The Form 1 Company™

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FORM 1 - VENDOR'S STATEMENT

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

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Preliminary

To the purchaser:

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

PART A – PARTIES AND LAND

1. **Purchaser:** _____

   _____

   Address: _____

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

   Address: _____

3. **Vendor:** **JANICE ADRIENNE BAILEY**

   Address: **1A BRAUND ROAD FITZROY SA 5082**

4. **Vendor's registered agent:** **FOX REAL ESTATE (SA) PTY LTD ACN 113 976 024** ☑

   Address: **192 MELBOURNE STREET NORTH ADELAIDE SA 5006**

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

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

   1A BRAUND ROAD FITZROY SA 5082 BEING ALLOTMENT 3 IN DEPOSITED PLAN 29515 BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5886 FOLIO 149

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 – Forms 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:
1A BRAUND ROAD FITZROY SA 5082
(being the vendor's last known address); or

(c) transmitted by fax or email to the following fax number or email address:
Email: fox@foxrealestate.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:
192 MELBOURNE STREET NORTH ADELAIDE SA 5006

(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, **JANICE ADRIENNE BAILEY BY MY POWER OF ATTORNEY FIONA JANE BAILEY**

of **63 SHANNON COURT WOODEND VIC 3442**

being the *~~vendor(s)~~/person authorised to act on behalf of the vendor(s) in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date: _____ Signed: _____

Date: _____ Signed: _____

Date: _____ Signed: _____

PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT ☑

(section 9)

To the purchaser:

I, **CHRISTOPHER GILL FOR AND ON BEHALF OF THE FORM 1 COMPANY 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:

Nil

Date: 17/11/2026 Signed: _____

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

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

SCHEDULE – DIVISION 1

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

(section 7(1)(b))

Note –

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement. Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless –

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

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

TABLE OF PARTICULARS

Column 1	Column 2	Column 3

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

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

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

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

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

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

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

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

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

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

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.]*	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES / NO**
	Are there attachments?	**YES / NO**
	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* 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?	**YES**
	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **PROPERTY INTEREST REPORT** Description of land subject to easement: **PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE** Nature of easement: **REFER PAGE 12 IN THE PROPERTY INTEREST REPORT FOR DETAILS OF STATUTORY EASEMENTS** Are you aware of any encroachment on the easement? **NO** (If **YES**, give details): If there is an encroachment, has approval for the encroachment been given? (If **YES**, give details):	
1.3 Restrictive covenant *[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES / NO**
	Are there attachments?	**YES / NO**
	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* Nature of restrictive covenant: Name of person in whose favour restrictive covenant operates: Does the restrictive covenant affect the whole of the land being acquired? (If **NO**, give details): Does the restrictive covenant affect land other than that being acquired?	
1.4 Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may	***Is this item applicable?***	☐
	Will this be discharged or satisfied prior to or at settlement?	**YES / NO**
	Are there attachments?	**YES / NO**
	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*	

Column 1		Column 2	Column 3
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.]*		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):	
1.5	Caveat	***Is this item applicable?***	☑
		Will this be discharged or satisfied prior to or at settlement?	**YES**
		Are there attachments?	**YES**
		*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CERTIFICATE OF TITLE AND CAVEAT 14831788** Name and address of caveator: **REFER CAVEAT 14831788** Particulars of interest claimed: **REFER CAVEAT 14831788**	

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):* **CITY OF PROSPECT SEARCH** Condition(s) of authorisation: **REFER DEVELOPMENT NUMBER 050/84/2011**	
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):* **CITY OF PROSPECT SEARCH** Condition(s) of authorisation: **REFER DEVELOPMENT NUMBER 050/553/2011**	

6. *Repealed Act conditions*

6.1	Condition (that continues to apply) of an approval or authorisation granted under the	***Is this item applicable?***	☑
		Will this be discharged or satisfied prior to or at settlement?	**NO**
		Are there attachments?	**YES**

Column 1		Column 2	Column 3
	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)*	*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CITY OF PROSPECT SEARCH AND STATE PLANNING COMMISSION LETTER** Nature of condition(s): **REFER DEVELOPMENT NUMBER 050/5068/90**	
[**Note** – *Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*			

13. *Heritage Places Act 1993*

13.2	section 17 or 18 – Provisional registration or registration	***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):* **DEPARTMENT FOR ENVIRONMENT AND WATER EMAIL AND LETTER**	
		Description of place registered: **DWELLING -MITCHELL HOUSE COMPLEX (HOUSE, COACHHOUSE AND COTTAGE)**	
		Has the place been designated as a place of geological, palaeontological or speleological significance or archaeological significance? **NO**	
		If **YES**, give details:	

29. *Planning, Development and Infrastructure Act 2016*

29.1	Part 5 – Planning and Design Code	***Is this item applicable?***	☑
		Will this be discharged or satisfied prior to or at settlement?	**NO**
*[**Note** – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*		***Are there attachments?***	**YES**
		*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CITY OF PROSPECT SEARCH AND PROPERTY INTEREST REPORT**	
		Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): **1A BRAUND RD FITZROY SA 5082 LT 3 D29515** **ZONES** **ESTABLISHED NEIGHBOURHOOD - EN** **OVERLAYS** **AIRPORT BUILDING HEIGHTS (REGULATED) - ALL STRUCTURES OVER 45 METRES** **THE AIRPORT BUILDING HEIGHTS (REGULATED) OVERLAY SEEKS TO ENSURE BUILDING HEIGHT DOES NOT POSE A HAZARD TO THE OPERATION AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS.** **CHARACTER AREA - PRC1** **THE CHARACTER AREA OVERLAY AIMS TO REINFORCE VALUED STREETSCAPE CHARACTERISTICS THROUGH**	

Column 1	Column 2	Column 3
	CONTEXTUALLY RESPONSIVE DEVELOPMENT, DESIGN AND ADAPTIVE REUSE THAT RESPONDS TO THE ATTRIBUTES EXPRESSED IN THE CHARACTER AREA STATEMENT. **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.** **STATE HERITAGE PLACE - 3188** **THE STATE HERITAGE PLACE OVERLAY SEEKS TO ENSURE DEVELOPMENT MAINTAINS THE HERITAGE AND CULTURAL VALUES OF STATE HERITAGE PLACES THROUGH CONSERVATION, ONGOING USE AND ADAPTIVE REUSE.** **STORMWATER MANAGEMENT** **THE STORMWATER MANAGEMENT OVERLAY SEEKS TO ENSURE NEW DEVELOPMENT INCORPORATES WATER SENSITIVE URBAN DESIGN TECHNIQUES TO CAPTURE AND RE-USE STORMWATER.** **TRAFFIC GENERATING DEVELOPMENT** **THE TRAFFIC GENERATING DEVELOPMENT OVERLAY AIMS TO ENSURE SAFE AND EFFICIENT VEHICLE MOVEMENT AND ACCESS ALONG URBAN TRANSPORT ROUTES AND MAJOR URBAN TRANSPORT ROUTES.** **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 there a State heritage place on the land or is the land situated in a State heritage area? **YES** 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.	

29.2	section 127 – Condition (that continues to apply) of a development authorisation	***Is this item applicable?***	☑
		Will this be discharged or satisfied prior to or at settlement?	**NO**
		Are there attachments?	**YES**
*[**Note** – Do not omit this item. The*		*If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*	

Column 1		Column 2	Column 3
item and its heading must be included in the statement even if not applicable.]		**CITY OF PROSPECT SEARCH** Date of authorisation: **26/05/2022** Name of relevant authority that granted authorisation: **CITY OF PROSPECT** Condition(s) of authorisation: **REFER APPLICATION ID 22015132**	
29.9	section 192 or 193 – Land management agreement	***Is this item applicable?*** ***Will this be discharged or satisfied prior to or at settlement?*** ***Are there attachments?*** *If **YES**, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):* **CERTIFICATE OF TITLE AND AGREEMENT 6941745** Date of agreement: **REFER AGREEMENT 6941745** Name of parties: **REFER AGREEMENT 6941745** Terms of agreement: **REFER AGREEMENT 6941745**	☑ **NO** **YES**

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser hereby acknowledges receipt of the following:

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

the above being identified by page numbered 1 to 9 inclusive, together with the following annexures and supporting documents (if any):

CERTIFICATE OF TITLE VOLUME 5886 FOLIO 149
PROPERTY INTEREST REPORT
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES
CITY OF PROSPECT SEARCH
STATE PLANNING COMMISSION LETTER
CAVEAT 14831788
DEPARTMENT FOR ENVIRONMENT AND WATER EMAIL AND LETTER
AGREEMENT 6941745

SIGNED BY THE PURCHASER:

THIS _____ DAY OF _____

_____ (Signature)

_____ (Signature)

_____ (Signature)

_____ (Signature)

The Purchaser acknowledges and consents to the Vendor and Agent or their authorised representatives signing the Form 1 by electronic and/or digital signatures under the Electronic Transactions Act (Cth) and (SA).

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?

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.**

LAND SERVICES SA

Product	Register Search (CT 5886/149)
Date/Time	04/11/2026 02:59PM
Customer Reference	
Order ID	20261104007347

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 5886 Folio 149

Parent Title(s)	CT 5370/87				
Creating Dealing(s)	SC 9462065				
Title Issued	03/01/2003	**Edition**	4	**Edition Issued**	02/09/2026

Estate Type

FEE SIMPLE

Registered Proprietor

JANICE ADRIENNE BAILEY
OF 1A BRAUND ROAD FITZROY SA 5082

Description of Land

ALLOTMENT 3 DEPOSITED PLAN 29515
IN THE AREA NAMED FITZROY
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
6941745	AGREEMENT UNDER PLANNING ACT, 1982 PURSUANT TO SECTION 61(2)
14831788	CAVEAT BY VAILIMA GARDENS PTY. LTD. (ACN: 609 400 615)

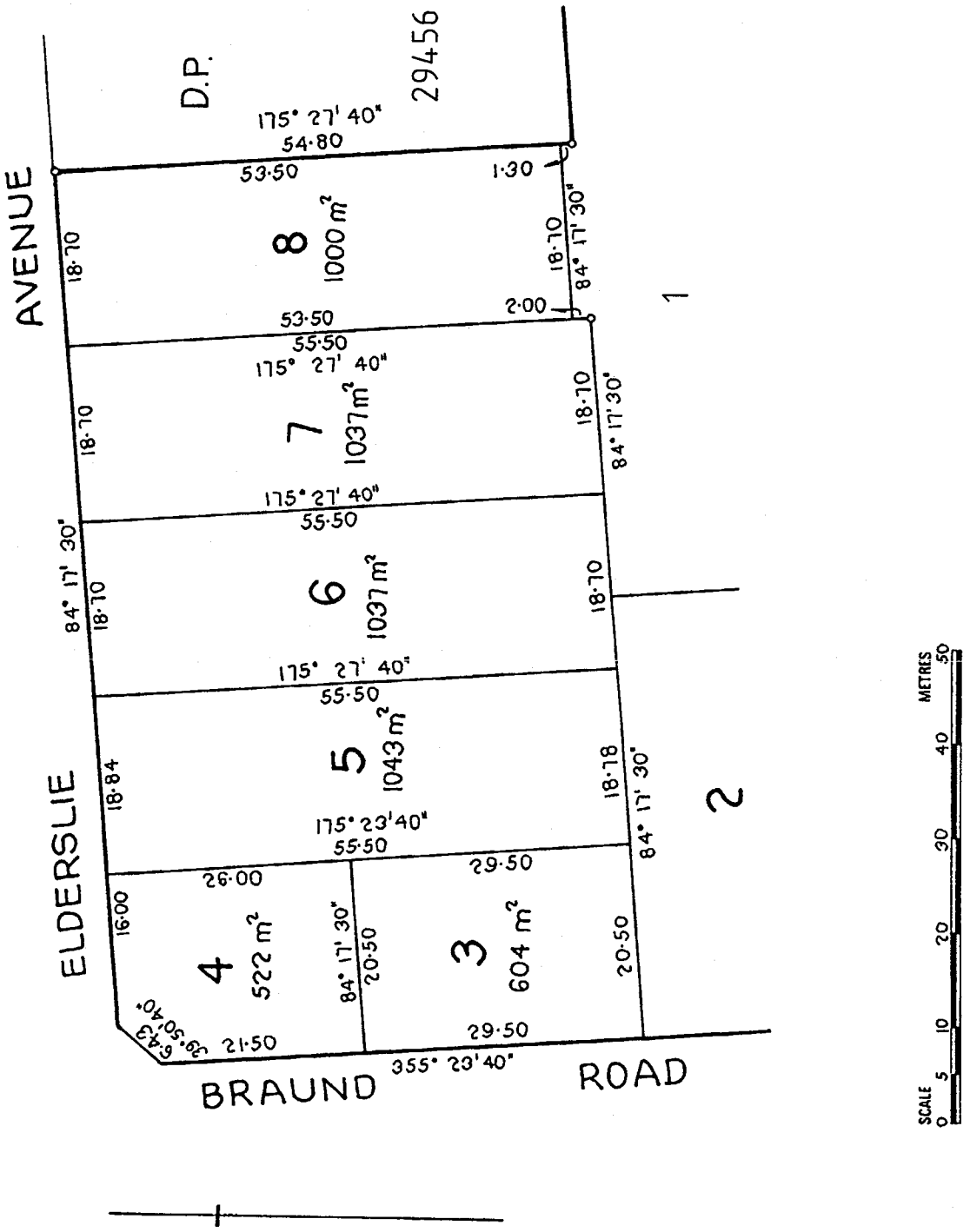
Notations

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

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 09/01/1992

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Property Interest Report

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

Title Reference	CT 5886/149	**Reference No.**	2832713
Registered Proprietors	J A*BAILEY	**Prepared**	04/11/2026 14:59
Address of Property	1A BRAUND ROAD, FITZROY, SA 5082		
Local Govt. Authority	THE CITY OF PROSPECT		
Local Govt. Address	PO BOX 171 PROSPECT SA 5082		

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 will respond with details relevant to this item** 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 will respond with details relevant to this item** 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 will respond with details relevant to this item**
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 will respond with details relevant to this item** 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.

LAND SERVICES SA

Product	Title and Valuation Package
Date/Time	04/11/2026 02:59PM
Customer Reference	
Order ID	20261104007347

Certificate of Title

Title Reference	CT 5886/149
Status	CURRENT
Easement	NO
Owner Number	12826504
Address for Notices	1A BRAUND RD FITZROY 5082
Area	604m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

JANICE ADRIENNE BAILEY
OF 1A BRAUND ROAD FITZROY SA 5082

Description of Land

ALLOTMENT 3 DEPOSITED PLAN 29515
IN THE AREA NAMED FITZROY
HUNDRED OF YATALA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
AGREEMENT	6941745	

Stoppers

Dealing Type	Dealing Number	Beneficiary
CAVEAT	14831788	VAILIMA GARDENS PTY. LTD. (ACN: 609 400 615)

Valuation Numbers

Valuation Number	Status	Property Location Address
0527238605	CURRENT	1A BRAUND ROAD, FITZROY, SA 5082

Notations

Dealings Affecting Title

NIL

Notations on Plan

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NIL

Registrar-General's Notes

NIL

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 09/01/1992

Valuation Record

Valuation Number	0527238605
Type	Site & Capital Value
Date of Valuation	01/01/2026
Status	CURRENT
Operative From	01/07/1991
Property Location	1A BRAUND ROAD, FITZROY, SA 5082
Local Government	PROSPECT
Owner Names	JANICE ADRIENNE BAILEY
Owner Number	12826504
Address for Notices	1A BRAUND RD FITZROY 5082
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	9H GAR DCP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D29515 ALLOTMENT 3	CT 5886/149

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	$1,525,000	$2,250,000			
Previous	$1,175,000	$1,950,000			

Building Details

Valuation Number	0527238605
Building Style	Colonial Cottage

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Year Built	1892
Building Condition	Very Good
Wall Construction	Stone; Freestone
Roof Construction	Galvanised Iron
Equivalent Main Area	234 sqm
Number of Main Rooms	9

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

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LAND SERVICES SA

Product	Check Search
Date/Time	04/11/2026 02:59PM
Customer Reference	
Order ID	20261104007347

Certificate of Title

Title Reference: CT 5886/149

Status: CURRENT

Edition: 4

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Status
28/08/2026	02/09/2026	14864710	DISCHARGE OF MORTGAGE	REGISTERED

Data Available - Dealings completed since 06/08/2026 and unregistered Dealings

Priority Notices

NIL

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 09/01/1992

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SA Water

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
05 27238 60 5	CT5886149	5/11/2026	7734	2832713

THE FORM 1 COMPANY
LEVEL 1, 3-5 MT BARKER RD
STIRLING SA 5152
form1@form1.net.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: MRS JA BAILEY
Location: 1A BRAUND RD FITZROY LT 3 D29515
Description: 9H GAR DCP **Capital Value:** $2 250 000
Rating: Residential

Periodic charges

Raised in current years to 30/9/2026

				$
		Arrears as at: 30/6/2026	:	0.00
Water main available:	1/7/1991	Water rates	:	88.00
Sewer main available:	1/7/1991	Sewer rates	:	333.56
		Water use	:	33.95
		SA Govt concession	:	133.06CR
		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	:	322.45CR
		Balance outstanding	:	0.00

Degree of concession: 100.00% Date granted: 3/4/2017
Recovery action taken: FULLY PAID

Next quarterly charges: Water supply: 88.00 Sewer: 333.56 Bill: 9/12/2026

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

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

MAINS WATER USE CHARGE of $42.84 should be added to the Balance Outstanding above.

From 1/7/2015, Save the River Murray Levy charges no longer apply.

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.

SA Water

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:
MRS JA BAILEY

Water & Sewer Account
Acct. No.: **05 27238 60 5**

Amount: _____

Address:
1A BRAUND RD FITZROY LT 3 D29515

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0527238605

BPAY

Biller code: 8888
Ref: 0527238605

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: 0527238605

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: 2832713

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE
05/11/2026

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

OWNERSHIP NUMBER	OWNERSHIP NAME
12826504	J A BAILEY

PROPERTY DESCRIPTION
1A BRAUND RD / FITZROY SA 5082 / LT 3 D29515

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
0527238605	CT 5886/149	$2,250,000.00	1.000	0.400

LEVY DETAILS:

FINANCIAL YEAR
2026-2027

FIXED CHARGE	$	50.00
+ VARIABLE CHARGE	$	712.80
- REMISSION	$	559.80
- CONCESSION	$	46.00
+ ARREARS / - PAYMENTS	$	0.00
= AMOUNT PAYABLE	$	157.00

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 03/02/2027

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER
12826504

OWNERSHIP NAME
J A BAILEY

ASSESSMENT NUMBER
0527238605

AMOUNT PAYABLE
$157.00

AGENT NUMBER
100019452

AGENT NAME
THE FORM 1 COMPANY

EXPIRY DATE
03/02/2027

+70266700130022> +001571+ <0550330783> <0000015700> +444+

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456285 **Ref: 7026670013** 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.

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: 2832713

THE FORM 1 COMPANY
GPO BOX 1651
ADELAIDE SA 5001

DATE OF ISSUE
05/11/2026

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

OWNERSHIP NAME
J A BAILEY

FINANCIAL YEAR
2026-2027

PROPERTY DESCRIPTION
1A BRAUND RD / FITZROY SA 5082 / LT 3 D29515

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
0527238605	CT 5886/149	$1,525,000.00	0.0604 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 **03/02/2027**

Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

RevenueSA
DEPARTMENT OF TREASURY AND FINANCE
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

Biller Code: 456293 **Ref: 7026669924** 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.

Customer Service

CITY OF PROSPECT

128 Prospect Road, Prospect SA 5082
Telephone: 8269 5355
Website: www.prospect.sa.gov.au
Email: admin@prospect.sa.gov.au

05/11/2026

The Form 1 Company
GPO Box 1651
ADELAIDE SA 5001

Cert No: 18724717

CERTIFICATE OF LIABILITIES
In response to an enquiry pursuant to Section 187 of the
LOCAL GOVERNMENT ACT 1999

PROPERTY DETAILS

Rates Billing No	: 187773	Ward: 2
V G Number	: 0527238605	Capital Value: $2,250,000.00
Owner	: Ms J A Bailey	
Property Address	: 1A Braund Road FITZROY SA 5082	
Title Particulars	: LOT: 3 SEC: 2065 DP: 29515 CT: 5886/149	

RATING DETAILS

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 for **2026-2027** Financial Year.

Outstanding Rates (brought forward from previous financial year)	$0.00
Residential	$4,376.77
Regional Landscape Levy	$128.75
Legal Fees and/or other adjustments	$0.00
Fines/Interest in Arrears	$0.00
Less Council Rebate	$0.00
Less Payments Received	-$1,127.52
Balance - rates and other monies due and payable	$3,378.00
Property Related Debts	$0.00
TOTAL BALANCE OUTSTANDING AT 05/11/2026	**$3,378.00**

Instalment dates are as follows:

1st Instalment	*1st September*	*2026*
2nd Instalment	*1st December*	*2026*
3rd Instalment	*1st March*	*2027*
4th Instalment	*1st June*	*2027*

Please Note:
Further fines & interest may be applied to overdue accounts.

Updates will be made available for a period of 3 months of the original search date without charge.

Request an UPDATE via email to; admin@prospect.sa.gov.au

Outstanding balances will not be given over the telephone

Updated rate searches at the beginning of a new financial year will not include any new financial year's council rates; a new search request is to be submitted with the appropriate fee.

|---------- OTHER OUTSTANDING ITEMS ----------|

☐ Direct Debit Arrangement to be cancelled by owner

☐ Bpay View to be de-registered by owner

☐ EzyBill to be de-registered by owner

|----------|

FIRE AND EMERGENCY SERVICES ACT

Pursuant to the provisions of the Fire and Emergency Services Act 2005, Council requires all undergrowth and grass to be reduced to a maximum height of 10cms (4 inches) and maintained for the duration of the Fire Danger Season (1 December to 30 April). Therefore, this property may be subject to the issue of a notice for removal of flammable undergrowth at any time. Please check with this office prior to settlement or if you have any queries.

Authorised Officer: H Engelhardt ..... ***Date:*** 05/11/2026

|---------- PAYMENT OPTIONS ----------|

BPAY

Biller Code: 170753
Ref: 187773

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No: 187773

Customer Service

128 Prospect Road, Prospect SA 5082
Telephone: 8269 5355 Facsimile: 8269 5834
Website: www.prospect.sa.gov.au
Email: admin@prospect.sa.gov.au

CITY OF PROSPECT

Information Statement

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

Certificate No: **717292** Date: **05/11/2026**

The Form 1 Company
GPO Box 1651
ADELAIDE SA 5001

Fax No: **7221 4909**

Assessment No:	**187773**
Certificate of Title:	**LOT: 3 SEC: 2065 DP: 29515 CT: 5886/149**
Property Address:	**1A Braund Road FITZROY SA 5082**
Capital Value:	**$2,250,000.00**
Ratepayer:	**Ms J A Bailey**

Prescribed mortgage, charge or encumbrance in accordance with Section 7 of the Land and Business (Sale and Conveyancing) Act 1994:

Under the Development Act 1993 (repealed)	
Section 42 – Are there conditions (that continue to apply) of development authorisation(s)?	See attached authorisation(s)
Repealed Acts:- Are there conditions (that continue to apply) of any approvals or authorisations granted under the Building Act 1971, the Planning & Development Act 1966 or the Planning Act 1982?	See attached approval.
Section 50(1) Is there a requirement to vest land in the Council or the Crown to be held as open space?	Nil.
Section 50(2) Is there an agreement to vest land in the Council or the Crown to be held as open space?	No
Section 55 - Is there an order to remove work?	Nil.
Section 56 - Is there a notice or order to complete development?	No
Section 57 - Is there a Land Management Agreement?	See attached land management agreement.
Section 69 - Is there an Emergency order?	Nil.
Section 71 – Is there a Fire Safety notice?	Nil.
Section 84 – Is there an Enforcement notice?	Nil.
Section 85(6), 85(10) or 106 – Is there an Enforcement order?	No
Part 11 Division 2 – Were there proceedings?	Nil.

Under the Fire and Emergency Services Act 2005 Repealed and Currently Operative	
Section 105 F (or Sections 56 or 83 (repealed)) – Was there a notice to take action to prevent outbreak or spread of fire?	Not applicable

Under the Food Act 2001	
Section 44 – Is/was there an improvement notice?	Nil.
Section 46 – Is/was there a prohibition order?	Nil.

Under the Housing Improvement Act 1940	
Section 23 – Is there a declaration that the house is undesirable or unfit for human habitation?	Nil.

Under the Land Acquisition Act 1969	
Section 10 – Is there a notice of intention to acquire land?	No

Under the Local Government Act 1934	
Is there a notice; order; declaration; charge; claim or demand given or made under the Act?	No

Under the Local Government Act 1999	
Is there a notice; order; declaration; charge; claim or demand given or made under the Act?	No

Under the Local Nuisance and Litter Control Act 2016	
Section 30 - Is there a nuisance or litter abatement notice?	No

Under the Planning, Development and Infrastructure Act 2016	
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):	See attached
Planning and Design Code – Is there a State heritage place on the land or is the land situated in a State heritage area?	Yes.
Planning and Design Code - Is the land designated as a local heritage place?	No.
Planning and Design Code – Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	No.

Planning and Design Code - Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Yes For more information please visit the PlanSA website: https://plan.sa.gov.au/have_your_say/general_consultations
Section 127 – Are there conditions (that continue to apply) of development authorisation(s)?	See Data Extract
Section 141 – Is there an order to remove or perform work?	No
Section 142 – Is there a Notice to complete development?	No
Section 155 - Is there an emergency order?	No
Section 157 – Is there a Fire Safety notice?	No
Section 192 or 193 – Is there a Land management agreement?	No
Section 198(1) - Is there a requirement to vest land in the Council or the Crown to be held as open space?	No
Section 198(2) - Is there an agreement to vest land in the Council or the Crown to be held as open space?	No
Part 16 Division 1 – Were there proceedings?	No
Section 213 - Is there an enforcement notice?	No
Section 214(6), 214(10) or 222 – Is there an enforcement order?	No
Does the Council hold details of any development approvals relating to (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the repealed *Development Act 1993* or the *Planning, Development and Infrastructure Act 2016*)?	No
Indemnity Insurance Certificate or Exemption under Division 3 of Part 5 of the Building Work Contractors Act 1995.	No

Under the Public and Environmental Health Act 1987 – Status Repealed

Is there a notice under this Act?	Nil.
Under the (Waste Control) Regulations 1995-Part 2 - Is there a condition (that continues to apply) of an approval?	No
Under the (Waste Control) Regulations 1995-Regulation 19 - Is there a maintenance order (that has not been complied with)?	No

Under the South Australian Public Health Act 2011 and the South Australian Public Health (Waste Water) Regulations 2013

Is there a notice; a direction or condition(s) under this Act?	No

Under the Environment Protection Act 1987

Is there a notice under this Act?	Nil.

Under the (Waste Control) Regulations 1995-Part 2 - Is there a condition (that continues to apply) of an approval?	No
Under the (Waste Control) Regulations 1995-Regulation 19 - Is there a maintenance order (that has not been complied with)?	No

Authorised Officer: V Dzinic

THE CITY OF PROSPECT
128 Prospect Road, Prospect SA 5082
Telephone (08) 8269 5355 Facsimile (08) 8269 5834

DECISION NOTICE

For Development Application

Dated: 25/02/2011

Registered: 25/02/2011

Development Number
050/84/2011

To: Ms J A Bailey
1A Braund Road
Fitzroy SA 5082

Location of Proposed Development: 1A Braund Road Fitzroy

Description of Proposed Development: External building maintenance to State Heritage Place (Former Coach House of Mitchell House)

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	Number of Conditions	Consent Refused	Decision Applicable
Development Plan Consent	19/04/2011	1		Yes
Building Rules Consent	Not required			Yes
DEVELOPMENT APPROVAL	19/04/2011	1		Yes

The building classification under the Building Code is: 1

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, and any conditions imposed are set out on the attached sheet(s).

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.

Date of Decision: 19/04/2011

Signed: ..... COPY ..... ☐ Chief Executive Officer ☐ Delegate

Date: ....

The following development plan consent (land use) conditions apply to this application:

(1) The development shall take place in accordance with plans and details stamped by Council, lodged with and forming part of the development application, relating to Development Application Number 050/084/2011.

Applicants please note that:

1. This decision was based on an assessment of the proposal against relevant legislation and conditions imposed were designed to ensure satisfactory compliance with it.

2. You may have a right of appeal if this Notification is:-

   - ❑ a refusal

   or

   - ❑ a consent/approval with conditions

   Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow. Please contact the Environment, Resources & Development Court (Telephone 8204 0300) if you wish to appeal.

3. If your application was the subject of third-party representations, any consent/approval, or consent/approval subject to conditions shall not operate until after 15 business days from the date of the decision made on your application.

   If there is an appeal by a third party, any consent/approval or consent/approval with conditions shall not operate until determination of the appeal. Fifteen business days from the date of the decision (appearing on your notice), contact the Environment, Resources and Development Court (Telephone: 8204 0300) to find out if there has been an appeal lodged.

4. If this is a consent/approval with or without conditions, the development must be substantially commenced within 12 months of the date of this Notification unless this period has been extended by the Council or Development Assessment Commission.

   and

   Any act or work authorised or required by this Notification must be completed within 3 years of the date of Notification or a longer time as allowed by the Council or the Development Assessment Commission.

   You will require a new consent/approval before commencing or continuing the development if you are unable to satisfy these requirements.

5. Pursuant to Section 18, 19 and 71A of the Development Act 1993 authorised officers of Council may carry out random building inspections at any stage of building work without prior notice.

6. Where building work or work of a prescribed nature as defined in Regulation 75 of the Development Regulation 1993 is undertaken on or adjacent the boundary, the building owner has obligations pursuant to Section 60 of the Development Act 1993 to notify the adjoining owner(s) at least 28 days before the building work is commenced.

Where the proposed works are on the property boundary, the building owner is to ensure that no encroachments upon, over or under occur. This may necessitate a survey of the boundary by the building owner to avoid a violation of the neighbour's rights.

7. Pursuant to Regulation 83AB(8) of the Development Regulations 1993 a person must not occupy a new dwelling or addition to existing dwelling unless it has been completed in accordance with the development approval and a written Statement of Compliance for the dwelling or addition has been provided to the relevant authority by:
   - the licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work, to which the statement relates, or
   - if there is no such licensed work contractor, a licensed building work supervisor or private certifier.

8. This decision does not obviate the need for you to obtain approvals and clearances under other relevant legislation before commencing the development.

9. You are advised to contact AGL regarding the location of public and private electricity supply lines in relation to any proposed building.

10. New crossovers must be located in a position which ensures the retention of street trees. In the event that it is not possible to do so, then the applicant is required to obtain the prior approval from Council for the subsequent trimming or removal of any such tree. Application forms are available from Council. The cost of removal and replacement, (replacement with preferred and similarly advanced species will be required) will be the responsibility of the applicant/owner. ***Otherwise, the removal of street trees is not permitted!***

11. Please note that any building activity or operation that pollutes or might pollute the environment must include all reasonable and practical measures to prevent or minimise any resulting environmental harm (Section 25, Environment Protection Act).

12. A copy of the Council approved plans should be available on site at all times whilst performing the building work.

13. It is your responsibility to ensure that the proposed building work is correctly sited with respect to the property boundaries of the subject land and it is strongly recommended that a boundary survey be undertaken before any work commences.
    You should also note that you will need to obtain prior permission from your neighbour should you wish to access their property through any construction work adjacent the boundary.

CITY OF PROSPECT

CITY OF PROSPECT
128 Prospect Road, Prospect SA 5082
Telephone (08) 8269 5355 Facsimile (08) 8269 5834

DECISION NOTICE

For Development Application Dated: 14/12/2011
Registered: 14/12/2011

Development Number
050/553/2011

To: Ms J A Bailey
1A Braund Road
Fitzroy SA 5082

Location of Proposed Development: 1A Braund Road Fitzroy

Description of Proposed Development: Solar Panels fitted parallel to skillion roof

In respect of this proposed development you are informed that:

NATURE OF DECISION	Consent Granted	Number of Conditions	Consent Refused	Decision Applicable
Development Plan Consent	16/03/2012	1		Yes
Building Rules Consent	Not required			Yes
DEVELOPMENT APPROVAL	16/03/2012	1		Yes

The building classification under the Building Code is: 10b

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, and any conditions imposed are set out on the attached sheet(s).

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.

Date of Decision: 16/03/2012

Signed: ..... COPY ..... ☐ Chief Executive Officer ☐ Delegate

Date: .....

The following development plan consent (land use) conditions apply to this application:

(1) That the development shall take place in accordance with plans stamped by Council, relating to Development Application Number 050/553/2011.

Applicants please note that:

(1) Any changes to the proposal on which this report is based may give rise to heritage impacts requiring further consultation with the Department of Environment and Natural Resources, or an additional referral to the Minister for Sustainability, Environment and Conservation. Such changes would include for example (a) an application to vary the planning consent, or (b) Building Rules documentation that differs from the planning documentation.

(2) Please note the following requirements of the Heritage Places Act 1993:
(a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
(b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.
For further information, contact the Department of Environment and Natural Resources.

Further notes for applicants:

1. This decision was based on an assessment of the proposal against relevant legislation and conditions imposed were designed to ensure satisfactory compliance with it.

2. You may have a right of appeal if this Notification is:-

   - ❑ a refusal

   or

   - ❑ a consent/approval with conditions

   Such an appeal must be lodged within two months of the day on which you receive this notice or such longer time as the Environment, Resources & Development Court may allow. Please contact the Environment, Resources & Development Court (Telephone 8204 0300) if you wish to appeal.

3. If your application was the subject of third-party representations, any consent/approval, or consent/approval subject to conditions shall not operate until after 15 business days from the date of the decision made on your application.

   If there is an appeal by a third party, any consent/approval or consent/approval with conditions shall not operate until determination of the appeal. Fifteen business days from the date of the decision (appearing on your notice), contact the Environment, Resources and Development Court (Telephone: 8204 0300) to find out if there has been an appeal lodged.

4. If this is a consent/approval with or without conditions, the development must be substantially commenced within 12 months of the date of this Notification unless this period has been extended by the Council or Development Assessment Commission.

   and

Any act or work authorised or required by this Notification must be completed within 3 years of the date of Notification or a longer time as allowed by the Council or the Development Assessment Commission.

You will require a new consent/approval before commencing or continuing the development if you are unable to satisfy these requirements.

5. Pursuant to Section 18, 19 and 71A of the Development Act 1993 authorised officers of Council may carry out random building inspections at any stage of building work without prior notice.

6. Where building work or work of a prescribed nature as defined in Regulation 75 of the Development Regulation 1993 is undertaken on or adjacent the boundary, the building owner has obligations pursuant to Section 60 of the Development Act 1993 to notify the adjoining owner(s) at least 28 days before the building work is commenced.

   Where the proposed works are on the property boundary, the building owner is to ensure that no encroachments upon, over or under occur. This may necessitate a survey of the boundary by the building owner to avoid a violation of the neighbour's rights.

7. Pursuant to Regulation 83AB(8) of the Development Regulations 1993 a person must not occupy a new dwelling or addition to existing dwelling unless it has been completed in accordance with the development approval and a written Statement of Compliance for the dwelling or addition has been provided to the relevant authority by:

   - the licensed building work contractor who has carried out the relevant work, or who was in charge of carrying out the relevant work, to which the statement relates, or

   - if there is no such licensed work contractor, a licensed building work supervisor or private certifier.

8. This decision does not obviate the need for you to obtain approvals and clearances under other relevant legislation before commencing the development.

9. You are advised to contact AGL regarding the location of public and private electricity supply lines in relation to any proposed building.

10. New crossovers must be located in a position which ensures the retention of street trees. In the event that it is not possible to do so, then the applicant is required to obtain the prior approval from Council for the subsequent trimming or removal of any such tree. Application forms are available from Council. The cost of removal and replacement, (replacement with preferred and similarly advanced species will be required) will be the responsibility of the applicant/owner. ***Otherwise, the removal of street trees is not permitted!***

11. Please note that any building activity or operation that pollutes or might pollute the environment must include all reasonable and practical measures to prevent or minimise any resulting environmental harm (Section 25, Environment Protection Act).

12. A copy of the Council approved plans should be available on site at all times whilst performing the building work.

13. It is your responsibility to ensure that the proposed building work is correctly sited with respect to the property boundaries of the subject land and it is strongly recommended that a boundary survey be undertaken before any work commences.
    You should also note that you will need to obtain prior permission from your neighbour should you wish to access their property through any construction work adjacent the boundary.

PLANNING DECISION NOTIFICATION

Duplicate

Development Number
050/5068/90

FOR DEVELOPMENT APPLICATION

DATED 27 / 3 / 90

REGISTERED ON / /

Regulation 41 Sixth Schedule

To	CORPORATE VEHICLE SYSTEMS 176 FULLARTON ROAD DULWICH
Location of Proposed Development	PT. SEC. 2065 HD. YATALA BRAUND ROAD, FITZROY CT 1562/50
Nature of Proposed Development	CONVERSION OF EXISTING BARN TO DWELLING
From	SOUTH AUSTRALIAN PLANNING COMMISSION

South Australia Planning Act Development Control Regulations

In respect of this proposed development you are informed that:

- ☐ consent is refused
- ☐ consent is granted
- ☒ consent is granted subject to (12) condition(s)

.....representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

PLEASE SEE ATTACHED CONDITIONS OF APPROVAL

Date of Decision 22/6/90

Signed: .....

Date: 22/6/90

As delegate of the
SOUTH AUSTRALIAN PLANNING COMMISSION

- ☐ Chairman, S.A. Planning Commission
- ☐ Town Clerk
- ☐ District Clerk
- ☐ Sheets attached

Appeal(s): ☐ Yes ☐ No ☐ By Applicant ☐ By Third Party Result of Appeal:

2—DUPLICATE

SAPC 050/5068/90

CONDITIONS OF APPROVAL :

1. The development hereby approved, unless varied otherwise by conditions of approval, shall be carried out in accordance with the plans accompanying the application (Drawing Nos. 990-2 and 990-3) as contained in the docket SAPC 050/5068/90.

HERITAGE CONDITIONS :

2. All cleaning of existing original masonry, timber, render and cast iron shall use non-destructive means which do not damage the historic fabric concerned. No grit-blasting or high pressure water blasting or any combination thereof shall be used.

3. All new mortar for repointing work to the existing original building shall match the existing original repointing in all respects, including width, profile, lining, colour, and mortar mix.

4. All new mortars for rendering, mouldings, and repairs other than repointing to the existing original building shall match the mix and appearance of the original.

5. All existing original building fabric shall be protected from damage during the course of the building works.

6. Control joints shall be provided at all junctions between the existing original building fabric and the new building work, both horizontally and vertically.

7. All new fixings and flashings into the original building fabric shall be located in joints and not into individual stones or unrendered brickwork.

8. Those elements of the exterior and interior of the building which were originally painted shall be restored to their original or near original colours, as determined by paint scrapes, paint analysis, and historical research.

9. All new fixings and flashings to the existing original building shall match the original.

10. All new downpipes to the existing original building shall be metal downpipes which match the profile and cross-section of the original. These shall be fastened to the building and to the gutter by traditional means. PVC downpipes are not to be used.

11. Unpainted zincalume roofing shall not be used.

12. A schedule of the detailed physical conservation of the original fabric of the building shall be submitted to and approved by the South Australian Planning Commission in consultation with the State Heritage Branch prior to Building Act Approval.

22/6/90

As delegate of the
SOUTH AUSTRALIAN PLANNING COMMISSION

Data Extract for Section 7 search purposes

Valuation ID 0527238605

Data Extract Date: 13/11/2026

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: D29515 AL3

Certificate Title: CT5886/149

Property Address: 1A BRAUND RD FITZROY SA 5082

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 metres)

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

Character Area (PrC1)

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

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.

State Heritage Place (Heritage Number: 3188)

The State Heritage Place Overlay seeks to ensure development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse.

Stormwater Management

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

Traffic Generating Development

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

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

Yes

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

Application ID: 22015132

Development Description: Construction of fence.

Site Address: 1A BRAUND RD FITZROY SA 5082

Development Authorisation: Planning Consent

Date of authorisation: 20 May 2022

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

Condition 1

The development shall take place in accordance with plans and details stamped by Council relating to Development Application Number 22015132, except as modified by any conditions detailed herein. All works detailed in the approved plans and required by conditions are to be completed prior to the occupation or the commencement of use of the approved development.

Condition 2

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

Development Authorisation: Development Approval: Planning Consent and Building Consent

Date of authorisation: 26 May 2022

Name of relevant authority that granted authorisation: City of Prospect

Land Management Agreement (LMA)

- 6941745

State Planning Commission Letter

STATE PLANNING COMMISSION

Contact	*Planning Services*
Email	*Dhud.planningservices@sa.gov.au*
Phone:	*7133 3030*

Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 664
saplanningcommission@sa.gov.au

9 November 2026

The Form 1 Company
GPO Box 1651
ADELAIDE SA 5001

Dear Sir/Madam

Re: ***Land and Business (Sale and Conveyancing) Act 1994*** **- Section 7 Enquiry**
Property at 1A Braund Road, Fitzroy
Registered Proprietor(s): J Bailey

I refer to your enquiry to the Department for Housing and Urban Development (DHUD) concerning the parcel of land comprised in Certificate of Title Volume 5886 Folio 149 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2832713 dated 4/11/26).

The land is the subject of an application for development which was granted approval, subject to certain conditions, by the South Australian Planning Commission pursuant to the *Planning Act 1982* (repealed). A copy of the Planning Decision Notification is attached, refer item 6.1 of PIR.

There is no record of any condition that continues to apply under either of the repealed Acts referred to in item 5.1 or 29.2 of the PIR.

Yours faithfully

Planning Services Unit
on behalf of
STATE PLANNING COMMISSION

PLANNING DECISION NOTIFICATION

Development Number
050/5068/90

Duplicate

FOR DEVELOPMENT APPLICATION

DATED 27 / 3 / 90

REGISTERED ON / /

To	CORPORATE VEHICLE SYSTEMS 176 FULLARTON ROAD DULWICH
Location of Proposed Development	PT. SEC. 2065 HD. YATALA BRAUND ROAD, FITZROY ~~CT 1562/50~~
Nature of Proposed Development	CONVERSION OF EXISTING BARN TO DWELLING
From	SOUTH AUSTRALIAN PLANNING COMMISSION

Regulation 41 Sixth Schedule

South Australia Planning Act Development Control Regulations

In respect of this proposed development you are informed that:

- ☐ consent is refused
- ☐ consent is granted
- ☒ consent is granted subject to (12) condition(s)

.....representations(s) from third parties concerning your proposal were received.

If there were third party representations, any consent or consent with conditions does not operate until the periods specified on the back of the original of this form have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions, are set out below. Please also refer to the information on the back of this form about appeal rights and operation of consent.

PLEASE SEE ATTACHED CONDITIONS OF APPROVAL

Date of Decision 22/6/90

Signed: .....

Date: 22/6/90

As delegate of the
SOUTH AUSTRALIAN PLANNING COMMISSION

- ☐ Chairman, S.A. Planning Commission
- ☐ Town Clerk
- ☐ District Clerk
- ☐ Sheets attached

Appeal(s): ☐ Yes ☐ No ☐ By Applicant ☐ By Third Party Result of Appeal:

2—DUPLICATE

SAPC 050/5068/90

CONDITIONS OF APPROVAL :

1. The development hereby approved, unless varied otherwise by conditions of approval, shall be carried out in accordance with the plans accompanying the application (Drawing Nos. 990-2 and 990-3) as contained in the docket SAPC 050/5068/90.

HERITAGE CONDITIONS :

2. All cleaning of existing original masonry, timber, render and cast iron shall use non-destructive means which do not damage the historic fabric concerned. No grit-blasting or high pressure water blasting or any combination thereof shall be used.

3. All new mortar for repointing work to the existing original building shall match the existing original repointing in all respects, including width, profile, lining, colour, and mortar mix.

4. All new mortars for rendering, mouldings, and repairs other than repointing to the existing original building shall match the mix and appearance of the original.

5. All existing original building fabric shall be protected from damage during the course of the building works.

6. Control joints shall be provided at all junctions between the existing original building fabric and the new building work, both horizontally and vertically.

7. All new fixings and flashings into the original building fabric shall be located in joints and not into individual stones or unrendered brickwork.

8. Those elements of the exterior and interior of the building which were originally painted shall be restored to their original or near original colours, as determined by paint scrapes, paint analysis, and historical research.

9. All new fixings and flashings to the existing original building shall match the original.

10. All new downpipes to the existing original building shall be metal downpipes which match the profile and cross-section of the original. These shall be fastened to the building and to the gutter by traditional means. PVC downpipes are not to be used.

11. Unpainted zincalume roofing shall not be used.

12. A schedule of the detailed physical conservation of the original fabric of the building shall be submitted to and approved by the South Australian Planning Commission in consultation with the State Heritage Branch prior to Building Act Approval.

22/6/90

As delegate of the
SOUTH AUSTRALIAN PLANNING COMMISSION

Caveat 14831788

X 14831788

Lodged: 09 July 2026 11:27:08 AM
1 OF 1

LANDS TITLES REGISTRATION OFFICE
SOUTH AUSTRALIA

Entered 14 July 2026 11:29:11 AM and Notices sent to Caveatee.

Form C1
Version 40.5

CAVEAT

Responsible Subscriber: BRUCE TWELFTREE CONVEYANCING (EL - PEXA) (E100729)
Customer Reference: AUSCAREBAIL8888

ELN Lodgement Case ID: 1771541892
ELN Workspace ID: 15931223

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

LAND DESCRIPTION

THE WHOLE OF THE LAND IN CT VOLUME 5886 FOLIO 149

CAVEATOR- PERSON LODGING CAVEAT (Full name and address)

VAILIMA GARDENS PTY LTD ACN 609400615 OF 24 GEORGE ST SOUTHPORT QLD 4215

CAVEATEE- REGISTERED PROPRIETOR (Full name and address)

JANICE ADRIENNE BAILEY OF 1A BRAUND RD FITZROY SA 5082

THE CAVEATOR CLAIMING

An estate or interest as chargee pursuant to an agreement in writing made between the caveator and the caveatee wherein the caveatee agreed to charge their estate and interest in favour of the caveator dated 07 May 2026

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

Address for Service of Notices and Proceedings: BRUCE TWELFTREE CONVEYANCING 0419489489 brucetwelftree@gmail.com 1 WATTLEWOOD CT Craigburn Farm SA 5051

DATED 09 JULY 2026

CERTIFICATION

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

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

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

Bruce Charles Twelftree

Practitioner Certifier

For: BRUCE TWELFTREE CONVEYANCING

On behalf of: VAILIMA GARDENS PTY LTD

This is a representation of an instrument that was electronically lodged

Department for Environment and Water Email and Letter

Outlook

PIR and Form One request 2832713 - Heritage SA response

From DEW:Heritage <DEWHeritage@sa.gov.au>
Date Fri 06-Nov-26 12:44 PM
To form1 <form1@form1.net.au>

1 attachment (159 KB)
Form 1 Response_2832713_6NOV2026.pdf;

OFFICIAL

Dear Sir/Madam,

Please find attached Heritage SA response to PIR and Form One request for the following property
SAILIS Reference: **2832713**
Address: **1A Braund Road, Fitzroy SA 5082**

Best regards

Celeste Klose
Heritage Register Officer

Heritage South Australia | Planning and Heritage
Corporate, Heritage and Climate Action
Department for Environment and Water
08 8372 7521 + Press menu option 7 for Heritage SA general enquiries
81-95 Waymouth Street, Adelaide
GPO Box 1047, Adelaide SA 5001
Tarntanya, Kaurna Yarta
environment.sa.gov.au/topics/heritage
Follow us on Facebook Instagram and LinkedIn

SOUTH AUSTRALIA
Government of South Australia
Department for Environment and Water

Helping South Australians conserve, sustain and prosper

The information in this e-mail may be confidential and/or legally privileged. Use or disclosure of the information to anyone other than the intended recipient is prohibited and may be unlawful. If you have received this email in error please advise by return email.

Government of South Australia
Department for Environment and Water

State Heritage Reference: 14541 (SHP); SAHPDB Reference: 3188 (SHP)
SAILIS Reference: 2832713

PROPERTY INTEREST REPORT RESPONSE

(Enquiry under Section 7 of the *Land & Business (Sale & Conveyancing) Act 1994*)

The property described below was the subject of a Property Interest Report enquiry and has been referred from Land Services South Australia to Heritage South Australia, Department for Environment and Water for reply because there is a heritage interest recorded on either the Certificate of Title or against the Land.

Registered Name: **Dwelling - Mitchell House Complex (House, Coachhouse and Cottage)**

Address of Property: **1A Braund Road, Fitzroy SA 5082**

Local Government Area: **Prospect**

Certificate of Title Reference/s: **CT 5886/149**

Prescribed encumbrances in relation to the land for the purposes of Section 7 of the *Land and Business (Sale and Conveyancing) Act 1994*.

1. Is the property Confirmed as a State Heritage Place in the SA Heritage Register? (Section 18 *Heritage Places Act 1993*) **Yes**

2. Is the property Provisionally Entered as a State Heritage Place in the SA Heritage Register? (Section 17 *Heritage Places Act 1993*) **No**

3. Is the property within a State Heritage Area? * **No**

   * N.B. Until 15 January 1994 State Heritage Areas were designated by the Heritage Minister pursuant to Section 13(1) of the *South Australian Heritage Act 1978*. Since 15 January 1994 they have been created by inclusion in a council Development Plan under the *Development Act 1993* [*Planning, Development and Infrastructure Act 2016*], so you should also check with the local council.

4. Has the place been designated as a place of archaeological, geological, palaeontological or speleological significance? (Section 14(7) *Heritage Places Act 1993*) **No**

5. Is the property subject to a Stop Order? (Section 30 *Heritage Places Act 1993*) **No**

Phone: +61 8 8372 7521 | Email: DEWHeritage@sa.gov.au | Post: GPO Box 1047, Adelaide SA 5001
www.environment.sa.gov.au/topics/Heritage

6. Is the property subject to a No Development Order? (Section 38 *Heritage Places Act 1993*) **No**

7. Is the property subject to a Heritage Agreement? (Section 32 *Heritage Places Act 1993*) **No**

8. Are there any objects of heritage significance entered in the SA Heritage Register in association with the property? (Section 14(2)(b) *Heritage Places Act 1993*) **No**

9. Is the property listed as a World Heritage Property in the SA Heritage Register? (Section 14(1)(f) *Heritage Places Act 1993*) **No**

10. Is the property listed as a Commonwealth Heritage Place in the SA Heritage Register? (Section 14(1)(f) *Heritage Places Act 1993*) **No**

11. Is the property listed as a National Heritage Place in the SA Heritage Register? (Section 14(1)(f) *Heritage Places Act 1993*) **No**



Celeste Klose
Heritage Register Officer
Heritage South Australia | Environment, Heritage and Sustainability
Department for Environment and Water

Date: **6/11/2026**

Agreement 6941745

PREFIX AG

6941745

REGISTRAR-GENERAL'S OFFICE

SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

CERTIFIED CORRECT FOR THE PURPOSES OF THE REAL PROPERTY ACT, 1886, AS AMENDED

(SIGNED) B.K. ILLMAN Solicitor/Licensed Land Broker

B.K. ILLMAN & ASSOCIATES BKIA

2 SERIES NO.

TO BE COMPLETED BY AGENT

7 OCT 1990

6581

29 JUN 1990

	TIME 15:55
FEES	$
R.G.O.	41
POSTAGE	
ADVERTISING	
NEW C.T. TO ISSUE	

OFFICE NOTES:

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION

CORRECTION	PASSED
O.D.R. No.	EXAMINER TO INITIAL
REFERRED / RETURNED	
	LOTS No.

41.00

29JUN1990 010174587L.T.O.

REGISTERED ON 13.8.1990 AT 15:00 AM/PM BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE REGISTER BOOK. VOL. 1562 FOLIO 50

L.T. Nagy pro

REGISTRAR-GENERAL

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by:
Address: ESTATE EFFECTIVE

Correction to B.K. ILLMAN & ASSOCIATES BKIA

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH THIS INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

1.....
2.....
3.....
4.....
5.....

Received items No.

Assessor

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

1.....
2.....
3.....
4.....
5.....

ITEM(S) DELIVERED—POSTED

IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

ITEM	AGENT RGO BOX No	DELIVERY DATE	*POSTAGE DATE	INITIALS
1				
2				
3				
4				
5				

*FILL OUT POSTAGE DATE ONLY IF ITEMS ARE RETURNED BY CERTIFIED MAIL

DELIVERY INSTRUCTIONS: PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE UNDERMENTIONED AGENT(S)

ITEM: CT/CL REF	AGENT'S NAME	AGENT/RGO BOX NO.	POSTAL ADDRESS*

*FILL OUT POSTAL ADDRESS ONLY IF ITEMS ARE TO BE RETURNED BY CERTIFIED MAIL

AGENT'S INITIALS ✓

Printed by the Graphic Press, 210 Wright Street, Adelaide.

FORM B.2

Insert type of document here.....APPLICATION TO REGISTER LAND MANAGEMENT AGREEMENT

PLANNING ACT 1982

Blank Instrument Form (see footnote)

TO: THE REGISTRAR-GENERAL

THE CITY OF PROSPECT situated at 128 Prospect Road Prospect 5082 HEREBY APPLIES pursuant to the provisions of section 61(5) of the Planning Act 1982 for the registration of the attached ~~Deed~~ Agreement dated the 26th day of JUNE 1990 and made between THE CITY OF PROSPECT aforesaid as the Council of the one part and CORPORATE VEHICLE HOLDINGS PTY. LTD. of 1st Floor Prime House 176 Fullarton Road Dulwich 5065 as the Owner of the other part as a Land Management Agreement pursuant to section 61 (2) of the said Act. The said ~~Deed~~ Agreement binds THE WHOLE OF THE LAND comprised in Certificate of Title Register Book VOLUME 1562 FOLIO 50 and operates to control the future development of the said land.

DATED the 26th day of JUNE 1990

THE COMMON SEAL of
THE CITY OF PROSPECT
was hereunto affixed
in the presence of:

.....Mayor

.....City Manager

THE CITY OF PROSPECT

The Owner HEREBY CONSENTS to the registration of the attached Land Management Deed

IN WITNESS whereof the
COMMON SEAL of
CORPORATE VEHICLE HOLDINGS PTY. LTD.
was hereunto affixed
in the presence of:

.....Director

.....Secretary

CORPORATE VEHICLE HOLDINGS PTY. LTD. COMMON SEAL

NOTE: This form may be used only when the Box Type form is not suitable.
It may be completed in narrative style.

012892382

MEMORANDUM OF LAND MANAGEMENT AGREEMENT pursuant to Section 61 of the Planning Act 1982 as amended (hereinafter called "the Act") dated the 26th day of JUNE 1990.

BETWEEN:

THE CITY OF PROSPECT situate at 128 Prospect Road, Prospect in the State of South Australia 5082 (hereinafter called "the Council") of the one part and CORPORATE VEHICLE HOLDINGS PTY LTD of 1st Floor Prime House 176 Fullarton Road Dulwich in the said State 5065 (hereinafter called "the owner") of the other part.

-20

STAMPS
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WHEREAS:

A. The State of South Australia is the registered proprietor of an estate in fee simple of the whole of the land comprised in Certificate of Title Register Book Volume 1562 Folio 50 and being more particularly known as 18 Fitzroy Terrace, Fitzroy in the State of South Australia (hereinafter called "the said land");

B. The Minister of Lands in exercise of the powers conferred by Section 262(a)(1) of the Crown Lands Act 1929 (as amended) has entered into an agreement for the sale to the Council of the said land (hereinafter called "the Sale Agreement");

C. The owner and the Council have agreed pursuant to a certain Assignment Agreement dated the 26th day of JUNE 1990 that the interest of the Council in the Sale Agreement and the said land shall be assigned to the owner on the terms therein set forth;

D. The owner and the Council have agreed that they will be bound by the terms of this Memorandum of Land

Management Agreement (hereinafter called "this Agreement") upon the owner becoming registered or entitled to be registered as the proprietor of an estate in fee simple in the said land;

E. Save and except the owner and Esanda Finance Corporation Limited whose registered office is situate at 104 Frome Road Adelaide in the State of South Australia (as first registered mortgagee), the parties hereby covenant and agree with each other that at the time of the owner becoming registered or entitled to be registered as the proprietor of an estate in fee simple in the said land, no other person or persons shall have any legal or equitable interest in the said land;

F. The said Esanda Finance Corporation Limited consents to the registration of this Agreement as testified by its execution hereof.

G. In anticipation of becoming or becoming entitled to be registered as the proprietor of an estate in fee simple in the said land, the owner has applied to the South Australian Planning Commission pursuant to the provisions of the Act for consent as to a proposed division of the said land (hereinafter called "the application");

H. The said land is designated Residential 2 and within the area of the Council described in the development plan authorized by the Act;

I. The Council is only prepared to enter into the said Assignment Agreement on the condition that this

Agreement be entered into by the parties with the intent to regulate the proposed division and development of the said land in the manner hereinafter set forth; and

J. The owner in consideration of the Council being prepared to enter into the said Assignment Agreement and in further consideration as hereinafter recited has agreed to the terms regulating the said land as provided in this Agreement.

NOW THIS AGREEMENT WITNESSETH and in consideration of the foregoing premises and further in consideration of the sum of ONE DOLLAR ($1.00) (if demanded) being paid by the Council to the owner at the time of the execution of this Agreement the owner and the Council agree as follows:-

1. In the construction of this Agreement unless inconsistent with or repugnant to the context:-

1.1 "the Council" shall mean the said City of Prospect and the expression extends to and includes its successors and permitted assigns;

1.2 "the said land" shall mean the whole of the land comprised in Certificate of Title Register Book Volume 1562 Folio 50 and all improvements fixtures and fittings thereon or thereto and any rights privileges and appurtenances referred to in the said Certificate of Title;

1.3 "the owner" means the said Corporate Vehicle Holdings Pty. Ltd. and the expression extends to and includes:

1.3.1 its successors and permitted assigns; and

1.3.2 the other person or persons hereinafter being registered as a proprietor of an estate in fee simple in relation to the said land subject to all encumbrances liens and interests registered and notified by memorandum lodged with the Registrar General and proper for entry upon a Certificate of Title appearing in the register book;

1.4 words and phrases used in this agreement which are defined in the Act shall have the meanings as defined in that Act;

1.5 words importing the singular number or plural number shall include the plural number and singular number respectively;

1.6 words importing any gender shall include all genders;

1.7 the expression "person" shall include a body corporate;

1.8 a reference herein to any statute shall include all statutes amending, consolidating or replacing the statute referred to;

1.9 the headings in clause 5 are for convenience and reference purposes only and are not intended to affect the interpretation of this Agreement.

2. The owner and the Council acknowledge the correctness of the recitals which shall comprise and form a part of this Agreement.

3. The owner shall notify the Council of any change of ownership of the said land.

4. The owner shall give to any intending purchaser of the said land a notice of this Agreement.

5. The owner hereby covenants and agrees with the Council that if any division, development or re-development of the said land shall be undertaken or implemented it shall comply with the terms and conditions hereinafter set out:-

Maximum Allotment Numbers

5.1 The said land shall not be divided into more than 15 allotments.

5.2 If the said land is divided as aforesaid or otherwise there shall be no further division of any allotment created pursuant to such initial division.

Minimum Allotment Sizes

5.3 If the said land is divided:-

5.3.1 the minimum allotment size for those allotments having access to Braund Road and Elderslie Avenue shall be 450 square metres;

5.3.2 the minimum allotment frontage for those allotments having access to Fitzroy Terrace shall be 43.5 metres;

5.3.3 the minimum allotment frontage for those allotments of substantially rectangular shape having access to Braund Road or Elderslie Avenue shall be 17 metres;

5.3.4 the minimum allotment frontage for those allotments not of substantially rectangular shape having access to Braund Road or Elderslie Avenue shall be 5 metres;

5.3.5 the existing building known as Mitchell House (as hereinafter described) shall stand on one allotment of not less than 2400 square metres in area and with a frontage of not less than 52 metres to a public road.

Basic Height, Set-back and Density Factors for Dwellings

5.4 If the said land is divided development on the allotments created pursuant to such division (hereinafter called "the new allotments") shall be limited to dwellings conforming with the following criteria:-

5.4.1 buildings shall be a maximum height of two stories;

5.4.2 buildings shall have a maximum floor area ratio of 0.4;

5.4.3 buildings shall have a minimum set-back from side boundaries of 900mm;

5.4.4 buildings shall have a minimum set-back from Fitzroy Terrace of 14 metres;

5.4.5 buildings shall have a minimum set-back from Braund Road of 4 metres;

5.4.6 buildings shall have a minimum set-back from Elderslie Avenue of 6 metres;

5.4.7 buildings shall have a minimum set-back from all other boundaries of 900mm.

General Design Principle for Dwellings

5.5 If the said land is divided there shall be no more than one dwelling per new allotment and each dwelling on each new allotment shall be of a design and material finish that complements neighbouring dwellings in the street in which it is to be situated to the reasonable satisfaction of Council PROVIDED THAT if there are no such neighbouring dwellings at the time of Council considering a proposed dwelling then the design and material finish of such proposed dwelling shall be of a standard reasonably satisfactory to Council.

Basic Design Factors for Dwellings

5.6 If the said land is divided development on the new allotments shall conform with the following criteria to the reasonable satisfaction of Council:-

5.6.1 roof form shall substantially incorporate gable and hip elements with

a medium to high pitch of no less than 30 degrees;

5.6.2 roof materials shall to a substantial extent comprise custom orb metal sheeting or terracotta tile;

5.6.3 wall heights shall to a substantial extent not be less than 2.7 metres;

5.6.4 wall materials shall be substantially comprised of stone, red or light brown brick, rendered masonry painted in off whites or buff colours or a combination thereof to the reasonable satisfaction of Council;

5.6.5 gables shall be substantially comprised of either stone, rendered masonry, villaboard (or like material) or timber, or any combination thereof to the reasonable satisfaction of Council;

5.6.6 windows shall be substantially of tall, narrow proportions, constructed of timber and articulated with masonry.

Basic Conservation Elements

5.7.1 The existing building known as Mitchell House ("Mitchell House") presently erected on the said land shall be retained and used for residential purposes and upgraded and conserved in a manner that benefits and complements its heritage status in accordance with

a conservation plan to be prepared by the owner to the reasonable satisfaction of Council.

5.7.2 The existing stable building is to be retained and converted and conserved and used as a residence or residential outbuilding in a manner that benefits and complements its heritage status in accordance with a conservation plan to be prepared by the owner to the reasonable satisfaction of Council.

5.7.3 Development on the new allotments shall where practicable allow for the retention of existing vegetation.

5.7.4 Without limiting the generality of paragraph 5.7.3 the existing Ombu tree located 10 metres to the west of Mitchell House shall be retained.

5.7.5 Development on the new allotments shall incorporate landscaping and vegetation which shall be established and maintained to the reasonable satisfaction of Council.

6. The various covenants agreements and terms of this Agreement are at all times to be construed as additional to the requirements of the Act and any other legislation affecting division or development of the said land.

7. The Council and any employee or agent of the Council authorised by the Council may at any reasonable time enter into and upon the said land for the purpose of:-

   (a) inspecting the said land and any building on the said land;

   (b) exercising any other powers of the Council under this Agreement.

8. If the owner is in breach of this Agreement the Council may by notice in writing served on the owner require the owner to remedy the breach within such time as nominated by the Council in the notice (being not less than twenty-eight (28) days of the date of service of the notice) and if the owner fails to so remedy the breach, the Council or its servants or agents may carry out the requirements of the notice and in so doing may perform any necessary works upon the said land and recover any costs thereby incurred from the owner.

9. If in a notice referred to in the preceding paragraph the Council requires the removal of anything from the said land which may include but shall not be limited to a building or material of any kind, the Council and its servants or agents are hereby authorised and empowered by the owner to remove the said things from the said land and to disposes of them in any manner determined by the Council PROVIDED THAT if these things shall have any monetary value then the Council shall use its best

endeavours to realise that monetary value and shall after the disposal account to the owner and pay to it the realised value less all expenses incurred.

10. The Council may delegate any of the Council's powers under this Agreement to any person.

11. A notice shall for the purposes of this Agreement be properly served on the owner if it is:-

(a) posted to the owner's address last known to the Council; or

(b) affixed to a prominent position on the said land.

12. This Agreement will be submitted for registration at the Lands Titles Office and the cost of stamping and registration of this Agreement shall be borne by the Council.

13. The costs of and incidental to the preparation of this Agreement shall be borne by the Council.

14. The owner hereby agrees and confirms that it shall do all such things as may be necessary to ensure that this Agreement is registered and a memorial thereof entered on the Certificate of Title for the said land (pursuant to the provisions of Section 61(5) of the Act) in the manner and with the priority with respect to other registerable documents as more particularly set forth in the said Assignment Agreement referred to in Recital C of this Agreement.

15. This Agreement contains the whole of the Agreement between the parties in respect of the matters referred to in this Agreement and any variation in

the Agreement shall be in writing and attested to by the parties in writing.

IN WITNESS WHEREOF the parties hereto have executed this Agreement the day and year hereinbefore written.

THE COMMON SEAL of)
THE CITY OF PROSPECT)
was hereunto affixed in)
the presence of:-)

.....
Mayor

.....
Chief Executive Officer

THE COMMON SEAL of CORPORATE)
VEHICLE HOLDINGS PTY LTD)
was hereunto affixed in)
the presence of:-)

.....
Director

.....
Secretary

The present owner hereby consents to and requests the registration of the within agreement pursuant to Section 61(5) of the Planning Act as amended.

.....
for and on behalf of
CORPORATE VEHICLE HOLDINGS PTY LTD

ESANDA FINANCE CORPORATION LIMITED being a registered mortgagee of the subject land hereby consents to the registration of the within Agreement pursuant to Section 61(4) of the Planning Act as amended.

.....
for and on behalf of
ESANDA FINANCE CORPORATION LIMITED
By its attorney

ALLAN RAYMOND EVERETT
Acting State Manager Property Finance
P/A No 6284389
Witness:

Catherine Ann Downey
104 Frome Street Adelaide 5000
Esanda Clerk

DATED 26th JUNE 1989

BETWEEN:

THE CITY OF PROSPECT

of the one part

and

CORPORATE VEHICLE HOLDINGS PTY. LTD.

of the other part

MEMORANDUM OF LAND MANAGEMENT AGREEMENT

WARD & PARTNERS

Solicitors
26 Flinders Street
ADELAIDE S.A. 5000

Telephone: 212 5533

ac.47261.dlm6