

Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

1 Purchaser:

Address:

2. Purchaser's registered agent:

Address:

3 Vendor:

Address

4 Vendor's Registered Agent:

Address

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

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

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:

8 RAYMEL CRESCENT CAMPBELLTOWN

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

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

Email to stephen.ong@sinova.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:

68 HALIFAX STREET ADELAIDE

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

Note—

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

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

5—Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

- (a) it is strongly recommended that you take steps to make sure your interest in the property is adequately insured against loss or damage;
- (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;
- (c) you are entitled to retain the solicitor or registered conveyancer of your choice.

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

I,

KIN NYAP HO

of

8 RAYMEL CRESCENT CAMPBELLTOWN

being [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: 6-Nov-2025

Signed:

KIN NYAP HO
KIN NYAP HO (Nov 6, 2025 12:32:39 GMT+10.5)

KIN NYAP HO

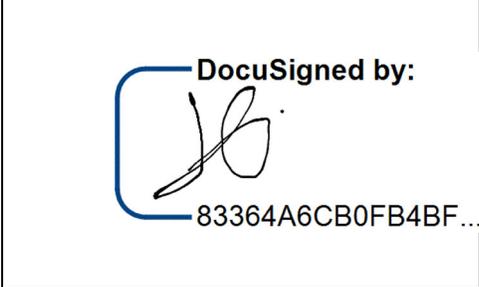
**Part D—Certificate with respect to prescribed inquiries by registered agent
(section 9)**

To the purchaser:

I, **STEPHEN ONG** certify **that 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:

Signed: 

*Vendor'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
 - 1.2 Lease, agreement for lease, tenancy agreement or licence
 - 1.3 Caveat
 - 1.4 Lien or notice of a lien
 - (B) under the heading 36. Other charges—
 - 36.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

| Column 1 | Column 2 | Column 3 |
|----------|----------|----------|
|----------|----------|----------|

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

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

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

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

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

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

[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2.

If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General

| | | | |
|-----|-------------------------|--|--|
| 1.1 | Mortgage of land | <p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> YES</p> <p><i>Are there attachments?</i> YES</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; padding: 2px; width: fit-content;">COPY OF TITLE REGISTER SEARCH Attachment 3</div> <p>Number of mortgage (if registered):</p> <div style="border: 1px solid black; padding: 2px; width: fit-content;">14580143</div> <p>Name of mortgagee:</p> <div style="border: 1px solid black; padding: 2px; width: fit-content;">MACQUARIE BANK LTD</div> | |
|-----|-------------------------|--|--|

| | | | |
|-----|--|---|--|
| 1.2 | <p>Easement (whether over the land or annexed to the land)</p> <p><i>Note-</i> "Easement" includes rights of way and party wall rights</p> <p><i>Note-</i> Do not omit this item. The item and its heading must be included in the statement even if not applicable</p> | <p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p><i>Are there attachments?</i> YES</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; padding: 2px; width: fit-content;">ANNEXURE A</div> <p><i>Description of land subject to easement:</i></p> <div style="border: 1px solid black; padding: 2px; width: fit-content;">THE WHOLE OF THE LAND</div> <p>Nature of easement</p> <div style="border: 1px solid black; padding: 2px; width: fit-content;">STATUTORY EASEMENT TO S A POWER NETWORKS</div> <p><i>Are you aware of any encroachment on the easement?</i> [YES/NO]</p> <p><i>If YES, give details:</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <p>If there is an encroachment, has approval for the encroachment been given? [YES/NO]</p> <p><i>If YES give details</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> | |
|-----|--|---|--|

| | | | |
|-----|--|---|--|
| 1.3 | <p>Restrictive covenant</p> <p><i>Note—</i> Do not omit this item. The item and its heading must be included in the statement even if not applicable.</p> | <p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p><i>Are there attachments?</i> YES</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <div style="border: 1px solid black; padding: 2px; width: fit-content;">ANNEXURE B</div> <p>Nature of restrictive covenant:</p> <div style="border: 1px solid black; padding: 2px; width: fit-content;">TAKING OF UNDRGROUND WATER</div> <p>Name of person in whose favour the restrictive covenant operates:</p> <div style="border: 1px solid black; padding: 2px; width: fit-content;">DEPARTMENT OF WATER AND BIODIVERSITY</div> <p>Does the restrictive covenant affect the whole of the land being acquired? YES</p> <p><i>If NO, give details:</i></p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> | |
|-----|--|---|--|

Does the restrictive covenant affect land other than that being acquired [YES/NO]

1.4 Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement? [YES/NO]

Are there attachments? [YES/NO]

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

Names of parties:

Period of lease, agreement for lease etc:

From to

Amount of rent or licence fee

\$ per fortnight

Is the lease, agreement for lease etc in writing? [YES/NO]

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

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

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

1.5 Caveat

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement? [YES/NO]

Are there attachments? [YES/NO]

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

Name & address of caveator:

Particulars of interest claimed::

2. Aboriginal Heritage Act 1988

2.1 section 9—Registration in central archives of an Aboriginal site or object

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement? [YES/NO]

Are there attachments? [YES/NO]

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

Particulars of register entry:

- | | |
|--|---|
| <p>2.2 section 24—Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site</p> | <p><i>Is this item applicable?</i> <input type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> [YES/NO]</p> <p><i>Are there attachments?</i> [YES/NO]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> |
|--|---|

Date of notice:

Site or area to which notice relates:

Directions (as stated in notice):

- | | |
|---|---|
| <p>2.3 Part 3 Division 6 Aboriginal heritage agreement</p> | <p><i>Is this item applicable?</i> <input type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> [YES/NO]</p> <p><i>Are there attachments?</i> [YES/NO]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> |
|---|---|

Date of agreement:

Description of property subject to agreement:

Names of parties:

Terms of agreement:

5. Development Act 1993 (repealed)

- | | |
|---|---|
| <p>5.1 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><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> NO</p> <p><i>Are there attachments?</i> YES</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> |
|---|---|

Conditions of authorisation

- | | |
|--|---|
| <p>5.2 section 50(1)— Requirement to vest land in a council or the Crown to be held as open space</p> | <p><i>Is this item applicable?</i> <input type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> [YES/NO]</p> <p><i>Are there attachments?</i> [YES/NO]</p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> |
|--|---|

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

5.4 section 55—Order to
remove or perform work

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of order:

Terms of order:

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

Amount payable (if any):

5.5 section 56—Notice to
complete development

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

5.6 section 57—Land management agreement

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of agreement:

Names of parties:

Terms of agreement:

5.7 section 60—Notice of intention by building owner

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

5.8 section 69—Emergency order

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer::

Nature of order:

Amount payable (if any):

5.9 section 71—Fire safety notice

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

5.10 section 84—Enforcement notice

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date notice given:

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

5.11 section 85(6), 85(10) or 106—Enforcement order

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

[Empty text box]

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

[Empty text box]

5.12 Part 11 Division - 2 Proceedings

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement? [YES/NO]

Are there attachments? [YES/NO]

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

[Empty text box]

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

[Empty text box]

6. Repealed Act conditions

6.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)

Note-

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

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement? [YES/NO]

Are there attachments? [YES/NO]

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

[Empty text box]

Nature of condition(s)

[Empty text box]

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 attachment 8

Date of Notice:03/11/2025

Amount of levy payable: \$ 0.00 (PAID \$149.75)

9. Fences Act 1975

9.1 section 5 – Notice of intention to perform fencing work

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice:

Name and address of person to whom notice was given or from whom notice was received:

Particulars of relevant boundary:

Kind of fence proposed to be constructed or nature of work proposed to be done to existing fence:

Cost or estimated cost of fence or work (as stated in the notice):

Amount sought by proponent from adjoining owner (as stated in the notice)

If there is a cross-notice under section 6, give details of—

(a) the proposals objected to:

(b) the counter proposals:

10. Fire & 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

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice:

Person or body who issued notice:

Requirements of notice (as stated therein):

Amount payable (if any):

13. Heritage Places Act 1993

13.1 section 14(2)(b)—
Registration of an object
of heritage significance

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement? [YES/NO]

Are there attachments? [YES/NO]

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

Date of registration:

Description and location of object registered:

13.2 section 17 or 18—
Provisional registration or
registration

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement? [YES/NO]

Are there attachments? [YES/NO]

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

Description of place registered:

Has the place been designated as a place of geological, palaeontological or speleological significance or archaeological significance? [YES/NO]

If YES give details

13.3 section 30—Stop order

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement? [YES/NO]

Are there attachments? [YES/NO]

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

Date of order:

Terms of order:

13.4 Part 6 – Heritage
Agreement

Is this item applicable?

Will this be discharged or satisfied prior to or at settlement? [YES/NO]

Are there attachments? [YES/NO]

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

Date of agreement:

Description of property subject to agreement:

Names of parties:

Terms of agreement:

[Empty text box]

13.5 section 38—"No development" order

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

[Empty text box]

Date of order:

Terms of order:

[Empty text box]

15. Housing Improvement Act 1940 (repealed)

15.1 section 23—Declaration that house is undesirable or unfit for human habitation

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

[Empty text box]

Date of declaration:

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

[Empty text box]

15.2 Part 7 (rent control for substandard houses)—Notice or declaration

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

[Empty text box]

Date of notice or declaration:

Those particulars required to be provided by the housing authority under section 60:

[Empty text box]

19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

CERTIFICATE OF LAND TAX Attachment 7

Date of notice, order or demand: 03/11/2025

Amount payable (as stated in the notice): \$ 459.70

20. Local Government Act 1934 (repealed)

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

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice, order etc

Time for carrying out requirements:

Amount payable (if any):

21. Local Government Act 1999

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

Is this item applicable?

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

NO

Are there attachments?

YES

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

Date of notice, order etc: 15/10/2025

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

Land subject thereto:

Nature of requirements contained in notice, order etc

Time for carrying out requirements:

Amount payable (if any): \$ 974.60

29. Planning, Development and Infrastructure Act 2016

29.1 Part 5- Planning and Design Code **Is this item applicable?**
[Note - Do not omit this item. The item and its heading must be included in the attachment even if not applicable.] **Will this be discharged or satisfied prior to or at settlement?** NO
Are there attachments? YES
If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):
 REFER PLAN S A CERTIFICATE Attachment 9

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

TITLE 6187/77
 ZONE GN GENERAL NEIGHBOURHOOD
 SUB ZONE NIL
 ZONE OVERLAYS See attachment 9

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 the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?

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

29.2 section 127— Condition (that continues to apply) of a development authorisation **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?** [YES/NO]
Are there attachments? [YES/NO]
If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):
 Date of authorisation:
 Name of relevant authority that granted authorisation:
 Condition(s) of authorisation:

29.3 section 139— Notice of proposed work and notice may require access **Is this item applicable?**
Will this be discharged or satisfied prior to or at settlement? [YES/NO]
Are there attachments? [YES/NO]
If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4 section 140—Notice requesting access

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice:

Name of person requesting access:

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

Activity or work to be carried out:

29.5 section 141—Order to remove or perform work

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of order:

Terms of order:

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

Amount payable (if any):

29.6 section 142—Notice to complete development

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7 section 155—
Emergency order

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

29.8 section 157—Fire
safety notice

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

29.9 section 192 or 193—
Land management
agreement

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of agreement:

Names of parties:

Terms of agreement:

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

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

29.12 Part 16 Division 1—
Proceedings

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13 section 213—
Enforcement notice

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

31 Public and Environmental Health Act 1987 (repealed)

31.1 Part 3—Notice

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

31.2 Public and Environmental
Health (Waste Control)
Regulations 2010 (or

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

1995) (revoked) Part 2—
Condition (that continues
to apply) of an approval

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

Date of approval:

Name of relevant authority that granted the approval:

Conditions of approval:

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

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of order:

Name of relevant authority giving order:

Requirements of order:

32 South Australian Public Health Act 2011

32.1 section 66 - Direction or
requirement to avert
spread of disease

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of direction or requirement:

Name of authority giving direction or making requirement:

Nature of direction or requirement:

32.2 section 92—Notice

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice:

Name of council or other relevant authority giving notice:

Requirements of notice:

32.3 South Australian Public
Health (Wastewater)

Is this item applicable?

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

[YES/NO]

Regulations 2013 Part 4—
Condition (that continues
to apply) of an approval

Are there attachments?

[YES/NO]

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

[Empty text box]

Date of approval:

Name of person or body that granted the approval:

[Empty text box]

Conditions(s) of approval:

[Empty text box]

34 Water Industry Act 2012

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

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):

S A WATER CERTIFICATE Attachment 6

Date of notice or order: 03/11/2025

Name of person or body who served notice or order:

S.A.WATER

Amount payable (if any) as specified in the notice or order: \$0.00

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

QUARTERLY RATES NOTICE

35 Water Resources Act 1997 (repealed)

35.1 section 18 -Condition (that remains in force) of a permit

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

[Empty text box]

Date of permit:

Name of relevant authority that granted permit:

[Empty text box]

Condition(s) of permit:

[Empty text box]

35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy

Is this item applicable?

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

[YES/NO]

Are there attachments?

[YES/NO]

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

[Empty text box]

Date of notice:

Amount of levy payable:

Schedule—Division 2—Other particulars

(section 7(1)(b))

Particulars of transactions in last 12 months



If the vendor, within 12 months before the date of the contract of sale—

- (a) obtained title to the land; or
- (b) obtained an option to purchase the land; or
- (c) entered into a contract to purchase the land (whether on the vendor's own behalf or on behalf of another),

the vendor must provide the following particulars of all transactions relating to the acquisition of the interest that occurred within that 12 month period:

- 1 The name and address of each party to the transaction and of each person in whom an interest vested as a result of the transaction:

- 2 The date and nature of each instrument registered on the certificate of title or, if no such instrument has been registered, the date and nature of each document forming the whole or part of a contract relating to the transaction:

- 3 Particulars of the consideration provided for the purposes of the transaction:

The above particulars must be provided for each transaction

Particulars of building indemnity insurance



Note—

Building indemnity insurance is not required for—

- (a) domestic building work for which approval under the *Development Act 1993* or the repealed *Building Act 1971* is or was not required; or
- (b) minor domestic building work (see section 3 of the *Building Work Contractors Act 1995*); or
- (c) domestic building work commenced before 1 May 1987; or
- (d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* applies under the *Building Work Contractors Regulations 2011*; or
- (e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act 1995* has been granted under section 45 of that Act.

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

SEE PLAN S A DATA EXTRACT ATTACHMENT 9 IF APPLICABLE

- 1 Name(s) of person(s) insured: KIN NYAP HO
- 2 Name of insurer: QBE
- 3 Limitations on the liability of the insurer: Not Available
- 4 Name of builder: CONSTRUCTION SERVICES PTY LTD
- 5 Builder's licence number: 8969
- 6 Date of issue of insurance: 17/01/2017
- 7 Description of insured building work: DWELLING

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act 1995* from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

[YES/NO]

If YES give details:

(a) Date of the exemption:

(b) Name of builder granted the exception:

(c) Licence number of builder granted the exemption:

(d) Details of building work to which the exemption applies:

(e) Details of conditions (if any) to which the exemption is subject:

Particulars relating to asbestos in workspaces:

1 In these particulars—

asbestos and **asbestos containing material** have the same meaning as in the *Work Health and Safety Regulations 2012*;

workplace has the same meaning as in the *Work Health and Safety Act 2012*.

2 Is there a workplace on the land?

[YES/NO]

3 If YES, is there an asbestos register for the workplace?

[YES/NO]

4 If YES, does that register record any asbestos or asbestos containing material at the workplace (or likely to be present at the workplace from time to time) and specify the location, type and condition of that asbestos or asbestos containing material?

[YES/NO]

5. If YES

(a) give details of the location type and condition of the asbestos or asbestos containing material:

(b) has a plan been prepared for the management of asbestos at the workplace?

[YES/NO]

If YES give details

(c) is any asbestos or asbestos containing material to be removed before settlement?

[YES/NO]

If YES give details

Note:-

1. A register is not required to be prepared for a workplace—
 - (a) if a register has already been prepared for the workplace; or
 - (b) if—
 - (i) the workplace is a building that was constructed after 31 December 2003; and
 - (ii) no asbestos has been identified at the workplace; and
 - (iii) no asbestos is likely to be present at the workplace from time to time.

See regulation 425 of the Work Health and Safety Regulations 2012.

2. A person with management or control of a workplace who plans to relinquish management or control must ensure (so far as is reasonably practicable) that the asbestos register is given to the person assuming management or control of the workplace.

See regulation 428 of the *Work Health and Safety Regulations 2012*.

Particulars relating to aluminium composite panels:



Has the vendor been notified that a building on the land has been identified, as part of a South Australian Building Cladding Audit initiated in 2017 and conducted by the former Department of Planning, Transport and Infrastructure in conjunction with the Metropolitan Fire Service, Country Fire Service and councils---

- (a) as having aluminium composite panels installed on the exterior of the building; and
- (b) as constituting a moderate, high or extreme risk as a result of that installation; and
- (c) as requiring remediation to reduce the risk to an acceptable level; and
- (d) as not having had the necessary remedial work performed or a determination made by the appropriate authority of the relevant council (within the meaning of section 157 of the *Planning, Development and Infrastructure Act 2016*) that no further action is required?

[YES/NO]

If YES give details of the following:

- 1 the actions required to remediate the risk (if known):
- 2 is the estimated cost of the remediation (if known)

ANNEXURES & ATTACHMENTS

The following documents are annexed hereto –

ANNEXURES & ATTACHMENTS

The following documents are annexed hereto -

Form R3

Annexure A - SA Power Networks Easement Notice

Annexure B - Taking of Underground Water Notice

ATTACHMENTS

- 1. CITY OF PAE COUNCIL GOVERNMENT INQUIRY CERTIFICATE - RATES
 - 1A. CITY OF PAECOUNCIL GOVERNMENT ENQUIRY
 - 1B. CITY OF PAE COUNCIL GOVERNMENT ENQUIRY - DECISION NOTIFICATIONS
- 2. Property Interest Report (PIR)
- 3. Copy of certificate(s) of title – Register Search
- 4. Title and Valuation
- 5. Historical Search
- 6. Certificate of Water and Sewer Charges & Encumbrance Information
- 7. Certificate of Land Tax Payable
- 8. Certificate of Emergency Services Levy Payable
- 9. PLAN S A CERTIFICATE

Acknowledgement of Receipt

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

Dated this _____ day of _____ 2025

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

Form R3 Buyers information notice_____

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

Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A

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 the Office of Consumer and Business Affairs recommends that you check the website:

www.ocba.sa.gov.au/Realestate/

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property
e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **cracking or salt damp**?
Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorines (now banned) or other **toxic** termiticides as 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? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport, etc that may result in the generation of noise or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

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

For more information on these matters visit:

www.ocba.sa.gov.au/consumeradvice/realestate

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

ANNEXURE 'A' (1 page)

Electricity Infrastructure - Building Restrictions and Statutory Easements

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 DMITRE for further details.

Statutory easements

Separate from the above 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 provide these 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 telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the Electricity Corporations (Restructuring and Disposal) Act 1999; section 48A of the Electricity Act 1996).

A statutory easement is not generally registered on the title for the land.

To avoid risking injury and damage, it is recommended that the location of underground services be confirmed by telephoning Dial-Before-You-Dig on 1100.

For further clarification on these matters, please contact SA Power Networks' Real Estate Branch on telephone 8404 5897 or 8404 5894.

ANNEXURE 'B' (1 page)

Natural Resources Management Act 2004

Water Resources Management - Taking of underground water

Under the provisions of the Natural Resources Management Act 2004, 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 contact the Department on the telephone number 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 Specifications for well construction, modification and abandonment in South Australia

Further information may be obtained by contacting the Department of Water, Land and Biodiversity Conservation, Level 1 Grenfell Centre, 25 Grenfell Street, Adelaide or on telephone 8463 6898

FORM 1

Final Audit Report

2025-11-06

| | |
|-----------------|--|
| Created: | 2025-11-06 |
| By: | Bruce Twelftree (brucetwelftree@gmail.com) |
| Status: | Signed |
| Transaction ID: | CBJCHBCAABAAGii5N3ap1i-9MrAqYdgM5hwqCyNHQHKe |

"FORM 1" History

-  Document created by Bruce Twelftree (brucetwelftree@gmail.com)
2025-11-06 - 1:58:39 AM GMT
-  Document emailed to KIN NYAP HO (brian.goodwoodfloors@gmail.com) for signature
2025-11-06 - 1:58:45 AM GMT
-  Email viewed by KIN NYAP HO (brian.goodwoodfloors@gmail.com)
2025-11-06 - 2:01:06 AM GMT
-  Document e-signed by KIN NYAP HO (brian.goodwoodfloors@gmail.com)
Signature Date: 2025-11-06 - 2:02:39 AM GMT - Time Source: server
-  Agreement completed.
2025-11-06 - 2:02:39 AM GMT

CERTIFICATE – COUNCIL CHARGES

Bruce Twelftree Conveyancing
Po Box 178
EDWARDSTOWN SA 5039

Certificate No: Cert114356
Date Issued: 06/11/2025
Valuer-Gen. No: 0601163059
Assessment No: 3075665

Property Owner(s): Mr Kin N Ho
Property Address: 15A Danby Avenue WINDSOR GARDENS SA 5087
Parcel(s) Description: Allotment 1 D 114970 CT Vol 6187 Folio 77

I certify that the charges set out below were due and payable at the date of the giving of this certificate.

| | |
|--|----------|
| Arrears (Rates/Fines/Interest/Costs) : | 0.00 |
| Current Year's Rates : | 1,293.40 |
| Less Council Rebate/Remission : | 0.00 |
| Less Government Remission : | 0.00 |
| Current Year's Fines/Interest : | 6.20 |
| Current Year's Adjustments : | 0.00 |
| Current Year's Other Charges : | 0.00 |
| Less Current Year's Payments : | (325.00) |
| Balance : | \$974.60 |

For adjustment purposes please note:

- 1. Works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)**
- 2. Please note that land that is not currently rateable may have pro-rata rates raised if ownership or usage changes**
- 3. Please note that land currently eligible for a Council Rebate or Remission may be subject to a pro-rata reduction in the amount granted if ownership or usage changes.**

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

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the fiscal year that the rates are declared. The current year's rates fall due on **2nd September 2025; 2nd December 2025; 2nd March 2026 and 2nd June 2026**. Fines and interest will be added as provided by the *Local Government Act 1999*, as amended.

If settlement occurs within three (3) calendar months from the date of this Certificate, you may request a free rate update from the Council's online portal and quoting the Assessment No. and the Certificate No. above. No verbal information will be provided by the Council as it is not a certificate for the purposes of Section 187 of the Local Government Act 1999.

Where settlement occurs three (3) calendar months or more from the date of this Certificate a new certificate is required.

Chief Executive Officer

Per



Bill Code: 18192
Ref: 3075665

CERTIFICATE – COUNCIL CHARGES

Bruce Twelftree Conveyancing
Po Box 178
EDWARDSTOWN SA 5039

Certificate No: Cert114356
Date Issued: 06/11/2025
Valuer-Gen. No: 0601163059
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Property Address: 15A Danby Avenue WINDSOR GARDENS SA 5087
Parcel(s) Description: Allotment 1 D 114970 CT Vol 6187 Folio 77

I certify that the charges set out below were due and payable at the date of the giving of this certificate.

| | |
|--|----------|
| Arrears (Rates/Fines/Interest/Costs) : | 0.00 |
| Current Year's Rates : | 1,293.40 |
| Less Council Rebate/Remission : | 0.00 |
| Less Government Remission : | 0.00 |
| Current Year's Fines/Interest : | 6.20 |
| Current Year's Adjustments : | 0.00 |
| Current Year's Other Charges : | 0.00 |
| Less Current Year's Payments : | (325.00) |
| Balance : | \$974.60 |

For adjustment purposes please note:

- 1. Works may be carried out, for which charges will be raised subsequent to this certificate. (See attached notice where applicable)**
- 2. Please note that land that is not currently rateable may have pro-rata rates raised if ownership or usage changes**
- 3. Please note that land currently eligible for a Council Rebate or Remission may be subject to a pro-rata reduction in the amount granted if ownership or usage changes.**

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

The rates are payable in four equal (or approximately equal) instalments payable in the months of September, December, March and June of the fiscal year that the rates are declared. The current year's rates fall due on **2nd September 2025; 2nd December 2025; 2nd March 2026 and 2nd June 2026**. Fines and interest will be added as provided by the *Local Government Act 1999*, as amended.

If settlement occurs within three (3) calendar months from the date of this Certificate, you may request a free rate update from the Council's online portal and quoting the Assessment No. and the Certificate No. above. No verbal information will be provided by the Council as it is not a certificate for the purposes of Section 187 of the Local Government Act 1999.

Where settlement occurs three (3) calendar months or more from the date of this Certificate a new certificate is required.

Chief Executive Officer

Per



Bill Code: 18192
Ref: 3075665

Provision of Prescribed Information

Section 12 Land and Business (Sale and Conveyancing) Act 1994

In response to your recent enquiry we advise as follows:

Certificate Number: Cert114356

Address: 15A Danby Avenue WINDSOR GARDENS SA 5087

Council Assessment Number: 3075665

| | Prescribed Encumbrance | Other Particulars | |
|----------|--|--|-----|
| 5 | Development Act 1993 (Repealed) | | |
| 5.1 | Section 42 - Condition (that continues to apply) of a development authorisation | Is this item applicable? Will this be discharged or satisfied prior to or at settlement? : NO Application ID: 040/0143/17 Application Description: Single storey detached dwelling Date of Authorisation: 24 Feb 17 Name of relevant authority that granted authorisation: City of Port Adelaide Enfield Application ID: 040/0143/17 Conditions of Authorisation: Refer Attached | YES |
| 5.2 | Section 50(1) - Requirement to vest land in a council or the Crown to be held as open space | | N/A |
| 5.3 | Section 50(2) - Agreement to vest land in a council or the Crown to be held as open space | | N/A |
| 5.4 | Section 55 - Order to remove or perform work | | N/A |
| 5.5 | Section 56 - Notice to complete development | | N/A |
| 5.6 | Section 57 - Land management agreement | | N/A |
| 5.8 | Section 69 - Emergency order | | N/A |
| 5.9 | Section 71 - Fire safety notice | | N/A |
| 5.10 | Section 84 - Enforcement notice | | N/A |
| 5.11 | Section 85(6), 85(10) or 106 - Enforcement order | | N/A |
| 5.13 | Part 11 Division 2 - Proceedings | | N/A |
| 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 1966</i> (repealed) | NO | N/A |

| | | | |
|-----------|--|---|-----|
| 10 | Fire and Emergency Services Act 2005 | | |
| 10.1 | Section 105F (or section 56 or 83 (repealed)) - Notice to action required concerning flammable materials on land | | N/A |
| | | | |
| 11 | Food Act 2001 | | |
| 11.1 | Section 44 - Improvement notice | | N/A |
| | | | |
| 11.2 | Section 46 - Prohibition order | | N/A |
| | | | |
| 15 | Housing Improvement Act 1940 (repealed) | | |
| 15.1 | Section 23 - Declaration that house is undesirable or unfit for human habitation | | N/A |
| | | | |
| 17 | Land Acquisition Act 1969 | | |
| 17.1 | Section 10 - Notice of intention to acquire | | N/A |
| | | | |
| 20 | Local Government Act 1934 (Repealed) | | |
| 20.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | | N/A |
| | | | |
| 21 | Local Government Act 1999 | | |
| 21.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | | N/A |
| | | | |
| 22 | Local Nuisance and Litter Control Act 2016 | | |
| 22.1 | Section 30 - Nuisance or litter abatement notice | | N/A |
| | | | |
| 29 | Planning, Development and Infrastructure 2016 | | |
| 29.1 | Part 5 - Planning and Design Code | <p>Title or other brief description of zone, subzone and overlay and which the land is situated (as shown in the planning and design code)</p> <p>Is the land situated in a designated State Heritage Area?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is the land designated as a place of local heritage value?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is there declared to be a significant tree or a stand of trees declared to be significant trees on the land?</p> <p><i>Please refer to attached document from Plan SA</i></p> <p>Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</p> <p><i>Please refer to your Property Interest Report</i></p> | |
| | | | |

| | | | |
|-----------|---|---|-----|
| 29.2 | Section 127 - Condition (that continues to apply) of a development authorisation | <i>Please refer to attached document from Plan SA</i> | N/A |
| 29.5 | Section 141 - Order to remove or perform work | | N/A |
| 29.6 | Section 142 - Notice to complete development | | N/A |
| 29.7 | Section 155 - Emergency order | | N/A |
| 29.8 | Section 157 - Fire safety notice | | N/A |
| 29.10 | Section 198(1) - requirements to vest land in a Council or the Crown to be held as open space | | N/A |
| 29.11 | Section 198(2) - Agreement to vest land in a Council or the Crown to be held as open space | | N/A |
| 29.12 | Part 16 Division 1 - Proceedings | | N/A |
| 29.13 | Section 213 - Enforcement Notice | | N/A |
| 29.14 | Section 214(6), 214(10) or 222 - Enforcement Order | | N/A |
| 31 | Public and Environmental Health Act 1987 (Repealed) | | |
| 31.1 | Part 3 - Notice | | N/A |
| 31.2 | <i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval</i> | | N/A |
| 31.3 | <i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)</i> | | N/A |
| 32 | South Australian Public Health Act 2011 | | |
| 32.2 | Section 92 - Notice | | N/A |
| 32.3 | <i>South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval</i> | | N/A |
| 36 | Other Charges | | |
| | Charge of any kind affecting the land (not included in another item) | Refer to " CERTIFICATE – COUNCIL CHARGES " on page 1 of this document. | ** |

Schedule—Division 2—Other particulars (section 7(1)(b))

Particulars of building indemnity insurance

Note: Building indemnity insurance is not required for -

- a) domestic building work for which approval under the *Planning, Development and Infrastructure Act* 2016, the repealed *Development Act* 1993 or the repealed *Building Act* 1971 is or was not required; or
- b) minor domestic building work (see section 3 of the *Building Work Contractors Act* 1995); or
- c) domestic building work commenced before 1 May 1987; or
- d) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act* 1995 applies under the *Building Work Contractors Regulations* 2011; or
- e) building work in respect of which an exemption from the application of Division 3 of Part 5 of the *Building Work Contractors Act* 1995 has been granted under section 45 of that Act.

Application No: 040/0143/17

1. Building indemnity insurance is required: Yes
2. Name of persons insured: Kin Nyap Ho
3. Name of insurer: QBE
4. Limitations on the liability of the insurer: Refer to Policy
5. Name of the builder: Construction Services Pty Ltd
6. Builders licence number: 8969
7. Description of insured building work: Dwelling
8. Date of issue of insurance: 17 Jan 17

Exemption from holding insurance:

If particulars of insurance are not given, has an exemption been granted under section 45 of the *Building Work Contractors Act* 1995 from the requirement to hold an insurance policy in accordance with Division 3 of Part 5 of that Act?

No

1. Date of the exemption: N/A
2. Name of builder granted the exemption: N/A
3. Licence number of builder granted the exemption: N/A
4. Details of building work for which the exemption applies: N/A
5. Details of conditions for which the exemption is subject: N/A

6 - Further information held by councils

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

- a) commercial or industrial activity at the land; or
- b) a change in the use of the land or part of the land (within the meaning of the *Planning, Development Act 1993*) or the *Planning, Development and Infrastructure Act 2016*?

No

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

Refer to the repealed *Development Act 1993* Section of this document particularly Part 3 Development Plan, Section 42 – Condition (that continues to apply) of a development authorisation and Repealed Act conditions listed in this document.

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.

Signed for or on behalf of the agent:.....

REPLY

I certify that the information and particulars provided above apply at the date of the reply of this inquiry.

Signed for and on behalf of the Chief Executive Officer:

Date: 06.11.2025



Decision Notification Form

Development Act 1993, Schedule 11



CITY OF
Port Adelaide Enfield

Development Application Number: 040/0143/17
Development Application Date: 27/01/2017
Registered on: 30/01/2017

To: Construction Services Australia Pty Ltd
25 North Tce
HACKNEY SA 5069

on behalf of the owner:

Mr S Papastergos
11 Thistle Ave
KLEMZIG SA 5087

| | |
|---|---|
| Location of Proposed Development | 15 Danby Ave WINDSOR GARDENS SA 5087 Allotment 76 D 6920 CT Vol 5624 Folio 175 |
| Nature of Proposed Development | Single storey detached dwelling |
| Building Classification Assigned | 1a & 10a |

In respect of this proposed development you are informed that:

| Nature of Decision | Decision | No. of Conditions | Date of Decision |
|---------------------------------|----------------------------------|-------------------|------------------|
| Development Plan Consent | Granted | 3 | 07/02/2017 |
| Building Rules Consent | Granted (Privately Certified) | NIL | 13/02/2017 |
| Development Approval | Granted | 3 | 24/02/2017 |

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

The development must lawfully commence by substantial work on the site of the development within 12 months from the date of Development Approval and be completed within 3 years from the date of Development Approval.

A handwritten signature in black ink, appearing to be 'Philip Mellors'.

Signed
24/02/2017

- Philip Mellors
Building Assessment and Compliance Team Leader
- Sheets Attached

CONDITIONS & NOTES OF DEVELOPMENT APPROVAL

Development Plan Consent Conditions

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application 040/0143/17 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.
2. The finished floor level(s) of the proposed building(s) or structure(s) shall be constructed as per the herein approved plans.
3. All stormwater from the proposed development and associated paved areas shall be captured, stored, re-used or disposed of in a manner and with materials to the reasonable satisfaction of Council, such that it provides for orderly, sustainable and legal stormwater management, and does not result in the entry of water into, or affect the stability of a building and/or adjoining land. Any such stormwater management system shall be connected prior to the completion of the development.

Development Plan Consent Notes

- This application involves development located on the boundary or within close proximity to the boundary of the allotment. The applicant must ensure that the development is undertaken entirely on the subject land and that no part of the structure approved, including the guttering, encroaches any property boundary. To ensure that the proposed development is constructed within the allotment and at the approved set back, it is recommended that a site survey be undertaken to confirm the location of the relevant boundaries.
- The granting of this consent does not remove the need for the applicant to obtain all other consents that may be required by other statutes or regulations. The applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.
- The applicant is advised that any works (stormwater connections, driveways, etc) undertaken on Council owned land will require the approval of Council's Technical Services Department, prior to any works being undertaken. Further information may be obtained from the Technical Services Department on telephone 8405 6600.
- The *Environment Protection (Water Quality) Policy 2015* requires any person who is undertaking an activity, or is an occupier of land to take all reasonable and practicable measures to avoid the discharge or deposit of waste from that activity or land into any waters or onto land in a place from which it is likely to enter any waters (including the stormwater system).

The policy also defines offences that can result in on-the spot fines or legal proceedings. The following information is provided to assist you to comply with this legislation:

- (1) Building and construction must follow sediment control principles outlined in the *"Stormwater Pollution Prevention - Code of Practice for the Building and Construction Industry* (EPA, 1999). Specifically, the applicant must ensure:
 - During construction no sediment should leave the building and construction site. Appropriate exclusion devices must be installed at entry points to stormwater systems and waterways.

ATTACHMENTS

040/0143/17

- A stabilised entry/exit point should be constructed to minimise the tracking of sand, soil and clay off site. However, should tracking occur, regular clean-ups are advised.
- (2) Litter from construction sites is an environmental concern. All efforts should be made to keep all litter on site. The applicant should ensure that bins with securely fitted lids, capable of receiving all waste from building and construction activities, are placed on site.
- (3) All building and construction wastewaters are listed pollutants under the *Environment Protection (Water Quality) Policy 2015* and as such must be contained on site.

It is important that you familiarise yourself with the terms of the Policy and ensure that all contractors engaged by you are aware of the obligations arising under it. For further information please contact the Environment Protection Authority on telephone 8204 2004.

Building Rules Consent Conditions & Notes

Refer to Private Certification by KBS Consultants, Reference Number 20160649 dated 13 February 2017.



Philip Mellors
Building Assessment and Compliance Team Leader
24/02/2017



Port Adelaide Enfield

Schedule 19A
Statement of Compliance
Development Act 1993
Development Regulations – Regulation 83AB

Pursuant to Section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

| | |
|-------------------------------------|--|
| Applicant | Construction Services Australia Pty Ltd 25 North Tce HACKNEY SA 5069 |
| Site Address | 15 Danby Ave WINDSOR GARDENS SA 5087 |
| Description of Building Work | Single storey detached dwelling |
| Building Classification | 1 10a |
| Development No. | 040/0143/17 |
| Development Approval Date | 24/02/2017 |

This statement must be accompanied by any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 2008

Part A - Builder's Statement

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier.

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority.*
3. All requirements under Regulation 76(3) of the Development Regulations 2008 relating to essential safety provisions have been satisfied.*
4. All notifications required under Section 59 of the Development Act 1993 have been given in accordance with that Act and the requirements of the Development Regulations 2008.*

**Strike out any item that is not relevant*



Port Adelaide Enfield

Schedule 19A Statement of Compliance

Name: _____ Signed: _____

Status: _____ Licence No. _____ Date _____

Address _____ Contact Phone No. _____

Part B – Owner’s Statement

This part of the statement must be signed by the owner of the relevant land, or by someone acting on his or her behalf

I certify the following:

1. The documents (including all contract documents, amendments, attachments, instructions, annotations, variations and clarifying correspondence) issued for the purposes of the building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building work, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority) are consistent with the relevant development approval issued on _____ (date to be inserted)
2. Any conditions of approval relating to the building work have been satisfied.

Name: _____ Signed: _____

Address: _____ Contact Phone No: _____

Date: _____

ATTACHMENTS

040/0143/17



CITY OF

Port Adelaide Enfield

Building Inspection Notification

Pursuant to Section 59 of the Development Act, 1993 the City of Port Adelaide Enfield requires a licensed building work contractor who is proposing to undertake the work or who is in charge of carrying out the work, or if there is no such licensed building work contractor, the building owner to provide the Council one business day's notice of the following.

* Circle the relevant stage of notification.

- a) **Commencement** of building work upon site;
- b) **Completion** of structural steel reinforcement for concrete footings or other floors prior to concrete pour;
- c) **Completion** of wall, floor or roof framing prior to installation of linings;
- d) **Completion** of all roof framing forming part of the building work prior to the installation of the roof covering (including top and bottom chord restraints, bracing and tie-downs);
- e) **Completion** of any fire walls, fire rated separation or smoke barriers, prior to the installation of linings or other building components rendering inspection not possible;
- f) **Completion** of building work;

In relation to verandahs or carports attached to the roof framing of a building:

- g) **Completion** of the installation all roof framing fixings and connections to the existing building used to support the attached structure.

In relation to swimming pools

- h) **Completion** of safety barriers (prior to the swimming pool being filled with water):

On notifying Council, please provide the following details:

| | | | |
|------------------------------------|--------------------------------------|---------------|--|
| Site Address: | 15 Danby Ave WINDSOR GARDENS SA 5087 | | |
| Contact Person: | | | |
| Phone: | | Email: | |
| Development Application No. | 040/0143/17 | | |
| Date ready for Inspection: | | | |

Please notify Council either by telephone, online, email or post.

Community Development – Building Section
City of Port Adelaide Enfield
PO Box 110
PORT ADELAIDE SA 5015

Telephone: (08) 8405 6756
Online: <https://ecouncil.portenf.sa.gov.au> and click Planning and Building
Email: customer.service@portenf.sa.gov.au

SECTION 93(1)(B) NOTIFICATION

TO: City of Pt Adelaide Enfield
163 St Vincent Street
PORT ADELAIDE SA 5015

Pursuant to section 93(1)(b) of the Development Act 1993 you are advised that Building Rules Consent has been granted to the proposed development work.

The following attachments are for your attention:

- A copy of the **Decision Notification forms**
- A copy of the Building Indemnity Insurance Certificate
- A receipt of payment for Industry Training Levy
- Two copies of the documentation endorsed including the relevant – architectural drawings, engineers reports and documentation, specifications, energy efficiency report, framing plans and truss calculations

CERTIFICATE OF CONSISTENCY (SCHEDULE 22A)

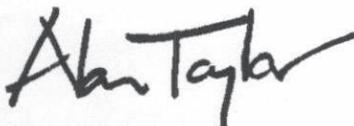
I verify that I have examined carefully a copy of the development plan consent (including any conditions and notes) described below, together with a copy of the plans approved and endorsed pursuant to Regulation 42(4) of the *Development Regulations 2008* for that consent.

The plans and supporting documentation submitted for building rules consent have been assessed for compliance with the Building Rules, while the development plan consent plans have been reviewed to ensure that all buildings and structures included in the building rules assessment are consistent with the development plan consent.

I hereby certify in accordance with regulation 92(2)(e) of the *Development Regulations 2008* that the building rules consent issued on **13 Feb 2017** for **Single storey detached dwelling at Lot 76 (No 15) Danby Ave, Windsor Gardens** is consistent with the following development authorisation (including any conditions and notes) giving development plan consent **Dev. No. 040/0143/17** issued by **City of Pt Adelaide Enfield** subject only to the variations specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of section 93(2) of the *Development Act 1993*, which are necessary for compliance with the Building Rules or any other legislation specified therein.

Table of variations to meet regulatory requirements—pursuant to section 93(2) of the *Development Act 1993*

| Item | Legislation/Regulation/Code | Reason for variation |
|------|-----------------------------|----------------------|
| NIL | | |



Alan Taylor PC020
Registered Private Certifier

13 Feb 2017



DECISION NOTIFICATION FORM

For Development Application

Development Number 040/0143/17

Registered 24 Jan 2017

KBS Job Number 20160649

To: **Construction Services Australia
25 North Terrace
HACKNEY SA 5069**

Location of Proposed Development

Lot 76 (No 15) Danby Ave, Windsor Gardens

Nature of Proposed Development

Single storey detached dwelling

In respect of this proposed development you are informed that:

| Nature of Decision | Consent Granted | No. of Conditions |
|-----------------------------|--------------------|-------------------|
| Development Plan Consent | — | — |
| Building Rules Consent | 13 Feb 2017 | Nil |
| DEVELOPMENT APPROVAL | — | See Notes |

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

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

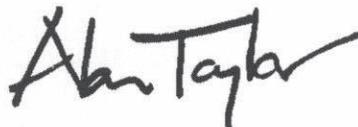
No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification Form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: 13 Feb 2017

Sheets Attached

Signed:

Private Certifier



Alan Taylor PC020



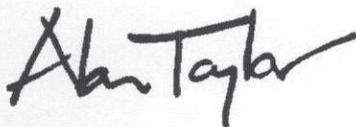
BUILDING RULES CONSENT CONDITIONS AND NOTES

Proposed Building Work Single storey detached dwelling
Site Address Lot 76 (No 15) Danby Ave, Windsor Gardens
Applicant Construction Services Australia
Classification 1A Dwelling & 10A Garage, Porch, Alfresco

Conditions **NIL**

Notes

- If an excavation penetrates a plane inclined downwards at a slope of 1 vertical to 2 horizontal from a point 600mm below the surface at the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- If fill exceeds 200mm within 600mm of the boundary the owner must notify the adjoining owner in accordance with Section 60 of the Development Act.
- Brush fences are not permitted within 3 metres of a Class 1 (dwelling) building unless there is an appropriate level of protection (1 hour fire rating – 60/60/60 FRL) in accordance with the Minister's Specification SA76C.
- All stormwater must be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create insanitary conditions. It is recommended where possible to drain stormwater from the building and paved areas to the street watertable.
- The Building Rules requires the installation of a smoke alarm. Where there more than one smoke alarm they shall be interconnected. Appropriate maintenance is important. You should test for audible alarm 3 monthly and replace the battery when necessary.
- During the period that the development is being undertaken care should be taken to ensure all paper, plastic, rubbish and other waste material associated with the building work is secured and contained within the subject land.
- A copy of the completed **Statement of Compliance, Parts A & B** for the building work must be provided to KBS Consultants within 10 business days after a notice of completion with respect to the building work is given.
- This assessment is for compliance with the requirements of the Building Rules as defined in the Development Act (and Regulations), and does not imply compliance with any other Act or Regulation. Building work cannot commence until the development is approved under the Act.



Alan Taylor PC020
Registered Private Certifier
Date of Decision: 13 Feb 2017



Property Interest Report

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

| | | |
|------------------------|--|---------------------------|
| Title Reference | CT 6187/77 | Reference No. 2726361 |
| Registered Proprietors | K N*HO | Prepared 01/11/2025 07:29 |
| Address of Property | 15A DANBY AVENUE, WINDSOR GARDENS, SA 5087 | |
| Local Govt. Authority | CITY OF PORT ADELAIDE ENFIELD | |
| Local Govt. Address | PO BOX 110 PORT ADELAIDE SA 5015 | |

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) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i> | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title also Contact the Local Government Authority for other details that might apply |
|-----|--|---|

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

- | | | |
|-------|---|---|
| 18.1 | section 72 - Notice to pay levy in respect of costs of regional landscape board | The regional landscape board has no record of any notice affecting this title |
| 18.2 | section 78 - Notice to pay levy in respect of right to take water or taking of water | DEW has no record of any notice affecting this title |
| 18.3 | section 99 - Notice to prepare an action plan for compliance with general statutory duty | The regional landscape board has no record of any notice affecting this title |
| 18.4 | section 107 - Notice to rectify effects of unauthorised activity | The regional landscape board has no record of any notice affecting this title 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 | A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au |
|------|---|---|

20. **Local Government Act 1934 (repealed)**

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

21. **Local Government Act 1999**

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

22. **Local Nuisance and Litter Control Act 2016**

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

23. **Metropolitan Adelaide Road Widening Plan Act 1972**

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

24. **Mining Act 1971**

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

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

25. *Native Vegetation Act 1991*

25.1 Part 4 Division 1 - Heritage agreement DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

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

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

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

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

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act The regional landscape board has no record of any authorisation affecting this title

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

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

28. ***Phylloxera and Grape Industry Act 1995***

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

29. ***Planning, Development and Infrastructure Act 2016***

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

32. *South Australian Public Health Act 2011*

- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. **Other charges**

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

Other Particulars

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

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

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 6187 Folio 77

Parent Title(s) CT 5624/175
Creating Dealing(s) RTU 12671294
Title Issued 16/02/2017 **Edition** 4 **Edition Issued** 30/07/2025

Estate Type

FEE SIMPLE

Registered Proprietor

KIN NYAP HO
OF 6 RAYMEL CRESCENT CAMPBELLTOWN SA 5074

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 114970
IN THE AREA NAMED WINDSOR GARDENS
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

| Dealing Number | Description |
|----------------|--|
| 14580143 | MORTGAGE TO MACQUARIE BANK LTD. (ACN: 008 583 542) |

Notations

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

Certificate of Title

Title Reference CT 6187/77
Status CURRENT
Easement NO
Owner Number 13715312
Address for Notices 27 GORGE RD PARADISE, SA 5075
Area 306m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

KIN NYAP HO
OF 6 RAYMEL CRESCENT CAMPBELLTOWN SA 5074

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 114970
IN THE AREA NAMED WINDSOR GARDENS
HUNDRED OF YATALA

Last Sale Details

Dealing Reference TRANSFER (T) 12685299
Dealing Date 23/02/2017
Sale Price \$224,000
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

| Dealing Type | Dealing Number | Beneficiary |
|--------------|----------------|--|
| MORTGAGE | 14580143 | MACQUARIE BANK LTD. (ACN: 008 583 542) |

Stoppers

NIL

Valuation Numbers

| Valuation Number | Status | Property Location Address |
|------------------|---------|--|
| 0601163059 | CURRENT | 15A DANBY AVENUE, WINDSOR GARDENS, SA 5087 |

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

| | |
|-------------------------------------|--|
| Valuation Number | 0601163059 |
| Type | Site & Capital Value |
| Date of Valuation | 01/01/2025 |
| Status | CURRENT |
| Operative From | 01/07/2017 |
| Property Location | 15A DANBY AVENUE, WINDSOR GARDENS, SA 5087 |
| Local Government | PORT ADELAIDE ENFIELD |
| Owner Names | KIN NYAP HO |
| Owner Number | 13715312 |
| Address for Notices | 27 GORGE RD PARADISE, SA 5075 |
| Zone / Subzone | GN - General Neighbourhood |
| Water Available | Yes |
| Sewer Available | Yes |
| Land Use | 1100 - House |
| Description | 5H G |
| Local Government Description | Residential |

Parcels

| Plan/Parcel | Title Reference(s) |
|---------------------|--------------------|
| D114970 ALLOTMENT 1 | CT 6187/77 |

Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Current | \$390,000 | \$740,000 | | | |
| Previous | \$335,000 | \$640,000 | | | |

Building Details

| | |
|-----------------------------|-----------------|
| Valuation Number | 0601163059 |
| Building Style | Conventional |
| Year Built | 2018 |
| Building Condition | Very Good |
| Wall Construction | Rendered |
| Roof Construction | Galvanised Iron |
| Equivalent Main Area | 135 sqm |
| Number of Main Rooms | 5 |

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

Certificate of Title

Title Reference: CT 6187/77
Status: CURRENT
Parent Title(s): CT 5624/175
Dealing(s) Creating Title: RTU 12671294
Title Issued: 16/02/2017
Edition: 4

Dealings

| Lodgement Date | Completion Date | Dealing Number | Dealing Type | Dealing Status | Details |
|----------------|-----------------|----------------|-----------------------|----------------|---|
| 25/07/2025 | 30/07/2025 | 14580143 | MORTGAGE | REGISTERED | MACQUARIE BANK LTD. (ACN: 008 583 542) |
| 25/07/2025 | 30/07/2025 | 14580142 | DISCHARGE OF MORTGAGE | REGISTERED | 13623815 |
| 29/09/2021 | 05/10/2021 | 13623815 | MORTGAGE | REGISTERED | PERPETUAL CORPORATE TRUST LTD. (ACN: 000 341 533) |
| 29/09/2021 | 05/10/2021 | 13623814 | DISCHARGE OF MORTGAGE | REGISTERED | 12685300 |
| 23/02/2017 | 09/03/2017 | 12685300 | MORTGAGE | REGISTERED | WESTPAC BANKING CORPORATION (ACN: 007 457 141) |
| 23/02/2017 | 09/03/2017 | 12685299 | TRANSFER | REGISTERED | KIN NYAP HO |
| 23/02/2017 | 09/03/2017 | 12685298 | DISCHARGE OF MORTGAGE | REGISTERED | 12580856 |
| 10/08/2016 | 06/09/2016 | 12580856 | MORTGAGE | REGISTERED | AFSH NOMINEES PTY. LTD. (ACN: 143 937 437) |

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: Water & Sewer Account
K N HO Acct. No.: 06 01163 05 9 Amount: _____

Address:
15A DANBY AV WINDSOR GARDENS
LT1 D114970

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 0601163059



Bill code: 8888
Ref: 0601163059

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: 0601163059



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: 2726361

DATE OF ISSUE

03/11/2025

BRUCE TWELFTREE
POST OFFICE BOX 178
EDWARDSTOWN SA 5039

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

K N HO

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

15A DANBY AV / WINDSOR GARDENS SA 5087 / LT 1 D114970

ASSESSMENT NUMBER

0601163059

TITLE REF.

(A "+" indicates multiple titles)

CT 6187/77

TAXABLE SITE VALUE

\$390,000.00

AREA

0.0306 HA

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

| | | | | | |
|-------------------------|----|---------------|-----------------------|----|------|
| CURRENT TAX | \$ | 459.77 | SINGLE HOLDING | \$ | 0.00 |
| - DEDUCTIONS | \$ | 0.00 | | | |
| + ARREARS | \$ | 0.00 | | | |
| - PAYMENTS | \$ | 0.07 | | | |
| = AMOUNT PAYABLE | \$ | 459.70 | | | |

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

01/02/2026



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

OWNERSHIP NUMBER

13715312

OWNERSHIP NAME

K N HO

AGENT NUMBER

100029783

ASSESSMENT NUMBER

0601163059

AGENT NAME

BRUCE TWELFTREE

AMOUNT PAYABLE

\$459.70

PAYABLE ON OR BEFORE

01/02/2026

+70105742210012>

+000927+

<0550384671>

<0000045970>

+444+

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: 7010574221</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 © Registered to BPAY Pty Ltd ABN 69 079 137 518</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.



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: 2726361

BRUCE TWELFTREE
POST OFFICE BOX 178
EDWARDSTOWN SA 5039

DATE OF ISSUE

03/11/2025

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

| | | | | |
|---|---|----------------------|----------------------|--------------------------|
| OWNERSHIP NUMBER | OWNERSHIP NAME | | | |
| 13715312 | K N HO | | | |
| PROPERTY DESCRIPTION | | | | |
| 15A DANBY AV / WINDSOR GARDENS SA 5087 / LT 1 D114970 | | | | |
| ASSESSMENT NUMBER | TITLE REF. <small>(A "+" indicates multiple titles)</small> | CAPITAL VALUE | AREA / FACTOR | LAND USE / FACTOR |
| 0601163059 | CT 6187/77 | \$740,000.00 | R4 1.000 | RE 0.400 |
| LEVY DETAILS: | | | | |
| | FIXED CHARGE | \$ | 50.00 | |
| | + VARIABLE CHARGE | \$ | 250.40 | |
| FINANCIAL YEAR | - REMISSION | \$ | 150.65 | |
| 2025-2026 | - CONCESSION | \$ | 0.00 | |
| | + ARREARS / - PAYMENTS | \$ | -149.75 | |
| | = AMOUNT PAYABLE | \$ | 0.00 | |

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

EXPIRY DATE 01/02/2026



Government of South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



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: 7010574312</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 © Registered to BPAY Pty Ltd ABN 69 079 137 518</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:</p> <p>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.

Data Extract for Section 7 search purposes

Valuation ID 0601163059

Data Extract Date: 06/11/2025

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: D114970 AL1

Certificate Title: CT6187/77

Property Address: 15A DANBY AV WINDSOR GARDENS SA 5087

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

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

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

Affordable Housing

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

Hazards (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.

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

N/A

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