ECKERMANN PROPERTY FORMS

reaforms

Eckermann Property Forms (SA) Pty Ltd T/A Eckermann Property Forms
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FORM 1 - Vendor's Statement

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

Contents

Preliminary
Part A – Parties and land
Part B – Purchaser's cooling off rights and proceeding with the purchase
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Schedule

Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

PART A – PARTIES AND LAND

1 Purchaser:

Address:

2 Purchaser's registered agent: ☐

Address:

3 Vendor: Rosemary Loene Newland

Address: 39A Claremont Avenue Netherby SA 5062

4 Vendor's registered agent: Klemich Real Estate Pty. Ltd. trading as Klemich Real Estate ☑

Address: Suite 1, 245 Fullarton Road, Eastwood, SA 5063

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

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

The land situated at 39A Claremont Avenue Netherby SA 5062 and being the whole of the land in Certificate of Title Volume 5643 Folio 954 and being the whole of Allotment 196 on Filed Plan 16168 in the Area named Netherby in the Hundred of Adelaide

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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:

39A Claremont Avenue Netherby SA 5062

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

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

sold@klemich.com.au

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

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

Suite 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; or
(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~~,

Rosemary Loene Newland

of

39A Claremont Avenue Netherby SA 5062

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*.

Signed: Signed on Greatforms by: Rosemary Loene Newland
PCS61BDHZ4BLLF0Z3OJ5D6H2M5
Rosemary Loene Newland 04-Oct-2026

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT ☑
(section 9)

To the purchaser:

I,

Eckermann Property Forms (SA) Pty Ltd

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

Exceptions:

The City of Mitcham has noted that Building Indemnity Insurance is applicable for Application No . 080/0005/13 and 080/0777/99, however, it is outside of the statutory indemnity period of 5 years and is no longer in effect. As such it has not been entered into this Form 1.

Signed: Signed on Greatforms by: Cherie Langley
P021K6DNZDY5MFZ80RSOWV4JBT
Cherie Langley 02-Oct-2026

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

FORM 1 - STATEMENT UNDER SECTION 7 *(Land and Business (Sale and Conveyancing) Act 1994)*

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land ***[Note -*** *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* N/A	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES/NO**
	Are there attachments? *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*	**YES/NO**
	Number of mortgage (if registered):	
	Name of mortgagee:	
1.2 Easement (whether over the land or annexed to the land) **Note -** "Easement" includes rights of way and party wall rights. ***[Note -*** *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☑
	Will this be discharged or satisfied prior to or at settlement?	**NO**
	Are there attachments? *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Annexure D – Page 12 of 13 Description of land subject to easement: The whole of the land in Certificate of Title Volume 5643 Folio 954 Nature of easement: Electricity and Telecommunications Infrastructure – Building Restrictions and 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):	**YES**
1.2 Easement (whether over the land or annexed to the land) **Note -** "Easement" includes rights of way and party wall rights. ***[Note -*** *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☑
	Will this be discharged or satisfied prior to or at settlement?	**NO**
	Are there attachments? *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Annexure A Description of land subject to easement: The land marked 'A' as shown in Title search attached Nature of easement: Together with free and unrestricted right(s) of way 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):	**YES**

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Column 1	Column 2	Column 3
1.3 Restrictive covenant ***[Note -*** *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]* N/A	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES/NO**
	Are there attachments? *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*	**YES/NO**
	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. The item and its heading must be included in the statement even if not applicable.]* N/A	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES/NO**
	Are there attachments? *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*	**YES/NO**
	Names of parties:	
	Period of lease, agreement for lease etc: From: To:	
	Amount of rent or licence fee:	
	per (period)	
	Is the lease, agreement for lease etc in writing?	
	If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify- (a) the Act under which the lease or licence was granted:	
	(b) the outstanding amounts due (including any interest or penalty):	

5. *Development Act 1993* (repealed)

5.1 section 42 - Condition (that continues to apply) of a development authorisation ***[Note -*** *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☑
	Will this be discharged or satisfied prior to or at settlement?	**NO**
	Are there attachments?	**YES**
	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Annexure C – Pages 2, 3 and 14-24 of 30 Condition(s) of authorisation: Refer Development Numbers 080/1602/2002, 080/1525/2001 and 080/777/1999 - as part of the City of Mitcham Council search attached	

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed) ***[Note -*** *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***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):* Annexure C – Pages 3, 4 and 28 of 30 Nature of condition(s): Refer Development Number 080/1286/7172 - as part of the City of Mitcham Council search attached	

FORM 1 - STATEMENT UNDER SECTION 7 *(Land and Business (Sale and Conveyancing) Act 1994)*

Column 1		Column 2	Column 3
29. *Planning, Development and Infrastructure Act 2016*			
29.1	**Part 5 - Planning and Design Code** *[**Note -*** *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Annexure C – Pages 3, 6 and 7 of 30 Annexure D – Page 8 of 13 Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): Suburban Neighbourhood (SN) Airport Building Heights (Regulated) (All structures over 30 metres) Hazards (Flooding - Evidence Required) Prescribed Wells Area Regulated and Significant Tree Stormwater Management Signif Retirement Facility Supported Accom Sites Urban Tree Canopy Is there a State heritage place on the land or is the land situated in a State heritage area? NO Is the land designated as a local heritage place? NO Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? NO Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? YES **Note-** For further information about the Planning and Design Code visit *https://code.plan.sa.gov.au*.	☑ **NO** **YES**
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.]* N/A	***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:	☐ **YES/NO** **YES/NO**

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ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

FORM 1 – STATEMENT UNDER SECTION 7 *(Land and Business (Sale and Conveyancing) Act 1994)*

the above being identified by pages numbered **1** to **8** inclusive, together with the following annexures and supporting documents (if any):

Annexure A - Certificate of Title to the land

Annexure B - Form R3 – Buyers Information Notice

Annexure C - City of Mitcham Council Search

Annexure D - Property Interest Report (PIR)

Annexure E - Certificate of Emergency Services Levy

Annexure F - Certificate of Land Tax

Annexure G - Certificate of Water and Sewer Charges

Annexure H - Title and Valuation Package

SIGNED BY THE PURCHASER:

Date: // Signed:

Date: Signed:

The Purchaser:

1. acknowledges and consents to the parties and their representatives signing the Form 1 by digital and or electronic signatures under the *Electronic Communications Act* (SA);
2. by signing this Acknowledgement, signs for all Purchasers, and warrants authority to acknowledge the Form 1 for all Purchasers (if more than 1); and
3. is not required to sign a Form 1 for it to be validly served and acknowledges the signing provision above is included if the Agent serves the Form 1 in person and wants evidence of the Purchaser having been served. If the Form 1 is served electronically, the email is sufficient evidence of what has been served.

Annexure A

CERTIFICATE OF TITLE

CT Volume 5643 Folio 954

Annexure A

LAND SERVICES SA

Product	Register Search (CT 5643/954)
Date/Time	28/09/2026 09:29AM
Customer Reference	
Order ID	20260928001216

REAL PROPERTY ACT, 1886
South Australia

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

Certificate of Title - Volume 5643 Folio 954

Parent Title(s)	CT 3173/188				
Creating Dealing(s)	CONVERTED TITLE				
Title Issued	12/04/1999	Edition	2	Edition Issued	07/05/1999
Diagram Reference	3173188				

Estate Type

FEE SIMPLE

Registered Proprietor

ROSEMARY LOENE NEWLAND
OF 39A CLAREMONT AVENUE NETHERBY SA 5062

Description of Land

ALLOTMENT 196 FILED PLAN 16168
IN THE AREA NAMED NETHERBY
HUNDRED OF ADELAIDE

Easements

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

Schedule of Dealings

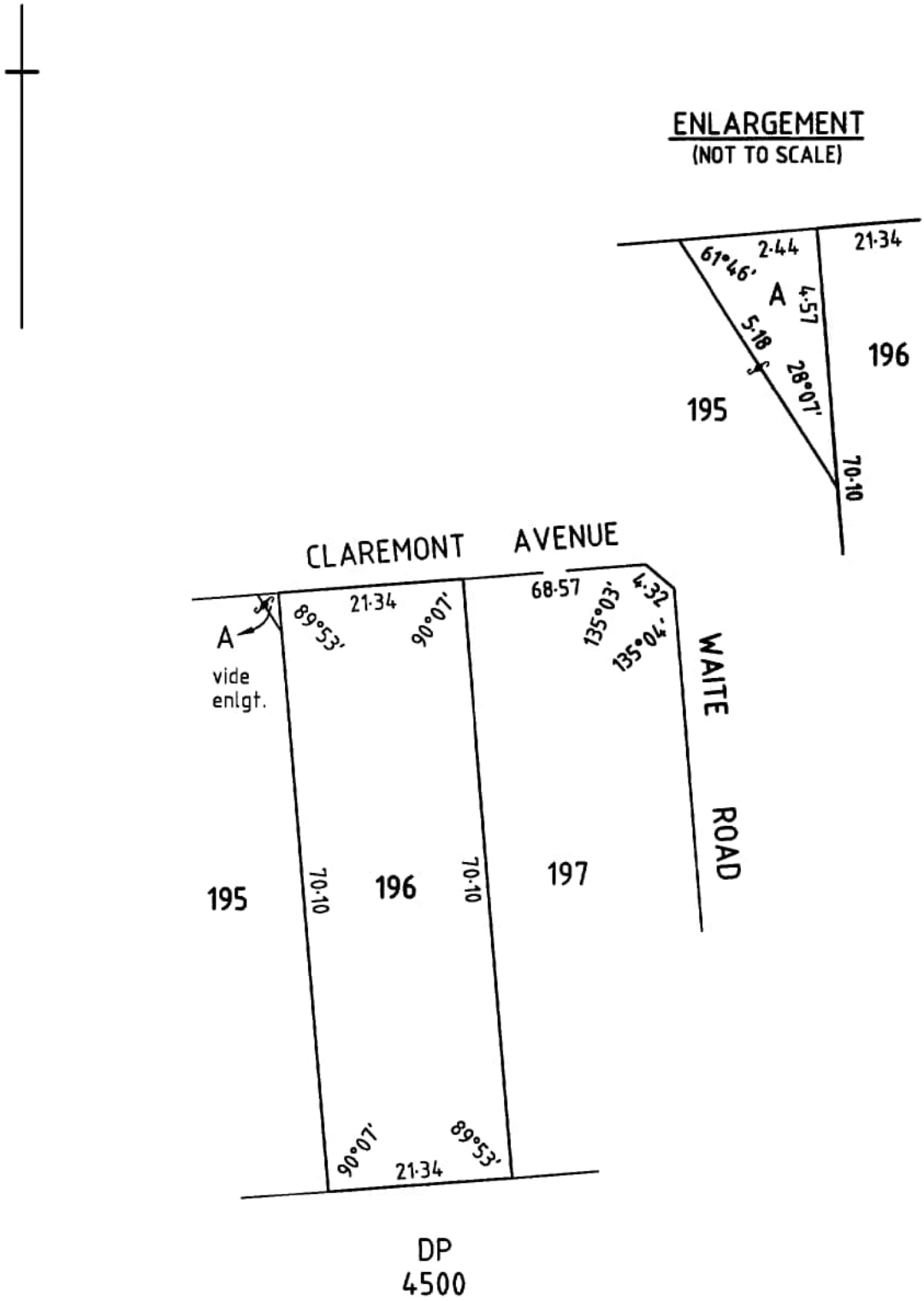
NIL

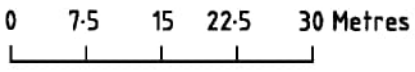
Notations

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

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FORM R3

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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 you check the website: *www.cbs.sa.gov.au.*

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

The questions have been categorised under the headings Safety, Enjoyment and Value, but all 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?

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Enjoyment

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

Value

- Are there any illegal or unapproved additions, extensions or alterations to the buildings on the property?
- How energy efficient is the home, including appliances and lighting? What energy sources (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.

Annexure C

LOCAL AUTHORITY SEARCH

CT Volume 5643 Folio 954

Annexure C

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29 September 2026

Eckermann Forms - Gilles Plains
1 Sudholz Road
GILLES PLAINS SA 5086

CITY OF MITCHAM

LOCAL GOVERNMENT SECTION 187 CERTIFICATE

Certificate No: **CERT1610/26** Receipt No:
Previous Cert No:

Reference No:	**18607**
Valuer General No:	**0813550026**
Property Description:	**LOT 196 TYP FP SEC 263 PLN 16168 C/T 5643/954**
Property Address:	**39A Claremont Avenue NETHERBY SA 5062**
Owner:	**Rosemary L Newland**

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

General Rate/Water Catchment Levy:	Total
General Rate	$4,449.75
Natural Resources Management Levy	$127.25
Less 12.5% Capping (If applicable)	$0.00
<Rates for the current year 2026/2027>	$4,577.00
Interest and/or Fines	$22.85
Less Payments Received	$-1,145.00
<Debtor: Monies outstanding in addition to Rates>	$0.00
<TOTAL BALANCE OUTSTANDING>	$3,454.85

Please be advised: A fine of **2%** will be added to any current amount not paid by the due date. Interest is calculated monthly on arrears. Four quarterly instalments fall due on 15/09/26, 15/12/26 15/3/27 and 15/6/27.

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

UPDATES OF RATING INFORMATION CAN BE PROVIDED BY TELEPHONE
The Rates team may be contacted for a free Section 187 update by calling 1300 133 466 or by emailing rates@mitchamcouncil.sa.gov.au with the property address and certificate number. Free updates for the same financial year will be provided for up to 6 months from the date of the original search.

Authorised by the City of Mitcham

Street Address:
131 Belair Road
Torrens Park SA 5062

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

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

Document Set ID: 8889265
Version: 1, Version Date: 29/09/2026

CITY OF MITCHAM

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

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

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 39A Claremont Avenue NETHERBY SA 5062			
Applicant	Eckermann Forms - Gilles Plains 1 Sudholz Road GILLES PLAINS SA 5086		
Certificate Number	CERT1610/26	Date received	29/09/2026
Property Address	39A Claremont Avenue NETHERBY SA 5062		
Property Description	LOT 196 TYP FP SEC 263 PLN 16168 C/T 5643/954		
Property ID	1860	Parcel Number	Parcel Number

Schedule – Division 1 – Particulars of Prescribed Encumbrances affecting the land at 39A Claremont Avenue NETHERBY SA 5062	
Development Act 1993	
Part 3 - Development Plan	
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	Suburban Neighbourhood (SN)
Is the land situated in a designated State Heritage Area?	NO
Is the land designated as a place of local heritage value?	NO
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	NIL
If YES, state the name of the council:	NIL

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 39A Claremont Avenue NETHERBY SA 5062	
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Current and previous Minister-initiated Development Plan Amendments can be accessed via the SA Government Portal at: https://plan.sa.gov.au/resources/resources_library/development_plans/minister-initiated_development_plan_amendments For any queries regarding current or previous Minister-initiated Development Plan Amendments, please see the contact details provided in the above link.
Section 42 - Condition (that continues to apply) of a development authorisation List relevant development applications	080/0005/13 080/1602/02 080/1525/01 080/0777/99
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code	Suburban Neighbourhood (SN)
Is the land situated in a designated State Heritage Place?	NO
Is the land designated as a place of local heritage value?	NO
Is there a tree or a stand of trees declared in Part 10 of the Planning and Design Code to be significant tree or trees on the land?	NO
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operations?	YES https://plan.sa.gov.au/have_your_say/code-amendments/on-consultation
Section 127 – Condition (that continues to apply) of a development authorisation Copies of Decision Notification Forms can be downloaded from the PlanSA website – Development application register | PlanSA	Refer to the PlanSA Data Extract
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)	
Refer to note in section 33 (Further Information Held By Councils)	
Development Act 1993	
Section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NIL
Section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NIL
Section 55—Order to remove or perform work	NIL
Section 56—Notice to complete development	NIL
Section 57—Land management agreement	NIL

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 39A Claremont Avenue NETHERBY SA 5062	
Section 60 – Notice of intention by building owner	If applicable Notice of Intention by building owner will be contained in the Conditions on attached Decision Notification forms.
Section 69—Emergency order	NIL
Section 71—Fire safety notice	NIL
Section 84—Enforcement notice	NIL
Section 85(6), 85(10) or 106—Enforcement order	NIL
Part 11 Division 2—Proceedings	NIL
Planning and Development Act 1966	080/0178/7576 080/1106/7172 080/1286/7172
Building Act 1971	080/0421/91 080/0178/7576
Planning Act 1982	NIL
Court Order	NIL
Fire and Emergency Services Act 2005	
Section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NIL
Food Act 2001	
Section 44—Improvement notice	NIL
Section 46—Prohibition order	NIL
Housing Improvement Act 1940	
Section 23 —declaration that house is undesirable or unfit for human habitation	NIL
Land Acquisitions Act 1969	
Section 10 Notice of intention to acquire	Refer to Land Services – Certificate of Title
Local Government Act 1934	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	NIL
Local Nuisance and Litter Control Act 2016	
Section 30 – Nuisance or litter abatement notice	NIL
Planning, Development and Infrastructure Act 2016	
Section 141 – Orders to remove or perform work	NIL
Section 142 – Notice to complete development	NIL
Emergency Order	NIL
Section 157 – Fire Safety Notice	NIL
Section 192 or 193 – Land management agreement	NIL
Section 198(1) – Requirements to vest in a council or the crown to be held as open space	NIL
Section 198(2) – Agreement to vest land in a council or Crown to be held as open space	NIL
Part 16 Division 1 Proceedings	NIL
Section 213 – Enforcement notice	NIL
Section 214(6), 214(10) – Applications to Court	NIL

Land and Business (Sale and Conveyancing) Act Section 7 Statement Prescribed Encumbrances for 39A Claremont Avenue NETHERBY SA 5062	
Section 222 – Enforcement order to rectify breach	NIL
Public and Environmental Health Act 1987 (Repealed)	
Part 3—Notice	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval	NIL
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)	NIL
South Australian Public Health Act 2011	
section 66—Direction or requirement to avert spread of disease	NIL
section 92-Notice	NIL
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	NIL
Water Industry Act 2012	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	NIL
33 Other Charges	
Charges of any kind affecting the land (not included in another item)	NIL
Schedule – division 2 – other particulars	
Particulars of Building Indemnity Insurance	080/0005/13 080/0777/99
Further information held by Councils	NIL
Does the council hold details of any development approvals relating to:	
(a) Commercial or industrial activity at the land; or	NO
(b) A change in the use of the land or part the land (within the meaning of the Development Act 1993)?	NO

Note—

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

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

It should be noted that—

It should be noted that—

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

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

29 September 2026

CERTIFIED **DATE**

Data Extract for Section 7 search purposes

Valuation ID 0813550026

Data Extract Date: 29/09/2026

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: F16168 AL196

Certificate Title: CT5643/954

Property Address: 39A CLAREMONT AV NETHERBY SA 5062

Zones

Suburban Neighbourhood (SN)

Subzones

No

Zoning overlays

Overlays

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

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Signif Retirement Facility Supported Accom Sites

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

(Council input required)

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

DECISION NOTIFICATION FORM

DEVELOPMENT NUMBER

080/5/2013

FOR DEVELOPMENT APPLICATION: DATED: 03/01/2013
REGISTERED ON: 03/01/2013

To: VERGOLA (SA) PTY LTD
101 PORT ROAD
THEBARTON SA 5031

LOCATION OF PROPOSED DEVELOPMENT:

39A CLAREMONT AVENUE NETHERBY
LOT: 196 TYP: FP SEC: 263 PLN: 16168 C/T: 5643/954

NATURE OF PROPOSED DEVELOPMENT

CONSTRUCT AN ATTACHED VERANDAH (VERGOLA)

FROM: CITY OF MITCHAM

In respect of this proposed development you are informed that:

NATURE OF DECISION	CONSENT GRANTED	NO. OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
Development Plan Consent				N/A
Land Division				N/A
Land Division (Strata)				N/A
Building Rules Consent	02/01/2013	Nil + NOTES AS ISSUED BY PRIVATE CERTIFIER		
Public Space				N/A
Other				N/A
DEVELOPMENT APPROVAL	09/01/2013	Nil + NOTES		

Building Classifications Assigned: 10a

NIL representation(s) from third parties concerning your category 1proposal were received.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on the Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: 09/01/2013

( ) Development Assessment Commission or delegate

(✓) Council Chief Executive Officer or delegate

Signed:…… …..

Date: 10 January 2013

(✓) Private Certifier

(1) Sheet(s) Attached

Greatforms Signing Session ID: a7cf306c-2629-4860-851a-07798fd4f0b6, Executed: 04-Oct-2026 16:15 (ACDT), Page 25 of 73

The following conditions apply to this application:-

BUILDING RULES CONSENT CONDITIONS:

Please refer to the attached Privately Certified Building Rules Consent for Building Rules Conditions and Notes.

NOTES

(1) **DEVELOPMENT IN ACCORDANCE WITH DETAILS SUBMITTED**
The proposal must be developed in accordance with the details submitted to the Council and approved plans relating to Development Application Number 080/5/2013.

(2) **PRIVATE CERTIFICATION**
The Building Rules Consent issued by Nikias Certification of 11 Railway Terrace South Goodwood on 2 January 2013 who is the Private Certifier has been relied upon for granting this Development Approval. There has been no assessment by Council of the submitted documents in relation to any of the building matters.

(3) **ROOF FRAMING**
Regulation 74(5) - If notice is given of the completion of all roof framing forming part of the building work, the person who gives the notice must, within 1 business day after the notice is given, provide to the council a duly, completed supervisor's checklist relating to the roof framing, signed by a registered building work supervisor, being a registered building work supervisor who has undertaken any training required and recognised under a scheme approved by the Minister.

Regulation 74(6) - A person must not conceal any completed roof framing until after the expiration of *2 clear business days* of council receiving the above notice of completion (with the person being able to assume receipt of the notice in the ordinary course of business or transmission).

A person who breaches a requirement under Regulation 74(5) or (6) is guilty of an offence.

Maximum penalty: $10 000
Expiation fee: $500

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Version: 3, Version Date: 10/01/2013

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Greatforms Signing Session ID: a7cf306c-2629-4860-851a-07798fd4f0b6, Executed: 04-Oct-2026 16:15 (ACDT), Page 26 of 73

NIKIAS CERTIFICATION

Building Surveyors Building Regulation Consultants Private Certifiers (Reg No. 027)

11 Railway Terrace South Goodwood S A 5034 Phone 0418 846 192 / Fax 08 83579216

DECISION NOTIFICATION FORM

For Development Application Dated: 27. 12. 12 Development No. : **Dev Regs 1993 Schedule 1A - Development Not Requiring D P C - Part 4**

Registered On: 27.12. 12

To: VERGOLA PTY LTD
101 PORT ROAD
THEBARTON
S A 5031

LOCATION OF PROPOSED DEVELOPMENT:
House No: 39A Lot ; Street: CLAREMONT AVENUE Suburb: NETHERBY
Section No: FP: Volume: 5643 Folio: 954

NATURE OF PROPOSED DEVELOPMENT: Vergola Roofing System /VERANDAH

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT GRANTED	NUMBER OF CONDITIONS
Development Plan Consent	**Dev Regs 1993 Schedule 1A - Development Not Requiring D P C - Part 4**	-
Building Rules Consent	Yes	NIL
Land Division (Torrens/Strata)		
Public Space		
Other		
DEVELOPMENT APPROVAL	To Be Granted By Local Council	

THIS IS TO CERTIFY THAT THE BUILDING RULES CONSENT ARE CONSISTENT WITH THE DEVELOPMENT PLAN CONSENT AND ANY CONDITIONS THAT APPLY IN RELATION TO THE DEVELOPMENT PLAN CONSENT.

If applicable, the details of the building classification and the approved number of occupants under the Building Code are attached.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out on the attached sheet.

Note: No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval from Council.

*Signed: * PRIVATE CERTIFIER



Date: 2. 1. 13 [2] Sheets Attached Ref: 1301:V1

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NIKIAS CERTIFICATION

Building Surveyors Building Regulation Consultants Private Certifiers (Reg No. 027)

11 Railway Terrace South Goodwood S A 5034 Phone 0418 846 192 / Fax 08 83579216

Conditions of Building Rules Consent 1

BUILDING WORK : Vergola Roofing System/VERANDAH

SITE ADDRESS : 39A Claremont Avenue Netherby 5062

APPLICANT : Vergola Pty Ltd 101 Port Road Thebarton 5031

OWNER : R Newland 39A Claremont Avenue Netherby 5062

CLASSIFICATION : 10a

DEVELOPMENT No : Dev Regs 1993 Schedule 1A - Development Not Requiring D P C - Part 4

RELEVANT AUTHORITY: City Of Mitcham

Wind Classification: N1

Conditions:

NIL

NOTES:

1. Pursuant to Part4 of the Development Regulations 1993 , Reg 21 (2) (b) a Certificate of Building Indemnity Insurance as required under Division 3 of Part 5 of the Building Work Contractors Act 1995 must be taken out by the Builder contracted to perform any domestic building work exceeding $12000 and must be lodged by the owner with Council before any work commences on site.

2 I recommend that the person proposing to undertake building work on land (or who is in charge of such work) be warned of their obligation to give the Council notice at stages prescribed in Regulation 74. If the building owner is giving notice the notice must include the name , address and telephone number of the person responsible for undertaking or in charge of the building work (a registered Building Work Supervisor or Private Certifier) and addresses and telephone numbers of the persons proposed to sign Part A and Part B of the Statement of Compliance under Schedule 19A and regulation 83 AB (8) of the Development Regulations 1993.

3 For building work prescribed in regulation 75,(excavation or filling affecting other land) the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60 of the Development Act 1993.

4. A person must not occupy a Class 1a building under the Building Code (or an addition to a Class 1a building) that has not been completed in accordance with the development authorisation insofar as it relates to the performance of building work unless it complies with the requirements prescribed in Regulation 83AB(8). Regulation 83AB(8) requires a written Statement of Compliance(Part A) for Class 1a buildings to be provided by the Builder/Registered Building Work Supervisor/ Private Certifier to the relevant authority together with The Owner's Statement (Part B) in accordance with Schedule 19A of the Building Regulations 1993 to be sent to the Private Certifier within 10 days of Occupation of the building or part thereof.
The statements certify that the completed building work was carried in accordance with the approved documents (disregarding any approved variations or variations of a minor nature).
(The requirements of this section do not apply to class 10a buildings and structures)

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NIKIAS CERTIFICATION

Building Surveyors Building Regulation Consultants Private Certifiers (Reg No. 027)

11 Railway Terrace South Goodwood S A 5034 Phone 0418 846 192 / Fax 08 83579216

5. The location, design and capacity of the stormwater discharge at the property alignment should be approved by council prior to siteworks commencing. The drainage system should be completed by the finish of construction of the building. (Clause 5.5.3, AS 2870 - 96).

6. The owners attention should be drawn to Appendix A & B of AS 2870 - 1996 'Performance Requirements and Foundation Maintenance'. Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 - 1996 and engineer's details.

7. The owners attention is drawn to the requirement for strict compliance with S A Water Regulations for the installation of all fixtures, appliances, pipes and fittings regarding supply, drainage and waste management.

IMPORTANT: This approval does not imply compliance with the Electricity Act, 1996 as amended or the regulations thereunder. It is the responsibility of the owner and the person/ company erecting the building to ensure compliance with the same. It is also the owners responsibility to ensure that all installations and development complies with the requirements of othe utility authorities such as S A Water, Telstra and Origin Energy.

WARNING: AS 3660.1 - 'Protection of new buildings from subterranean termites', sets out methods for implementation during construction, for minimising the risk to new buildings from damage to their structural members by subterranean termites. The protection methods will not provide a total guarantee against attack. The owner must be aware that regular inspections for termite activity will need to be carried out, at intervals not exceeding 12 months, to further reduce the risk of termite damage.



Sozo Nikias
Building Surveyor
Private Certifier
2 .1. 13

Ref: 1301:V1

Greatforms Signing Session ID: a7cf306c-2629-4860-851a-07798fd4f0b6, Executed: 04-Oct-2026 16:15 (ACDT), Page 29 of 73

CITY OF MITCHAM

DEVELOPMENT ACT 1993
DECISION NOTIFICATION FORM
Schedule 11, Regulation 42

Date

Refer enquiries to

131 Belair Road
Torrens Park
South Australia 5062

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

Telephone (08) 8372 8888
Facsimile (08) 8372 8101

Email
mitcham@mitchamcouncil.sa.gov.au

Web Site
http://www.mitchamcouncil.sa.gov.au

Development Application Dated: 19/09/2002
Registered On: 20/09/2002

Development Application Number 080/1602/2002

To: Pauline Hurren Architects
36 Picadilly Road
CRAFERS SA 5152

Location of Proposed Development: **39A Claremont Avenue Netherby 5062**
LOT: 196 .: TYP: FP SEC: 263 PLN: 16168 C/T: 5643/954

Nature of Proposed Development: **TO VARY DEVELOPMENT APPLICATION 080/1525/2001**

Building Classification Assigned: **1A**

In respect of this development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Applicable Yes/No
Provisional Development Plan Consent	GRANTED	4 AS PER PDPC ISSUED ON 28/11/2002	YES
Provisional Building Rules consent	GRANTED	3 AS ISSUED BY PRIVATE CERTIFIER ON 6/12/2002	YES
Public Space	-	-	n/a
Other	-	-	n/a
DEVELOPMENT APPROVAL	GRANTED	7	YES

0 Representation(s) from third parties concerning your category 2 proposal were received.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

.....
City Manager / Delegate

Date of Decision: 20 December 2002

PLEASE READ THE INFORMATION ATTACHED TO THIS FORM

JM:R:\AUTHDOC\DD\080\FROM1000\080-2002-00001602-001\0010APPROVALPC.Doc

Greatforms Signing Session ID: a7cf306c-2629-4860-851a-07798fd4f0b6, Executed: 04-Oct-2026 16:15 (ACDT), Page 30 of 73

The following conditions apply to this application:-

NOTE "The Provisional Building Rules Consent issued by George Capetanakis, Building Surveyor and Consultant, 109 Crozier Avenue, Melrose Park on 6 December 2002 who is a Private Certifier has been relied upon for granting this Development Approval. There has been no examination by Council of the submitted documents in relation to any building matters".

NOTE: The builder or person responsible for overseeing the building work approved herein shall give Council one full business day's notice at the following stages of building work:

- Commencement; and
- Prior to the pouring of concrete to footings/slabs; and
- Intended completion of wall and roof framing; and
- Intended completion of Masonry; and
- Prior to the tiling of wet areas; and
- Completion of the building work.

Failure to notify Council at any of the above mentioned stages is an offence pursuant to the Development Act and Regulations and may result in a Division 6 fine ($4000), or Council may allow the offence to be expiated ($300).

Signed: .....

Date of Decision: 20 December 2002

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Document Set ID: 8692911
Version: 1, Version Date: 14/04/2026

Greatforms Signing Session ID: a7cf306c-2629-4860-851a-07798fd4f0b6, Executed: 04-Oct-2026 16:15 (ACDT), Page 31 of 73

ABN 58 554 365 894

Our Reference:
15302

DECISION NOTIFICATION FORM
SCHEDULE 11

George Capetanakis
Building Surveyor and Consultant

109 Crozier Avenue
MELROSE PARK SA 5039
Phone: (08) 8277 8057
Fax: (08) 8277 8058
Mobile: 0438 123 617
Email: georgecap@picknowl.com.au

Development Application: Dated 19 September 2002
Registered 20 September 2002

Development Application No: **080/1602/2002**

To: CITY OF MITCHAM
PO Box 21
MIITCHAM SHOPPING CENTRE
TORRENS PARK SA 5062

Applicant : Mr & Mrs P Newland
39a Claremont Avenue
NETHERBY SA 5062

Location of Proposed Development: No 39a Claremont Avenue, NETHERBY

Nature of Proposed Development : Alterations and additions to a dwelling

Building Classification Assigned : The building retains its existing classification

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted (Yes/No)	Date of Decision	No of Conditions
Provisional Development Plan Consent	Yes	28/11/01	4
Provisional Building Rules Consent	**Yes**	**6/12/02**	**3**

Reasons for this decision, any conditions imposed and the reasons for imposing those conditions are set out in the attached sheet.

Signed: .....
George Capetanakis

☒ **Private Certifier**

Date: 6 December 2002

☒ 2 Sheets attached

NOTE: No work can commence on this development unless a Development Approval has been obtained. The owner must not commence, or authorize the commencement of, any site works or building work or change the use of the land until Notification of Development Approval has been granted.

Document Set ID: 4431583
Version: 1, Version Date: 03/07/2020

Greatforms Signing Session ID: a7cf306c-2629-4860-851a-07798fd4f0b6, Executed: 04-Oct-2026 16:15 (ACDT), Page 32 of 73

ABN 58 554 365 894

Our Reference:
15302

CONDITIONS OF PROVISIONAL BUILDING RULES CONSENT / FURTHER INFORMATION - SECTION 42

George Capetanakis
Building Surveyor and Consultant

109 Crozier Avenue
MELROSE PARK SA 5039
Phone: (08) 8277 8057
Fax: (08) 8277 8058
Mobile: 0438 123 617
Email: georgecap@picknowl.com.au

DEVELOPMENT APPLICATION No : 080/1602/2002

PROPOSED DEVELOPMENT : Alterations & additions to a dwelling at 39a Claremont Avenue, Netherby, SA.

CLASSIFICATION : The building retains its existing classification.

The Provisional Building Rules Consent is issued subject to the following Conditions and Notes:

CONDITIONS:

1. Building Indemnity Insurance - Pursuant to reg. 21(2) of the Development Regulations 1993 a Certificate of Insurance, as required under Division 3 of Part 5 of the Building Work Contractors Act 1995, must be taken out by the builder contracted to perform any domestic building work and be lodged by the owner or builder with Council before the commencement of any work on site. This condition shall not apply in the event the owner acts as "owner/builder" except that pursuant to regulation 83AB, of the Development Regulations 1993, all work must be supervised by a registered building work supervisor or a private certifier to provide the written statements required to be submitted to Council (refer to "Written statement of completion" in 'Notes' below).

2. Smoke Alarms – The smoke alarms shall comply with AS 3786 or be listed in the SSL Register of Accredited Products. The smoke alarms must be connected to the consumer mains power. It is recommended that multiple alarms be interconnected.

3. Upper storey windows – Shall incorporate glazing and/or screening as per "Condition 4" of the Provisional Development Plan Consent.

NOTES:

Notifications of stages of building work - The person proposing to undertake building work on land (or who is in charge of such work) must be aware of their obligation to give the Council notice at stages prescribed in Reg. 74.

Termite Protection – A durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating:-

a) the method of protection; and
b) the date of installation of the system; and
c) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
d) the installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.

Written statement of completion - In accordance with Reg. 83AB a written statement declaring that the building work was carried out in accordance with the relevant Development Approval (disregarding any variation of a minor nature which has no adverse effect on the structural

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soundness or safety of the dwelling or on the health of the occupants) must be provided to the relevant authority within 10 business days of occupation of the building.

Building work affecting adjoining land - Building Owner and/or person/s undertaking building work must be aware of their obligation to notify the adjoining owner if the building work is likely to affect adjoining land, as prescribed in Reg. 75 (*Building work affecting adjoining land*). The location design and capacity of storm water discharge from the property must be approved by Council. Storm water disposal systems must be completed by the finish of the construction of the building.

Compliance with other legislation - This report does not imply compliance with the Electricity Trust of South Australia Act 1946, as amended, or with the (State) Equal Opportunity Act 1984, or with the Commonwealth Disability Discrimination Act 1993, as amended, or with any other Act imposing requirements on the builder, occupier and/or owner. It is the responsibility of the owner and/or the person/s undertaking the building work to ensure compliance with same.

.....

George Capetanakis
Private Certifier

6 December 2002

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CITY OF MITCHAM

Date

Refer enquiries to

DEVELOPMENT ACT 1993
DECISION NOTIFICATION FORM
Schedule 11, Regulation 42

131 Belair Road
Torrens Park
South Australia 5062
Postal Address
PO Box 21
Mitcham Shopping Centre
Torrens Park SA 5062
Telephone (08) 8372 8888
Facsimile (08) 8372 8101
Email
mitcham@mitchamcouncil.sa.gov.au
Web Site
http://www.mitchamcouncil.sa.gov.au

Development Application Dated: 19/09/2002
Registered On: 20/09/2002

Development Application Number 080/1602/2002

To: Pauline Hurren Architects
36 Picadilly Road
CRAFERS SA 5152

Location of Proposed Development: **39A Claremont Avenue Netherby 5062**
LOT: 196 .: TYP: FP SEC: 263 PLN: 16168 C/T: 5643/954

Nature of Proposed Development: **TO VARY DEVELOPMENT APPLICATION 080/1525/2001 - TWO STOREY DWELLING ADDITION AND ALTERATIONS**

In respect of this development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Applicable Yes/No
Provisional Development Plan consent	GRANTED	4		YES
Provisional Building Rules consent	-	-		n/a
Land Division	-	-		n/a
Land Division (Strata)	-	-		n/a
Public Space	-	-		n/a
Other	-	-		n/a
DEVELOPMENT APPROVAL	-	-		-

0 Representation(s) from third parties concerning your category 2 proposal were received.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

.....
City Manager / Delegate

Date of Decision: 28/11/2002

PLEASE READ THE INFORMATION ATTACHED TO THIS FORM

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The following conditions apply to this application:

(1) The proposal shall be developed in accordance with the details and plans relating to Development Application Number 080/1602/2002 except where varied by the following conditions of consent.

Reason: To ensure the proposal is established in accordance with the plans submitted.

(2) The external appearance, materials and finishes of the new building shall match or blend with the principal building as near as practicable to the reasonable satisfaction of Council.

Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.

(3) All works detailed in the approved plans and required by any condition of approval shall be completed prior to the occupation of the development.

Reason: To ensure that all works and conditions are completed in a timely manner.

(4) All upper-storey windows other than front elevation shall comprise of fixed obscure glass, fixed shutters or similar screening to a height of not less than 1.7 m from the finished floor level.

Reason: To minimise the impact on privacy to the residents of adjacent dwellings.

Signed: .....

Date of Decision: 28/11/2002

Document Set ID: 8692911
Version: 1, Version Date: 14/04/2026

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CITY OF MITCHAM

Date

Refer enquiries to

131 Belair Road
Torrens Park
South Australia 5062
Postal Address
PO Box 21
Mitcham Shopping Centre
Torrens Park SA 5062
Telephone (08) 8372 8888
Facsimile (08) 8372 8101
Email
mail@mitchamcouncil.sa.gov.au
Web Site
http://www.mitchamcouncil.sa.gov.au

DEVELOPMENT ACT 1993
DECISION NOTIFICATION FORM
Schedule 11, Regulation 42

Development Application Dated: 15/10/2001
Registered On: 15/10/2001

Development Application Number 080/1525/2001

To: Mrs R L Newland
39A Claremont Avenue
NETHERBY SA 5062

Location of Proposed Development: **39A Claremont Avenue Netherby 5062**

Nature of Proposed Development: **CONSTRUCT A SECOND STOREY DWELLING ADDITION**

In respect of this development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Applicable Yes/No
Provisional Development Plan consent	GRANTED	3		YES
Provisional Building Rules consent	-	-		n/a
Land Division	-	-		n/a
Land Division (Strata)	-	-		n/a
Public Space	-	-		n/a
Other	-	-		n/a
DEVELOPMENT APPROVAL	-	-	-	-

1 Representation from third parties concerning your category 2 proposal were received.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

.....
City Manager / Delegate

Date of Decision: 06/12/2001

PLEASE READ THE INFORMATION ATTACHED TO THIS FORM

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CITY OF MITCHAM

DECISION NOTIFICATION FORM APPLICATION NO: 080/1525/01

The following conditions apply to this application:

(1) The proposal shall be developed in accordance with the details and plans relating to Development Application Number 080/1525/2001 except where varied by the following conditions of consent.

Reason: To ensure the proposal is established in accordance with the plans submitted.

(2) The external appearance, materials and finishes of the new building shall match or blend with the principal building as near as practicable to the reasonable satisfaction of Council.

Reason: To maintain and enhance the visual amenity of the locality in which the subject land is situated.

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

Signed: .....

Date of Decision: 06/12/2001

Document Set ID: 5438487
Version: 1, Version Date: 25/01/2024

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CITY OF MITCHAM

Date

Refer enquiries to

DEVELOPMENT ACT 1993
DECISION NOTIFICATION FORM
Schedule 11, Regulation 42

131 Belair Road
Torrens Park
South Australia 5062

Postal Address
PO Box 21
Mitcham Shopping Centre
Torrens Park, S.A. 5062

Telephone (08) 8272 8888
Facsimile (08) 8272 9939

Email:
mitcham@camtech.net.au

Web Site:
http://www.mitchamcouncil.sa.gov.au

Development Application Dated: 16/06/99
Registered On: 16/06/99

Development Application Number 080/777/1999

To: Mr G Marchesan
RMD 5a
MALLALA SA 5502

Location Of Proposed Development: 39A CLAREMONT AVENUE, NETHERBY

Nature of Proposed Development: CONSTRUCT A SWIMMING POOL

Building Classification Assigned: 10B

In respect of this development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions	Consent Refused	Applicable Yes/No
Provisional Development Plan consent	GRANTED	1		YES
Provisional Building Rules consent	GRANTED	6		YES
Land Division	-	-		n/a
Land Division (Strata)	-	-		n/a
Public Space	-	-		n/a
Other	-	-		n/a
DEVELOPMENT APPROVAL	GRANTED	7		YES

0 Representation(s) from third parties concerning your category 1 proposal were received.

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

.....
City Manager / Delegate

Date of Decision: 3/7/99

PLEASE READ THE INFORMATION ATTACHED TO THIS FORM

JM:R:\AUTHDOC\DD\080\FROM000\080-1999-00000777-001\0001APPROV.Doc

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CITY OF MITCHAM

DECISION NOTIFICATION FORM APPLICATION NO: 080/777/99

The following conditions apply to this application:-

PLANNING CONDITION

(1) The proposal shall be developed in accordance with the details and plans relating to Development Application Number 080/777/99 except where varied by the following conditions of consent

Reason: To ensure the proposal is established in accordance with the plans submitted

BUILDING CONDITIONS

(2) Construction to be in accordance with Engineer's details.

(3) Subject to the swimming pool having suitable safety fencing to restrict access by young children to the immediate pool surrounds.

Safety fencing and barriers shall be located in accordance with AS 2818 - 1986 clauses 9.2.2, 9.2.3 or 9.2.4 and be constructed in accordance with AS 1926.1 - 1993. The swimming pool shall not be filled until approved safety fencing has been installed.

Non compliance is subject to a penalty not exceeding a division 6 fine ($4,000).

(4) Subject to drainage of the swimming pool and/or spa being connected to the existing sewer system in accordance with the requirements of the Engineering and Water Supply Department.

(5) One working day's notice must be given by the owner to the Council at the following stages of building work;

(a) at the completion of placing all structural steel reinforcement and prior to the placing of any concrete.

(b) at the completion of the installation of safety fencing and prior to the swimming pool being filled with water.

(6) All construction shall be in strict accordance with manufacturer's standard approved Specifications.

(7) A swimming pool water recirculation and filtration system must comply with AS 1926.3 and have at least two pump intakes not less than 800mm apart.

Signed: .....

Date of Decision: 3/7/99

JM:R:\AUTHDOC\DD\080\FROM000\080-1999-00000777-001\0001APPROV.Doc

Document Set ID: 3193682
Version: 1, Version Date: 08/01/2015

Greatforms Signing Session ID: a7cf306c-2629-4860-851a-07798fd4f0b6, Executed: 04-Oct-2026 16:15 (ACDT), Page 40 of 73

CITY OF MITCHAM

P.O. Box 21, Kingswood 5062. Telephone 272 8888

BUILDING PERMIT — BUILDING ACT 1971 AS AMENDED

Development Number
080/0421/91
Assessment Number
813550026 /

To. R NEWLAND
39A CLAREMONT AVENUE
NETHERBY 5062

Location of Proposed Building Work: LOT 196 in FP F 16168, 39A CLAREMONT AVENUE NETHERBY 5062

Nature of Proposed Building Work: DWELLING ADDITION

In respect of this proposed building work approval is hereby granted Approved

Date of Decision 16/04/91 Classification I

Conditions:—

THE APPROVAL OF THIS BUILDING WORK SHALL BECOME VOID IF THE BUILDING WORK IS NOT COMMENCED WITHIN 12 MONTHS FROM THE DATE OF APPROVAL

NO PERSON SHALL OCCUPY ANY PORTION OF A BUILDING OF CLASS II TO IX UNTIL A CERTIFICATE OF CLASSIFICATION HAS BEEN ISSUED BY THE COUNCIL FOLLOWING COMPLETION OF THE BUILDING.

B F Pamber.

Deputy Building Surveyor

Approval Date: 16/4/91

Document Set ID: 616934
Version: 1, Version Date: 01/10/2014

*PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM

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City of Mitcham

TELEPHONE 74 1101
BOX 21, P.O.,
KINGSWOOD 5062

Nº 0178

PLANNING AND DEVELOPMENT ACT 1966-1971
South Australia

METROPOLITAN DEVELOPMENT PLAN

CORPORATION OF THE CITY OF MITCHAM

PLANNING REGULATIONS - ZONING

To the Applicant by application dated 4th August, 1975.

CONSENT TO / ~~REFUSAL OF~~ } PROPOSED USE OF LAND

Owner's Name Mr. T.E. Cocks.

Address 39A Claremont Avenue, Netherby. 5062

Your application for use of land at 39A Claremont Avenue, Netherby

for the purpose of repair carport

in accordance with application dated 4th August, 1975

is hereby granted consent subject to the following conditions:-

This consent is valid for a period of twelve months only. If development is not substantially completed within this period, a fresh consent must be obtained before commencing or continuing the use of land.

A right of appeal to the Planning Appeal Board is available in respect of refusals of consent or granting of consent subject to conditions. For procedure, see Planning Appeal Board Regulations.

Town Clerk

Date 15th August, 1975.

NOTE: — This approval does not obviate the need to obtain any other consent which may be required under other legislation, or to observe any conditions which may be attached to such consent.

The Council granted approval pursuant to the terms of the Building and Health Acts on the 11th August, 1975 and subject to ------

Building Surveyor ..... Town Clerk and Secretary
Local Board of Health

Document Set ID: 858741
Version: 1, Version Date: 28/05/2014

The Corporation of The City of Mitcham

MUNICIPAL OFFICES, TORRENS PARK, 10th Mar. 19 72

To Mr. T.E. & J.E. Cocks,
39A Claremont Street, Street
NETHERBY. 5062

Your Plan (No. 1286) of brick addits to dwlg - family roo

proposed to be erected on Allotment No. Section No.
39A Claremont Street Street K/G Ward, was approved

by the Corporation of The City of Mitcham in terms of The Building and Health Acts on the
6th March, 1972 and subject to ------

Building Surveyor Town Clerk and Secretary
Local Board of Health

DUPLICATE
S.McD. 49573/1170

Document Set ID: 3223838
Version: 1, Version Date: 23/04/2015

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The Corporation of The City of Mitcham

MUNICIPAL OFFICES, TORRENS PARK, 11th Feb. 19 72

To Mr. T.E. Cocks,
39A Claremont Avenue,
NETHERBY. 5062

Your Plan (No. 1106) of galv. iron garage

proposed to be erected on Allotment No. ..... Section No. .....
39A Claremont Avenue K/G
Street Ward, was approved

by the Corporation of The City of Mitcham in terms of The Building and Health Acts on the
7th February, 1972 having gutters and downpipes
and subject to
fitted.

Building Surveyor Town Clerk and Secretary
Local Board of Health

DUPLICATE
S.McD. 1973/1170

Document Set ID: 3223361
Version: 1, Version Date: 23/04/2015

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Scanned By. mclarke on 04/01/2013 12.11:28
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Residential Builders' Warranty Insurance
Certificate of Insurance

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545

QBE

Policy Number 620006298BWI-141

ROSEMARY NEWLAND
39A CLAREMONT AVE
NETHERBY SOUTH AUSTRALIA 5062

Name of Intermediary
BRECKNOCK INSURANCE BROKERS
P O BOX 6095
HALIFAX STREET ADELAIDE S A 5000

Account Number
620000283
Date Issued
20/12/2012

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Building Work Contractors Act 1995 and regulations has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035, in respect of the Domestic Building Work as described in the Schedule herein.

In Respect of	ALTERATIONS AND ADDITIONS STRUCTURAL
At	39A CLAREMONT AVENUE NETHERBY SA 5062
Carried Out By	BUILDER VERGOLA PTY LTD ABN: 96 008 043 016
Declared Contract Price	$13,464.00
Contract Date	28/11/2012
Builders Registration No.	U120044
Building Owner / Beneficiary	ROSEMARY NEWLAND

Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:
This Certificate must be read in conjunction with the Policy Wording and kept in a safe place.
These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

QM1824-1207

Document Set ID: 338135
Version: 1, Version Date: 04/01/2013

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777/99

WATERTIGHT COMPLETION INSURANCE

CERTIFICATE No. 02991

ISSUED TO:

R P NEWLAND
39A CLEARMONT AVENUE
NETHERBY SA

Referred to as "the Insured"

POLICY PERIOD:

Commencement date(date of contract): 01/08/99
Expiry Date: 01/09/99

For clause 2(a) (i), on satisfactory completion of the Contract or 12 months from the date of the Contract whichever is the earlier.
For clause 2(a) (ii) 5 years after the completion of the Contract.

The Schedule attaching to and forming part of WATERTIGHT COMPLETION and WARRANTY INSURANCE Policy No. 70A 000593 FGS.

LOCATION OF POOL CONTRACT	AS ABOVE		
TYPE OF POOL CONTRACT	CONCRETE POOL	VALUE OF CONTRACT	$24,280
ESTIMATED DATE OF COMMENCEMENT OF CONTRACT	01/08/99	ESTIMATED DATE OF COMPLETION OF CONTRACT	01/09/99
NAME OF CONTRACTOR	MARCHESAN & SON PTY LTD RMD 5A, MALLALA. 5502		

ISSUED BY WESTERN UNITED INSURANCE BROKERS PTY. LTD.
AS AGENTS FOR MERCANTILE MUTUAL INSURANCE (AUSTRALIA) LTD.
IN ACCORDANCE WITH THE TERMS OF THE POLICY BY:

SIGNED:.....

DATED: 11TH JUNE, 1999.

READ IMPORTANT INFORMATION OVERLEAF

PREMIUM PAID

Limit of Liability	**$80,000** (Refer to condition 3 overleaf).
Premium	$100.00
Broker's Fee	$9.00
State Stamp Duty	$8.00
SPASA Fee	$33.00
TOTAL COST:	**$150.00**

COPY OF
15 JUN 1999
MITCHAM

South Australia:
13-15 King William Road, Unley, S.A. 5061
Telephone: (08) 8271 1355
Facsimile: (08) 8373 0847
P.O. Box 780, Unley, S.A. 5061

WESTERN UNITED INSURANCE BROKERS (AUST) PTY. LTD.
A.C.N. 004 848 050

BWC-1-3-98

Document Set ID: 3792556
Version: 1, Version Date: 03/06/2018

Greatforms Signing Session ID: a7cf306c-2629-4860-851a-07798fd4f0b6, Executed: 04-Oct-2026 16:15 (ACDT), Page 46 of 73

PROPERTY INTEREST REPORT

CT Volume 5643 Folio 954

Property Interest Report

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

Title Reference	CT 5643/954	**Reference No.**	2821975
Registered Proprietors	R L*NEWLAND	**Prepared**	28/09/2026 09:29
Address of Property	39A CLAREMONT AVENUE, NETHERBY, SA 5062		
Local Govt. Authority	CITY OF MITCHAM		
Local Govt. Address	PO BOX 21 MITCHAM SHOP CEN TORRENS PARK SA 5062		

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

Table of Particulars

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

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

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

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

3. *Burial and Cremation Act 2013*

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

4. *Crown Rates and Taxes Recovery Act 1945*

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

5. *Development Act 1993* (repealed)

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

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

6. Repealed Act conditions

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

7. *Emergency Services Funding Act 1998*

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

8. *Environment Protection Act 1993*

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

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

9. *Fences Act 1975*

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

10. *Fire and Emergency Services Act 2005*

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

11. *Food Act 2001*

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

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

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

13. *Heritage Places Act 1993*

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

14. *Highways Act 1926*

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

15. *Housing Improvement Act 1940* (repealed)

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

16. *Housing Improvement Act 2016*

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title
18.5	section 108 - Notice to maintain watercourse or lake in good condition	The regional landscape board has no record of any notice affecting this title
18.6	section 109 - Notice restricting the taking of water or directing action in relation to the taking of water	DEW has no record of any notice affecting this title
18.7	section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object	The regional landscape board has no record of any notice affecting this title
18.8	section 112 - Permit (or condition of a permit) that remains in force	The regional landscape board has no record of any permit (that remains in force) affecting this title
18.9	section 120 - Notice to take remedial or other action in relation to a well	DEW has no record of any notice affecting this title
18.10	section 135 - Water resource works approval	DEW has no record of a water resource works approval affecting this title
18.11	section 142 - Site use approval	DEW has no record of a site use approval affecting this title
18.12	section 166 - Forest water licence	DEW has no record of a forest water licence affecting this title
18.13	section 191 - Notice of instruction as to keeping or management of animal or plant	The regional landscape board has no record of any notice affecting this title
18.14	section 193 - Notice to comply with action order for the destruction or control of animals or plants	The regional landscape board has no record of any notice affecting this title
18.15	section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve	The regional landscape board has no record of any notice affecting this title
18.16	section 196 - Notice requiring control or quarantine of animal or plant	The regional landscape board has no record of any notice affecting this title
18.17	section 207 - Protection order to secure compliance with specified provisions of the Act	The regional landscape board has no record of any notice affecting this title
18.18	section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act	The regional landscape board has no record of any notice affecting this title

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

19. *Land Tax Act 1936*

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

20. *Local Government Act 1934* (repealed)

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

25. *Native Vegetation Act 1991*

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

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

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

30. *Plant Health Act 2009*

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

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

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

32. *South Australian Public Health Act 2011*

32.1	section 66 - Direction or requirement to avert spread of disease	Public Health in DHW has no record of any direction or requirement affecting this title
32.2	section 92 - Notice	Public Health in DHW has no record of any notice affecting this title

		also Contact the Local Government Authority for other details that might apply
32.3	*South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997* (repealed)

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

36. Other charges

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

Other Particulars

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

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

Additional Information

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

1.	Pipeline Authority of S.A. Easement	Epic Energy has no record of a Pipeline Authority Easement relating to this title
2.	State Planning Commission refusal	No recorded State Planning Commission refusal
3.	SA Power Networks	SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title
4.	South East Australia Gas Pty Ltd	SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property
5.	Central Irrigation Trust	Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title.
6.	ElectraNet Transmission Services	ElectraNet has no current record of a high voltage transmission line traversing this property
7.	Outback Communities Authority	Outback Communities Authority has no record affecting this title
8.	Dog Fence *(Dog Fence Act 1946)*	This title is not subject to Dog Fence rates or the Dog Fence outside levy. Accordingly, the Dog Fence Board holds no current rate or levy-related interest in the property.
9.	Pastoral Board *(Pastoral Land Management and Conservation Act 1989)*	The Pastoral Board has no current interest in this title
10.	Heritage Branch DEW *(Heritage Places Act 1993)*	Heritage Branch in DEW has no record of any World, Commonwealth or National Heritage interest affecting this title
11.	Health Protection Programs – Department for Health and Wellbeing	Health Protection Programs in the DHW has no record of a public health issue that currently applies to this title.

Notices

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

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

Building restrictions

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

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

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

Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Greatforms Signing Session ID: a7cf306c-2629-4860-851a-07798fd4f0b6, Executed: 04-Oct-2026 16:15 (ACDT), Page 60 of 73

ESL CERTIFICATE

CT Volume 5643 Folio 954

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2821975

DATE OF ISSUE
28/09/2026

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

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

OWNERSHIP NUMBER	OWNERSHIP NAME
0805306*	R L NEWLAND

PROPERTY DESCRIPTION

39A CLAREMONT AVE / NETHERBY SA 5062 / LT 196

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
0813550026	CT 5643/954	$2,125,000.00	1.000	0.400

LEVY DETAILS:			
	FIXED CHARGE	$	50.00
	+ VARIABLE CHARGE	$	673.20
FINANCIAL YEAR	- REMISSION	$	397.80
2026-2027	- CONCESSION	$	0.00
	+ ARREARS / - PAYMENTS	$	-325.40
	= AMOUNT PAYABLE	$	0.00

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

EXPIRY DATE 27/12/2026

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

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

BPAY Biller Code: 456285 Ref: 7024765310 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	To pay via the internet go to: www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001

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

Annexure F

LAND TAX CERTIFICATE

CT Volume 5643 Folio 954

Annexure F

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

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2821975

DATE OF ISSUE
28/09/2026

ECKERMANN FORMS
POST OFFICE BOX 7340
HUTT STREET ADELAIDE SA 5000

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

OWNERSHIP NAME
R L NEWLAND

FINANCIAL YEAR
2026-2027

PROPERTY DESCRIPTION
39A CLAREMONT AVE / NETHERBY SA 5062 / LT 196

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
0813550026	CT 5643/954	$2,000,000.00	0.1524 HA

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

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

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

ON OR BEFORE 27/12/2026

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

BPAY Biller Code: 456293 Ref: 7024765229 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au ® Registered to BPAY Pty Ltd ABN 69 079 137 518	To pay via the internet go to: www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001

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

Greatforms Signing Session ID: a7cf306c-2629-4860-851a-07798fd4f0b6, Executed: 04-Oct-2026 16:15 (ACDT), Page 66 of 73

SA WATER CERTIFICATE

CT Volume 5643 Folio 954

Greatforms Signing Session ID: a7cf306c-2629-4860-851a-07798fd4f0b6, Executed: 04-Oct-2026 16:15 (ACDT), Page 67 of 73

SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
08 13550 02 6	CT5643954	28/9/2026	7793	2821975

ECKERMANN FORMS
PO BOX 191
CAMPBELLTOWN SA 5074
searches@eckermannforms.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: R L NEWLAND
Location: 39A CLAREMONT AVE NETHERBY LT 196
Description: 8H CP IG SP **Capital Value:** $2 125 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2026

				$
		Arrears as at: 30/6/2026	:	0.00
Water main available:	1/6/1966	Water rates	:	88.00
Sewer main available:	1/7/1966	Sewer rates	:	315.03
		Water use	:	365.55
		SA Govt concession	:	0.00
		Recycled Water Use	:	0.00
		Service Rent	:	0.00
		Recycled Service Rent	:	0.00
		Other charges	:	0.00
		Goods and Services Tax	:	0.00
		Amount paid	:	768.58CR
		Balance outstanding	:	0.00

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

Next quarterly charges: Water supply: 88.00 Sewer: 315.03 Bill: 18/11/2026

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

The last Water Use Year ended on 13/04/2026.

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

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

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

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

SA Water

South Australian Water Corporation

Name:
R L NEWLAND

Water & Sewer Account
Acct. No.: **08 13550 02 6**

Amount: _____

Address:
39A CLAREMONT AVE NETHERBY LT 196

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0813550026

Biller code: 8888
Ref: 0813550026

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: 0813550026

TITLE VALUATION PACKAGE

CT Volume 5643 Folio 954

LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	28/09/2026 09:29AM
Customer Reference	
Order ID	20260928001216

Certificate of Title

Title Reference	CT 5643/954
Status	CURRENT
Easement	YES
Owner Number	0805306*
Address for Notices	39A CLAREMONT AVE NETHERBY 5062
Area	NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

ROSEMARY LOENE NEWLAND
OF 39A CLAREMONT AVENUE NETHERBY SA 5062

Description of Land

ALLOTMENT 196 FILED PLAN 16168
IN THE AREA NAMED NETHERBY
HUNDRED OF ADELAIDE

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
0813550026	CURRENT	39A CLAREMONT AVENUE, NETHERBY, SA 5062

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

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LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	28/09/2026 09:29AM
Customer Reference	
Order ID	20260928001216

Administrative Interests

NIL

Valuation Record

Valuation Number	0813550026
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/1966
Property Location	39A CLAREMONT AVENUE, NETHERBY, SA 5062
Local Government	MITCHAM
Owner Names	ROSEMARY LOENE NEWLAND
Owner Number	0805306*
Address for Notices	39A CLAREMONT AVE NETHERBY 5062
Zone / Subzone	SN - Suburban Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	8H CP IG SP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
F16168 ALLOTMENT 196	CT 5643/954

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$2,000,000	$2,125,000			
Previous	$1,900,000	$2,025,000			

Building Details

Valuation Number	0813550026
Building Style	Colonial
Year Built	1964
Building Condition	Basic
Wall Construction	Brick

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Roof Construction	Tiled (Terra Cotta or Cement)
Equivalent Main Area	245 sqm
Number of Main Rooms	8

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

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