

Form 1—Vendor's statement (section 7)

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

Contents

Preliminary

Part A—Parties and land

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

Part C—Statement with respect to required particulars

Part D—Certificate with respect to prescribed inquiries by registered agent



Schedule

Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

- 1 Purchaser:
Address:
- 2 Purchaser's registered agent: ☐
Address:
- 3 Vendor: Inderpal Singh and Shikha Singh
Address: 24 Fortunato Street, Schofields, NSW 2762
- 4 Vendor's registered agent: Magain Real Estate Glenelg
Address: 74 Brighton Road, Glenelg East, SA 5045 ☒
- 5 Date of contract (if made before this statement is served):
- 6 Description of the land: LOT 4 PRIMARY COMMUNITY PLAN 27147 IN
*[Identify the land including any THE AREA NAMED PARK HOLME HUNDRED OF
certificate of title reference] ADELAIDE KNOWN AS 12A ROTORUA AVENUE,
PARK HOLME, SA 5043 BEING WHOLE OF THE
LAND COMPRISED IN CERTIFICATE OF TITLE
REGISTER BOOK VOLUME 6091 FOLIO 504*

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

To the purchaser:

Right to cool-off

(section 5)

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

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

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

- (f) the sale is by tender and the contract is made not less than 5 clear business days after the day fixed for the closing of tenders and not less than 2 clear business days after service of this form; or
- (g) the contract also provides for the sale of a business that is not a small business.

2– Time for service

The cooling-off notice must be served–

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

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

3– Form of cooling-off notice

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

4– Methods of service

The cooling-off notice must be–

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address: 24 Fortunato Street, Schofields, NSW 2762 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number: or email address: josh@magain.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: 74 Brighton Road, Glenelg East, SA 5045 (being the agent's address for service under the *Land Agents Act 1994*/an address nominated by the agent to you for the purpose of service of the notice).

Note–

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

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

5– Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase–

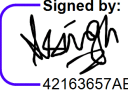
- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage;
- (b) pay particular attention to the provisions in the contract as to time of settlement - it is essential that the necessary arrangements are made to complete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

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

To the purchaser:

We, Inderpal Singh and Shikha Singh, of 24 Fortunato Street, Schofields, NSW 2762, being the vendor(s)/~~person authorised to act on behalf of the vendor(s)~~ in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date: 22/1/2026

Signed:  Signed by: 
804639ADCB442A... 42163657AE81412...

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



To the purchaser:

I, Eloisa Calabio of ConveyancingCo Pty Ltd 26A The Strand, Colonel Light Gardens SA 5041, certify that the responses/~~that, subject to the exceptions stated below, the responses~~ to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions:

Date: 22/1/2026

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

Table of particulars

Column 1

Column 2

Column 3

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

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

- (a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and
- (b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and
- (c) the heading "6. Repealed Act conditions" and item 6.1; and
- (d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2,

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

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

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

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

1. General

1.1	Mortgage of land	Is this item applicable?	<input checked="" type="checkbox"/>
	[Note– Do not omit this item. The item and its heading must be included in the statement even if not applicable.]	Will this be discharged or satisfied prior to or at settlement?	[YES]
		Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): CERTIFICATE OF TITLE	[YES]
		Number of mortgage (if registered): 12954534	
		Name of mortgagee: COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)	
1.2	Easement (whether over the land or annexed to the land)	Is this item applicable?	<input checked="" type="checkbox"/>
	Note– "Easement" includes rights of way and party wall rights	Will this be discharged or satisfied prior to or at settlement?	[NO]
		Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	[YES]

[Note–

PROPERTY INTEREST REPORT PAGE 12 OF 13

Description of land subject to easement: PORTION
OF THE LAND ON CERTIFICATE OF TITLE
VOLUME 6091 FOLIO 504*Do not omit this item.
The item and its
heading must be
included in the
statement even if not
applicable.]*Nature of easement: ELECTRICITY AND
TELECOMMUNICATIONS INFRASTRUCTURE -
BUILDING RESTRICTIONS AND STATUTORY
EASEMENTSAre you aware of any encroachment on the
easement?
[NO]

If YES, give details:

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

[]

If YES, give details:

1.3**Restrictive covenant*****Is this item applicable?*****[Note–***Do not omit this item.
The item and its heading
must be included in the
statement even if not
applicable.]****Will this be discharged or satisfied prior to or at
settlement?***

[]

Are there attachments?

[]

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

Nature of restrictive covenant: _____

Name of person in whose favour restrictive
covenant operates: _____Does the restrictive covenant affect the whole of
the land being acquired?

[]

If NO, give details: _____

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

[]

1.4	<p>Lease, agreement for lease, tenancy agreement or licence</p> <p>(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.)</p> <p>[Note— <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? <input type="checkbox"/></p> <p>Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <input type="checkbox"/></p> <p>Names of parties: _____</p> <p>Period of lease, agreement for lease etc: From _____ to _____</p> <p>Amount of rent or licence fee: \$ _____ per _____ (period)</p> <p>Is the lease, agreement for lease etc in writing? <input type="checkbox"/></p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify _____</p> <p>(a) _____ the Act under which the lease or licence was granted: _____</p> <p>(b) _____ the outstanding amounts due (including any interest or penalty): _____</p>	
-----	--	---	--

5. Development Act 1993 (repealed)

5.1	<p>section 42—Condition (that continues to apply) of a development authorisation</p> <p>[Note— <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p>Is this item applicable? <input checked="" type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? [NO]</p> <p>Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): CITY OF MARION COUNCIL SEARCH AND ATTACHMENTS [YES]</p> <p>Condition(s) of authorisation: REFER TO CITY OF MARION COUNCIL</p>	
-----	--	--	--

6. Repealed Act conditions

6.1	<p>Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)</p>	<p>Is this item applicable? <input type="checkbox"/></p> <p>Will this be discharged or satisfied prior to or at settlement? <input type="checkbox"/></p> <p>Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): <input type="checkbox"/></p>	
-----	---	--	--

~~[Note—~~

Nature of condition(s): _____

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

7. Emergency Services Funding Act 1998

7.1 section 16—Notice to pay levy **Is this item applicable?** ☒

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

Are there attachments? [YES]
If YES, identify the attachment(s)
(and, if applicable, the part(s) containing the particulars): CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

Date of notice: 21/01/2026

Amount of levy payable: \$0.00 FULLY PAID

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5—Planning and Design Code **Is this item applicable?** ☒

~~[Note—~~ **Will this be discharged or satisfied prior to or at settlement?** [NO]
~~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):

PROPERTY INTEREST REPORT PAGE 8 OF 13

CITY OF MARION COUNCIL SEARCH AND ATTACHED PLAN SA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES

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

ZONE: Housing Diversity Neighbourhood (HDN)

OVERLAYS:

REFER TO CITY OF MARION COUNCIL SEARCH AND ATTACHED PLAN SA DATA EXTRACT FOR SECTION 7 SEARCH PURPOSES

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

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

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

[NO]

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

[YES]

Note-

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

29.2	section 127—Condition (that continues to apply) of a development authorisation	Is this item applicable?	<input type="checkbox"/>
		Will this be discharged or satisfied prior to or at settlement?	[]
	Note— <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.</i>	Are there attachments? <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	[]
		Date of authorisation: _____	
		Name of relevant authority that granted authorisation: _____	
		Condition(s) of authorisation: _____	

34. Water Industry Act 2012

34.1	Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<i>Is this item applicable?</i>	<input checked="" type="checkbox"/>
		<i>Will this be discharged or satisfied prior to or at settlement?</i>	[YES]
		<i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	[YES]
		CERTIFICATE OF WATER AND SEWER CHARGES & ENCUMBRANCE INFORMATION	
		Date of notice or order: 21/1/2026	
		Name of person or body who served notice or order: SA WATER	
		Amount payable (if any) as specified in the notice or order: REFER TO CERTIFICATE OF WATER AND	

SEWER CHARGES & ENCUMBRANCE
INFORMATION

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

Schedule—Division 2—Other particulars



(section 7(1)(b))

Particulars relating to community lot (including strata lot) or development lot



- 1 Name of community corporation: COMMUNITY CORPORATION 27147 INC.
Address of community corporation: 48-50 WEROONA AVENUE PARK HOLME SA 5043
- 2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the community corporation or known to the vendor:
 - (a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):
THERE ARE NO ANNUAL GENERAL MEETINGS NO SINKING FUNDS AND NO SHARED BANK ACCOUNTS HELD FOR THE CORPORATION. THE COST OF THE COMMUNITY CORPORATION INSURANCE AND ANY FURTHER COSTS ARE TO BE SHARED BETWEEN THE LOT HOLDERS.
 - (b) particulars of assets and liabilities of the community corporation:
THERE ARE NO ANNUAL GENERAL MEETINGS NO SINKING FUNDS AND NO SHARED BANK ACCOUNTS HELD FOR THE CORPORATION. THE COST OF THE COMMUNITY CORPORATION INSURANCE AND ANY FURTHER COSTS ARE TO BE SHARED BETWEEN THE LOT HOLDERS.
 - (c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:
THERE ARE NO ANNUAL GENERAL MEETINGS NO SINKING FUNDS AND NO SHARED BANK ACCOUNTS HELD FOR THE CORPORATION. THE COST OF THE COMMUNITY CORPORATION INSURANCE AND ANY FURTHER COSTS ARE TO BE SHARED BETWEEN THE LOT HOLDERS. REFER TO ATTACHED COMMUNITY INSURANCE CERTIFICATE OF CURRENCY AND INVOICE.
 - (d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:
N/A
 - (e) if the lot is a community lot, particulars of the lot entitlement of the lot:
1625 OF 10000

[If any of the above particulars have not been supplied by the community corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]

- 4 Documents supplied by the community corporation that are enclosed:

- (a) a copy of the minutes of the general meetings of the community corporation and management committee for the 2 years preceding this statement/since the deposit of the community plan;
[NO]
- (b) a copy of the statement of accounts of the community corporation last prepared;
[NO]
- (c) a copy of current policies of insurance taken out by the community corporation.
[YES]

[For each document indicate (YES or NO) whether or not the document has been supplied by the community corporation by the date of this statement.]

- 5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the community corporation and give details of any other steps taken to obtain the particulars or documents concerned:
ENQUIRIES WERE MADE WITH THE VENDOR ON 20 JANUARY 2026. THE VENDOR ADVISED THAT THERE ARE NO ANNUAL GENERAL MEETINGS NO SINKING FUNDS AND NO SHARED BANK ACCOUNTS HELD FOR THE CORPORATION. THE COST OF THE COMMUNITY CORPORATION INSURANCE AND ANY FURTHER COSTS ARE TO BE SHARED BETWEEN THE LOT HOLDERS. REFER TO ATTACHED COMMUNITY INSURANCE CERTIFICATE OF CURRENCY AND INVOICE.
- 6 The following documents are enclosed:
- (a) a copy of the scheme description (if any) and the development contract (if any); ☒
 - (b) a copy of the by-laws of the community scheme.
- 7 The following additional particulars are known to the vendor or have been supplied by the community corporation: ☒
THERE ARE NO ANNUAL GENERAL MEETINGS NO SINKING FUNDS AND NO SHARED BANK ACCOUNTS HELD FOR THE CORPORATION. THE COST OF THE COMMUNITY CORPORATION INSURANCE AND ANY FURTHER COSTS ARE TO BE SHARED BETWEEN THE LOT HOLDERS. REFER TO ATTACHED COMMUNITY INSURANCE CERTIFICATE OF CURRENCY AND INVOICE.
- 8 Further inquiries may be made to the secretary of the community corporation or the appointed community scheme manager.

Name:INDERPAL SINGH

Address: 24 FORTUNATO STREET, SCHOFIELDS NSW 2762

Note—

- 1 A community corporation must (on application by or on behalf of a current or prospective owner or other relevant person) provide the particulars and documents referred to in 3(a)—(c) and 4 and must also make available for inspection any information required to establish the current financial position of the corporation, a copy of any contract with a body corporate manager and the register of owners and lot entitlements that the corporation maintains: see sections 139 and 140 of the *Community Titles Act 1996*.

- 2 Copies of the scheme description, the development contract or the by-laws of the community scheme may be obtained from the community corporation or from the Lands Titles Registration Office.
- 3 All owners of a community lot or a development lot are bound by the by-laws of the community scheme. The by-laws regulate the rights and liabilities of owners of lots in relation to their lots and the common property and matters of common concern.
- 4 For a brief description of some of the matters that need to be considered before purchasing a community lot, see Division 3 of this Schedule.

Schedule—Division 3—Community lots and strata units



Matters to be considered in purchasing a community lot or strata unit

The property you are buying is on strata or community title. There are **special obligations and restrictions** that go with this kind of title. Make sure you understand these. If unsure, seek legal advice before signing a contract. For example:

Governance

You will automatically become a member of the **body corporate**, which includes all owners and has the job of maintaining the common property and enforcing the rules. Decisions, such as the amount you must pay in levies, will be made by vote of the body corporate. You will need to take part in meetings if you wish to have a say. If outvoted, you will have to live with decisions that you might not agree with.

If you are buying into a mixed use development (one that includes commercial as well as residential lots), owners of some types of lots may be in a position to outvote owners of other types of lots. Make sure you fully understand your voting rights, see later.

Use of your property

You, and anyone who visits or occupies your property, will be bound by rules in the form of **articles or by-laws**. These can restrict the use of the property, for example, they can deal with keeping pets, car parking, noise, rubbish disposal, short-term letting, upkeep of buildings and so on. Make sure that you have read the articles or by-laws before you decide whether this property will suit you.

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused.

Note that the articles or by-laws **could change** between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

Are you buying a debt?

If there are unpaid contributions owing on this property, you can be made to pay them. You are entitled to **know the financial state of the body corporate** and you should make sure you see its records before deciding whether to buy. As a prospective owner, you can write to the body corporate requiring to see the records, including minutes of meetings, details of assets and liabilities, contributions payable, outstanding or planned expenses and insurance policies. There is a fee. To make a request, write to the secretary or management committee of the body corporate.

Expenses

The body corporate can **require you to maintain your property**, even if you do not agree, or can carry out maintenance and bill you for it.

The body corporate can **require you to contribute** to the cost of upkeep of the common property, even if you do not agree. Consider what future maintenance or repairs might be needed on the property in the long term.

Guarantee

As an owner, you are a **guarantor** of the liabilities of the body corporate. If it does not pay its debts, you can be called on to do so. Make sure you know what the liabilities are before you decide to buy. Ask the body corporate for copies of the financial records.

Contracts

The body corporate can make contracts. For example, it may engage a body corporate manager to do some or all of its work. It may contract with traders for maintenance work. It might engage a caretaker to look after the property. It might make any other kind of contract to buy services or products for the body corporate. Find out **what contracts the body corporate is committed to and the cost**.

The body corporate will have to raise funds from the owners to pay the money due under these contracts. As a guarantor, you could be liable if the body corporate owes money under a contract.

Buying off the plan

If you are buying a property that has not been built yet, then you **cannot be certain** what the end product of the development process will be. If you are buying before a community plan has been deposited, then any proposed development contract, scheme description or by-laws you have been shown could change.

Mixed use developments—voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than one corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

Further information

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

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

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

You can also seek advice from a legal practitioner.

ANNEXURES

The following documents are annexed hereto:-

1. Form R3 – Buyers Information Notice
2. Copy of Certificate of Title to the land – CT6091/504
3. Copy Property Interest Report
4. Copy City of Marion Council Search
5. Copy Community Plan C27147
6. Copy By Laws 11713299
7. Copy CHU Community Insurance Certificate of Currency
8. Copy CHU Renewal Schedule
9. Copy Certificate of Emergency Services Levy Payable
10. Copy Certificate Land Tax Payable
11. Copy Certificate of Water and Sewer Charges & Encumbrance Information
12. Copy Title and Valuation Package
13. Copy Historical Search
14. R7 Warning Notice

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

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

Dated this day of 20

Signed:

Signed:

Form R3

Buyers information notice

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

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

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

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

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

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

Safety

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

Enjoyment

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

Value

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

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

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



REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 6091 Folio 504

Parent Title(s)

CT 5432/841, CT 5433/128

Creating Dealing(s)

ACT 11713298

Title Issued

29/02/2012

Edition

3

Edition Issued

18/07/2018

Estate Type

FEE SIMPLE

Registered Proprietor

INDERPAL SINGH
SHIKHA SINGH
OF 12A ROTORUA AVENUE PARK HOLME SA 5043
AS JOINT TENANTS

Description of Land

LOT 4 PRIMARY COMMUNITY PLAN 27147
IN THE AREA NAMED PARK HOLME
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
12954534	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
07/02/2012	11713299	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Property Interest Report

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

Title Reference	CT 6091/504	Reference No. 2748178
Registered Proprietors	I & S*SINGH	Prepared 20/01/2026 15:24
Address of Property	12A ROTORUA AVENUE, PARK HOLME, SA 5043	
Local Govt. Authority	THE CORPORATION OF THE CITY OF MARION	
Local Govt. Address	PO BOX 21 OAKLANDS PARK SA 5046	

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

Table of Particulars

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

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

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

1. General

1.1	Mortgage of land <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title
1.2	Easement (whether over the land or annexed to the land) Note--"Easement" includes rights of way and party wall rights <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title
1.3	Restrictive covenant <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
1.4	Lease, agreement for lease, tenancy agreement or licence (The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	Refer to the Certificate of Title also Contact the vendor for these details
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

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

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

9. ***Fences Act 1975***

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

10. ***Fire and Emergency Services Act 2005***

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

11. ***Food Act 2001***

- | | | |
|------|---------------------------------|---|
| 11.1 | section 44 - Improvement notice | Public Health in DHW has no record of any notice or direction affecting this title

also

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

also

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

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

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

13. ***Heritage Places Act 1993***

- | | | |
|------|---|---|
| 13.1 | section 14(2)(b) - Registration of an object of heritage significance | Heritage Branch in DEW has no record of any registration affecting this title |
| 13.2 | section 17 or 18 - Provisional registration or registration | Heritage Branch in DEW has no record of any registration affecting this title |
| 13.3 | section 30 - Stop order | Heritage Branch in DEW has no record of any stop order affecting this title |
| 13.4 | Part 6 - Heritage agreement | Heritage Branch in DEW has no record of any agreement affecting this title

also

Refer to the Certificate of Title |
| 13.5 | section 38 - "No development" order | Heritage Branch in DEW has no record of any "No development" order affecting this title |

14. ***Highways Act 1926***

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

15. ***Housing Improvement Act 1940 (repealed)***

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

16. ***Housing Improvement Act 2016***

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. *Land Tax Act 1936*

19.1	Notice, order or demand for payment of land tax	<p>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.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au</p>
------	---	--

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *Native Vegetation Act 1991*

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

also

Refer to the Certificate of Title |
| 25.2 | section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider | DEW Native Vegetation has no record of any agreement affecting this title

also

Refer to the Certificate of Title |
| 25.3 | section 25D - Management agreement | DEW Native Vegetation has no record of any agreement affecting this title

also

Refer to the Certificate of Title |
| 25.4 | Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation | DEW Native Vegetation has no record of any refusal or condition affecting this title |

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

Plant Health in PIRSA has no record of any notice or order affecting this title

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

31.1 Part 3 - Notice

Public Health in DHW has no record of any notice or direction affecting this title

also

Contact the Local Government Authority for other details that might apply

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

Public Health in DHW has no record of any condition affecting this title

also

Contact the Local Government Authority for other details that might apply

31.3 *Public and Environmental Health (Waste Control) Regulations 2010* (revoked) regulation 19 - Maintenance order (that has not been complied with)

Public Health in DHW has no record of any order affecting this title

also

Contact the Local Government Authority for other details that might apply

32. ***South Australian Public Health Act 2011***

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

also

Contact the Local Government Authority for other details that might apply |
| 32.3 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> 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 | <p>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</p> <p>also</p> <p>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title</p> <p>also</p> <p>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.</p> <p>also</p> <p>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.</p> <p>also</p> <p>Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.</p> |
|------|---|---|

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) | <p>Refer to the Certificate of Title</p> <p>also</p> <p>Contact the vendor for these details</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p> |
|------|--|---|

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Regulations

Certificate No: **108115**Date: **Wednesday, 21 January 2026**

Receipt No:

Reference No:

Fax No:

PO Box 21, Oaklands Park
South Australia 5046245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600

F (08) 8375 6699

E council@marion.sa.gov.au

Conveyancing Co
26B The Strand N/A
COLONEL LIGHT GARDENS SA 5041

CERTIFICATE

*Section 187 of the Local Government Act*Assessment Number: **533679**Valuer General No.: **1011018307**Property Description: **Lot: 4 CP: 27147 CT: 6091/504**Property Address: **12A Rotorua Avenue PARK HOLME 5043**Owner: **I & S Singh***Additional Information:*

I certify in terms of Section 187 of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:

Rates/Natural Resources Levy:	Total
Rates for the current year (includes Regional Landscape Levy)	\$ 1,805.45
Overdue/Arrears	\$ 0.00
Interest	\$ 0.00
Adjustments	\$ 0.00
Legal Fees	\$ 0.00
Less Payments Received	-\$ 903.45
Less Capping Rebate (if applicable)	\$ 0.00
Less Council Rebate	\$ 0.00
Debtor: Monies outstanding (which are a charge on the land) in addition to Rates due	\$ 0.00
Total Outstanding	\$ 902.00

Please be advised: The first instalment is due **1st September 2025** with four quarterly instalments falling due on 01/09/2025, 01/12/2025, 02/03/2026 and 01/06/2026. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

Please phone the Rates Dept on 8375 6600 prior to settlement to ascertain the exact balance of rates payable including fines if applicable.

BPAY Details for Council Rates:**Biller Code:** **9613****Reference Number:** Assessment Number as above

CERTIFICATE

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



Conveyancing Co
26B The Strand N/A
COLONEL LIGHT GARDENS SA 5041

Assessment No: **533679**
 Certificate of Title: **Lot: 4 CP: 27147 CT: 6091/504**
 Property Address: **12A Rotorua Avenue PARK HOLME 5043**
 Owner: **I & S Singh**

Prescribed information statement in accordance with Section 7 of the Land and Business (Sale and Conveyancing) Act 1994:

Development Act 1993 (repealed)		
section 42—Condition (that continues to apply) of a development authorisation?		100/2011/0629
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space		Nil
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space		Nil
section 55—Order to remove or perform work		Nil
section 56—Notice to complete development		Nil
section 57—Land management agreement		Nil
section 69—Emergency order		Nil
section 71—Fire safety notice		Nil
section 84—Enforcement notice		Nil
section 85(6), 85(10) or 106—Enforcement order		Nil
Part 11 Division 2—Proceedings		Nil
Planning, Development and Infrastructure Act 2016		
Part 5 – Planning and Design Code	Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Click the link to check if a Code Amendment applies: Code Amendment Map Viewer
	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 PlanSA Data Extract
	Is there a State heritage place on the land or is the land situated in a State heritage area?	
	Is the land designated as a local heritage place?	
	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?	
section 127—Condition (that continues to apply) of a development authorisation		
section 192 or 193—Land management agreement		
section 141—Order to remove or perform work		Nil
section 142—Notice to complete development		Nil
section 155—Emergency order		Nil

section 157—Fire safety notice	Nil
section 198(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil
section 198(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 Division 1—Proceedings	Nil
section 213—Enforcement notice	Nil
section 214(6), 214(10) or 222—Enforcement order	Nil
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil
Fire and Emergency Services Act 2005	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
Food Act 2001	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
Housing Improvement Act 1940 (repealed)	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Nuisance and Litter Control Act 2016	
section 30—Nuisance or litter abatement notice	Nil
Land Acquisition Act 1969	
section 10—Notice of intention to acquire	Nil
Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—</i> Condition (that continues to apply) of an approval	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—</i> Maintenance order (that has not been complied with)	Nil
South Australian Public Health Act 2011	
section 92—Notice	Nil
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—</i> Condition (that continues to apply) of an approval	Nil
Particulars of building indemnity insurance	See Attached

Does the council hold details of any development approvals relating to:

- commercial or industrial activity at the land; or
- 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

Description of the nature of the development(s) approved:



Note—

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

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

It should be noted that—

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

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales Conveyancing) Act 1994.

Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

I, Harry Gunn, Administration Officer of the City of Marion certify that the information provided in these responses is correct.

Sign:

A handwritten signature in blue ink, appearing to be "Harry Gunn", written over a light blue circular stamp.

Date: Wednesday, 21 January 2026

**Administration Centre**245 Sturt Road, Sturt
South Australia 5047**Office Hours**Monday to Friday
8.30am to 5.00pm**Postal Address**PO Box 21, Oaklands Park
South Australia 5046

Phone (08) 8375 6600

Fax (08) 8375 6699

council@marion.sa.gov.au

www.marion.sa.gov.au

DECISION NOTIFICATION FORM**DEVELOPMENT ACT 1993****TO:**Wallman Acquisitions Pty Ltd
52 Harrow Road
COLLEGE PARK SA 5069**DEVELOPMENT APPLICATION****NUMBER:** 100/629/2011**DATED:** 11/04/2011**REGISTERED ON:** 18/11/2011**LOCATION OF PROPOSED DEVELOPMENT**48-50 Weroona Avenue PARK HOLME 5043
LOT: 11 and 12 DP: 4857 CT: 5433/128 and 5432/841**DESCRIPTION OF PROPOSED DEVELOPMENT**

Six, two storey row dwellings with associated car parking and landscaping.

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	DATE OF DECISION	NUMBER OF CONDITIONS
Development Plan Consent	Granted	20/06/2011	9
Building Rules Consent	Granted (by Private Certifier)	18/11/2011	7
DEVELOPMENT APPROVAL	Granted	18/11/2011	16

The building classification under the Building Code is Class 1A & 10A.

Conditions imposed on this consent and the reasons for imposing those conditions are set out in the attached sheet(s). Important information that may affect this consent can also be found under 'NOTES' and on the back of this page.



Administration Centre

245 Sturt Road, Sturt
South Australia 5047

Office Hours

Monday to Friday
8.30am to 5.00pm

Postal Address

PO Box 21, Oaklands Park
South Australia 5046

Phone (08) 8375 6600
Fax (08) 8375 6699
council@marion.sa.gov.au
www.marion.sa.gov.au

DEVELOPMENT APPLICATION NUMBER:

100/629/2011

APPLICANT:

Wallman Acquisitions Pty Ltd

LOCATION:

48-50 Weroona Avenue PARK HOLME 5043

LOT: 11 and 12 DP: 4857

CT: 5433/128 and 5432/841

DESCRIPTION OF DEVELOPMENT:

Six, two storey row dwellings with associated car parking and landscaping.

DECISION:

Development Approval Granted

DATE OF DECISION:

18/11/2011

DEVELOPMENT PLAN CONSENT

GRANTED

Reasons For Decision:

Consent is granted as the proposed development is considered to accord sufficiently with the provisions of the Development Plan.

The following conditions have been imposed to reasonably ensure that the development will not impair the orderly and proper planning of the locality or detrimentally affect the amenity of the locality, having particular regard to the Objectives and Principles of Development Control applicable to such a use in the locality.

Conditions of Consent:

- (1) The development shall be constructed and maintained in accordance with the plans and details submitted with and forming part of Development Application No.100/629/2011 (being drawing number(s) 1/11 - 11/11 (inclusive) prepared by Building Design Studio, received by Council on 14 June 2011) except when varied by the following conditions of consent.
- (2) The portion of all upper floor windows to the southern elevation (Dwelling 1 only) and all upper floor windows to the western elevation (all dwellings) less than 1.7m above the internal floor level shall be treated prior to occupation of the building and maintained in a manner that permanently restricts views of adjoining property's yards and/or indoor areas being obtained by a person within the room to the reasonable satisfaction of the Council. (Note, suggested treatments include, but are not restricted to, permanently fixed translucent glazing in any part of the window below 1.7m above the internal floor level or a window sill height of 1.7m above the internal floor level).

**Administration Centre**245 Sturt Road, Sturt
South Australia 5047**Office Hours**Monday to Friday
8.30am to 5.00pm**Postal Address**PO Box 21, Oaklands Park
South Australia 5046Phone (08) 8375 6600
Fax (08) 8375 6699
council@marion.sa.gov.au
www.marion.sa.gov.au

- (3) All devices/treatments proposed as part of the Development Application to protect the privacy of adjoining properties shall be installed and in use prior to occupation of the premises and maintained for the life of the building.
- (4) The driveway servicing Dwelling 6 shall be located a minimum distance of 1.0 metre from the existing fire plug/SAG pole located in the road reserve.
- (5) Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's Information Sheet "Stormwater Detention" to the reasonable satisfaction of the Council (copies of relevant documents are attached).
- (6) The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.
- (7) All car parking areas, driveways and vehicle manoeuvring areas must be constructed, sealed and drained in accordance with recognised engineering practices prior to the occupation of the premises or the use of the development herein approved.
- (8) Where the driveway crosses the front boundary, the finished ground level shall be between 50mm and 150mm above the top of kerb.
- (9) A fully engineered site works plan detailing top of kerb level, proposed finished floor levels, any cut/fill and/or retaining walls proposed, shall be provided to Council for consideration and approval prior to Development Approval being issued.

BUILDING RULES CONSENT

GRANTED.

Conditions of Consent:

Please refer to the attached copy of your Private Certifier's Building Rules Consent for Conditions of Consent (if applicable).

NOTES:General:

- (1) A separate Development Application is required for the demolition of the dwellings.

**Administration Centre**

245 Sturt Road, Sturt
South Australia 5047

Office Hours

Monday to Friday
8.30am to 5.00pm

Postal Address

PO Box 21, Oaklands Park
South Australia 5046

Phone (08) 8375 6600
Fax (08) 8375 6699
council@marion.sa.gov.au
www.marion.sa.gov.au

- (2) Before commencing any site works, a temporary vehicular access to the property for machinery, delivery of building materials and general vehicles should be provided. In the case where no driveway invert exists, the kerb can be saw cut and removed at the intended location for the new driveway invert to provide the necessary temporary access. In addition, if a paved Council footpath exists, this should also be removed in alignment with the removed section of kerb. The applicant should also take note of other information provided regarding use of, damage to and construction on Council owned land.
- (3) In assessing your application it has been determined that it is likely that you will be undertaking work that may affect the stability of adjoining land. Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations 2008, prescribe that your neighbour has a right to be notified by you 28 days prior to you undertaking that work. This is to enable your neighbour to obtain a report for which you are obliged to pay, that specifies any work that is required to be undertaken to ensure the stability of your neighbour's property is maintained during and following the undertaking of the work you propose. You should make yourself aware of these requirements before proceeding.
- (4) Council requires at least one business days notice of the following stages of building work:-
 - a) prior to the placement of any concrete for footings or other structural purposes (Note - Where an engineer carries out an inspection, Council will also require a copy of the inspection certificate); and
 - b) at the completion of wall and roof frames prior to the fixing of any internal linings.
- (5) On completion of building work, the Development Act requires the owner of the land on which the building work is carried out to provide to the relevant authority a signed Statement of Compliance by either a registered building work supervisor or private certifier declaring that the building work carried out is in accordance with the relevant approvals (pursuant to Regulation 83AB of the Development Regulations 1993).
- (6) The owner is advised that, should a licensed builder or contractor be engaged to carry out building works greater than \$12 000 in value, that builder or contractor will be required to supply to the Council a Certificate of Indemnity Insurance prior to commencement of that work.

**Administration Centre**245 Sturt Road, Sturt
South Australia 5047**Office Hours**Monday to Friday
8.30am to 5.00pm**Postal Address**PO Box 21, Oaklands Park
South Australia 5046

Phone (08) 8375 6600

Fax (08) 8375 6699

council@marion.sa.gov.au

www.marion.sa.gov.au

Appeal Rights:

- (1) If you are not satisfied with this decision, there may be a right of appeal to you. Applicants have the right to appeal against a refusal or the imposition of any conditions or requirements on any consent issued, unless the application was for a non-complying kind of development. An appeal by an applicant must be lodged within two (2) months of receiving notice of the decision. Where Category Three public notification was involved, persons who lodged written representations during the formal consultation period, have the right to appeal against any decision made on that application. An appeal by a third party must be lodged within fifteen (15) business days of the date of the decision. All appeals are lodged with the Environment, Resources and Development Court, Sir Samuel Way Building, Victoria Square, Adelaide, telephone: 8204 0300.

Approval Timeframes:

- (1) The proposed development must:
- be substantially commenced within twelve months from the date full Development Approval is granted; and
 - be completed within three years of full Development Approval being granted noting that the operative date of any consent or approval, is subject to any appeal where applicable being finally determined.

Signed:

Robert Tokley
Authorised Officer
Date:

21 / 11 / 11

Professional Building Services Australia Pty Ltd
607 MARION RD, SOUTH PLYMPTON SA 5038
Ph. 8374 2211 Fax. 8374 3322 email – pbs@pbsaust.com.au ACN 063 490 880

APPLICANTS COPY**DECISION NOTIFICATION FORM****DEVELOPMENT NO.: 100/629/2011****PBS REFERENCE NO.: 23438**

DEVELOPMENT APPLICATION Received: 17 November 2011

To: Wallman Acquisitions Pty Ltd
52 Harrow Road
COLLEGE PARK SA 5069

LOCATION OF PROPOSED DEVELOPMENT**48 Weroona Avenue PARK HOLME****NATURE OF PROPOSED DEVELOPMENT**

Six, two storey row dwellings with associated car parking and landscaping

IN RESPECT OF THIS PROPOSED DEVELOPMENT YOU ARE INFORMED THAT:

NATURE OF DECISION	CONSENT GRANTED	NUMBER OF CONDITIONS	CONSENT REFUSED	NOT APPLICABLE
<u>Development Plan Consent</u>	20/06/2011	NINE		
<u>Building Rules Consent</u>	18/11/2011	SEVEN		
<u>Development Approval</u>	TO BE ISSUED BY COUNCIL			

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

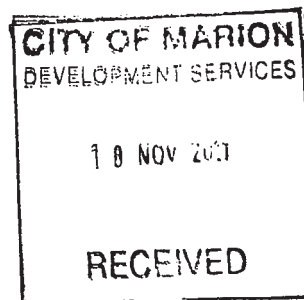
This building has been assigned a classification **1a & 10a** for the purposes of Section 66 of the Development Act.

Dated: 18 November 2011

Signed: Grant Riches



Building Surveyor / Private Certifier



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.

PBS Ref: 23438

Development No.: 100/629/2011

BUILDING RULES CONSENT CONDITIONS

- 1 A licensed builder must carry out the building work and that builder must take out the necessary Indemnity Insurance. The Certificate of Indemnity Insurance must be provided to Professional Building Services Australia on or before three business days of the commencement of the building work.
- 2 Nominal Fixings and Specific Tie-down fixings shall be undertaken in accordance with AS1684.2-2006
- 3 Downpipes must not serve more than 12 metres of gutter length for each downpipe
- 4 The development shall be undertaken in accordance with the Council approved Development Plan Consent plans and conditions subject only to the variations specified in the Schedule 22A – Certificate of Consistency.
- 5 Artificial lighting lamp power density or illumination power density must not exceed the requirements of Clause 3.12.5.5 of the Building Code of Australia Volume 2.
- 6 The placement of the Control Joints shall be carried out in accordance with Control Joints Layout Plans, Drawing Nos. F03-1, F03-02 & F03-3
- 7 The footing beams beneath walls separating the dwellings must be founded 600mm below natural ground

BUILDING RULES CONSENT NOTES

- 1 Notification by the owner must be given to the Council at the following stages:
 - one business day's notice of the intended commencement of building work on the site, and
 - one business days notice of the completion of the building work.Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read all documentation from Council to ensure you do not commit an offence under the Development Act 1993.
- 2 Notice of intended commencement of building work must also include the name, address and telephone number of the persons to sign Parts A and B of the Statement of Compliance.
- 3 The building owner who proposes to carry out any excavation or filling of a nature prescribed in Regulation 75 of the Development Regulations 1993 shall serve upon the adjoining owner a notice of his intention to perform that work as required by Section 60 of the Development Act. That is any work close to or on a boundary and likely to affect any adjoining land or building.

PBS Ref: 23438

Development No.: 100/629/2011

- 4 Pursuant to Regulation 83 AB (Class 1a buildings) of the Development Regulations 1993 the licensed builder or if there is no licensed builder a private certifier or registered building work supervisor must provide Professional Building Services Australia with a written statement declaring that the building work has been carried out in accordance with the building Consent documents. This statement must be provided within 10 days after occupation of the dwelling.
- 5 This Consent does not, and shall not, be constructed to signify Professional Building Services Australia's approval of any building or structure which is, or may be subject to the provisions of the Electricity Trust of South Australia's Regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines. For further information contact the Electricity Trust of South Australia.
- 6 Protection of the building against attack by subterranean termites must comply with the provisions of Part 3.1.3 of the Building Code of Australia, Volume 2 or Part B1 of the Building Code of Australia, Volume 2. Additional precautions may be necessary in certain circumstances, such as building close to an allotment boundary, where the perimeter protection can be bridged.
- 7 As of 1 July 2008 water heaters shall be either gas, solar or electric heat pump. Conventional water heaters are not permitted after 1 July 2008.

NOTES FOR APPLICANTS

1. This decision was based on an assessment of the proposal against relevant legislation. 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 or 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.
3. If your Application was the subject of third party representations, any consent or consent subject to conditions shall not operate until after fifteen business days from the date of the decision made on your application.

If there is an appeal by a third party, any consent or approval, or any consent or approval with conditions shall not operate until a determination of the appeal. Please contact the Environment, Resources & Development Court fifteen business days from the date of the decision on your application to find out if there has been an appeal lodged.
4. This development must be substantially commenced (for land division, you must apply for certificates of approval) 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 approved 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 approval before commencing or continuing the development if you are unable to satisfy these requirements.
5. **Any new building** or part thereof (except Class 1A and outbuildings) the subject of this approval/consent **must not be occupied until a Certificate of Occupancy has been issued** by Council or PBS Australia.

To facilitate the issue of the Certificate of Occupancy, the **owner must lodge with the Council or PBS Australia a Written Statement** from a suitably qualified person.

In order for an owner to obtain a Certificate of Occupancy, Council or PBS Australia, must obtain a Written Statement from a licensed builder, who was responsible for undertaking any part of the building work, or from a person who holds the appropriate qualifications as prescribed in Part 15 of the Development Regulations, et. Building Surveyor, Assistant Building Surveyor, Building Surveying Technician, Registered Architect, and Private Certifier, which the building work has been carried out in accordance with the approval. The statement must also include information to the effect that any connections made to any:
 - (a) public electricity source;
 - (b) public water supply;
 - (c) public sewer;
 - (d) septic tank effluent drainage system;
 - (e) public telecommunications system;
 - (f) other service or facility provided by a public authority or utilityhave been made in accordance with the requirements of the relevant authority or utility.

Where there is no licensed builder, notice to Council must be given, prior to the commencement of the work, of the name, address and telephone number of the person who is to provide the written statement.

The owner is to apply in writing for a Certificate of Occupancy.
6. Dwellings (Class 1A buildings) do not require a Certificate of Occupancy; however written statements are required to be lodged with the relevant authority. Owner builders may sign statements for work they are responsible for. If licensed builders (subcontractors) are engaged they are required to sign statements pertaining to the standard of work they have performed.

For any clarification of any above item, please contact our office on (08) 8374 2211

**Residential Builders' Warranty
Insurance
Certificate of Insurance**

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



Policy Number 32S000315BWC-24

WALLMAN ACQUISITIONS PTY LTD
52 HARROW ROAD
COLLEGE PARK SA 5069

Name of Intermediary
AON - HIA S A
GPO BOX 550
HINDMARSH SA 5007

Account Number
32HIA-SA
Date Issued
24/11/2011

Policy Schedule Details

Certificate In Respect of Insurance

Domestic Building Contract

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

In Respect of	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At	12A ROTURUA AVENUE PARK HOLME SA 5043
Carried Out By	BUILDER WALLMAN ACQUISITIONS PTY LTD ABN: 45 685 060 686
Declared Contract Price	\$140,000.00
Contract Date	23/11/2011
Builders Registration No.	UBLD207674
Building Owner / Beneficiary	WALLMAN ACQUISITIONS PTY LTD

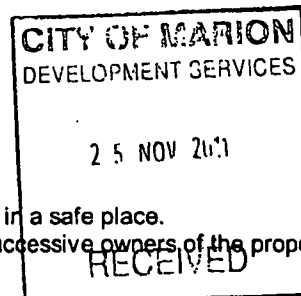
Subject to the Building Work Contractors Act 1995 and regulations and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

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



Data Extract for Section 7 search purposes

Valuation ID 1011018307

Data Extract Date: 21/01/2026

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: C27147 FL4

Certificate Title: CT6091/504

Property Address: 12A ROTORUA AV PARK HOLME SA 5043

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 15 metres)

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

Affordable Housing

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

Building Near Airfields

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Signif Retirement Facility Supported Accom Sites

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

NO

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

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

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


Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

PURPOSE: PRIMARY COMMUNITY		AREA NAME: PARK HOLME		APPROVED: DARREN ZUB 11/01/2012		<div></div> <div>C27147</div> <div>SHEET 1 OF 2</div> <div>31965_text_01_v03_Version_3</div>	
MAP REF: 6628/50/K		COUNCIL: THE CORPORATION OF THE CITY OF MARION		DEPOSITED: CARMEL BRIDGART 22/02/2012			
LAST PLAN: F56260		DEVELOPMENT NO: 100/C064/11/001/31086					

AGENT DETAILS: JOHN C BESTED & ASSOCIATES PTY LTD 362 MAGILL RD KENSINGTON PARK SA 5068 PH: 83327111 FAX: 83641829		SURVEYORS CERTIFICATION: I JOHN CHARLES BESTED , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 21st day of December 2011 John Charles Bested Licensed Surveyor	
AGENT CODE: JCBA			
REFERENCE: 15887			

SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5433	128		ALLOTMENT(S)	11	D	4857	ADELAIDE		
CT	5432	841		ALLOTMENT(S)	12	D	4857	ADELAIDE		
OTHER TITLES AFFECTED:										

EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION			

ANNOTATIONS: THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY
THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 11 / 11 / 2011
SECTION 90(C) OF THE REAL PROPERTY ACT 1886 APPLIES TO THIS PLAN

C27147

SHEET 2 OF 2

31965_pland_1_V01_Version_3

BEARING DATUM: ① - ② 174°58'10"
DERIVATION: F56260 ADOPTED

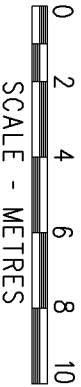
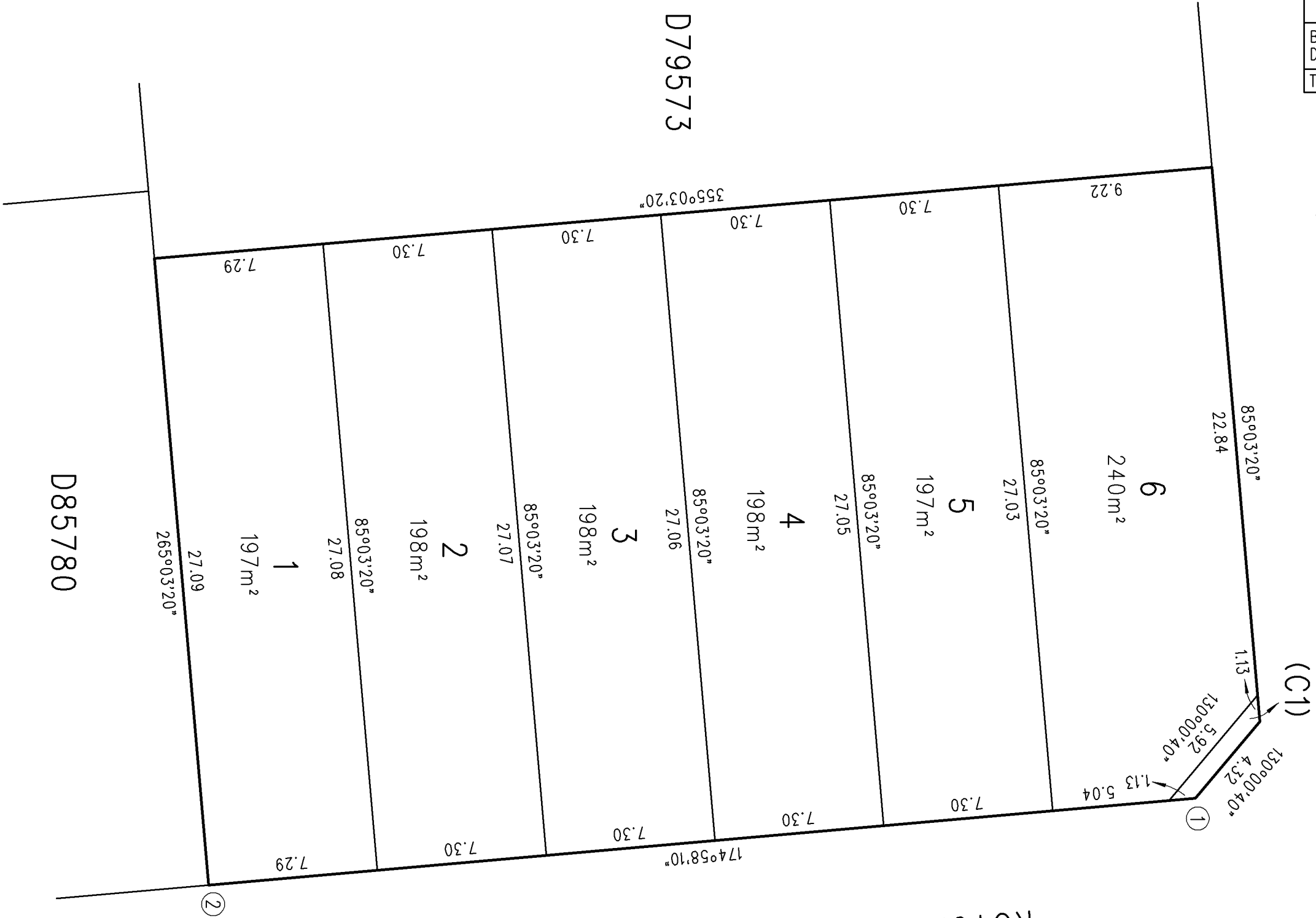
TOTAL AREA : 1232m²

WEROONA AVENUE

ROTORUA AVENUE

D79573

D85780



LOCATION PLAN

JOHN C BESTED & ASSOC PTY LTD
ABN 23 007 916 814
SURVEYING & PLANNING CONSULTANTS
362 MAGILL ROAD KENSINGTON PARK 5068
PHONE (08) 8332 7111 FAX (08) 8364 1829
email surveyors@johnbested.com.au

REF 15887	DRAWING 15887-COM	VERSION 4
-----------	-------------------	-----------

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

C27147

SHEET **1** OF **1**

ACCEPTED

REGISTRAR-GENERAL **22-2-2012**

DEV. NO. **100 C064 11**

APPLICATION **11713298**


SCHEDULE OF LOT ENTITLEMENTS

LOT	LOT ENTITLEMENTS	SUBDIVIDED
1	1625	
2	1625	
3	1625	
4	1625	
5	1625	
6	1875	
AGGREGATE	10000	

CERTIFICATE OF LAND VALUER

I **William Fudali**
being a land valuer within the meaning of
the Land Valuers Act 1996 certify that the
schedule is correct for the purposes of the
Community Titles Act 1996

Dated the **23th** December 2011



Signature of Land Valuer

Orig. **LF 11713299**

11:28 7-Feb-2012

2 of 2

Fees: \$0.00

Prefix
LF
Series No.

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIALODGEMENT FOR FILING UNDER
THE COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

RevenueSA - Stamp Duty - ABN 19 040 349 865 ©

RevNetID/PRA Bundle No.: _____

Orig/Copy, _____ of/with _____ copies

Consideration/Value/Security: \$ _____

SA Proportion (if applicable): \$ _____

SD: \$ _____ LTO Fees: \$ _____

Int: \$ _____ Pen/Add Tax: \$ _____

Signature: _____ Date: ____/____/____

BELOW THIS LINE FOR AGENT USE ONLYLodged by **CITY & COUNTRY
CONVEYANCERS**AGENT CODE
CITYCorrection to: **CITY & COUNTRY
CONVEYANCERS****CITY**TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1
- 2
- 3
- 4

14:02 10/02/2012 02-011012 /
REGISTRATION FEE \$125.00
TRANSACTION FEE \$15.00 /

PICK-UP NO.	
CP	

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE
UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE

CORRECTION	PASSED
FILED 22-2-2012 REGISTRAR-GENERAL SOUTH AUSTRALIA	

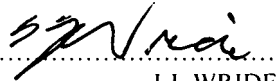
THE TERMS OF THIS INSTRUMENT COMMUNITY SCHEME BY-LAWS
NOT CHECKED BY LAND TITLES OFFICE DEV. NO. 100/C064/11

BY-LAWS

**COMMUNITY CORPORATION NO. 27147/
INCORPORATED**

48-50 Weroona Avenue Park Holme 5043 ✓

Certified correctly prepared in accordance with the requirements of the Community Titles Act 1996 by the person
who prepared the document

..... 

I.J. WRIDE,
Registered Conveyancer
P.O. Box 317
Burra 5417

THESE BY LAWS SHOULD BE READ IN CONJUNCTION WITH THE
COMMUNITY TITLES ACT AND REGULATIONS 1996 AS AMENDED

THE TERMS OF THIS INSTRUMENT
NOT CHECKED BY LAND TITLES OFFICE

COMMUNITY SCHEME BY-LAWS
DEV. NO. 100/C064/11

COMMUNITY SCHEME BY-LAWS

COMMUNITY PLAN NO. 27147
INDEX TO PROVISIONS

PART 1 - PRELIMINARY

1. Interpretation

PART 2 - MANDATORY BY-LAWS

2. Administration, management and control of common property
3. Use and enjoyment of the Common Property
4. Use of Lots

PART 3 - MAINTENANCE AND USE OF LOTS

5. Maintenance and repairs
6. Gardens and landscaping
7. Occupier's obligations to maintain the Lot in good condition
8. Limitation on keeping animals

PART 4 - STORAGE

9. Storage

PART 5 - INSURANCE OBLIGATIONS

10. Insurance by Community Corporation
11. Insurance by Lot owners

PART 6 - THE COMMON PROPERTY

12. Damage to Common Property
13. Maintenance of Plant and Equipment on Common Property

PART 7 - PROHIBITION OF DISTURBANCE

14. Disturbance

PART 8 - GENERAL PROVISIONS

15. Corporation's rights to recover monies
16. Offence
17. Service Infrastructure

THE TERMS OF THIS INSTRUMENT COMMUNITY SCHEME BY-LAWS
NOT CHECKED BY LAND TITLES OFFICE DEV. NO. 100/C064/11

COMMUNITY SCHEME BY-LAWS

COMMUNITY PLAN NO. 27147

PART 1 - PRELIMINARY

1. Interpretation

In these By-laws :-

- 1.1 "Act" means the Community Titles Act 1996 (as amended)
- 1.2 "Corporation" means Community Corporation No 27147 Incorporated
- 1.3 "occupier" of a Lot includes, if the Lot is unoccupied, the owner of the Lot.

PART 2 - MANDATORY BY-LAWS

2. Administration, management and control of Common Property

- 2.1 Subject to the Act and these By-laws, the Corporation is responsible for the administration, management and control of the Common Property.
- 2.2 Sec 30 of the Community Titles Act 1996 does not apply to the Community Corporation
- 2.3 Sec 35 (a),(b),(c),(d) and (e) of the Community Titles Act 1996 does apply to the Community Corporation
- 2.4 Sec 47 of the Community Titles Act does not apply to the Community Corporation

3. Use and enjoyment of the Common Property

- 3.1 The Common Property, is subject to the Act and these By-laws, for the common use and enjoyment of residents in the Community Scheme and their visitors. Except in an emergency, no parking is permitted on the Common Property
- 3.2 The Common Property shall be used for the accommodation of service infrastructure.

THE TERMS OF THIS INSTRUMENT COMMUNITY SCHEME BY-LAWS
NOT CHECKED BY THE LAND TITLES OFFICE DEV. NO. 100/C064/11

4. Use of Lots

4.1 A person must not use a Lot for a non-residential purpose unless the use has been approved by the Corporation.

PART 3 - MAINTENANCE AND USE OF LOTS

5. Maintenance and Repair

5.1 The owner of a Lot must maintain and keep in good repair buildings and structural improvements to the Lot (including paintwork and external finishes).

6. Gardens and Landscaping

6.1 The owner of a Lot must ensure that the lawns and gardens situated upon their Lot, including trees, shrubs and plants, are well maintained.

7. Occupier's obligations to maintain the Lot in good condition

7.1 The occupier of a Lot must keep the Lot in a clean and tidy condition.

7.2 The occupier of a Lot must :-

7.2.1 store garbage in an appropriate container that prevents the escape of unpleasant odours and

7.2.2 comply with any requirements of the Council and any other health or other statutory Authority for the disposal of garbage.

7.3 The occupier of a Lot must not, without the consent of the Corporation use or store on the Lot any explosive, noxious or other dangerous substance, without the consent of the Corporation.

8. Limitation on keeping animals

8.1 Subject to any statutory or municipal regulations or legislation, an occupier of a Lot is entitled to keep not more than ONE (1) pet on a Lot at any time.

8.2 An occupier must not keep any pet on a Lot that weighs more than FIFTEEN (15) kilograms.

THE TERMS OF THIS INSTRUMENT
NOT CHECKED BY LAND TITLES OFFICE

COMMUNITY SCHEME BY-LAWS
DEV. NO. 100/C064/11

8.3 An occupier must not keep an animal on a Lot except as authorised by this section or the Corporation.

8.4 An occupier shall not permit or suffer to permit a pet or animal in their possession, to create noise or damage or interfere with the peaceful and quite enjoyment of all Lot occupants of their respective Lots and Common Property.

8.5 A Lot occupant will indemnify and keep indemnified the Corporation for and against all damage caused to any Lot or the Common Property as a result of any action of the Lot occupant's pet.

PART 4 – STORAGE

9. Storage

9.1 The occupier of a Lot must not, without the consent of the Corporation use or store on the Lot or on the Common Property, any explosive or dangerous substances.

PART 5 - INSURANCE OBLIGATIONS

10 Insurance

10.1 The Corporation shall effect such insurances as may be required by Sections 103 and 104 of the Act in respect of the Community Property (including all improvements thereon) but shall not be responsible for insuring buildings and other improvements on individual community Lots.

10.2 Every owner and occupier of a Lot must not do anything which may:-

10.2.1 prejudice or make voidable any insurance effected by the Corporation.

10.2.2 increase any insurance premium payable by the Corporation without the consent of the Corporation

11. Insurance by Lot owners

The owner of each Lot must:-

THE TERMS OF THIS INSTRUMENT
NOT CHECKED BY LAND TITLES OFFICE

COMMUNITY SCHEME BY-LAWS
DEV. NO. 100/C064/11

11.1 insure all buildings and other improvements erected on their Community Lot to their full replacement value and the Corporation shall not have any responsibility in respect thereof;

11.2 effect and keep current in respect of their Lot, a Public Risk policy of insurance for an amount of not less than TEN million dollars (\$10,000,000.00) for any one claim (or

such greater amount as the Corporation may, by special resolution, determine from time to time) and must, if requested by the Corporation, produce evidence to the Corporation of the currency of such insurance effected in accordance with this By-Law.

PART 6 - THE COMMON PROPERTY

12. Damage to Common Property

12.1 A person must not, without the authorisation of the Corporation, damage or interfere with any structure, tree, plant or garden on the Common Property.

12.2 A person must not, without the authorisation of the Corporation, deposit any rubbish or waste material on the Common Property.

13. Maintenance of Plant and Equipment on Common Areas.

13.1 The Corporation shall, subject to these By-Laws and the provisions of the Act, be responsible for the care, maintenance, servicing and replacement (where necessary) of all plant and equipment (if any) erected or located on the Common Property of the Corporation.

13.2 The Corporation must ensure that all items of the Plant and Equipment located on or forming part of the Common Property are insured to their full replacement value in the name of the Corporation.

13.3 All monies expended by the Corporation in the maintenance, repair, replacement and insuring of the said Plant and Equipment shall be recoverable by the Corporation from each of the Lot owners, in their respective proportions as set out in the schedule of Lot Entitlements forming part of the Community Plan (as the same may be amended from time to time)

13.4 No Lot owner shall do anything which (in the reasonable opinion of the Corporation) may damage or prevent the correct operation of any common facility or any part thereof.

THE TERMS OF THIS INSTRUMENT
NOT CHECKED BY LAND TITLES OFFICE

COMMUNITY SCHEME BY-LAWS
DEV. NO. 100/C064/11

PART 7 - PROHIBITION OF DISTURBANCE

14. Disturbance

14.1 The occupier of a Lot must not engage in conduct that unreasonable disturbs the occupier of another Lot or others who are lawfully on a Lot or the Common Property.

14.2 The occupier of a Lot must ensure, as far as practicable, that persons who are brought or allowed on the Lot or the Common Property by the occupier do not engage in conduct that unreasonably disturbs the occupier of any Lot or others who are lawfully on a Lot or the Common Property.

PART 8 - GENERAL PROVISIONS

15. Corporation's right to recover monies

15.1 The Corporation may recover any money owing to it under these By-Laws (or under any provision of the Act) as a debt.

15.2 A Lot owner must pay to the Corporation, as and when demanded by the Corporation, all costs, charges and expenses incurred or payable by the Corporation in connection with the enforcement or attempted enforcement of any of the Corporation's rights (whether arising under these By-Laws or at law) in relation to such Lot or the owner or occupier thereof.

15.3 The costs, charges and expenses referred to in clause 15.2 hereof shall include (without limitation) all expenses incurred in employing the services of any consultant or expert to evaluate any matter of concern and all administration costs in connection therewith.

15.4 The Corporation may (at its discretion) charge interest (at the rate of interest nominated in clause 15.5 hereof) on all monies due and payable by a Lot owner or occupier to the Corporation which shall be outstanding for a period of greater than seven (7) days, such interest to be computed on a daily basis from the date the same fell due and payable until payment thereof is made in full.

15.5 The rate of interest which may be charged by the Corporation on monies due and payable by a Lot owner shall be that equivalent to the rate then charged (at the date such

THE TERMS OF THIS INSTRUMENT
NOT CHECKED BY LAND TITLES OFFICE

COMMUNITY SCHEME BY-LAWS
DEV. NO. 100/C064/11

monies fell due) by the Commonwealth Bank of Australia on variable rate mortgage housing loans plus two (2) per centum.

16. Offence

16.1 A person who contravenes or fails to comply with a provision of these By-Laws is guilty of an offence.

Maximum penalty: \$1,000.00

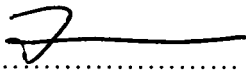
17. Service Infrastructure

17.1 Each and every owner of a Lot acknowledges and agrees that the position of the Service Infrastructure for the Community Plan will, under and by virtue of the Act, be as determined by the Developer of the Community Plan (being WALLMAN ACQUISITIONS PTY LTD ACN 125 415 250) and each and every Lot owner agree to the position of such service infrastructure.

DATED the 6 day of FEBRUARY 2012

SIGNED by the DEVELOPER

Executed by
WALLMAN ACQUISITIONS PTY LTD
ACN 125 415 250
in accordance with Section 127 (1)
Of the Corporations Act



.....
Sole Director/Sole Secretary



Level 13, 431 King William Street
Adelaide SA 5000

COMMUNITY CORPORATION NO. 27147 INC.
SHIKHA SINGH 12A ROTORUA AVENUE
PARK HOLME SA 5043

Certificate of Currency

CHU Community Association Insurance Plan

Policy No	CAH0004857
Policy Wording	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
Period of Insurance	16/11/2025 to 16/11/2026 at 4:00pm
The Insured	COMMUNITY CORPORATION NO. 27147 INC.
Situation	48-50 WEROONA AVENUE PARK HOLME SA 5043

Policies Selected

Policy 1 – Community Property

Community property: \$75,573
Community income: \$11,335
Common area contents: \$0

Policy 2 – Liability to Others

Limit of liability: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers’ Legal Liability

Not Selected

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Not Selected

Policy 8 – Government Audit Costs and Legal Expenses

Part A: Government Audit Costs: \$25,000
Part B: Appeal expenses – common property health & safety breaches: \$100,000



Part C: Legal Defence Expenses: \$50,000

Flood Cover is included.

Flood Cover Endorsement

Flood cover is included.

The following terms and conditions of Your Policy is hereby amended by this endorsement and should be read in conjunction with, and as forming part of Community Association Insurance Plan.

Policy 1, Exclusion 1. a. "caused by Flood" is hereby removed.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Date Printed

18/11/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM563 - 1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.



Level 13, 431 King William Street
Adelaide SA 5000

COMMUNITY CORPORATION NO. 27147 INC.
SHIKHA SINGH 12A ROTORUA AVENUE
PARK HOLME SA 5043

Renewal Schedule

CHU Community Association Insurance Plan

Policy Number	CAH0004857
Policy Wording	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
The Insured	COMMUNITY CORPORATION NO. 27147 INC.
Situation	48-50 WEROONA AVENUE PARK HOLME SA 5043
Policy Period	16/11/2025 to 16/11/2026 at 4:00pm

Policies Selected

Policy 1 – Community Property

Community property: \$75,573
Community income: \$11,335
Common area contents: \$0

Policy 2 – Liability to Others

Limit of liability: \$20,000,000

Policy 3 – Voluntary Workers

Death: \$200,000
Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee

Sum Insured: \$100,000

Policy 5 – Office Bearers’ Legal Liability

Not Selected

Policy 6 – Machinery Breakdown

Not Selected

Policy 7 – Catastrophe Insurance

Not Selected

Policy 8 – Government Audit Costs and Legal Expenses

Part A: Government Audit Costs: \$25,000
Part B: Appeal expenses – common property health & safety breaches: \$100,000
Part C: Legal Defence Expenses: \$50,000



Flood Cover is included.

Flood Cover Endorsement

Flood cover is included.

The following terms and conditions of Your Policy is hereby amended by this endorsement and should be read in conjunction with, and as forming part of Community Association Insurance Plan.

Policy 1, Exclusion 1. a. “caused by Flood” is hereby removed.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Excesses

Policy 1 – Community Property

Standard: \$500

Other excesses payable are shown in the Policy Wording.

Premium

Base Premium	\$537.61
Levies	\$0.00
GST	\$63.76
Stamp Duty	\$65.06
Admin Fee	\$100.00
Total Payable	\$766.43

Date of Issue 18/11/2025

Refer to **Important Information** below for excess descriptions and confirmation of cover. Please refer to your Product Disclosure Statement and Policy Wording QM563 - 1023 for further terms and conditions that apply.



Important Information

Confirmation of cover

The cover provided by this schedule forms part of your contract of insurance and is in force for the Period of Insurance shown. Cover is subject to the policy terms, conditions, limitations and exclusions. Please refer to your policy document and PDS.

Your duty when you renew your policy

This document sets out the information we hold about you, your property and your policy.

By law, you must take reasonable care not to make a misrepresentation. This means before renewal, you must review this information and tell us if anything is wrong or if there have been any changes. Some types of changes may impact our offer of renewal terms.

If we do not hear from you and you renew your policy, this means you agree that the information you have previously provided to us is correct and that nothing has changed.

If you do not tell us about anything that has changed, or if any of the information is misleading, incomplete, inaccurate or fraudulent we may reduce or not pay a claim, cancel your policy or treat it as if it never existed.

If anything is unclear, please contact us.

Excesses – explanatory notes

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess

The following Excess will apply to Policy 1 – Insured Property for loss or damage caused by:

- a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or pipes
- b. Rainwater

The additional Excess payable will be shown on Your Policy Schedule.

Unoccupancy Excess

An additional Excess will apply to Policy 1 – Insured Property claims if fifty percent (50%) or more of the available Lots/Units are unoccupied at the time of loss.

The additional Excess payable will be shown on Your Policy Schedule.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.



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: 2748178

CONVEYANCINGCO PTY LTD
POST OFFICE BOX 143
BLACKWOOD SA 5051

DATE OF ISSUE
21/01/2026

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

OWNERSHIP NUMBER		OWNERSHIP NAME		
17814879		I & S SINGH		
PROPERTY DESCRIPTION				
12A ROTORUA AVE / PARK HOLME SA 5043 / LT 4 C27147				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	(A "+" indicates multiple titles)			
			R4	RE
1011018307	CT 6091/504	\$780,000.00	1.000	0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	263.95
FINANCIAL YEAR		- REMISSION	\$	158.85
2025-2026		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-155.10
		= <u>AMOUNT PAYABLE</u>	\$	0.00


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

EXPIRY DATE 21/04/2026



See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA
DEPARTMENT OF TREASURY AND FINANCE

Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456285 Ref: 7013626119</p> <p>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 <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>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</p>
---	--	---

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: 2748178

DATE OF ISSUE

21/01/2026

 CONVEYANCINGCO PTY LTD
 POST OFFICE BOX 143
 BLACKWOOD SA 5051

ENQUIRIES:

Tel: (08) 8372 7534

 Email: contactus@revenuesa.sa.gov.au
OWNERSHIP NAME

I & S SINGH

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

12A ROTORUA AVE / PARK HOLME SA 5043 / LT 4 C27147

ASSESSMENT NUMBER

1011018307

TITLE REF.

(A "+" indicates multiple titles)

CT 6091/504

TAXABLE SITE VALUE

\$335,000.00

AREA

0.0198 HA

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

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

Please Note:

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

ON OR BEFORE
21/04/2026

**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

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Billers Code: 456293 Ref: 7013626028</p> <p>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 <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>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</p>
--	--	--

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.



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
10 11018 30 7	CT6091504	21/1/2026	8727	2748178

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

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: I & S SINGH
Location: 12A ROTORUA AVE PARK HOLME LT 4 C27147
Description: 6H G Capital \$ 780 000
Value:
Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available:	1/7/2012	Water rates	: 164.60
Sewer main available:	1/7/2012	Sewer rates	: 230.10
		Water use	: 126.22
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 0.00
		Goods and Services Tax	: 0.00
		Amount paid	: 520.92CR
		Balance outstanding	: 0.00

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

Next quarterly charges: Water supply: 82.30 Sewer: 115.05 Bill: 4/2/2026

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

The last Water Use Year ended on 01/05/2025.

MAINS WATER USE CHARGE of \$66.00 should be added to the Balance Outstanding above.

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



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

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

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



South Australian Water Corporation

Name:
I & S SINGH

Water & Sewer Account
Acct. No.: 10 11018 30 7

Amount: _____

Address:
12A ROTORUA AVE PARK HOLME LT 4
C27147

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1011018307



Bill code: 8888
Ref: 1011018307

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: 1011018307



Government of
South Australia

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

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



Certificate of Title

Title Reference	CT 6091/504
Status	CURRENT
Easement	NO
Owner Number	17814879
Address for Notices	C/- MAYO & CO REAL ESTATE POST OFFICE BOX 472 KENT TOWN SA 5071, AUS
Area	198m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

INDERPAL SINGH
SHIKHA SINGH
OF 12A ROTORUA AVENUE PARK HOLME SA 5043
AS JOINT TENANTS

Description of Land

LOT 4 PRIMARY COMMUNITY PLAN 27147
IN THE AREA NAMED PARK HOLME
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 12954533
Dealing Date	06/07/2018
Sale Price	\$471,500
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	12954534	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1011018307	CURRENT	12A ROTORUA AVENUE, PARK HOLME, SA 5043

Notations



Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
07/02/2012 11:28	11713299	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1011018307
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2012
Property Location	12A ROTORUA AVENUE, PARK HOLME, SA 5043
Local Government	MARION
Owner Names	INDERPAL SINGH SHIKHA SINGH
Owner Number	17814879
Address for Notices	C/- MAYO & CO REAL ESTATE POST OFFICE BOX 472 KENT TOWN SA 5071, AUS
Zone / Subzone	HDN - Housing Diversity Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1220 - Maisonette
Description	6H G
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C27147 LOT 4	CT 6091/504

Values



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
20/01/2026 03:24PM
1654
20260120008114

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$335,000	\$780,000			
Previous	\$300,000	\$680,000			

Building Details

Valuation Number	1011018307
Building Style	Conventional
Year Built	2012
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	142 sqm
Number of Main Rooms	6

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



Product
Date/Time
Customer Reference
Order ID

Historical Search
20/01/2026 03:24PM
1654
20260120008114

Certificate of Title

Title Reference: CT 6091/504
Status: CURRENT
Parent Title(s): CT 5432/841, CT 5433/128
Dealing(s) Creating Title: ACT 11713298
Title Issued: 29/02/2012
Edition: 3

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
06/07/2018	18/07/2018	12954534	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
06/07/2018	18/07/2018	12954533	TRANSFER	REGISTERED	INDERPAL SINGH, SHIKHA SINGH
06/07/2018	18/07/2018	12954532	DISCHARGE OF MORTGAGE	REGISTERED	11727726
07/03/2012	26/03/2012	11727726	MORTGAGE	REGISTERED	WESTPAC BANKING CORPORATION
07/03/2012	26/03/2012	11727725	TRANSFER	REGISTERED	JODIE KYM DOUGLASS
07/03/2012	26/03/2012	11727724	DISCHARGE OF MORTGAGE	REGISTERED	11509373 11590140
31/05/2011	14/06/2011	11590140	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
15/12/2010	10/01/2011	11509373	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA

Form R7

Warning notice

Financial and investment advice

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

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

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

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

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

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