309317313	CURRENT	5 GLEN STUART ROAD, WOODFORDE, SA 5072

Notations

Dealings Affecting Title

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NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	0309317313
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/2025
Property Location	5 GLEN STUART ROAD, WOODFORDE, SA 5072
Local Government	ADELAIDE HILLS
Owner Names	LI KHIM ONG
Owner Number	19824050
Address for Notices	5 GLEN STUART RD WOODFORDE, SA 5072
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	8HDGALF
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D135557 ALLOTMENT 202	CT 6304/403

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$475,000	$1,150,000			
Previous	$380,000	$1,050,000			

Building Details

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Valuation Number	0309317313
Building Style	Conventional
Year Built	2023
Building Condition	Very Good
Wall Construction	Rendered
Roof Construction	Colourbond
Equivalent Main Area	238 sqm
Number of Main Rooms	8

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

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Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

Property Interest Report

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

Title Reference	CT 6304/403	**Reference No.**	2825585
Registered Proprietors	L K*ONG	**Prepared**	12/10/2026 08:34
Address of Property	5 GLEN STUART ROAD, WOODFORDE, SA 5072		
Local Govt. Authority	ADELAIDE HILLS COUNCIL		
Local Govt. Address	PO BOX 44 WOODSIDE SA 5244		

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 1967* (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
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
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 Act	The regional landscape board has no record of any notice affecting this title
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 a high voltage transmission asset located either on or adjacent to this property - please email easements@electranet.com.au ElectraNet's Land Management Team for further details**
7.	Outback Communities Authority	Outback Communities Authority has no record affecting this title
8.	Dog Fence *(Dog Fence Act 1946)*	This title is not subject to Dog Fence rates or the Dog Fence outside levy. Accordingly, the Dog Fence Board holds no current rate or levy-related interest in the property.
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: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

Adelaide Hills COUNCIL

63 Mount Barker Road
Stirling SA 5152

Telephone (08) 8408 0400
Email: mail@ahc.sa.gov.au

To **Convey Property Settlements**

Stepney SA 5069

Certificate No: 31780
Certificate Date: 13/10/2026

LOCAL GOVERNMENT INQUIRY

(Certificate of Liabilities pursuant to Section 187(1) of the Local Government Act 1999)

Land:

Assessment No:	21821
Valuer-General's No:	0309317313
Owner/s:	L K Ong
Property Details:	5 Glen Stuart Road Woodforde 5072
Legal Description:	Lot 202 Sec: P284 DP:135557 CT:6304/403

Rates and other monies due as known by Adelaide Hills Council as at 13/10/2026

Due Dates for Payment:				
	1st Qtr due	01/09/2026	2nd Qtr due	01/12/2026
	3rd Qtr due	01/03/2027	4th Qtr due	01/06/2027

Arrears/Credits as at 01/07/2026		$788.46
Rates for the 2026/2027 rating year (Declared 14/07/2026)		$3,289.96
Rates - Residential	$2,248.54	
Fixed Charge	$940.00	
State Govt. Hills & Fleurieu Landscape Levy	$101.42	
Rates Postponed (arrears and current)		$0.00
Postponed Interest		$0.00
PLUS Other property Related Debts		
PLUS Fines and/or Interest to date		$45.71
PLUS other adjustments, including Legal Fees		$0.00
LESS Rebate (if applicable)		$0.00
LESS Payments/Rounding		$0.00
TOTAL OWING AS AT 13/10/2026		**$4,124.13**

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Assessment No: 21821 Certificate No: 31780

Fines on Rates: Council Rates are deemed to be overdue if not paid by 01/09/26 and a 2% fine will be added to this outstanding balance. Interest at the prescribed percentage rate of 8.85% p.a. will be added to the total amount in arrears (including amount of any unpaid fine) on the 12th of each month following until the total balance owing is paid.

Fines on Payments by Instalments: Where rates are paid quarterly the total rate is divided by four which is then required to be paid on the due dates set for September, December, March and June. If the quarterly payments are not received by the due date, a 2% fine will be added to that amount with interest at the prescribed percentage rate 8.85% p.a. added on the 12th of each month following, until the total amount overdue is paid.

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

If settlement occurs within three months from the date of this certificate, you may check the above details quoting the assessment number. If this information falls outside of the above time frame, a new Section 187 certificate is required.

Any verbal information provided by Council for the above is not deemed a certificate for the purposes of a Section 187 of the Local Government Act 1999.

Biller Code: 45369

BPay Reference Number 218214

Certified - Adelaide Hills Council Date - 13-October-2026

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

Adelaide Hills COUNCIL

63 Mount Barker Road
Stirling SA 5152

Telephone (08) 8408 0400
Email: mail@ahc.sa.gov.au

To: **Convey Property Settlements**

Stepney SA 5069

Certificate No: 24421
Certificate Date: 13/10/2026

REQUEST FOR INFORMATION

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

Land:

Assessment No:	21821
Valuer-General's No:	0309317313
Owner/s:	L K Ong
Property Details:	5 Glen Stuart Road Woodforde 5072
Legal Description:	Lot 202 Sec: P284 DP:135557 CT:6304/403

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

PRESCRIBED INFORMATION

Important Information to Note

General Advice

The Section 7 of the Land and Business (Sales & Conveyancing) Act 1994 provides information relating to a property as prescribed by legislation. Included in the search by Council is the zoning of the land and where applicable, the more recent development consents for the property.

Intended purchasers of land are requested to refer to the relevant provisions of the Planning and Design Code and contact the Development Services team on 08 8408 0558 before doing anything on the said property, if they are proposing to, for example, construct a new dwelling, undertake alterations or additions to a dwelling, construct a tennis court or swimming pool, build retaining walls, undertake boundary realignments or land divisions.

The Planning and Design Code (the document that guides development within the Council) can be viewed online at https://code.plan.sa.gov.au. Information sheets relating to development applications and various land uses are also available from the Department of Planning, Transport & Infrastructure or from Council's web site at www.ahc.sa.gov.au.

Development in the Mt Lofty Ranges has more development controls and restrictions compared to other areas of the State primarily due to:

- bushfire protection
- watershed protection
- retention of native vegetation

This advice is provided for your information to promote a better understanding of the requirements for development and other obligations in the Adelaide Hills Council area.

Developments prior to 1998

Council records for developments prior to 1998 may be incomplete due to differing standards of recordkeeping applied in the various Hills Councils prior to amalgamation and formation of the Adelaide Hills Council in 1998.

Building Indemnity Insurance

This is insurance taken out by a building work contractor when performing domestic building work costing $12,000 or more that requires Council approval. This insurance protects the current building owner and future owner if:

- work has not been completed or faulty work has not been rectified; and
- the builder dies, disappears or is declared bankrupt.

Claims can usually be made up to five years from the date the building work was completed.

Source:
https ://www.cbs.sa.gov.au/campaigns/repairs-and-rebuilding-afier-bushfire-or-other-catastrophic-event

Further information can be found from the housing, property and land section of the State Government website directory www.sa.gov.au or from the Office of Consumer and Business Affairs website www.ocba.sa.gov.au.

Greg Georgopoulos
Chief Executive Officer

Part 1 - Items that must be included in statement

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PRESCRIBED INFORMATION

Development Act 1993 (Repealed)

Section 42 - Condition (that continues to apply) of a development authorisation. **Yes**

If yes see attached approvals

Part 2 - Items to be Included if land affected

Development Act 1993 (repealed)

Section 50 (1) - Requirement to vest land in a council or the Crown to be held as open space **N/A**

Date Requirement given:

Name of Body giving requirement:

Nature of Requirement:

Contribution payable (if any):

Section 50 (2) - Agreement to vest land in a council or the Crown to be held as open space **N/A**

Date of agreement:

Name of parties:

Terms of agreement:

Contribution payable (if any):

Section 55 - Order to remove or perform work **N/A**

Date of order:

Terms of order:

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

Amount payable (if any):

Section 56 - Notice to complete development **N/A**

Date of notice:

Requirements of notice:

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

Amount payable (if any):

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PRESCRIBED INFORMATION

Section 57 - Land management agreement **No**

Date of agreement:

Name of parties:

Terms of agreement:

If Yes, copy attached

Section 69 - Emergency order **N/A**

Date of order:

Name of authorised officer who made order:

Nature of authority that appointed the officer:

Amount payable (if any):

Section 71 - Fire safety notice **N/A**

Date of notice:

Names of authority giving notice

Requirements of notice:

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

Amount payable (if any):

Section 84 - Enforcement notice **N/A**

Date notice given:

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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PRESCRIBED INFORMATION

Section 85(6), 85(10) or 106 - Enforcement order **N/A**

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

Part 11 Division 2 - Proceedings **N/A**

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

Refer to Supplementary Prescribed Information in Appendix 1 for *Planning Development and Infrastructure Act 2016*

Confirmed-Planning/Development Section Kim Sharp

Housing Improvement Act 1940

Section 23 - Declaration that house is undesirable or unfit for human habitation **N/A**

Date of declaration:

Those particulars required to be provided by a council under Section 23:

Confirmed-Building/Development Section Kim Sharp

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PRESCRIBED INFORMATION

Food Act 2001

Section 44 - Improvement Notice **N/A**

Date of notice:

Name of authorised officer who served notice:

Name of authority that appointed officer:

Requirements of notice:

Section 46 - Prohibition order **N/A**

Date of order:

Name of authority or person who served order:

Requirements of order:

Public and Environmental Heath Act 1987 (repealed)

Part 3 - Notice **N/A**

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

Public and Environmental Heath (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval **N/A**

Date of approval:

Name of relevant authority that granted approval:

Conditions of approval:

Public and Environmental Heath (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with) **N/A**

Date of order:

Name of authority giving order:

Requirements of order:

Confirmed-Environmental Health Section Mignon DuRieu

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PRESCRIBED INFORMATION

South Australian Public Health Act 2011

Section 92 Notice **N/A**

Date of notice:

Name of Council or other relevant authority giving notice:

Requirements of notice:

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

Date of approval:

Name of person or body that granted the approval:

Condition(s) of approval:

Confirmed-Health Section Mignon DuRieu

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

PRESCRIBED INFORMATION

Local Government Act 1934 (repealed)

Notice, order, declaration, charge, claim or demand given or made under the Act **N/A**

Date of Notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Local Government Act 1999

Notice, order, declaration, charge, claim or demand given or made under the Act **N/A**

Date of Notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Confirmed-General Section Mignon DuRieu

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PRESCRIBED INFORMATION

Fire and Emergency Services Act 2005

Section 105F (or section 56 or 83 (repealed) - Notice to take action to prevent outbreak or spread of fire **N/A**

Date of Notice:

Person or body who issued notice:

Requirements of notice (as stated therein):

Amount payable (if any):

Confirmed-Enforcement/Compliance Section Mignon DuRieu

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

PRESCRIBED INFORMATION

Particulars relating to Environment Protection

Further information held by Councils

Does the Council hold details of any development 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

Development Consents Attached **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 of remediation of the land may be required at some future time.

It should be noted that-

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

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

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

PRESCRIBED INFORMATION

APPENDIX 1

Planning, Development and Infrastructure Act 2016		
Repealed Act Conditions Conditions (that continue 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)	Nature of conditions:	None
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):	For zone, subzone and overlay refer Attached Section 7 Extract from Plan SA
Part 5 – Planning and Design Code	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	Unknown
Part 5 – Planning and Design Code	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.	Link to Planning and Design Code: Code Amendments | PlanSA
Part 5 – Planning and Design Code	Is there a State Heritage place on the land or is the land situated in a State Heritage Area?	No
Part 5 – Planning and Design Code	Is the land designated as a Local Heritage place?	No
Section 127 – Condition (that continues to apply) of a development authorisation	Date of Authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation:	Yes, see attached

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

PRESCRIBED INFORMATION

APPENDIX 1

Section 141 – Order to remove or perform work	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 142 – Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 155 – Emergency order	Date of order: Name of authorised officer who made order: Name of authority that appointed the authorised officer: Nature of order: Amount payable (if any):	Nil
Section 157 – Fire safety notice	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 192 or 193 – Land management agreement	Date of agreement: Names of parties: Terms of agreement:	Nil
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):	Nil

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

PRESCRIBED INFORMATION

APPENDIX 1

Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):	Nil
Part 16 Division 1 – Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):	Nil
Section 213 – Enforcement notice	Date notice given: Name of designated authority giving notice: Nature of directions contained in notice: Building work (if any) required to be carried out: Amount payable (if any):	Nil
Section 214(6), 214(10) or 222 – Enforcement order	Date order made: Name of court that made order: Action number: Name of parties: Terms of order: Building work (if any) required to be carried out:	Nil
Development Act 1993 (repealed)		
Section 57 – Land Management Agreement	Date of agreement: Names of parties: Terms of agreement:	Nil

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

PRESCRIBED INFORMATION

APPENDIX 1

Housing Improvement Act 1940		
Part 7 (rent control for substandard houses)	Notice or Declaration: Date of Notice or Declaration: Those particulars required to be proved by the housing authority under section 60	Nil
Other Charges		
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: Nature of charge: Amount of charge (if known):	Nil

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

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

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

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

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

Building Indemnity Insurance is required…. (refer above note): **No**

1. Name(s) of person(s) insured:
2. Name of insurer:
3. Limitations on the liability of the insurer:
4. Name of builder:
5. Builder's licence number:
6. Date of issue of insurance:
7. Description of insured building work:

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

PRESCRIBED INFORMATION

APPENDIX 1

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act? *** NO**

If **YES**, give details:

Date of the exemption	
Name of builder granted the exemption	
Licence number of builder granted the exemption	
Details of building work to which the exemption applies:	
Details of conditions (if any) to which the exemption is subject	

Certified Development Section……. Date:…….. 19 October 2026 ……..

Confirmed Accurate:……Kim Sharp……

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

Data Extract for Section 7 search purposes

Valuation ID 0309317313

Data Extract Date: 19/10/2026

Important Information

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

Parcel ID: D135557 AL202

Certificate Title: CT6304/403

Property Address: 5 GLEN STUART RD WOODFORDE SA 5072

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 30 metres)

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

Affordable Housing

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

Hazards (Bushfire - Urban Interface) (Urban Interface)

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

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

Regulated and Significant Tree

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

Stormwater Management

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

Signif Retirement Facility Supported Accom Sites

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No, refer note below:

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/

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

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

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

Associated Development Authorisation Information

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

Application ID: 22016512

Development Description: Land division (1 into 3) and 2 semi-detached two storey dwellings & 1 two storey dwelling, combine fence and retaining walls (maximum height 3 metres) & associated earthworks and landscaping

Site Address: 7 GLEN STUART RD WOODFORDE SA 5072

Development Authorisation: Planning Consent

Date of authorisation: 16 May 2022

Name of relevant authority that granted authorisation: Adelaide Hills Council

Condition 1

Please see DNF for existing Development Application Number 20/1405/473

Development Authorisation: Building Consent

Date of authorisation: 16 May 2022

Name of relevant authority that granted authorisation: Clifford Yong

Condition 1

Final truss framing layout and associated computations for all three dwellings shall be reviewed and endorsed by the Certifier prior to construction on site.

Condition 2

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

Condition 3

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

Condition 4

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

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

Associated Building Indemnity Insurance

Building Work: 2 semi-detached two storey dwellings & 1 two storey dwelling

Building Work ID: 44170

Insurance option would be captured at commencement or completion notification.

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 24 May 2022

Name of relevant authority that granted authorisation: Adelaide Hills Council

Application ID: 22042875

Development Description: Variation to DA 22016512 - Changes to Retaining wall

Site Address: 7 GLEN STUART RD WOODFORDE SA 5072

Development Authorisation: Planning Consent

Date of authorisation: 28 March 2023

Name of relevant authority that granted authorisation: Assessment Panel at Adelaide Hills Council

Condition 1

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

Condition 2

Except where varied by this authorisation, all other conditions, plans and details relating to Development Authorisation 20/1405/473 continue to apply to this amended authorisation.

Development Authorisation: Building Consent

Date of authorisation: 28 March 2023

Name of relevant authority that granted authorisation: Tamara Blyth

Condition 1

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

This consent is issued on the basis that no building work contract for the building work had been entered into at the time of lodgement of the application for building rules consent. The owner of land on which domestic building work is to be performed must ensure that a copy of a certificate of insurance in relation to the work is lodged with the relevant authority on or before the giving of notice of commencement of the building work. Building work must not commence until a certificate of insurance in relation to that work has been lodged in accordance with the Building Work Contractors Act 1995.

Associated Building Indemnity Insurance

Building Work: Variation to DA 22016512 - Changes to Retaining wall

Building Work ID: 74299

Name(s) of person(s) insured: GS Toor

Name of Insurer: QBE

Insurance date of issue: 05/07/2023

Name of builder: Adelaide luxury Homes

Builder's licence number: BLD306275

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 4 April 2023

Name of relevant authority that granted authorisation: Adelaide Hills Council

Land Management Agreement (LMA)

No

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

PRESCRIBED INFORMATION

Local Nuisance and Litter Control Act 2016		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Environmental Health Section: Leanne Thiele-Wittig Date: 13/10/26

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

PRESCRIBED INFORMATION

Local Nuisance and Litter Control Act 2016		
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:	N/A

Certified by Regulatory Services Section: Mignon DuRieu Date: 13/10/26

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

PRESCRIBED INFORMATION

Land Acquisition Act 1969		
Section 10 – Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in notice)	N/A

Certified by Civil Section Sophie Roberts Date 13/10/2026

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

PRESCRIBED INFORMATION

Land Acquisition Act 1969		
Section 10 – Notice of intention to acquire	Date of notice: Name of Authority who served notice: Description of land intended to be acquired (as described in notice)	N/A

Certified by Property Section……Lisa Smith ……Date 13/10/2026

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

South Australia - Regulation 42 under the Development Act, 1993
Schedule 11

DECISION NOTIFICATION FORM

Development Number

FOR DEVELOPMENT APPLICATION LODGED 19 January 2021 **21/43/473**

To:-	ASSESSMENT NO
Adelaide Luxury Homes Pty Ltd 28 Darley Road PARADISE SA 5075	344 VALUER GENERAL NUMBER 0309316951

LOCATION OF PROPOSED DEVELOPMENT
Address: 7 Glen Stuart Road, Woodforde SA 5072 **Lot:7 Sec: P284 FP:130361 CT:5768/7**

Nature of Proposed Development	**Demolition of existing single storey dwelling & outbuildings**

Building Classification:	**N/A**

From	**ADELAIDE HILLS COUNCIL**

In respect of this proposed development you are informed that:-

Nature of Decision	Consent Granted	No of Conditions	Not Applicable
Development Plan Consent	**BRC ONLY**	**N/A**	
Building Rules Consent	**29 January 2021**	2	
DEVELOPMENT APPROVAL	**29 January 2021**	2	

Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the following pages.

Date of Decision:- 29 January 2021

Adelaide Hills COUNCIL

Catherine Clare
Building Officer

Date:- 29 January 2021

Expiry date:- 29 January 2023

Sheets Attached.

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

NOTES FOR APPLICANT

Right of Appeal

An Applicant may have a right of appeal if this notification is:

- a refusal (appeal rights do not apply to applicants for non-complying forms of development)
- a consent, conditions of consent

Such an appeal must be lodged within two months of the date of this decision or such longer time as the Environment, Resources and Development Court allows.

For assistance in the cost and lodgement of an appeal it is suggested you contact the Court - Sir Samuel Way Building, Victoria Square, Adelaide, or via (08) 8204 0300.

Development Approval

The State Planning system is currently in the process of significant planning reforms. As of 31 July 2020, regional Councils transferred to the Planning and Design Code (the Code) under the *Planning, Development and Infrastructure Act 2016*. The Adelaide Hills Council and other metropolitan Councils will be transferred at a date to be set. The Code will replace all current Development Plans. Therefore, some landowners may see shifts in the principles governing development in their area.

Expiry dates are outlined on page one. Should you not commence works prior to the expiry, your Approval may lapse and a new development application must be lodged, unless an extension is obtained. Should a request for extension be made after the Council has transferred to the Code, your request will be subject to the transitional provisions of the *Planning, Development and Infrastructure Act 2016* and an extension is not guaranteed.

Further details on the Planning Reforms can be found at https://www.saplanningportal.sa.gov.au/planning_reforms

Mandatory Notifications – How to Notify

Notification of the commencement / completion of a stage of building work may be given in one of the following ways:

- click here to complete the notification/s - then download or print to pdf and email the completed notification form to mail@ahc.sa.gov.au
- email the Council at mail@ahc.sa.gov.au attention building admin including the development application reference 21/43
- written notification to PO Box 44 Woodside SA 5244

Please note that if you are posting the notification to the Council you must take into account the anticipated delivery times of post by Australia Post (currently 1-4 business days).

Allotment Boundaries

If the development herein approved involves work on the boundary the onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

Protection of Council Infrastructure

Your co-operation is sought in ensuring that the street, road, kerb, gutter, street trees and footway are protected from damage during delivery of any building materials to the site. Re-instatement costs can be recovered by the Council from the owner in addition to a penalty imposed by a court, if damage is caused. Any changes to existing entrance-ways must be approved by Council prior to any work being done.

SA Water and SA Power Networks

SA Water and SA Power Networks should be notified of all proposed additions and alterations to existing buildings in sewered and power provided areas. Building work near overhead electricity conductors sometimes creates dangerous situations while underground cables are often covered in such a way that maintenance becomes impossible. Failure to observe safe clearances to existing services in building operations may make you liable to pay damages. SA Power Networks should also be advised of any proposals to erect signs awnings, temporary scaffolding or other structures near overheard electricity services and street mains. Contact SA Power Networks on 131261 or www.sapowernetworks.com.au. Contact SA Water on 1300 650 950 or www.sawater.com.au.

Warnings

- This consent does not imply compliance with any other legislation. It is the responsibility of the applicant and the person undertaking building work to ensure any other required approval or authorisation is obtained before commencing the development and to ensure compliance with that approval or authorisation.
- Before excavation work commences contact Dial Before you Dig (Dial 1100) for information on underground services.

Adelaide Hills COUNCIL

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Adelaide Hills Council

1. BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION No. 21/43/473

1. Demolition Safety

The building (or structure) shall be demolished in accordance with AS2601 so that the risk of injury to the public and site personnel and the risk of damage to adjacent buildings are minimised and also ensuring the following:
(a) A water supply is available for minimising dust
(b) No burning of demolished materials is permitted
(c) Any asbestos encountered shall be removed in accordance with the provisions of Work Health & Safety and the requirements of SafeWork SA and shall be disposed to a licensed waste depot
(d) Adequate fire safety measures are implemented i.e. fire extinguishers and/or hose reels

This approval does not include approval for the disconnection of any services to the existing building and it is recommended that you contact the relevant utility for advice before the commencement of work.

REASON: To ensure adequate safety measures are carried out during the demolition.

2. Development in Accordance with Building Plans and Details

All building work shall be undertaken in accordance with the technical details, particulars, plans, drawings and specifications approved by Council (Development Act 1993 Section 45).

REASON: To ensure the proposed development is undertaken in accordance with the approved plans.

2. BUILDING RULES NOTES RELATING TO DEVELOPMENT APPLICATION No. 21/43/473

1. How to Notify

Notification of the commencement / completion of a stage of building work may be given in one of the following ways:
- refer to the link (Mandatory Notifications - How to Notify) on page two of this Decision Notification Form
- email the Council at mail@ahc.sa.gov.au attention building admin including the reference 21/43 (preferred method)
- written notification to PO Box 44 Woodside SA 5244
- telephone (08) 8408 0400 to speak to building admin

Please note that if you are posting the notification to the Council you must take into account the anticipated delivery times of post by Australia Post (currently 1-4 business days).

2. Penalties for failure to Notify

It is an offence to fail to comply with a mandatory notification requirement under the Development Regulations 2008, with fines currently ranging from $2,500 to $10,000.

Expiation notices may be issued by the Council as a result of a failure to comply with a mandatory notification requirement, with expiation fees currently ranging from $210 to $500.

3. Notification Required - Commencement of Building Work

One business day's notice of the intended commencement of building work on the site is required. This notice must include the name, address and telephone number of the persons who are proposed to sign parts A and B of the Statement of Compliance under Schedule 19A of the Development Regulations 2008 (if relevant).

4. Notification Required - Completion

One business day's notice of the completion of the building work.

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DECISION NOTIFICATION FORM

Section 126(1) of the *Planning, Development and Infrastructure Act 2016*

TO THE APPLICANT:

Name: Adelaide Luxury Homes
Postal address: PO BOX 325 STEPNEY SA 5069

IN REGARD TO:

Development application no.: **20/1405/473**	Lodged on: **21 December 2020**
Nature of proposed development: **Land division (1 into 3) and 2 semi-detached two storey dwellings & 1 two storey dwelling, combined fence and retaining walls (maximum height 3 metres) & associated earthworks and landscaping**	

LOCATION OF PROPOSED DEVELOPMENT:

Unit no.	Street no. **7**	Level	**Lot:7 Sec: P284 FP:130361 CT:5768/7**
Street name **Glen Stuart Road**			
Suburb **Woodforde**		State **SA**	Postcode **5072**
Volume **5768**		Folio **7**	

DECISION:

Decision type	**Decision** (issued/refused)	**Decision date**	**No. of conditions**	**Entity responsible for decision** (relevant authority)
Development Plan Consent	**Issued**	**9 August 2021**	**6**	**Adelaide Hills Council**
Building Rules Consent	**Still Required**			
Land division Consent	**Issued**	**9 August 2021**	**6**	**Adelaide Hills Council**
Development Approval				

FROM THE RELEVANT AUTHORITY: Adelaide Hills Council
Date**: 09/08/2021**

Adelaide Hills COUNCIL

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

CONDITIONS OF DEVELOPMENT PLAN CONSENT:

1. Development In Accordance With The Plans

The development herein approved shall be undertaken in accordance with the following plans, details and written submissions accompanying the application, unless varied by a separate condition:

- Amended Site Plan - Lower Floor drawn by Atelier 18 Designs Sheet No. 01 dated 10 June 2021 (received by Council dated 11 June 2021);

- Amended Site Plan - Upper Floor drawn by Atelier 18 Designs Sheet No. 02 dated 10 June 2021 (received by Council dated 11 June 2021);

- Amended Floor Plans - Lot 1 drawn by Atelier 18 Designs Sheet No. 03 dated 10 June 2021 (received by Council dated 11 June 2021);

- Amended Floor Plans - Lot 2 drawn by Atelier 18 Designs Sheet No. 04 dated 10 June 2021 (received by Council dated 11 June 2021);

- Amended Floor Plans - Lot 3 drawn by Atelier 18 Designs Sheet No. 05 dated 10 June 2021 (received by Council dated 11 June 2021);

- Amended Elevations (Front & Rear) drawn by Atelier 18 Designs Sheet No. 06 dated 10 June 2021 (received by Council dated 11 June 2021);

- Amended Elevations (Lot 1 - Side Elevation A / Lot 2 - Side Elevation A / Lot 3 - Side Elevation A) drawn by Atelier 18 Designs Sheet No. 07 dated 10 June 2021 (received by Council dated 11 June 2021);

Amended Elevations (Lot 1 - Side Elevation B / Lot 2 - Side Elevation B / Lot 3 - Side Elevation B) drawn by Atelier 18 Designs Sheet No. 08 dated 10 June 2021 (received by Council dated 11 June 2021);

- Amended Elevations - Party Wall Details drawn by Atelier 18 Designs Sheet No. 09 dated 10 June 2021 (received by Council dated 11 June 2021);

- Amended Civil Design Calculations prepared by BSK Consulting Engineers Rev P3 dated 29 July 2021 (received by Council dated 29 July 2021);

- Amended Site Layout Plan drawn by B.S of BSK Consulting Engineers Drawing No. C01 Rev. P7 dated June 21 (received by Council dated 29 July 2021);

- Amended Plan / Tank Details / Section 1-1 / Detail A drawn by B.S of BSK Consulting Engineers Drawing No. C02 Rev. P7 dated June 21 (received by Council dated 29 July 2021);

- Amended Typical Retaining Wall Detail (Cut) drawn by B.S of BSK Consulting Engineers Drawing No. C03 Rev. P7 dated June 21 (received by Council dated 29 July 2021);

- Amended Typical Retaining Wall Detail (fill) drawn by B.S of BSK Consulting Engineers Drawing No. C04 Rev. P7 dated June 21 (received by Council dated 29 July 2021);

- Tree Protection Plan prepared by DT of Tertiary Tree Consulting Pty Ltd dated 20 May 2021 (received by Council dated 24 May 2021);

- Arboricultural Impact Assessment Report prepared by DT of Tertiary Tree Consulting Pty Ltd pp. 1-38 dated 20 May 2021 (received by Council dated 24 May 2021), and;

- Plan of Proposed Division prepared by SKS Surveys Pty Ltd dated 15 December 2020 Version 1 (received by Council dated 24 December 2020).

Adelaide Hills COUNCIL

2. External Finishes

The external finishes to the dwellings (Lot 1, Lot 2, & Lot 3) herein approved shall be as follows.

WALLS: Dulux - Vivid White or similar

ROOF: Colorbond - Monument or similar

3. Soil Erosion Control

Prior to construction of the approved development straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during periods of rainfall.

4. Stormwater Overflow Directed To Street

All roof runoff generated by the development hereby approved shall be directed to a rainwater tank with overflow to the street (via a pump if necessary) or a Council drainage easement to the satisfaction of Council within one month of the roof cladding being installed. All roof and hard paved water runoff shall be managed to prevent trespass onto adjoining properties and into the effluent disposal area where an on-site waste control system exists.

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Overflow from rainwater tanks is to be directed to the street (via a pump if necessary) or managed on-site to the satisfaction of Council using design techniques to the satisfaction of Council.

5. **Residential Lighting**
All external lighting shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.

6. **Protection Of Trees**
The works in relation to 'Tree 1' as outlined in the Arborist's Report (Arboricultural Impact Assessment) prepared by Dylan Tempest of Tertiary Tree Consulting Pty Ltd submitted as part of this application shall be implemented as strategy for management of the tree. This tree management strategy is to be undertaken simultaneously with any building works on the site - proposed Lot 202.

NOTES FOR DEVELOPMENT PLAN CONSENT:

1. **Development Plan Consent Expiry**
Development Applications lodged prior to 12 November 2020 are valid for a period of twelve (12) months commencing from the date of the decision. Development Applications lodged from 12 November 2020 are valid for a period of twenty four (24) months commencing from the date of the decision. In either case - if an appeal has been commenced the date on which the appeal is determined. Please check page one (1) for the lodged date of this application.

Building Consent must be applied for prior to the expiry of the DPC and lodged through the PLANSA portal unless a private certifier was engaged prior to 19 March 2021.

2. **Land Division Development Approval Expiry**
This development approval is valid for a period of three (3) years from the date of the decision notification. This time period may be further extended beyond the 3 year period by written request to, and approval by, Council prior to the approval lapsing. Application for an extension is subject to payment of the relevant fee. Please note that in all circumstances a fresh development application will be required if the above conditions cannot be met within the respective time frames.

3. **Works On Boundary**
The development herein approved involves work on the boundary. The onus of ensuring development is in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a survey being carried out by a licensed land surveyor prior to the work commencing.

4. **Sewer Connection**
The dwelling shall be connected to SA Water mains sewer supply in accordance with the approval granted by SA Water. All work shall be to the satisfaction of SA Water.

5. **EPA Environmental Duty**
The applicant is reminded of his/her general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.

6. **Erosion Control During Construction**
Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

7. **Surveyed Boundaries**
The onus of ensuring that any wall or fence is located in the approved position on the correct allotment is the responsibility of the land owner/applicant. This may necessitate a boundary survey being undertaken by a licensed land surveyor prior to the work commencing and when the wall is complete.

8. **Public Utility Services**
Public utility services including light poles and conduits may be present in the road reserve area and it is the property owner's responsibility to ensure these services are not damaged as a result of the development. It is the property owner's responsibility to negotiate the alteration of services in the road reserve. All services within the road reserve should be located prior to any excavation.

9. **Tree Removal Or Pruning Not Included In This Application**
This consent does not convey any approval for the pruning or removal of any regulated/significant trees that may be present on the subject land.

For criteria on regulated/significant trees please refer to the following:

http://www.ahc.sa.gov.au/webdata/resources/files/Protecting_Reg_and_Sig_Trees_Comm_Info.pdf

Please be advised that a separate Development Application must be lodged for such works.

10. **Residential Lighting**
All external lighting shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.

Adelaide Hills COUNCIL

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

CONDITIONS OF LAND DIVISION CONSENT:

COUNCIL REQUIREMENTS

1. **Prior to Section 51 Clearance - Requirement For Connection to SA Water Sewer Mains**
   Prior to Section 51 clearance, proposed lot numbers 200, 201, and 202 are to be connected to SA Water Sewer Mains in accordance with SA Water advice H0108059 dated 23 December 2020 to the reasonable satisfaction of Council.

2. **Prior to Section 51 Clearance - Requirement For Removal of Redundant Crossover**
   Prior to Section 51 clearance, the existing vehicle crossover to the property (or any portion of the existing crossover not forming vehicle access as denoted on proposed Site Plan - Lower Floor Drawing No. PD 02) shall be closed off.

3. **Prior to Section 51 Clearance - Requirement For Construction of Vehicular Access**
   Prior to Section 51 clearance, the proposed vehicular cross-over points as shown on Site Plan - Lower Floor (Drawing No. PD 02) shall be constructed from all-weather material (e.g. materials such as quarried rubble, hotmix bitumen, concrete, brick paving, or similar) from the edge of the sealed carriage way of Glen Stuart Road to the front property boundaries of proposed Lot No's 200, 201, and 202 to the reasonable satisfaction of Council. The vehicular access point and cross-over shall be constructed with a maximum width of 6 metres with splays, and not less than a minimum width of 3 metres. The access shall be constructed to ensure no construction materials are deposited onto the carriageway of Glen Stuart Road.

SCAP REQUIREMENTS

1. **Requirement For Certified Survey Plan**
   A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel for Land Division Certificate purposes.

2. **Requirement For Payment Into Planning & Development Fund**
   Payment of $15522 into the Planning and Development fund (2 allotment/s @ $7761/allotment). Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the State Planning Commission marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person by cheque or card, at Level 5, 50 Flinders Street, Adelaide.

3. **Requirement For SA Water Provisions**
   The financial requirements of the SA Water Corporation shall be met for the provision of water supply and sewerage services (SA Water H0108059). On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your property will be standard or non standard fees. On approval of the application, it is the developers / owners responsibility to ensure all internal pipework (water and wastewater) that crosses the allotment boundaries has been severed or redirected at the developers / owners cost to ensure that the pipework relating to each allotment is contained within its boundaries.

NOTES FOR LAN DIVISION CONSENT:

1. **Property Identifers**
   The property identifiers for this property are now:

   Proposed L200 – 7 Glen Stuart Road

   Proposed L201 – 8 Glen Stuart Road

   Proposed L202 – 9 Glen Stuart Road.

2. **Council Rubbish Collection**
   The applicant is advised that Council rubbish and recycling trucks will not enter the subject land. All collections will be from the kerbside. The onus is therefore on future landowners/occupiers to ensure that refuse bins are placed in suitable locations on the road verge so as to not obstruct motorists or pedestrians

Adelaide Hills COUNCIL

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

INFORMATION TO BE INCLUDED ON DECISION TO GRANT DEVELOPMENT APPROVAL PURSUANT TO SECTION 99(4) OF THE ACT

CONTACT DETAILS OF CONSENT AUTHORITIES:

Name: Adelaide Hills Council - **Damon Huntley**	Type of consent: Development Plan Consent
Postal Address: PO BOX 44 WOODSIDE SA 5244	
Telephone: 8408-0563	Email: mail@ahc.sa.gov.au

BUILDING RULES CONSENT STILL REQUIRED

NOTE: This Consent Notification is for Development Plan Consent and Land Division Consent only and Building Rules Consent is still required.

YOU MUST NOT START ANY SITE WORKS OR BUILDING WORK OR CHANGE THE USE OF THE LAND UNTIL YOU HAVE ALSO RECEIVED NOTIFICATION OF A DEVELOPMENT APPROVAL

Adelaide Hills COUNCIL

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
03 09317 31 3	CT6304403	12/10/2026	7369	2825585

ANGIE M BOSCOLO
PO BOX 322
STEPNEY SA 5069
angie@conveypropertysettlements.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: L K ONG
Location: 5 GLEN STUART RD WOODFORDE LT202 D135557
Description: 8HDGALF **Capital Value:** $1 150 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2026

				$
		Arrears as at: 30/6/2026	:	0.00
Water main available:	1/10/2024	Water rates	:	88.00
Sewer main available:	1/10/2024	Sewer rates	:	170.49
		Water use	:	107.95
		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	:	366.44CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 88.00 Sewer: 170.49 Bill: 2/12/2026

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

The last Water Use Year ended on 11/05/2026.

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.

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

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.

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

SA Water

South Australian Water Corporation

Name:
L K ONG

Water & Sewer Account
Acct. No.: **03 09317 31 3**

Amount: _____

Address:
5 GLEN STUART RD WOODFORDE LT202
D135557

Payment Options

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0309317313

Biller code: 8888
Ref: 0309317313

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: 0309317313

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

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: 2825585

DATE OF ISSUE
12/10/2026

ANGIE M BOSCOLO
POST OFFICE BOX 322
STEPNEY SA 5069

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

OWNERSHIP NUMBER	OWNERSHIP NAME
19824050	L K ONG

PROPERTY DESCRIPTION
5 GLEN STUART RD / WOODFORDE SA 5072 / AL202 D135557

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
0309317313	CT 6304/403	$1,150,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2026-2027

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	364.30
- REMISSION	$	215.30
- CONCESSION	$	0.00
+ ARREARS / - PAYMENTS	$	0.00
= AMOUNT PAYABLE	$	199.00

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

EXPIRY DATE 10/01/2027

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
19824050

OWNERSHIP NAME
L K ONG

ASSESSMENT NUMBER
0309317313

AMOUNT PAYABLE
$199.00

AGENT NUMBER
100019324

AGENT NAME
ANGIE M BOSCOLO

EXPIRY DATE
10/01/2027

+70254260110022> +001571+ <0551172988> <0000019900> +444+

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

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: 7025426011** 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: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

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: 2825585

DATE OF ISSUE
12/10/2026

ANGIE M BOSCOLO
POST OFFICE BOX 322
STEPNEY SA 5069

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

OWNERSHIP NAME
L K ONG

FINANCIAL YEAR
2026-2027

PROPERTY DESCRIPTION
5 GLEN STUART RD / WOODFORDE SA 5072 / AL202 D135557

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
0309317313	CT 6304/403	$475,000.00	0.0307 HA

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

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

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

ON OR BEFORE **10/01/2027**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

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: 7025425922** 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: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

electranet

OUR REF : - PIR Reference : 0002825585

Tuesday, 20 October 2026

A Boscolo
Convey Property Settlements

Dear Angie,

re: Property Interest Report for 5 GLEN STUART ROAD, WOODFORDE, SA 5072:

I confirm that the subject property (D135557 AL202) is located near a 275kV transmission line owned and operated by ElectraNet, the owner and operator of the high voltage electricity network in South Australia.

All land near a transmission line is subject to the safe clearance distances and controls prescribed by the Electricity (General) Regulations 2012 and the Electricity (Principles of Vegetation Clearance) Regulations 2012 under the Electricity Act 1996.

The Regulations prohibit the erection of any structures, buildings or improvements, other than a fence no more than 2 metres high within 25 metres either side of the centreline (a straight line drawn between the centres of two towers) and for safety reasons limit other activities that may be undertaken within this zone. In addition any trees or vegetation planted on the land that have the potential to grow into the vegetation management template for bushfire safety may be subject to periodic trimming to ensure clearances are maintained

The accompanying email includes a link to the Office if the Technical Regulator where landowners can obtain information about prescribed safe clearance distances, vegetation management and living and working around transmission lines. Further details are also available by reference to the Acts or the ElectraNet website : https://www.electranet.com.au/our-approach/safety

In an emergency it is important that we are able to quickly contact landowners and occupiers who live near our transmission lines. To enable us to maintain accurate contact records would you please ensure that the enclosed owner/occupier contact details form is provided to the purchasers and is returned to us at or prior to settlement. Your assistance will also ensure that the new owners and occupiers are informed of any maintenance work or vegetation clearance scheduled for the line.

Please do not hesitate to contact me directly should you require additional information.

Yours sincerely

David Rowe
Land Access and Property Advisor
rowe.david@electranet.com.au
Mobile 0468 351 511

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

PIR 0002825585, CT6304-403, D135557 AL202, 5 GLEN STUART ROAD, WOODFORDE, SA 5072



Legend

- DCDB State-highlight
- POLE
- 275 kV
- Prescribed_Setback_25m
- DCDB State

electranet

N

0 0.01 0.01 0.02 km

1:574 (A4) / WGS 1984 Web Mercator Auxiliary Sphere

Security Classification:

Distribution:

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Date Printed: 20/10/2026 9:12 AM

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

Change of Ownership / New Occupier Details Form

This request relates to the following property:
You can type directly on to the form and hit the submit form button at the end

Plan & Lot	
Certificate of Title	
Address	

Landowner Details:
The Electricity Act, 1996 requires that we provide the <u>Occupier</u> of the land with written notice of intended works (vegetation clearance, inspections or maintenance activities).

Landowner Name		
Preferred Name		
Postal Address		
Phone (landline and mobile)		
Email	@	

<u>Occupier</u> of the property details:
(If different to the Landowner details above)

Occupier Contact		
Preferred Name		
Postal Address		
Phone (landline and mobile)		
Email	@	

At ElectraNet we are serious about protecting your personal information and are committed to our obligations under the Australian Privacy Principles and the Privacy Act 1998. You may access our Privacy Policy at electranet.com.au. The information you provide will be protected and managed in accordance with the Privacy Act. We will need to make your details available to our service providers, such as maintenance or construction contractors who also have obligations to comply with privacy legislation. Should you wish to *access your personal information or have any concerns about ElectraNet's compliance with the Privacy Act, please c****ontact our Privacy Officer at privacy.officer@electranet.com.au or on 08 8404 7391.***

Form submits to the Land and Approvals team at enquiry.landholder@electranet.com.au

Docusign Envelope ID: C015DA3C-56C1-8C42-80E8-5165C9BDA5FF

Special Requirements

Special Requirements / Other Information / Comments

ElectraNet is committed to working with our landholders. If you have any Special Requirements or Information that will assist us in accessing your property when required, please let us know.

Contact Requirements: ***i.e. Call 24-48 hours prior to access***
Vegetation: ***i.e. Request to leave cut down trees onsite***
Access Conditions/Tracks: *i.e. In wet conditions don't use the main track* ***use X tracks***
Stock requirements: ***i.e. Call 2 days prior to access so we can relocate stock***
Other requirements/comments:
Bio-Security: • Washdown/ Brushdown instructions including location: • Weeds – specific species: • Induction required Y ☐ N ☐ If yes, please provide the details:
Aerial Inspections: • Helicopter No Fly Zone ☐ Caution i.e. during lambing ☐ Comments: • UAV (drone) Permission to fly Y ☐ N ☐ Comments: