

Form 1 - Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land**1. Purchaser:**

Address:

Street 1:

Suburb:

 State:

 Postcode:

2. Purchaser's registered agent:

Address:

Street 1:

Suburb:

 State:

 Postcode:

3. Vendor:

Richard George Ringwood and Anna Jane Ringwood

Address:

Street 1: 16 Tudor StreetSuburb: Dulwich State: SA Postcode: 5065**4. Vendor's registered agent:**Klemich Real Estate Pty Ltd (A.C.N. 101 825 147)
T/A Klemich Real Estate RLA 174424

Address:

Street 1: 1/245 Fullarton RoadSuburb: 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 171 Filed Plan 15712 in the area named Dulwich Hundred of Adelaide

Street 1: 16 Tudor StreetSuburb: Dulwich State: SA Postcode: 5065being the *whole / ~~portion~~ of the land comprised in Certificate of Title

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

To the purchaser:

Right to cool-off

(section 5)

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

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

- (a) you purchased by auction; or
- (b) you purchased on the same day as you, or some person on your behalf, bid at the auction of the land; or
- (c) you have, before signing the contract, received independent advice from a legal practitioner and the legal practitioner has signed a certificate in the prescribed form as to the giving of that advice; or
- (d) you are a body corporate and the land is not residential land; or
- (e) the contract is made by the exercise of an option to purchase not less than 5 clear business days after the grant of the option and not less than 2 clear business days after service of this form; or
- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

2. Time for service

The cooling-off notice must be served:

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

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

3. Form of cooling-off notice

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

4. Methods of service

The cooling-off notice must be:

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:
16 Tudor Street Dulwich SA 5065
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
matt@klemich.com.au
(being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:
1/245 Fullarton Road Eastwood SA 5063
(being ~~*the agent's address for service under the Land Agents Act 1994 / an address nominated by the agent to you for the purpose of service of the notice).~~

Note:

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

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

5. Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase:

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

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

I/We, Richard George Ringwood and Anna Jane Ringwood

of 16 Tudor Street Dulwich SA 5065

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: 29-Sep-2026

Signed:

Signed on Greatforms by:

Anna Jane Ringwood

P35NVT7NGDOLREH9LC4MQE3GGW

Date:

Signed:

Date:

Signed:

Date:

Signed:

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

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

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

Exceptions:

Date: 29/09/2026

Signed:



*Vendor's / Purchaser's agent

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

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

Note:

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

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

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

Table of particulars

Column 1

Column 2

Column 3

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

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

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

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

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

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

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

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

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

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

1. General

1.1Mortgage of land (Note: Do not omit this item. The item and its heading must be included in the statement even if not applicable.)	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars) Number of mortgage: (if registered) 12635751 Name of mortgagee: Westpac Banking Corporation	☒ YES NO
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1.2 Easement

(whether over the land or annexed to the land)

Note: "Easement" includes rights of way and party wall rights**(Note:** Do not omit this item. This item and its heading must be included in the statement even if not applicable.)**Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?**

NO

Are there attachments?

YES

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

Property Interest Report - Page 12

Description of land subject to easement:

CT Volume 5352 Folio 99

Nature of easement:

Statutory Easements

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

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)

1.5 Caveat***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)*

Caveat (14637533)

Name and address of caveator:

Tradelink Pty Ltd of 1051 Nudgee Road Banyo QLD 4014

Particulars of interest claimed:

Refer to Caveat (14637533) of the interest of Richard George Ringwood attached

1.6 Lien or notice of a lien~~***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)*~~~~Land or other property subject to lien:~~~~Nature of lien:~~~~Name and address of person who has imposed lien or given notice of it:~~

5. *Development Act 1993* (repealed)

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

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

Is this item applicable?

☐

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

~~Are there attachments?~~

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

Condition(s) of authorisation:

6. Repealed Act conditions

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

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

Is this item applicable?

☐

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

Are there attachments?

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

Nature of condition(s):

7. Emergency Services Funding Act 1998

- 7.1** section 16 - Notice to pay levy

Is this item applicable?

☒

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

YES

Are there attachments?

YES

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

Certificate of Emergency Services Levy

Date of notice:

29/09/2026

Amount of levy payable:

\$1194.74

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)*

City of Burnside Council search - Rates Certificate

Date of notice, order etc:

16/09/2026

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

City of Burnside

Land subject thereto:

16 Tudor Street Dulwich SA 5065

Nature of requirements contained in notice, order etc:

Refer to City of Burnside Council search - Rates Certificate attached

Time for carrying out requirements:

Refer to City of Burnside Council search - Rates Certificate attached

Amount payable (if any):

Refer to City of Burnside Council search - Rates Certificate attached

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)

City of Burnside Council search - 7 pages

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

Zone: Established Neighbourhood (EN)

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

Is there a State heritage place on the land or is the land situated in a State heritage area?

NO

Is the land designated as a local heritage place?

NO

Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?

NO

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

YES

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

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

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

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

☐

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

~~**Are there attachments?**~~

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

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

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

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

☐

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

~~**Are there attachments?**~~

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed: (as stated in the notice)

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access~~**Is this item applicable?**~~☐~~**Will this be discharged or satisfied prior to or at settlement?**~~~~**Are there attachments?**~~~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Date of notice:

Name of person requesting access:

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

Activity of work to be carried out:

29.5 section 141 - Order to remove or perform work~~**Is this item applicable?**~~☐~~**Will this be discharged or satisfied prior to or at settlement?**~~~~**Are there attachments?**~~~~If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)~~

Date of order:

Terms of order:

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

Amount payable: (if any)

29.6 section 142 - Notice to complete development~~**Is this item applicable?**~~☐~~**Will this be discharged or satisfied prior to or at settlement?**~~~~**Are there attachments?**~~~~*If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)*~~~~Date of notice:~~~~Requirements of notice:~~~~Building work (if any) required to be carried out:~~~~Amount payable: (if any)~~**29.7** section 155 - Emergency order~~**Is this item applicable?**~~☐~~**Will this be discharged or satisfied prior to or at settlement?**~~~~**Are there attachments?**~~~~*If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)*~~~~Date of order:~~~~Name of authorised officer who made order:~~~~Name of authority that appointed the authorised officer:~~~~Nature of order:~~~~Amount payable: (if any)~~

29.8 section 157 - Fire safety notice~~**Is this item applicable?**~~☐~~**Will this be discharged or satisfied prior to or at settlement?**~~~~**Are there attachments?**~~~~*If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)*~~

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable: (if any)

29.9 section 192 or 193 - Land management agreement~~**Is this item applicable?**~~☐~~**Will this be discharged or satisfied prior to or at settlement?**~~~~**Are there attachments?**~~~~*If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)*~~

Date of agreement:

Names of parties:

Terms of agreement:

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

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

☐

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

~~**Are there attachments?**~~

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable: (if any)

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

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

☐

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

~~**Are there attachments?**~~

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable: (if any)

29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~

☐

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

~~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)*

SA Water Certificate

Date of notice or order:

10/09/2026

Name or person or body who served notice or order:

SA Water

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

Refer to SA Water Certificate attached

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

Refer to SA Water Certificate attached

36. Other charges

36.1 Charge of any kind affecting the land (not included in another item)

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

☒
NO
YES

Correspondence from Adcorp Property Group

Person or body in whose favour charge exists:
Refer to correspondence from Adcorp Property Group attached

Nature of charge:
Refer to correspondence from Adcorp Property Group attached

Amount of charge: (if known)
Refer to correspondence from Adcorp Property Group attached

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

Form R3 - Buyers Information Notice
Copy of Certificate(s) of Title to the Land
Property Interest Report
Local Government Authority prescribed inquiry
SA Water Certificate
Emergency Services Levy Certificate
Land Tax Certificate
Caveat (14637533)
Correspondence from Adcorp Property Group
Pool & Spa Safety Notice
Smoke Alarm Notice

ACKNOWLEDGEMENT OF RECEIPT

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

Dated this _____ Day of _____ 20 _____

Signature of purchaser(s)

Signature

Date

Signature

Date

Signature

Date

Signature

Date

(*Strike out whichever is not applicable)

Form R3

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

Land and Business (Sale and Conveyancing) Regulations 2025 (regulation 17)

Buyers information notice

Prescribed notice to be given to purchaser

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 (CBS) recommends that you check the Consumer and Business Advice section on the following website: www.cbs.sa.gov.au.

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

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

Safety

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

Enjoyment

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

Value

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

For more information on these matters visit 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.



Product	Register Search (CT 5352/99)
Date/Time	09/09/2026 03:26PM
Customer Reference	
Order ID	20260909008323

REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5352 Folio 99

Parent Title(s)	CT 3207/12			
Creating Dealing(s)	CONVERTED TITLE			
Title Issued	22/07/1996	Edition	10	Edition Issued 12/12/2016

Estate Type

FEE SIMPLE

Registered Proprietor

RICHARD GEORGE RINGWOOD
ANNA JANE RINGWOOD
OF 16 TUDOR STREET DULWICH SA 5065
AS JOINT TENANTS

Description of Land

ALLOTMENT 171 FILED PLAN 15712
IN THE AREA NAMED DULWICH
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

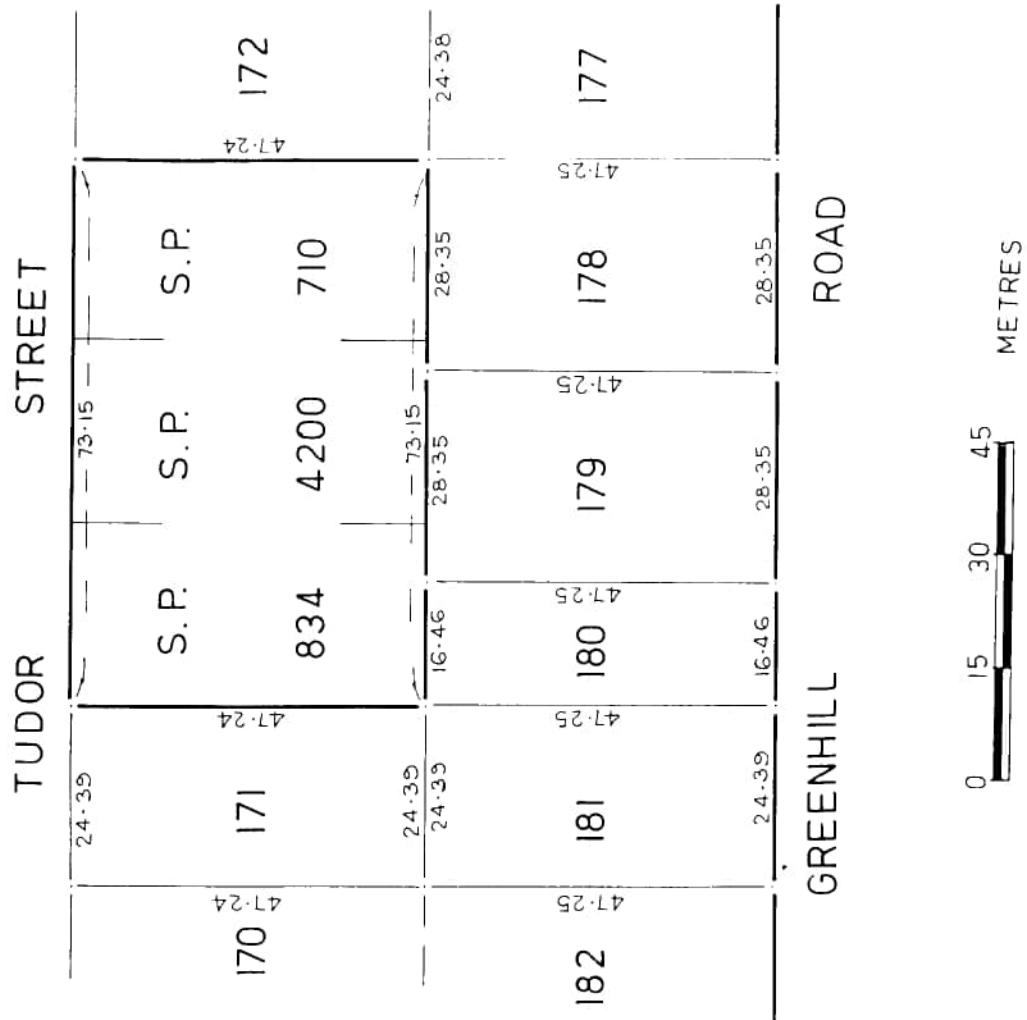
Dealing Number	Description
12635751	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)
14637533	CAVEAT BY TRADELINK PTY. LTD. (ACN: 000 003 832) OF THE INTEREST OF RICHARD GEORGE RINGWOOD

Notations

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



Product Register Search (CT 5352/99)
Date/Time 09/09/2026 03:26PM
Customer Reference
Order ID 20260909008323



Property Interest Report

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

Title Reference	CT 5352/99	Reference No. 2817236
Registered Proprietors	R G & A J*RINGWOOD	Prepared 09/09/2026 15:26
Address of Property	16 TUDOR STREET, DULWICH, SA 5065	
Local Govt. Authority	CITY OF BURNSIDE	
Local Govt. Address	PO BOX 9 GLENSIDE SA 5065	

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

Table of Particulars

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

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

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

1. General

- | | | |
|-----|--|--|
| 1.1 | Mortgage of land

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.2 | Easement
(whether over the land or annexed to the land)

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

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title |
| 1.3 | Restrictive covenant

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance |
| 1.4 | Lease, agreement for lease, tenancy agreement or licence
(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)

<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | Refer to the Certificate of Title

also

Contact the vendor for these details |
| 1.5 | Caveat | Refer to the Certificate of Title |
| 1.6 | Lien or notice of a lien | Refer to the Certificate of Title |

2. Aboriginal Heritage Act 1988

- | | | |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title |

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

Aboriginal Affairs and Reconciliation in AGD has no record of any agreement affecting this title

also

Refer to the Certificate of Title

3. ***Burial and Cremation Act 2013***

3.1 section 8 - Human remains interred on land

Births, Deaths and Marriages in AGD has no record of any gravesites relating to this title

also

contact the vendor for these details

4. ***Crown Rates and Taxes Recovery Act 1945***

4.1 section 5 - Notice requiring payment

Crown Lands Program in DEW has no record of any notice affecting this title

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.3 section 50(2) - Agreement to vest land in a council or the Crown to be held as open space

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any notice affecting this title

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

6. Repealed Act conditions

- | | | |
|-----|---|--|
| 6.1 | Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed) | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
9.	<i>Fences Act 1975</i>	
9.1	section 5 - Notice of intention to perform fencing work	Contact the vendor for these details
10.	<i>Fire and Emergency Services Act 2005</i>	
10.1	section 105F - (or section 56 or 83 (repealed)) - Notice to take action to prevent outbreak or spread of fire	Contact the Local Government Authority for other details that might apply Where the land is outside a council area, contact the vendor
11.	<i>Food Act 2001</i>	
11.1	section 44 - Improvement notice	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
11.2	section 46 - Prohibition order	Public Health in DHW has no record of any notice or direction affecting this title also Contact the Local Government Authority for other details that might apply
12.	<i>Ground Water (Qualco-Sunlands) Control Act 2000</i>	
12.1	Part 6 - risk management allocation	Qualco Sunlands Ground Water Control Trust has no record of any allocation affecting this title
12.2	section 56 - Notice to pay share of Trust costs, or for unauthorised use of water, in respect of irrigated property	DEW Water Licensing has no record of any notice affecting this title
13.	<i>Heritage Places Act 1993</i>	
13.1	section 14(2)(b) - Registration of an object of heritage significance	Heritage Branch in DEW has no record of any registration affecting this title
13.2	section 17 or 18 - Provisional registration or registration	Heritage Branch in DEW has no record of any registration affecting this title
13.3	section 30 - Stop order	Heritage Branch in DEW has no record of any stop order affecting this title
13.4	Part 6 - Heritage agreement	Heritage Branch in DEW has no record of any agreement affecting this title also Refer to the Certificate of Title
13.5	section 38 - "No development" order	Heritage Branch in DEW has no record of any "No development" order affecting this title
14.	<i>Highways Act 1926</i>	
14.1	Part 2A - Establishment of control of access from any road abutting the land	Transport Assessment Section within DIT has no record of any registration affecting this title
15.	<i>Housing Improvement Act 1940 (repealed)</i>	
15.1	section 23 - Declaration that house is undesirable or unfit for human habitation	Contact the Local Government Authority for other details that might apply
15.2	Part 7 (rent control for substandard houses) - notice or declaration	Housing Safety Authority has no record of any notice or declaration affecting this title
16.	<i>Housing Improvement Act 2016</i>	

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

17. ***Land Acquisition Act 1969***

- | | | |
|------|---|--|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire also

Contact the Local Government Authority for other details that might apply |
|------|---|--|

18. ***Landscape South Australia Act 2019***

- | | | |
|-------|--|---|
| 18.1 | section 72 - Notice to pay levy in respect of costs of regional landscape board | The regional landscape board has no record of any notice affecting this title |
| 18.2 | section 78 - Notice to pay levy in respect of right to take water or taking of water | DEW has no record of any notice affecting this title |
| 18.3 | section 99 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 18.4 | section 107 - Notice to rectify effects of unauthorised activity | The regional landscape board has no record of any notice affecting this title |
| 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
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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	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (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	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (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 <i>Livestock Act, 1997</i> | Animal Health in PIRSA has no record of any notice or order affecting this title |

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Product	Check Search
Date/Time	09/09/2026 03:26PM
Customer Reference	
Order ID	20260909008323

Certificate of Title

Title Reference: CT 5352/99
Status: CURRENT
Edition: 10

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



Product	Title and Valuation Package
Date/Time	09/09/2026 03:26PM
Customer Reference	
Order ID	20260909008323

Certificate of Title

Title Reference	CT 5352/99
Status	CURRENT
Easement	NO
Owner Number	17262357
Address for Notices	16 TUDOR ST DULWICH, SA 5065
Area	NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

RICHARD GEORGE RINGWOOD
ANNA JANE RINGWOOD
OF 16 TUDOR STREET DULWICH SA 5065
AS JOINT TENANTS

Description of Land

ALLOTMENT 171 FILED PLAN 15712
IN THE AREA NAMED DULWICH
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 12635750
Dealing Date	11/11/2016
Sale Price	\$1,210,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12635751	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

Dealing Type	Dealing Number	Beneficiary
CAVEAT	14637533	TRADELINK PTY. LTD. (ACN: 000 003 832)

Valuation Numbers

Valuation Number	Status	Property Location Address
1855491006	CURRENT	16 TUDOR STREET, DULWICH, SA 5065



Product	Title and Valuation Package
Date/Time	09/09/2026 03:26PM
Customer Reference	
Order ID	20260909008323

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1855491006
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/1966
Property Location	16 TUDOR STREET, DULWICH, SA 5065
Local Government	BURNSIDE
Owner Names	ANNA JANE RINGWOOD RICHARD GEORGE RINGWOOD
Owner Number	17262357
Address for Notices	16 TUDOR ST DULWICH, SA 5065
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	5H CP S/P
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
F15712 ALLOTMENT 171	CT 5352/99

Values



Product	Title and Valuation Package
Date/Time	09/09/2026 03:26PM
Customer Reference	
Order ID	20260909008323

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$2,200,000	\$2,350,000			
Previous	\$2,100,000	\$2,150,000			

Building Details

Valuation Number	1855491006
Building Style	Return Verandah Villa
Year Built	1900
Building Condition	Good
Wall Construction	Stone; Freestone
Roof Construction	Galvanised Iron
Equivalent Main Area	170 sqm
Number of Main Rooms	5

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



LOCAL GOVERNMENT SEARCH

Cert1384\26

16/09/2026

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

Billing number: 701160 Valuer General No: 1855491006

Owner: Mr Richard G Ringwood & Anna J Ringwood
Property Address: 16 Tudor Street DULWICH SA 5065

Legal Description: ALLOT 171 Sec 263 FP 15712 Vol 5352 Fol 99

Pursuant to Section 187 of the Local Government Act 1999 (as amended), I certify that the following amounts are due and payable and are a charge against the above property:

Rates and Arrears - prior 30/06/2026	3,065.50
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Legal Fees	0.00
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Rates for current financial year, which fall due on 01/07/2026 and payable as four instalments on or before 01/09/2026, 01/12/2026, 01/03/2027, 01/06/2027	3,967.05
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Fines and interest for current financial year (2% fine for each late instalment, and .75% interest rate per month on all other outstanding amounts). Fines and interest are incurred on day 1 of each month	87.55
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Less Rate Capping Rebate	0.00
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Less amount paid for current financial year	0.00
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Balance of rates and other monies due and payable	\$7,120.10
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Arrears Overdue	\$3,153.05
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Instalment/s Due:

Due 01/09/2026	\$991.65
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Due 01/12/2026	\$991.80
----------------	----------

Due 01/03/2027	\$991.80
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Due 01/06/2027	\$991.80
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ON BEHALF OF THE CITY OF BURNSIDE

Post PO Box 9, Glenside SA 5065

Civic Centre 401 Greenhill Road, Tasmore SA 5065

Phone (08) 8366 4200 Fax (08) 8366 4299

Email burnside@burnside.sa.gov.au www.burnside.sa.gov.au

Street Numbering

Please note Council's official street number for this property is 16 Tudor Street DULWICH SA 5065.*

Regulated and Significant Trees

Your attention is drawn to the requirement to obtain Development Approval before undertaking a Tree-damaging activity to a Regulated or Significant tree as defined by the Development Act 1993. Council has established the Regulated and Significant Tree Assistance Scheme which provides partial reimbursement of funds to approved works undertaken to maintain and provide for the ongoing health of Regulated and Significant Trees. Conditions apply. For more information please contact City Development and Safety on 8366 4244.

Waste Collection Service

On the 10 December 2012 the City of Burnside moved to a new 3 Bin and Food Waste Recycling system.

Each rateable property is eligible to receive a standard set of 3 bins: general waste (140L red lid), recycling (240L yellow lid) and organics (240L green lid), as well as a food waste kitchen basket and a new Waste Education Brochure and Calendar. Bins are also available in 140L and 360L (recycle) and 140L (green organics). For further information on the new system and all fees and charges, please refer to Council's web site.

All bins will be supplied by Council and remain the property of Council.

Additional bins for recycling and organic waste may be acquired through a lease agreement with Council. A pro rata charge for the collection of additional recycling and organic bins applies.

Refer to the Kerbside Waste Management Policy for further details.

Payment of Rates at Settlement

It is encouraged that payment of the full year's rates is made when a property is sold.

Section 178(3)(c) of the Local Government Act 1999, states that rates may be recovered as a debt from any other person who was at the *time of the declaration of the rates an owner or occupier of the land*.

If you have any queries regarding this, please do not hesitate to contact the Rates Department on 8366 4200.

To pay these rates via PEXA

Bpay Biller Code: 8722

Reference Number: 701160



Civic Centre: 401 Greenhill Road, Tusmore SA 5065
Postal Address: PO Box 9, Glenside SA 5065
ABN: 66 452 640 504
Telephone: (08) 8366 4200
Fax: (08) 8366 4299

Land and Business (Sale and Conveyancing) Act

Property Interest Report

Request No.:	Cert1384\26	Date of Issue:	16/09/2026
Applicant:	Bertram Form 1 Shop Pty Ltd GPO Box 448 ADELAIDE SA 5001	CT No.:	ALLOT 171 Sec 263 FP 15712 Vol 5352 Fol 99
Property:	16 Tudor Street DULWICH SA 5065		

Pursuant to the provisions of the regulations under the Land and Business (Sale and Conveyancing) Act, 1994, Council hereby provides particulars and documentary material in response to your enquiry.

PRESCRIBED ENCUMBRANCES AND PARTICULARS REQUIRED

Part 3 – Development Plan, Development Act 1993

• Title or other brief description of zone or policy area in which the land is situated (per the Development Plan):	N/A
• Is the land situated in a designated state heritage area?	N/A
• Is the land designated as a place of local heritage value?	N/A
• Is there a Development Plan Amendment released for public consultation by the Council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
• If Yes, state the name of the Council:	N/A
• Is there a Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 – condition (that continues to apply) of a development authorisation (refer attached for details if applicable):	No

Part 5 - PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

• Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	Z1506 (EN) Established Neighbourhood Refer to PlanSA Section 7 Report for further information.
• Is the land situated in a designated state heritage area?	No
• Is the land designated as a place of local heritage value?	Refer to PlanSA Section 7 Report for further information.
• Is there a tree declared to be a significant tree or a stand of trees declared to be significant on the land?	Refer to PlanSA Section 7 Report for further information.
• Is there a Planning and Design Code amendment released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Yes

REPEALED ACT CONDITIONS	
Condition (that continues to apply) of an approval or authorisation granted under the following Acts (refer attached for details if applicable): - o Building Act 1971 - o City of Adelaide Development Control Act 1976 - o Planning and Development Act 1966 - o Planning Act 1982	No
DEVELOPMENT ACT 1993	
Section 50(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 50(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Section 55 – order to remove work or perform work	No
Section 56 – notice to complete development	No
Section 57 – land management agreement	No
Section 48 or 58 – for the destruction or control of animal or plants	No
Section 69 – emergency order	No
Section 71 – fire safety notice	No
Section 84 – enforcement notice	No
Section 85(6), 85(10) or 106 – enforcement order	No
Part 11 Division 11 – proceedings	No
FIRE AND EMERGENCY SERVICES ACT 2005	
Section 105F – fire prevention or notice to prevent fires on private land	No
HEALTH – FOOD ACT 2001	
Section 44 – improvement notice	No
Section 46 – prohibition order	No
LOCAL NUISANCE AND LITTER CONTROL ACT 2016	
Section 30 – Nuisance or Litter abatement notice	No
SOUTH AUSTRALIAN PUBLIC HEALTH ACT 2011	
Section 92 Notice	No
LAND ACQUISITION ACT 1969	
Section 10 – Notices of intention to acquire	No
HOUSING IMPROVEMENT ACT 1940	
Section 23 – declaration that house is undesirable or unfit for human habitation	No
LOCAL GOVERNMENT ACT 1934	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
LOCAL GOVERNMENT ACT 1999	
Notice, order, declaration, charge, claim or demand given/made under the Act	No
PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016	
Section 141 – order to remove work or perform work	No
Section 142 – notice to complete development	No
Section 155 – emergency order	No
Section 157 – fire safety notice	No
Section 198(1) – requirement to vest land in a Council or the Crown to be held as open space	No
Section 198(2) – agreement to vest land in a Council or the Crown to be held as open space	No
Part 16 Division 1 – proceedings	No
Section 213, 214(6), 214(10), 222 – enforcement notice	No

PUBLIC AND ENVIRONMENTAL HEALTH ACT 1987

Notice or declaration of insanitary conditions

No

BUILDING INDEMNITY INSURANCE**Approval No.****Insurer****Policy Issued****Contract Date****Builder**

Nil

ENVIRONMENT PROTECTION

- Does the council hold details of any development approvals relating to
(a) commercial or industrial activity at the land; or
(b) change in the use of the land or part of the land (per the Development Act 1993)?

No

No

Notes**Swimming Pools (if applicable)**

On or before any settlement takes place with respect to any transfer of title to the land, the vendor is required to install, replace or upgrade any prescribed designated swimming pool safety features that are required in relation to any swimming pool (including any spa pool) that is located on the land. After settlement, the purchaser (new owner) will then be required to ensure that those safety features have been so installed, replaced or upgraded as necessary on the land (and if they have not been installed, replaced or upgraded, the new owner will be required to install, replace or upgrade those designated safety features in accordance with the relevant prescribed requirements) and thereafter the new owner must ensure that those designated safety features are maintained in accordance with the relevant prescribed requirements.

APPROVAL NOTICES WITHOUT ON-GOING CONDITIONS

No



Authorised Officer

City of Burnside

Note:

- The information provided is as required by the Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.
- The Property Interest Report discloses prescribed information that Council has a statutory obligation to disclose.
- Refer to attached Decision Notification Forms for details of development authorisation(s) granted.

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Data Extract for Section 7 search purposes

Valuation ID 1855491006

Data Extract Date: 16/09/2026**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: F15712 AL171**Certificate Title:** CT5352/99**Property Address:** 16 TUDOR ST DULWICH SA 5065**Zones**

Established Neighbourhood (EN)

Subzones

No

Zoning overlays**Overlays****Airport Building Heights (Regulated) (All structures over 45 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.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

OFFICIAL

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

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

Certificate of Water and Sewer Charges & Encumbrance Information

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



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.

Next action may be the forwarding of debt details to a collection agency for recovery of the unpaid charges (no costs incurred at this stage). Recovery action may include a visit to the property, restriction of water supply and/or commencement of legal action. All costs incurred will be on charged to the property. If further information is required please contact SA Waters Collection Unit on telephone (08) 7424 1560.



South Australian Water Corporation

Name:

R G & A J RINGWOOD

Water & Sewer Account

Acct. No.: 18 55491 00 6

Amount: _____

Address:

16 TUDOR ST DULWICH LT 171

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1855491006



Bill code: 8888
Ref: 1855491006

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: 1855491006



**Government of
South Australia**

South Australian Water Corporation
250 Victoria Square/Tarntanyangga
Adelaide SA 5000
GPO Box 1751 Adelaide SA 5001

1300 SA WATER
(1300 729 283)
ABN 69 336 525 019
sawater.com.au



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: 2817236

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

DATE OF ISSUE

29/09/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER		OWNERSHIP NAME		
17262357		R G & A J RINGWOOD		
PROPERTY DESCRIPTION				
16 TUDOR ST / DULWICH SA 5065 / LT 171				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1855491006	CT 5352/99	\$2,350,000.00	1.000	0.400

LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	744.45
FINANCIAL YEAR		- REMISSION	\$	439.90
2026-2027		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	840.19
		= <u>AMOUNT PAYABLE</u>	\$	1,194.74

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

EXPIRY DATE 09/12/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

17262357

OWNERSHIP NAME

R G & A J RINGWOOD

ASSESSMENT NUMBER

1855491006

AMOUNT PAYABLE

\$1,194.74

AGENT NUMBER

100019503

AGENT NAME

BERTRAM FORM 1 SHOP PTY LTD

EXPIRY DATE

09/12/2026

+70247925120022> +001571+ <0550756290> <0000119474> +444+

OFFICIAL: Sensitive**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Biller Code: 456285 Ref: 7024792512 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
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.



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: 2817236

DATE OF ISSUE

10/09/2026

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

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME
R G & A J RINGWOOD

FINANCIAL YEAR
2026-2027

PROPERTY DESCRIPTION
16 TUDOR ST / DULWICH SA 5065 / LT 171

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1855491006	CT 5352/99	\$2,200,000.00	0.1151 HA

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

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

Please Note:

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

ON OR BEFORE 09/12/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Biller Code: 456293 Ref: 7023865921 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
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

X 14637533

Lodged: 15 October 2025 09:31:50 AM
1 OF 1

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

Entered 20 October 2025 09:35:11 AM and Notices sent to Caveatee.

Form C1
Version 40.5



CAVEAT

Responsible Subscriber: AGILITY LAW GROUP PTY LTD (EL - PEXA) (E151948)
Customer Reference: 251566

ELN Lodgement Case ID: 1534578775
ELN Workspace ID: 14469998

PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes. It may also be used for other authorised purposes in accordance with Government legislation and policy requirements.

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 5352 FOLIO 99

CAVEATOR- PERSON LODGING CAVEAT (Full name and address)

TRADELINK PTY LIMITED ACN 000003832 OF 1051 NUDGE RD BANYO QLD 4014

CAVEATEE- REGISTERED PROPRIETOR (Full name and address)

RICHARD GEORGE RINGWOOD OF 16 TUDOR ST DULWICH SA 5065

THE CAVEATOR CLAIMING

An estate or interest as chargee pursuant to an agreement in writing made between the caveator and the caveatee wherein the caveatee agreed to charge their estate and interest in favour of the caveator dated 15 December 2017

FORBIDS THE REGISTRATION OR RECORDING OF ANY INSTRUMENT AFFECTING THE ESTATE OR INTEREST OF THE CAVEATEE IN THE LAND DESCRIBED

Address for Service of Notices and Proceedings: 70 Charles ST NORWOOD SA 5067

DATED 15 OCTOBER 2025

CERTIFICATION

The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Levi Jonathan Smouha

Practitioner Certifier

For: AGILITY LAW GROUP PTY LTD

On behalf of: TRADELINK PTY LIMITED

This is a representation of an instrument that was electronically lodged

21 September 2026

Mr Richard G Ringwood & Anna J Ringwood
16 Tudor Street
DULWICH SA 5065

adcorp
PROPERTY GROUP

231 Greenhill Road Dulwich SA 5065
Phone 8361 3333 - Fax 8139 2300
Email dulwich@adcorpgroup.com.au

Sales - Auctioneers
Residential Property Management
Commercial Management & Leasing
Community & Strata Management

Dear Richard and Anna,

Re: Tree and encroaching roots from 16 Tudor Street, Dulwich SA 5065

We write regarding the pine tree located at the rear of the property at 16 Tudor Street, Dulwich SA 5065, adjoining our property at 231 Greenhill Road, Dulwich SA 5065.

As previously advised, the tree is visibly leaning and its roots have encroached onto our property. The encroaching roots have caused significant displacement and damage to paving within our carpark.

We have raised this matter with City of Burnside council. Council has confirmed that the tree is not listed as a significant tree. Accordingly, we are now seeking to resolve this matter directly with you as the current owner of the property.

Under the common law principles relating to nuisance and neighbouring trees in South Australia, an adjoining landowner may generally remove encroaching roots from their own property where the relevant requirements are satisfied. Where encroaching roots have caused actual damage to neighbouring property, the affected owner may also seek compensation for the resulting damage and reasonable remedial costs.

We have obtained a quotation for the removal of the encroaching roots and the reinstatement of the damaged paving. A copy of that quotation is enclosed with this letter.

Proposed resolution

We request that you:

1. confirm in writing that you agree to the necessary works being undertaken to remove the encroaching roots and reinstate the damaged paving;
2. agree to meet the reasonable cost of those works, as set out in the enclosed quotation; and
3. arrange for the tree itself to be appropriately inspected by a suitably qualified arborist, given its apparent lean and proximity to neighbouring properties, and take any reasonable action identified as necessary following that assessment.

We are prepared to provide reasonable access to our property for the relevant works to be carried out, subject to prior agreement regarding the contractor, scope of works and timing.

adcorpgroup.com.au
Adcorp Property Group Pty Ltd
ABN 35 099 140 505
RLA 68780

Imminent sale of the property

We understand that the property at 18 Tudor Street is currently being prepared for sale, with an auction understood to be scheduled for **2 October 2026**.

We bring this to your attention because the issues outlined in this letter remain unresolved and concern an existing encroachment and damage affecting our property. We consider it important that the matter be addressed and documented with the current owner before the proposed sale proceeds.

We ask that this letter, together with the enclosed quotation and supporting photographs, be retained as part of the property records and that the outstanding issue be appropriately addressed with notice provided to prospective purchasers prior to the auction.

Notice of intended legal action

This letter is intended to provide formal notice that, if this matter cannot be resolved, we reserve our right to commence proceedings in the South Australian Magistrates Court seeking appropriate relief, which may include compensation for the damage to our property and, where appropriate, orders concerning the ongoing nuisance.

If you do not agree to meet the reasonable costs identified above, please provide your written reasons and any alternative proposal within **21 days of receiving this letter**.

Given the proposed auction date, we request that you respond as soon as practicable and, in any event, within the 21-day period specified above.

If we do not receive a satisfactory response within that period, we will consider taking further action without further notice to you.

We would prefer to resolve this matter cooperatively and without the need for court proceedings. However, given that damage to our property has already occurred, and the property is understood to be proceeding to auction, we consider it important that this matter now be addressed promptly.

Please treat this letter as a formal notice and retain it for your records.

Yours faithfully,



Joe Oppedisano
Managing Director

Attachments:

1. Quotation for removal of encroaching roots and reinstatement of paving
2. Photographs of affected paving
3. Photographs of tree and its apparent lean



Johns Lyng Insurance Building Solutions (SA) Pty Ltd
A Johns Lyng Group Company ABN 587 161 689 83

12-16 Furness Avenue, Edwardstown, SA 5039
P 03 9272 0000 F 03 9272 0022

Monday, 21 September 2026

No: JSTS00965/1MA

Adcorp Property Group
231 Greenhill Road
Dulwich, SA 5065

Dear Kirsten,

RE: 231 Greenhill Road Dulwich SA Australia 5065

Thank you for choosing Johns Lyng to provide you with a quote for works to the above mentioned property.

Please find enclosed our scope of works, quoted price and also an Authority to proceed document for completion and return should you accept our scope and quoted price.

Our estimate for these works is	\$13,958.00
GST	\$1,395.80
TOTAL	\$15,353.80

This quotation is subject to our standard Terms and Conditions of Quotation found on our website at .

If you require any more information or wish to discuss anything in relation to the above, please do not hesitate to contact me.

Many thanks for allowing us the opportunity to provide this quotation to you and we certainly look forward to commencing works on your property.

Yours sincerely,

Marcus Watson
General Manager
0461 361 849

Adcorp Property Group
Ref: N/A

JLG would require an arborist report to confirm what works are permitted within the affected area, taking into consideration the relevant laws and regulations surrounding the protection of the tree and its root system.

JLG would be happy to arrange the arborist inspection and report, with the approximate cost being \$350.

Please let me know if you would like us to proceed.



SCOPE OF WORKS

JSTS00965

SITE ADDRESS

231 Greenhill Road Dulwich SA Australia 5065

1 PRELIMINARIES

- 1.1 Carry out works as per our Terms and Conditions
- 1.2 At handover, provide all warranties, insurance and certificates of compliance relative to the project
- 1.3 Provide adequate Supervision for duration of works
- 1.4 Allowance for all necessary administration work through out the duration of works

2 CONCRETE REAR CARPARK

- 2.1 Allowance to pull up and remove concrete pavers that have been affected and excavate for concrete replacement.
- 2.2 Supply all materials, set up, pour and finish concrete paving to damage carport parking bays, approximately 52m². Works include: single layer SL72 reinforcing mesh, 100mm thick slab, all formwork, pour and finish. approx 8m x 6.5 wide = 52 m²

3 CLARIFICATIONS

- 3.1 All works to be carried out during standard working hours, Monday to Friday.
- 3.2 Pricing based on information available at time of quoting - variations apply if site conditions differ
- 3.3 Site to be prepared, levelled and compacted to a suitable standard by others prior to concreting works commencing
- 3.4 Adequate access to work areas required.
- 3.5 All measurements and quantities are approximate and to be confirmed on site, once pavers have been removed.

4 EXCLUSIONS

- 4.1 Any item not detailed in this Scope of Works.
- 4.2 Special Union or WorkSafe requirements.
- 4.3 Earthworks, excavation or bulk fill unless specified
- 4.4 Landscaping, garden beds, fencing or paths outside the defined driveway area
- 4.5 Statutory fees, permits, inspections and approvals unless itemised
- 4.6 Out-of-hours or weekend work unless requested

- JLG would require an arborist report to confirm what works are permitted within the affected area, taking into consideration the relevant laws and regulations surrounding the protection of the tree and its root system.

JLG would be happy to arrange the arborist inspection and report, with the approximate cost being \$350.

Please let me know if you would like us to proceed.



AUTHORISATION

JSTS00965

SITE ADDRESS

231 Greenhill Road Dulwich SA Australia 5065

QUOTATION ACCEPTANCE

I/We hereby accept Johns Lyng Insurance Building Solutions (SA) Pty Ltd's quotation and scope of works listed above.

Signature:

Dated:

Johns Lyng Insurance Building Solutions (SA) Pty Ltd Contact Information

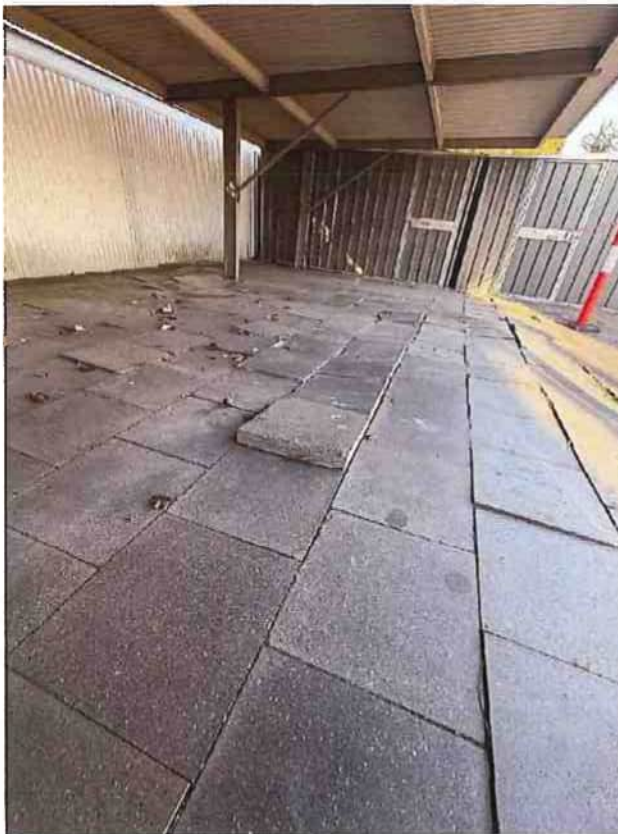
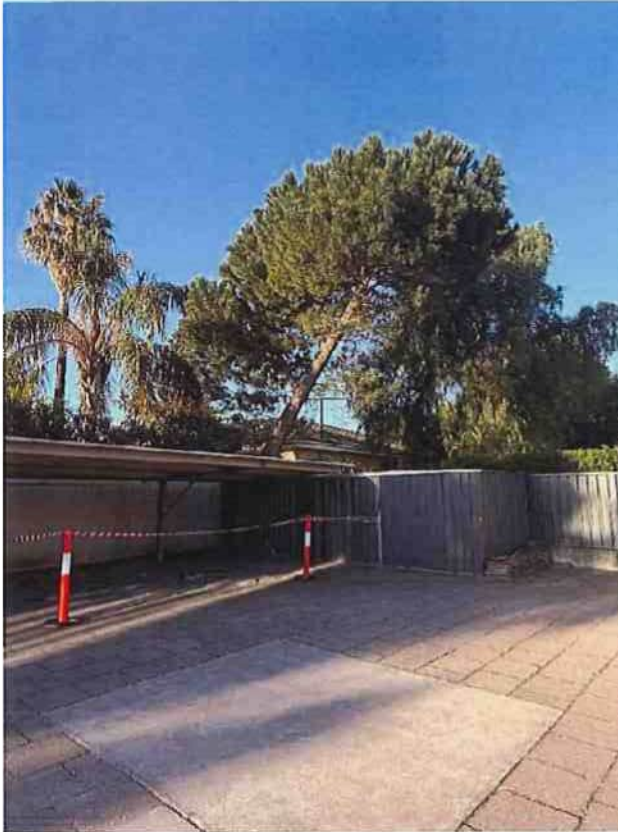
Please feel free to make contact as per below should you have any questions or concerns.

Site Contact Details: Marcus Watson 0461 361 849

Office Contact Details: 03 9272 0000

Our Reference Number: JSTS00965

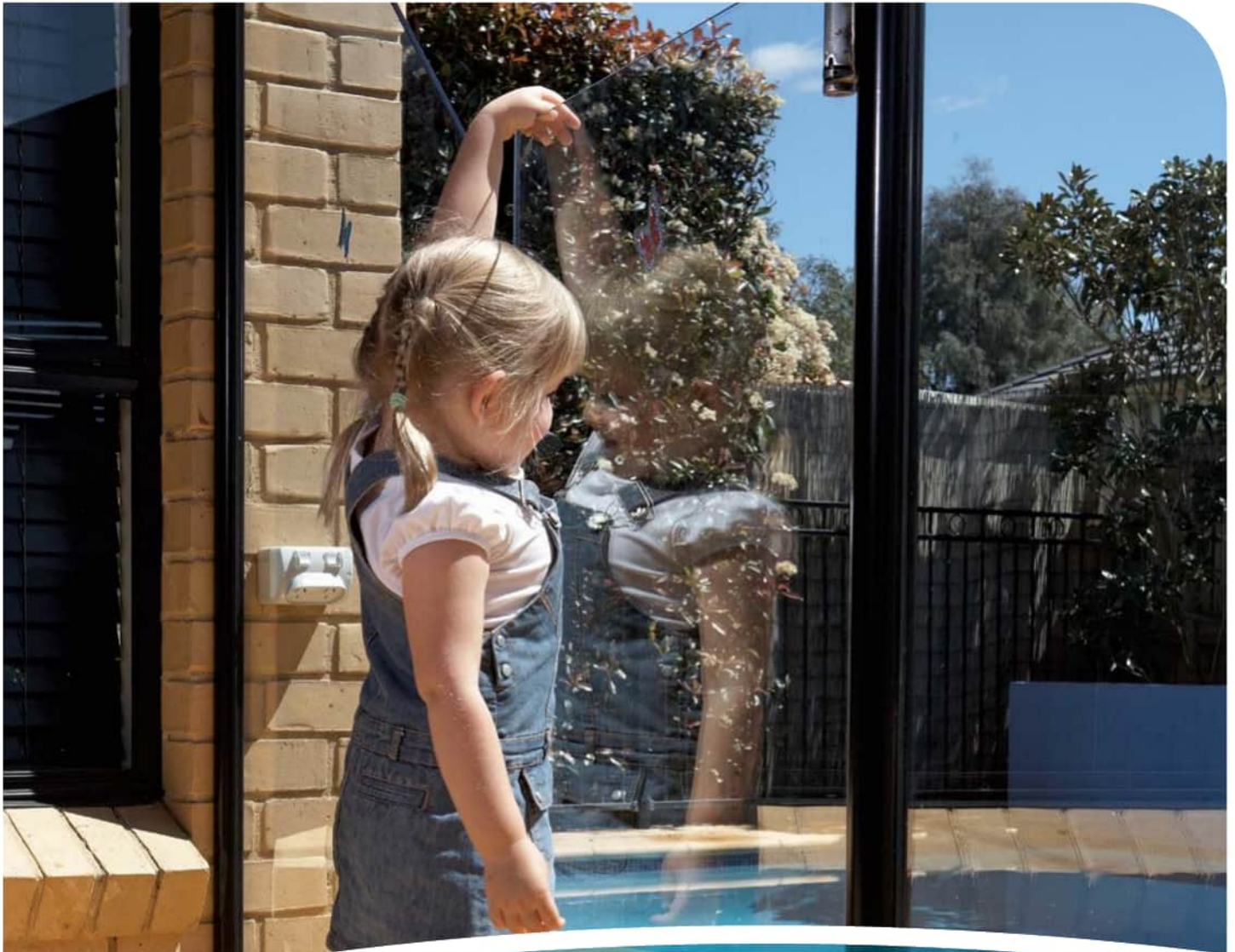
Attachment 2 & 3 - Photographs of tree and its apparent lean & affected paving



Attachment 2 & 3 - Photographs of tree and its apparent lean & affected paving



is your **swimming pool** kid safe?



What you need to know about swimming pool fencing



Government of South Australia
Department of Planning,
Transport and Infrastructure

As a swimming pool owner, YOU ARE RESPONSIBLE for safety.

Drowning is the biggest cause of accidental death for young children and most occur in private backyard swimming pools. You can reduce the risk of such an accident occurring in your swimming pool by making sure that your pool is adequately fenced and young children are supervised at all times.

Fencing

- > All swimming pools must have a continuous safety barrier that is maintained by the pool owner and which restricts access by young children to the pool.

Filtration

- > In-ground or above-ground swimming pools and spas must have a water recirculation and filtration system that complies with AS 1926.3 to reduce the risk of injury to a young child due to entrapment by suction.

Maintenance

- > Swimming pool owners must ensure that all required swimming pool safety features are maintained in working order at all times.

Supervision

- > Children can move quickly and do not recognise the dangers of a pool - close child supervision will help to reduce the number of drownings in private swimming pools.

Resuscitation

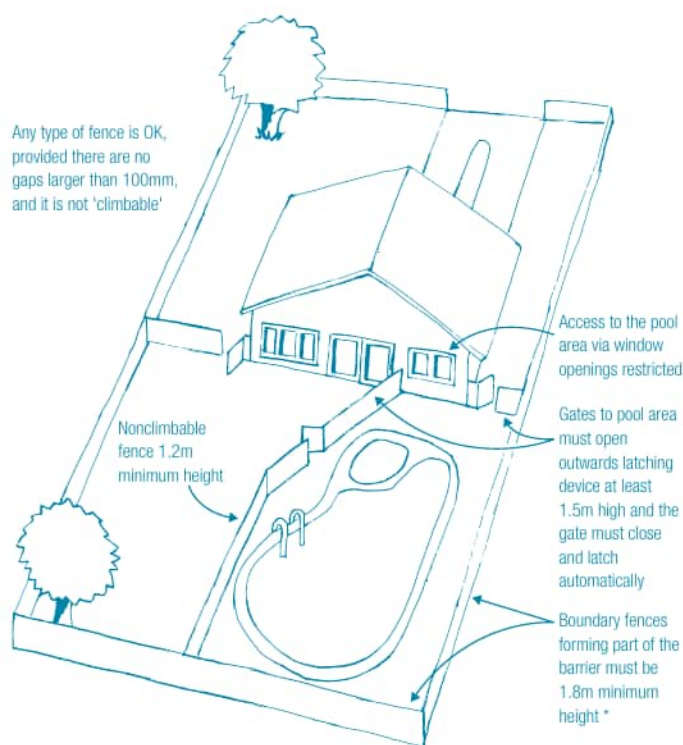
- > Resuscitation skills are crucial because they save lives – make certain that someone on the property has these skills.

LEGISLATION APPLYING TO SWIMMING POOLS IN SA

Swimming pools built before 1 July 1993

If your property contains a swimming pool built before 1 July 1993 and you are placing your property up for sale you will need to ensure that your swimming pool barriers are in line with Ministerial Building Standard MBS 004 - Swimming pool safety - designated safety features for pools built before 1 July 1993.

If the property on which a swimming pool is located is not sold, the swimming pool can continue to comply with the old *Swimming Pools (Safety) Act 1972*, which requires the swimming pool owner to ensure that the swimming pool is enclosed by a fence, wall or building or any combination of these, that restricts access by young children to the swimming pool.



* Boundary fences forming part of the barrier must be 1.8m high, with a 900mm non-climbable zone at the top on the pool side of the fence.

Swimming pools built on or after 1 July 1993

Swimming pools built from 1 July 1993 must comply with the rules that were in place when the pool or child safety barriers were approved. Contact the local Council to find out what rules apply.

Acceptable safety barriers

All pools must have suitable safety barriers to restrict access by young children to the immediate pool surrounds, constructed in accordance with Australian Standard AS 1926.1.

Barrier requirements complying with AS 1926.1

Fencing must be constructed, such that:

- > the fence is an effective barrier to young children
- > it is permanent
- > it does not provide access for young children to crawl under or to climb over by using foot and hand holds
- > it is not less than 1.2 metres high
- > boundary fences, if used as part of the child-safety barrier must be at least 1.8 metres high on the **inside**, with a 900mm non-climbable zone on the **inside** at the top. It can be less than 1.8 metres high and can be climbable on the **outside** (neighbour's side).

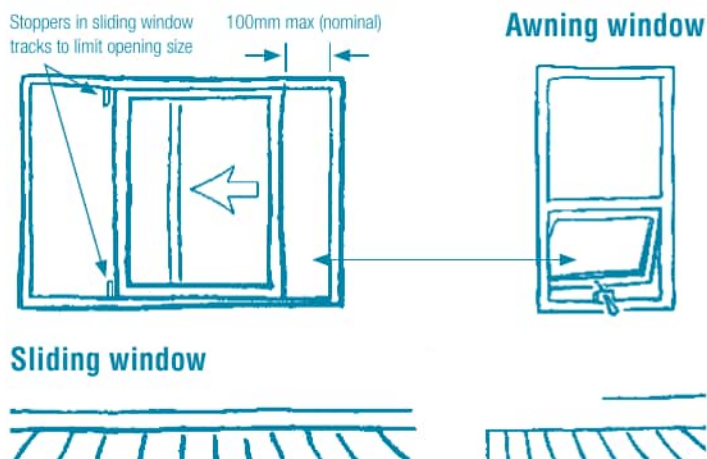
Gates to the pool area must:

- > only swing outward from the pool area
- > be self closing from any position
- > be fitted with a latching device that is out reach of small children (generally 1.5 metres above ground level)
- > you should never prop the gate open or prevent it from latching.

Security measures on awning and sliding windows complying with AS 1926.1

Where the openable part of any window is less than 1.8 metres above the finished ground level and provides direct access from the house to the pool area, it must have one of the following:

- > bars or metal screen or
- > a mechanism limiting the size of the window opening to a maximum of 100mm.



Inspections

If you are selling a property with a swimming pool, you are not required to have an inspection or compliance certificate – however some council officers, building consultants and private certifiers are able to offer advice. Only council officers have legislative authority under the *Planning, Development and Infrastructure Act 2016 (PDI Act)* to enforce requirements for swimming pool safety.

For new swimming pools, your local council will inspect the pool and safety features including the finished child safety barriers. You need to notify your council at two stages:

1. When the pool itself is ready for filling with water
2. When the **approved** child safety barriers are finished and ready to inspect

You must not fill the pool until a complying safety barrier is in place. A temporary barrier that complies with the Building Code can be used for not more than two months.

POOL SAFETY CHECKLIST

Ask yourself these questions to assess the safety of your pool.

> **Could a young child easily climb over, under or through your fence to get to the pool?**

Minimum standards for new pools require (generally) a 1.2m high permanent fence (or 1.8m in the case of a boundary fence), which a young child could not easily climb over or pass through from outside the pool enclosure.

> **Do all of the gates in your pool safety barrier close and latch properly, so that they could not easily be opened by a small child?**

Gates must be self-closing and self-latching. The release for the latching device must be at least 1.5m above ground level or otherwise out of reach. Gates must be hung so that they open outwards from the pool area. Never prop the gate open.

> **Is the pool clear of toys and other floating objects that could attract a child's attention?**

Balls and other floating toys can attract children to the water. Keep them out of the pool area when not in use.

> **Could a child get access to a swimming pool through a window in your house?**

The current requirement for new pools is broadly that, where the openable part of the window is less than 1.8m above the finished ground level, then a child could get access to the pool area through the window and as such the window must be protected to AS 1926.1

> **Do you keep an eye out for objects that could be used for climbing over a pool safety barrier?**

Objects such as garden furniture, children's toys, plants and ladders could be used by young children to climb over a safety barrier to get to the swimming pool. Keep these objects well away from the safety barriers.

> **Do you supervise young children while they are in or outside the pool area?**

Safety barriers alone are not enough to prevent young children from getting to a swimming pool. Young children are adventurous; they may climb, squeeze through or scale safety barriers to get to a swimming pool. Adequate supervision is essential.

> **Do you have resuscitation skills?**

Total responsibility includes resuscitation skills. Training for resuscitation is available from The Royal Life Saving Society, Australian Red Cross and St John Ambulance.

> **Do you maintain the fence and gates?**

The law requires that you must ensure that safety features are maintained in good working order at all times. This includes making sure that the gate closes and latches automatically.

FREQUENTLY ASKED QUESTIONS

What is a swimming pool?

The PDI Act defines a swimming pool as an excavation or structure that is capable of being filled with water and is used primarily for swimming, wading, paddling, or the like, including a bathing or wading pool, or spa pool, but not a spa bath.

People often ask if the requirements apply to a fish pond or landscaping water feature. The answer is that they do not unless it is used primarily for swimming, wading, paddling or the like.

If I buy an aboveground or inflatable pool, what do I have to do?

If the pool has a filtration system, you will need to contact your local council about obtaining approval for the pool and ensuring safety features are in place.

The sides of my aboveground pool are more than 1.2 metres high. Do I need a fence as well?

The sides of some aboveground pools can be acceptable as pool safety barriers, however if you choose to rely on the side walls the ladder/access point must be fenced.

Can I install a portable pool or spa on a deck?

If you are thinking about installing a portable pool or spa on a deck, balcony, suspended floor or near a retaining wall you should seek advice from an engineer or your local council about whether the deck or wall can take the weight of the pool without collapsing.

Do I need development approval for a new pool?

Yes. Before approval, your local council will check:

- > the details and location of safety barriers (they should restrict access to the swimming pool by young children)
- > the safety of the pump (there are a number of safety requirements in place to prevent suction-related injuries or deaths in swimming pools)
- > the adequacy of structural support for the swimming pool (particularly if the pool is to be placed on a deck, balcony or near a retaining wall)

I want to sell my house and I have a swimming pool. What are my legal obligations?

If your property contains a swimming pool that was built or installed before 1 July 1993 and you are placing your property up for sale you will need to ensure that your swimming pool barriers are in line with the relevant requirements for swimming pool safety. Fencing or barriers may need to be upgraded to meet the safety requirements.

Note: This requirement only applies to swimming pools built or installed before 1 July 1993.

It is the responsibility of the party selling the property to ensure that the swimming pool safety is in line with the current requirements.

Note: A certificate of compliance is **not required** under current legislation.

Can child-resistant doors be used as part of the safety barrier?

Child-resistant doors cannot be used for new outdoor pools – only compliant fencing can be used. For pools built before 1 July 1993 child-resistant doors can only be used in situations allowed by Ministerial Building Standard MBS 004.

How long can a temporary fence/barrier be used as the safety barrier?

For up to two months from the date of completion of the pool. The approved safety barrier must be installed before the expiration of two months.

INFORMATION

www.sa.gov.au/swimmingpools

Fencing and Safety Barriers

Your local council

Building Policy Branch

Ph 1800 752 662

Resuscitation

Royal Life Saving Australia

www.royallifesavingsa.com.au

Ph (08) 8210 4500

Australian Red Cross

www.redcross.org.au

Ph (08) 8100 4500

St John Ambulance

www.stjohnsa.com.au

Ph 1300 360 455

Child Accident Prevention

Kidsafe

www.kidsafe.org.au

Ph (08) 8161 6318



Government of South Australia

Department of Planning,
Transport and Infrastructure

This brochure was produced by the Building Policy Unit, Department of Planning, Transport and Infrastructure. Front cover photo courtesy of The Children's Hospital at Westmead.

October 2019 FIS 25619

IMPORTANT NOTICE

SMOKE ALARM LEGISLATION

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

- If the home you are purchasing was built on or after the 1st January 1995, then it should already have an operational mains powered smoke alarm installed. If not, it is the responsibility of the vendor to install it prior to settlement at the vendor's cost.
- If the home was built prior to 1st January 1995, but purchased by the vendor on or after 1st February 1998, then it should already have either an operational mains powered smoke alarm installed, or one powered by 10 year life, non-replaceable, non-removable permanently connected batteries. Again, it is the responsibility of the vendor to install such an alarm prior to settlement, and at the vendor's cost.
- In all other cases, the home you are buying must have at least, a battery operated smoke alarm which you are required to upgrade to mains power (or an alarm fitted with 10 year life, non-replaceable, non-removable permanently connected batteries) within six months of the date of purchase. It is recommended that at least one smoke alarm be installed on each floor of a multi storey dwelling.

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

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