

# Form 1 - Vendor's statement

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

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Schedule

## Preliminary

### To the purchaser:

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

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

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

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

### Instructions to the vendor for completing this statement:

☐

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

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

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

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:

Nima Gorjian Jolfaei

Address:

13 Mills Street

South Brighton SA 5048

4 Vendor's registered agent:

Steve Krause

Address:

74 Brighton Road

Glenelg East SA 5045

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]*

Certificate of title - Volume: 6097 Folio: 581

13 Mills Street, South Brighton SA 5048

Allotment 703 Deposited Plan 89765

In the Area named South Brighton

Hundred of Noarlunga

## 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:  

74 Brighton Road, Glenelg East SA 5045

  
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:

steve@magain.com.au

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

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

74 Brighton Road Glenelg East SA 5045

being ☒ the agent's address for service under the Land Agents Act 1994

☐ an address nominated by the agent to you for the purpose of service of the notice

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

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

#### 5 - Effect of service

If you serve such 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.

If you wish to proceed with the purchase -

- ### Part C - Statement with respect to required particulars

**To the purchaser:**

of 13 Mills Street

South Brighton SA 5048

Date: \_\_\_\_\_

Signed \_\_\_\_\_

Date: \_\_\_\_\_  
Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Signed \_\_\_\_\_

Date: \_\_\_\_\_  
Signed: \_\_\_\_\_

(section 9)

I, Steve Krause

Exceptions:

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

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

**Note -**

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

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

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

# Table of particulars

## Column 1

## Column 2

## Column 3

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

[If an item is not applicable, ensure that the box for the item is empty or else strike out the item or write "NOT APPLICABLE" or "N/A" in column 1.

Alternatively, the item and any inapplicable heading may be omitted, **but not** in the case of-

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

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

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

(d) the heading "29. Planning, Development and Infrastructure Act 2016" and items 29.1 and 29.2, which must be retained as part of this statement whether applicable or not.]

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

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

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

## 1. General

### 1.1 Mortgage of land

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

**Is this item applicable?**

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

**Are there attachments?**

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

Certificate of Title Volume: 6097 Folio: 581

**Number of mortgage (if registered):**

14362970

**Name of mortgagee:**

Commonwealth Bank of Australia (ACN: 123 123 124)



Yes

Yes

## 1.2 Easement

(whether over the land or annexed to the land)

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

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

**Is this item applicable?**

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

**Are there attachments?**

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

Property Interest Report

Description of land subject to easement:

Portion of the land in Certificate of title - Volume: 6097 Folio: 581  
13 Mills Street, South Brighton SA 5048

Nature of easement:

Statutory Easement to SA Power Networks (including those related to gas, water and sewage) may exist

Are you aware of any encroachment on the easement?

No

If YES, give details:

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

If YES, give details:



No

Yes

## 1.3 Restrictive covenant

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

**Is this item applicable?**

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

**Are there attachments?**

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

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

Does the restrictive covenant affect the whole of the land being acquired?

If NO, give details:

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



**14** Lease, agreement for lease, tenancy agreement or licence

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

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

**Is this item applicable?**

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

**Are there attachments?**

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

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

\$  per  (period)

Is the lease, agreement for lease etc in writing?

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

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

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

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



5. Development Act 1993 (repealed)

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

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

Is this item applicable?

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

Are there attachments?

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

Council Search, Development Approval: 110/00889/02, 110/00322/09, 110/00218/12 and 110/00502/14

Condition(s) of authorisation:

Development Approval: 110/00889/02  
Development Description: Removal of a significant street tree  
Date of Decision: 21 Jan 2003  
Development Approval: 110/00322/09  
Development Description: Torrens title land division (create three allotments from one)  
Date of Decision: 25 Aug 2009  
Development Approval: 110/00218/12  
Development Description: Demolition of single storey detached dwelling and associated outbuildings  
Date of Decision: 24 Apr 2012  
Development Approval: 110/00502/14  
Development Description: Single storey dwelling with garage located along western boundary  
Date of Decision: 16 Oct 2014



No

Yes

|                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                  |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>5.2</b> section 50(1) Requirement to vest land in a council or the Crown to be held as open space | <b>Is this item applicable?</b><br><input type="checkbox"/>                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
|                                                                                                      | <b>Will this be discharged or satisfied prior to or at settlement?</b><br><input type="checkbox"/>                                                                                                                                                                                                                                                                                      |                                                                                  |
|                                                                                                      | <b>Are there attachments?</b><br>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br><input type="text"/><br>Date requirement given:<br><input type="text"/><br>Name of body giving requirement:<br><input type="text"/><br>Nature of requirement:<br><input type="text"/><br>Contribution payable (if any):<br>\$ <input type="text"/> |                                                                                  |

|                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                  |                                                                                  |
|----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>5.3</b> section 50(2) Agreement to vest land in a council or the Crown to be held as open space | <b>Is this item applicable?</b><br><input type="checkbox"/>                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
|                                                                                                    | <b>Will this be discharged or satisfied prior to or at settlement?</b><br><input type="checkbox"/>                                                                                                                                                                                                                                                               |                                                                                  |
|                                                                                                    | <b>Are there attachments?</b><br>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br><input type="text"/><br>Date of agreement:<br><input type="text"/><br>Names of parties:<br><input type="text"/><br>Terms of agreement:<br><input type="text"/><br>Contribution payable (if any):<br>\$ <input type="text"/> |                                                                                  |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>5.4</b> section 55 Order to remove or perform work | <b>Is this item applicable?</b><br><input type="checkbox"/>                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
|                                                       | <b>Will this be discharged or satisfied prior to or at settlement?</b><br><input type="checkbox"/>                                                                                                                                                                                                                                                                                  |                                                                                  |
|                                                       | <b>Are there attachments?</b><br>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):<br><input type="text"/><br>Date of order:<br><input type="text"/><br>Terms of order:<br><input type="text"/><br>Building work (if any) required to be carried out:<br><input type="text"/><br>Amount payable (if any):<br>\$ <input type="text"/> |                                                                                  |

|                                                        |                                                                                                                                                                                                                                  |                                                                                  |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>5.5</b> section 56 - Notice to complete development | <b>Is this item applicable?</b><br>Will this be discharged or satisfied prior to or at settlement?<br>Are there attachments?<br>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
|                                                        | <input type="text"/>                                                                                                                                                                                                             |                                                                                  |
|                                                        | Date of notice:                                                                                                                                                                                                                  | <input type="text"/>                                                             |
|                                                        | Requirements of notice:                                                                                                                                                                                                          | <input type="text"/>                                                             |
|                                                        | Building work (if any) required to be carried out:                                                                                                                                                                               | <input type="text"/>                                                             |
|                                                        | Amount payable (if any):                                                                                                                                                                                                         | <input type="text"/>                                                             |
|                                                        | \$                                                                                                                                                                                                                               | <input type="text"/>                                                             |
|                                                        |                                                                                                                                                                                                                                  |                                                                                  |
|                                                        |                                                                                                                                                                                                                                  |                                                                                  |
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|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>5.6</b> section 57 - Land management agreement | <b>Is this item applicable?</b><br>Will this be discharged or satisfied prior to or at settlement?<br>Are there attachments?<br>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
|                                                   | <input type="text"/>                                                                                                                                                                                                             |                                                                                  |
|                                                   | Date of agreement:                                                                                                                                                                                                               | <input type="text"/>                                                             |
|                                                   | Names of parties:                                                                                                                                                                                                                | <input type="text"/>                                                             |
|                                                   | <input type="text"/>                                                                                                                                                                                                             |                                                                                  |
|                                                   | Terms of agreement:                                                                                                                                                                                                              | <input type="text"/>                                                             |
|                                                   |                                                                                                                                                                                                                                  |                                                                                  |
|                                                   |                                                                                                                                                                                                                                  |                                                                                  |
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|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>5.7</b> section 60 - Notice of intention by building owner | <b>Is this item applicable?</b><br>Will this be discharged or satisfied prior to or at settlement?<br>Are there attachments?<br>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
|                                                               | <input type="text"/>                                                                                                                                                                                                             |                                                                                  |
|                                                               | Date of notice:                                                                                                                                                                                                                  | <input type="text"/>                                                             |
|                                                               | Building work proposed (as stated in the notice):                                                                                                                                                                                | <input type="text"/>                                                             |
|                                                               | <input type="text"/>                                                                                                                                                                                                             |                                                                                  |
|                                                               | Other building work as required pursuant to the Act:                                                                                                                                                                             | <input type="text"/>                                                             |
|                                                               |                                                                                                                                                                                                                                  |                                                                                  |
|                                                               |                                                                                                                                                                                                                                  |                                                                                  |
|                                                               |                                                                                                                                                                                                                                  |                                                                                  |
|                                                               |                                                                                                                                                                                                                                  |                                                                                  |

**5.8** section 69 - Emergency order

*Is this item applicable?*

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

*Are there attachments?*

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

**5.9** section 71 - Fire safety notice

*Is this item applicable?*

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

*Are there attachments?*

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

Date of notice:

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any):

**5.10** section 84 - Enforcement notice

*Is this item applicable?*

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

*Are there attachments?*

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

Date of notice given:

**5.10** section 84 - Enforcement notice  
(continued)

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?*

☐

*Are there attachments?*

☐

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

Date order made:

Name of court that made order:

Action number:

Names of parties:

Terms of order:

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

**5.12** Part 11 Division 2 - Proceedings

*Is this item applicable?*

☐

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

☐

*Are there attachments?*

☐

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

## 6. Repealed Act conditions

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

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

*Is this item applicable?*

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

*Are there attachments?*

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

Nature of condition(s):

☐

☐

☐

## 7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

*Is this item applicable?*

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

*Are there attachments?*

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

Certificate of Emergency Services Levy Payable

Date of notice:

13-01-2026

Amount of levy payable:

\$0.00

☒

Yes

Yes

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?

Are there attachments?

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

Certificate of Land Tax Payable

Date of notice, order or demand:

13/01/2026

Amount payable (as stated in the notice):

\$0.00

DRAFT

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?

Are there attachments?

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

Local Government Search - rates page

Date of notice, order etc:

14/01/2026

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

City of Holdfast Bay

Land subject thereto:

Certificate of title - Volume: 6097 Folio: 581  
13 Mills Street, South Brighton SA 5048

Nature of requirements contained in notice, order etc:

General rates 2025/2026 Financial Year

Time for carrying out requirements:

Refer to Local Government rates search

Amount payable (if any):

\$0.00

☒

Yes

Yes



## 29. Planning, Development and Infrastructure Act 2016

29.1 Part 5 - Planning and Design Code

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

**Is this item applicable?**



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

No

**Are there attachments?**

Yes

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

Property Interest report, Local Government Search and Data extract for section 7 search purposes

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

Zones: General Neighbourhood (GN)  
Subzones: No  
Zoning overlays: See attached Data extract for section 7 search purposes

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

No

Is the land designated as a local heritage place?

No

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

No

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

Yes

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

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

|             |                                                                                  |                                                                                                                            |
|-------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>29.3</b> | <b>section 139 – Notice of</b><br>proposed work and notice may<br>require access | <b>Is this item applicable?</b><br><input type="checkbox"/>                                                                |
|             |                                                                                  | <b>Will this be discharged or satisfied prior to or at settlement?</b><br><input type="checkbox"/>                         |
|             |                                                                                  | <b>Are there attachments?</b><br><input type="checkbox"/>                                                                  |
|             |                                                                                  | <i>If YES, identify the attachment(s)<br/>(and, if applicable, the part(s) containing the particulars):</i><br><div></div> |
|             |                                                                                  | Date of notice:<br><div></div>                                                                                             |
|             |                                                                                  | Name of person giving notice of proposed work:<br><div></div>                                                              |
|             |                                                                                  | Building work proposed (as stated in the notice):<br><div></div>                                                           |
|             |                                                                                  | Other building work as required pursuant to the Act:<br><div></div>                                                        |

|                 |                                                   |                                                                                                                 |                          |
|-----------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| <del>29.4</del> | <del>section 140 – Notice requesting access</del> | <del>Is this item applicable?</del>                                                                             | <input type="checkbox"/> |
|                 |                                                   | <del>Will this be discharged or satisfied prior to or at settlement?</del>                                      | <input type="checkbox"/> |
|                 |                                                   | <del>Are there attachments?</del>                                                                               | <input type="checkbox"/> |
|                 |                                                   | <del>If YES, identify the attachment(s)<br/>(and, if applicable, the part(s) containing the particulars):</del> | <input type="checkbox"/> |
|                 |                                                   | <div></div>                                                                                                     |                          |
|                 |                                                   | Date of notice:                                                                                                 |                          |
|                 |                                                   | <div></div>                                                                                                     |                          |
|                 |                                                   | Name of person requesting access:                                                                               |                          |
|                 |                                                   | <div></div>                                                                                                     |                          |
|                 |                                                   | Reason for which access is sought (as stated in the notice):                                                    |                          |
|                 |                                                   | <div></div>                                                                                                     |                          |
|                 |                                                   | Activity of work to be carried out:                                                                             |                          |
|                 |                                                   | <div></div>                                                                                                     |                          |

|                 |                                                          |                                                                                                                 |                          |
|-----------------|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| <del>29.5</del> | <del>section 141 – Order to remove or perform work</del> | <del>Is this item applicable?</del>                                                                             | <input type="checkbox"/> |
|                 |                                                          | <del>Will this be discharged or satisfied prior to or at settlement?</del>                                      | <input type="checkbox"/> |
|                 |                                                          | <del>Are there attachments?</del>                                                                               | <input type="checkbox"/> |
|                 |                                                          | <del>If YES, identify the attachment(s)<br/>(and, if applicable, the part(s) containing the particulars):</del> | <input type="checkbox"/> |
|                 |                                                          | <div></div>                                                                                                     |                          |
|                 |                                                          | Date of order:                                                                                                  |                          |
|                 |                                                          | <div></div>                                                                                                     |                          |
|                 |                                                          | Terms of order:                                                                                                 |                          |
|                 |                                                          | <div></div>                                                                                                     |                          |
|                 |                                                          | Building work (if any) required to be carried out:                                                              |                          |
|                 |                                                          | <div></div>                                                                                                     |                          |
|                 |                                                          | Amount payable (if any):                                                                                        |                          |
|                 |                                                          | <div></div>                                                                                                     |                          |

~~29.6~~ section 142 - Notice to complete development

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of notice:~~

~~Requirements of notice:~~

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

~~Amount payable (if any):~~

~~29.7~~ section 155 - Emergency order

~~Is this item applicable?~~

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

~~Are there attachments?~~

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

~~Date of order:~~

~~Name of authorised officer who made order:~~

~~Name of authority that appointed the authorised officer:~~

~~Nature of order:~~

~~Amount payable (if any):~~

|                 |                                             |                                                                                                                 |                          |
|-----------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| <del>29.8</del> | <del>section 157 – Fire safety notice</del> | <del>Is this item applicable?</del>                                                                             | <input type="checkbox"/> |
|                 |                                             | <del>Will this be discharged or satisfied prior to or at settlement?</del>                                      | <input type="checkbox"/> |
|                 |                                             | <del>Are there attachments?</del>                                                                               | <input type="checkbox"/> |
|                 |                                             | <del>If YES, identify the attachment(s)<br/>(and, if applicable, the part(s) containing the particulars):</del> | <input type="checkbox"/> |
|                 |                                             | <div></div>                                                                                                     |                          |
|                 |                                             | Date of notice:                                                                                                 |                          |
|                 |                                             | <div></div>                                                                                                     |                          |
|                 |                                             | Name of authority giving notice:                                                                                |                          |
|                 |                                             | <div></div>                                                                                                     |                          |
|                 |                                             | Requirements of notice:                                                                                         |                          |
|                 |                                             | <div></div>                                                                                                     |                          |
|                 |                                             | Building work (if any) required to be carried out:                                                              |                          |
|                 |                                             | <div></div>                                                                                                     |                          |
|                 |                                             | Amount payable (if any):                                                                                        |                          |
|                 |                                             | <div></div>                                                                                                     |                          |

|                 |                                                               |                                                                                                                 |                          |
|-----------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| <del>29.9</del> | <del>section 192 or 193 – Land<br/>management agreement</del> | <del>Is this item applicable?</del>                                                                             | <input type="checkbox"/> |
|                 |                                                               | <del>Will this be discharged or satisfied prior to or at settlement?</del>                                      | <input type="checkbox"/> |
|                 |                                                               | <del>Are there attachments?</del>                                                                               | <input type="checkbox"/> |
|                 |                                                               | <del>If YES, identify the attachment(s)<br/>(and, if applicable, the part(s) containing the particulars):</del> | <input type="checkbox"/> |
|                 |                                                               | <div></div>                                                                                                     |                          |
|                 |                                                               | Date of agreement:                                                                                              |                          |
|                 |                                                               | <div></div>                                                                                                     |                          |
|                 |                                                               | Names of parties:                                                                                               |                          |
|                 |                                                               | <div></div>                                                                                                     |                          |
|                 |                                                               | Terms of agreement:                                                                                             |                          |
|                 |                                                               | <div></div>                                                                                                     |                          |

|                  |                                                                                                       |                                                                                                                 |                          |
|------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| <del>29.10</del> | <del>section 198(1) Requirement to vest land in a council or the Crown to be held as open space</del> | <del><b>Is this item applicable?</b></del>                                                                      | <input type="checkbox"/> |
|                  |                                                                                                       | <del><b>Will this be discharged or satisfied prior to or at settlement?</b></del>                               | <input type="checkbox"/> |
|                  |                                                                                                       | <del><b>Are there attachments?</b></del>                                                                        | <input type="checkbox"/> |
|                  |                                                                                                       | <del>If YES, identify the attachment(s)<br/>(and, if applicable, the part(s) containing the particulars):</del> | <input type="text"/>     |
|                  |                                                                                                       | <input type="text"/>                                                                                            |                          |
|                  |                                                                                                       | Date requirement given:                                                                                         | <input type="text"/>     |
|                  |                                                                                                       | Name of body giving requirement:                                                                                | <input type="text"/>     |
|                  |                                                                                                       | Nature of requirement:                                                                                          | <input type="text"/>     |
|                  |                                                                                                       | Contribution payable (if any):                                                                                  | <input type="text"/>     |

|                  |                                                                                                     |                                                                                                                 |                          |
|------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| <del>29.11</del> | <del>section 198(2) Agreement to vest land in a council or the Crown to be held as open space</del> | <del><b>Is this item applicable?</b></del>                                                                      | <input type="checkbox"/> |
|                  |                                                                                                     | <del><b>Will this be discharged or satisfied prior to or at settlement?</b></del>                               | <input type="checkbox"/> |
|                  |                                                                                                     | <del><b>Are there attachments?</b></del>                                                                        | <input type="checkbox"/> |
|                  |                                                                                                     | <del>If YES, identify the attachment(s)<br/>(and, if applicable, the part(s) containing the particulars):</del> | <input type="text"/>     |
|                  |                                                                                                     | <input type="text"/>                                                                                            |                          |
|                  |                                                                                                     | Date of agreement:                                                                                              | <input type="text"/>     |
|                  |                                                                                                     | Names of parties:                                                                                               | <input type="text"/>     |
|                  |                                                                                                     | Terms of agreement:                                                                                             | <input type="text"/>     |
|                  |                                                                                                     | Contribution payable (if any):                                                                                  | <input type="text"/>     |

*Is this item applicable?*

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

*Are there attachments?*

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

*Is this item applicable?*

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

*Are there attachments?*

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

|                  |                                                                   |                                                                                                                 |                          |
|------------------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------|
| <del>29.14</del> | <del>section 214(6), 214(10) or<br/>222 - Enforcement order</del> | <del>Is this item applicable?</del>                                                                             | <input type="checkbox"/> |
|                  |                                                                   | <del>Will this be discharged or satisfied prior to or at settlement?</del>                                      | <input type="checkbox"/> |
|                  |                                                                   | <del>Are there attachments?</del>                                                                               | <input type="checkbox"/> |
|                  |                                                                   | <del>If YES, identify the attachment(s)<br/>(and, if applicable, the part(s) containing the particulars):</del> | <input type="checkbox"/> |
|                  |                                                                   | <div></div>                                                                                                     |                          |
|                  |                                                                   | Date order made:                                                                                                |                          |
|                  |                                                                   | <div></div>                                                                                                     |                          |
|                  |                                                                   | Name of court that made order:                                                                                  |                          |
|                  |                                                                   | <div></div>                                                                                                     |                          |
|                  |                                                                   | Action number:                                                                                                  |                          |
|                  |                                                                   | <div></div>                                                                                                     |                          |
|                  |                                                                   | Names of parties:                                                                                               |                          |
|                  |                                                                   | <div></div>                                                                                                     |                          |
|                  |                                                                   | Terms of order:                                                                                                 |                          |
|                  |                                                                   | <div></div>                                                                                                     |                          |
|                  |                                                                   | Building work (if any) required to be carried out:                                                              |                          |
|                  |                                                                   | <div></div>                                                                                                     |                          |



34. Water Industry Act 2012

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

Is this item applicable?

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

Are there attachments?

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

SA Water Certificate

Date of notice or order:

13/01/2026

Name or person or body who served notice or order:

South Australian Water Corporation

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:

Payment of SA Water rates and charges

☒

## 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.

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

1 Name(s) of person(s) insured:

Mr Nima Gorjian-Jolfaei & Mrs Samineh Etezazian

2 Name of insurer:

QBE Insurance (Australia) Ltd

3 Limitations on the liability of the insurer:

Not provided

4 Name of builder:

Weeks Peacock Quality Homes

5 Builder's licence number:

Not supplied

6 Date of issue of insurance:

19/09/2014

7 Description of insured building work:

New single dwelling construction contract

### 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

If YES, give details:

(a) Date of the exemption:

(b) Name of builder granted the exemption:

(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:

## ANNEXURES

- ☐ There are no documents annexed hereto
- ☒ The following documents are annexed hereto -

Certificate(s) of title to the land  
Check search  
Historical search  
Title and valuation package  
Property Interest Report  
Local Government Search  
Data extract for section 7 search purposes  
Building Indemnity Insurance  
Certificate of Emergency Services Levy payable  
Certificate of Land Tax payable  
SA Water certificate  
Form R3 – Buyers Information Notice  
Form R7 - Warning Notice

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

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

**Dated** (dd/mm/yyyy) :

Signed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Purchaser(s)

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

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

## Buyers information notice

### Prescribed notice to be given to purchaser

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

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

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

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

#### Safety

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

## Enjoyment

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

## Value

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

For more information on these matters visit [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

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

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

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

## Warning notice

Financial and investment advice

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

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

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

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

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 6097 Folio 581

**Parent Title(s)** CT 6027/35  
**Creating Dealing(s)** RTC 11789919  
**Title Issued** 25/07/2012      **Edition** 3      **Edition Issued** 16/11/2023

### Estate Type

FEE SIMPLE

### Registered Proprietor

NIMA GORJIAN JOLFAEI  
OF 13 MILLS STREET SOUTH BRIGHTON SA 5048

### Description of Land

ALLOTMENT 703 DEPOSITED PLAN 89765  
IN THE AREA NAMED SOUTH BRIGHTON  
HUNDRED OF NOARLUNGA

### Easements

NIL

### Schedule of Dealings

| Dealing Number | Description                                                   |
|----------------|---------------------------------------------------------------|
| 14362970       | MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124) |

### Notations

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





## Certificate of Title

**Title Reference:** CT 6097/581  
**Status:** CURRENT  
**Parent Title(s):** CT 6027/35  
**Dealing(s) Creating Title:** RTC 11789919  
**Title Issued:** 25/07/2012  
**Edition:** 3

## Dealings

| Lodgement Date | Completion Date | Dealing Number | Dealing Type          | Dealing Status | Details                                           |
|----------------|-----------------|----------------|-----------------------|----------------|---------------------------------------------------|
| 18/09/2024     | 23/09/2024      | 14362970       | MORTGAGE              | REGISTERED     | COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124) |
| 03/11/2023     | 16/11/2023      | 14155435       | TRANSFER              | REGISTERED     | NIMA GORJIAN JOLFAEI                              |
| 03/11/2023     | 16/11/2023      | 14155434       | DISCHARGE OF MORTGAGE | REGISTERED     | 12081150                                          |
| 07/02/2014     | 06/03/2014      | 12081150       | MORTGAGE              | REGISTERED     | COMMONWEALTH BANK OF AUSTRALIA                    |
| 07/02/2014     | 06/03/2014      | 12081149       | TRANSFER              | REGISTERED     | NIMA GORJIAN JOLFAEI, SAMINEH ETEZAZIAN           |

## Certificate of Title

Title Reference: CT 6097/581  
Status: CURRENT  
Edition: 3

## Dealings

No Unregistered Dealings and no Dealings completed in the last 90 days for this title

## Priority Notices

NIL

## Registrar-General's Notes

No Registrar-General's Notes exist for this title

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## Certificate of Title

**Title Reference** CT 6097/581  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 19844019  
**Address for Notices** 13 MILLS ST SOUTH BRIGHTON, SA 5048  
**Area** 390m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

NIMA GORJIAN JOLFAEI  
OF 13 MILLS STREET SOUTH BRIGHTON SA 5048

## Description of Land

ALLOTMENT 703 DEPOSITED PLAN 89765  
IN THE AREA NAMED SOUTH BRIGHTON  
HUNDRED OF NOARLUNGA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 14155435  
**Dealing Date** 03/11/2023  
**Sale Price** \$0  
**Sale Type** NO MONETARY CONSIDERATION

## Constraints

### Encumbrances

| Dealing Type | Dealing Number | Beneficiary                                       |
|--------------|----------------|---------------------------------------------------|
| MORTGAGE     | 14362970       | COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124) |

### Stoppers

NIL

## Valuation Numbers

| Valuation Number | Status  | Property Location Address                |
|------------------|---------|------------------------------------------|
| 1225817307       | CURRENT | 13 MILLS STREET, SOUTH BRIGHTON, SA 5048 |

## Notations

### Dealings Affecting Title

NIL

**Notations on Plan**

NIL

**Registrar-General's Notes**

NIL

**Administrative Interests**

NIL

**Valuation Record**

**Valuation Number** 1225817307

**Type** Site & Capital Value

**Date of Valuation** 01/01/2025

**Status** CURRENT

**Operative From** 01/07/2013

**Property Location** 13 MILLS STREET, SOUTH BRIGHTON, SA 5048

**Local Government** HOLDFAST BAY

**Owner Names** NIMA GORJIAN JOLFAEI

**Owner Number** 19844019

**Address for Notices** 13 MILLS ST SOUTH BRIGHTON, SA 5048

**Zone / Subzone** GN - General Neighbourhood

**Water Available** Yes

**Sewer Available** Yes

**Land Use** 1100 - House

**Description** 6HDG

**Local Government Description** Residential

**Parcels**

| Plan/Parcel          | Title Reference(s) |
|----------------------|--------------------|
| D89765 ALLOTMENT 703 | CT 6097/581        |

**Values**

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Current        | \$610,000  | \$1,050,000   |                     |                        |               |
| Previous       | \$485,000  | \$930,000     |                     |                        |               |

**Building Details**

---

|                             |                 |
|-----------------------------|-----------------|
| <b>Valuation Number</b>     | 1225817307      |
| <b>Building Style</b>       | Conventional    |
| <b>Year Built</b>           | 2015            |
| <b>Building Condition</b>   | Very Good       |
| <b>Wall Construction</b>    | Rendered        |
| <b>Roof Construction</b>    | Galvanised Iron |
| <b>Equivalent Main Area</b> | 180 sqm         |
| <b>Number of Main Rooms</b> | 6               |

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

DRAFT

# Property Interest Report

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

|                        |                                          |                           |
|------------------------|------------------------------------------|---------------------------|
| Title Reference        | CT 6097/581                              | Reference No. 2745599     |
| Registered Proprietors | N G*JOLFAEI                              | Prepared 12/01/2026 16:53 |
| Address of Property    | 13 MILLS STREET, SOUTH BRIGHTON, SA 5048 |                           |
| Local Govt. Authority  | CITY OF HOLDFAST BAY                     |                           |
| Local Govt. Address    | PO BOX 19 BRIGHTON SA 5048               |                           |

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](http://www.cbs.sa.gov.au)

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

### 1. General

- |     |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                              |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| 1.1 | Mortgage of land<br><br><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<br>(whether over the land or annexed to the land)<br><br>Note--"Easement" includes rights of way and party wall rights<br><br><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<br><br><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<br>(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.)<br><br><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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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<br><br>also<br><br>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)<br><br><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<br><br>also<br><br>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 | <b>An Emergency Services Levy Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b><br><b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|-----|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 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                                                                                                      |
| <b>9.</b>  | <b><i>Fences Act 1975</i></b>                                                                                              |                                                                                                                                                                         |
| 9.1        | section 5 - Notice of intention to perform fencing work                                                                    | Contact the vendor for these details                                                                                                                                    |
| <b>10.</b> | <b><i>Fire and Emergency Services Act 2005</i></b>                                                                         |                                                                                                                                                                         |
| 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<br>Where the land is outside a council area, contact the vendor                               |
| <b>11.</b> | <b><i>Food Act 2001</i></b>                                                                                                |                                                                                                                                                                         |
| 11.1       | section 44 - Improvement notice                                                                                            | Public Health in DHW has no record of any notice or direction affecting this title<br>also<br>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<br>also<br>Contact the Local Government Authority for other details that might apply |
| <b>12.</b> | <b><i>Ground Water (Qualco-Sunlands) Control Act 2000</i></b>                                                              |                                                                                                                                                                         |
| 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                                                                                                    |
| <b>13.</b> | <b><i>Heritage Places Act 1993</i></b>                                                                                     |                                                                                                                                                                         |
| 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<br>also<br>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                                                                                 |
| <b>14.</b> | <b><i>Highways Act 1926</i></b>                                                                                            |                                                                                                                                                                         |
| 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                                                                          |
| <b>15.</b> | <b><i>Housing Improvement Act 1940 (repealed)</i></b>                                                                      |                                                                                                                                                                         |
| 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                                                                                |
| <b>16.</b> | <b><i>Housing Improvement Act 2016</i></b>                                                                                 |                                                                                                                                                                         |

|      |                                                                  |                                                                                          |
|------|------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 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<br>also<br>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<br>also<br>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<br>also<br>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 | <b>A Land Tax Certificate will be forwarded.</b><br><b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b><br><br><b>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates</b><br><b><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b> |
|------|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## **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<br><br>also<br><br>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<br><br>also<br><br>Refer to the Certificate of Title |
| 25.3 | section 25D - Management agreement                                                                                     | DEW Native Vegetation has no record of any agreement affecting this title<br><br>also<br><br>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](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<br><br>also<br><br>Contact the Local Government Authority for other details that might apply    |
| 32.3 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title<br><br>also<br><br>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 | <b>An SA Water Certificate will be forwarded.<br/>If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b><br><br>also<br><br>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title<br><br>also<br><br>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.<br><br>also<br><br>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.<br><br>also<br><br>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<br><br>also<br><br>Contact the vendor for these details<br><br>also<br><br>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<br>also<br>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<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>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](mailto:DEWwaterlicensing@sa.gov.au).

DRAFT



[holdfast.sa.gov.au](http://holdfast.sa.gov.au)

Brighton Civic Centre 24 Jetty Road, Brighton SA 5048

PO Box 19 Brighton SA 5048

P 08 8229 9999 F 08 8298 4561

Glenelg Customer Service Centre and Library

2 Colley Terrace, Glenelg SA 5045

14 January 2026

R C & V I Hendry Conveyancers  
PO Box 38  
BRIGHTON SA 5048

## CERTIFICATE – COUNCIL CHARGES

VALUER GEN NO: 1225817307

SECTION/ALLOT:

HUNDRED:

PROPERTY ADDRESS:

CERTIFICATE OF TITLE:

OWNER:

BILLING NO: 4274568

Allot 703 Sec 202 DP 89765 Vol 6097 Fol 581

Noarlunga

13 Mills Street SOUTH BRIGHTON SA 5048

CT 6097/581

Nima G Jolfaei

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT, 1999 I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE IN RESPECT OF AND ARE A CHARGE AGAINST THE ABOVE PROPERTY:

|                                                   |            |
|---------------------------------------------------|------------|
| Rates and Arrears - prior to 30/06/2025           | 0.00       |
| Legal Fees                                        | 0.00       |
| Rates for current financial year                  | 1,990.00   |
| Postponed Rates for current financial year        | 0.00       |
| Postponed Interest for current financial year     | 0.00       |
| Fines and interest for current financial year     | 0.00       |
| Less Rate Capping                                 | 0.00       |
| Less Rebate                                       | 0.00       |
| Less Adjustments / Payments Received              | (1,990.00) |
| Balance of rates and other monies due and payable | \$0.00     |

Street Numbering

Please note Council's official street number for this property is **13 Mills Street SOUTH BRIGHTON SA 5048.\***

Payment of Rates at Settlement

Payment of the the full year's rate is required when a property sold, unless otherwise advised in writing that new owner(s) are responsible for the balance of the rates.

**Payment of rates can be made via B-Pay – Biller Code 10132 and Reference Number 4274568**

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

Update of Rates Searches

Free update within three (3) months of the original search issue date.

Please be aware that all searches expire at the end of the financial year. For the new financial year rates, you will need to order and pay the appropriate fee for a Section 187 in the next financial year period.

If you have any queries regarding this, please do not hesitate to contact the Rates Section on 8229 9999.

*M Woolford*

**AUTHORISED OFFICER**

R C & V I Hendry Conveyancers  
PO Box 38  
BRIGHTON SA 5048

Dear Sir/Madam

**RE: REQUEST FOR INFORMATION**

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

Yours faithfully



**Pamela Jackson**  
Chief Executive Officer

**PRESCRIBED INFORMATION  
DEVELOPMENT SECTION**

**CONDITION (THAT CONTINUES TO APPLY) OF AN APPROVAL OR AUTHORISATION GRANTED UNDER ANY OF THE FOLLOWING REPEALED ACTS:**

**BUILDING ACT 1971**

**CITY OF ADELAIDE DEVELOPMENT CONTROL ACT 1976**

**PLANNING AND DEVELOPMENT ACT 1966**

**PLANNING ACT 1982**

No

**DEVELOPMENT PLAN UNDER THE DEVELOPMENT ACT 1993**

**Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):**

N/A (Refer attached Section 7 Report)

**Is the land situated in a designated State Heritage Area?**

No

**Is the land designated as a place of Local Heritage value?**

No

**Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?**

No

**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?**

No

**CONDITION (THAT CONTINUES TO APPLY) OF A DEVELOPMENT AUTHORISATION GRANTED UNDER THE DEVELOPMENT ACT 1993.**

Application Number: 110/00889/02

Application Description: Removal Of A Significant Street Tree

Decision Date: 21 Jan 2003

1. That the tree shall be removed in accordance with the information submitted to and approved by Council unless varied by any subsequent conditions imposed herein.

Application Number: 110/00322/09

Application Description: Torrens title land division (create three allotments from one)

Decision Date: 25 Aug 2009

**CONDITIONS REQUIRED BY THE DEVELOPMENT ASSESSMENT COMMISSION:**

1. The financial, easement and internal drainage requirements for water and sewerage services of the SA Water Corporation, if any, being met.

2. Payment of \$8986 into the Planning and Development Fund (2 allotment(s) @ \$4493/allotment). Cheques to be made payable and marked "Not Negotiable" to the Development Assessment Commission and payment made at Level 5, 136 North Terrace, Adelaide, or sent to GPO Box 1815, Adelaide, 5001, or via the internet at [www.planning.sa.gov.au](http://www.planning.sa.gov.au). That all existing structures shall be removed from Lots 701, 702 and 703 prior to the issue of Section 51 Clearance. That the land division shall be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein. That the applicant shall advise Council in writing when conditions of approval numbered 1 to 2 are complied with in order to enable Council to advise the Development Assessment Commission in relation to the certificate of approval being issued.

Application Number: 110/00218/12

Application Description: Demolition of single storey detached dwelling and associated outbuildings

Decision Date: 24 Apr 2012

1. The building/structure approved herein for demolition shall be demolished in accordance with AS-2601 and precautions shall be taken to ensure the safety of the public during construction and demolition where relevant. **As a minimum requirement, the site shall be provided with suitable fencing to restrict access by the general public to the work area, and:**
  - ☐ Roadways and footpaths adjacent to the site shall be kept clean and free of dirt and debris at all times, and any damage occurring to council roadways or footpaths as a result of the work shall be repaired to the satisfaction of council, at the applicant's expense.
  - ☐ Precautions shall be taken to prevent dust, noise or other nuisance from affecting nearby properties.
  - ☐ Building rubbish shall be suitably retained on the site and disposed of at regular intervals.
  - ☐ **Any asbestos must be removed by an accredited tradesperson and adequate precautions taken in accordance with relevant SafeWork SA guidelines.**
2. That demolition shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.

Application Number: 110/00502/14

Application Description: Single storey dwelling with garage located along western boundary

Decision Date: 16 Oct 2014

1. That the design and siting of all buildings and structures and site works shall be as shown on the plans submitted to and approved by Council unless varied by any subsequent conditions imposed herein.
2. That the premises shall be maintained, kept tidy, free of graffiti and in good repair and condition to the reasonable satisfaction of Council at all times.
3. That the premises shall not be used, directly or indirectly, for the purpose now approved until all work has been completed in accordance with the plan approved and the conditions of consent have been complied with, except those conditions that continue to apply.
4. That the finished level of the crossover at the property boundary shall be a minimum of 75mm above the top of kerb in accordance with AS2890.1, and the maximum gradient of the driveway shall not be greater than 5% across the footpath, with the invert profile conforming to AS2876.
5. Furthermore, the footpaths on either side shall be graded to the driveway preventing tripping hazards at this junction, without any steep grades along the footpath.
6. The provision for vehicle crossovers and inverts, and reinstatements of existing crossovers not required by the development, be constructed at the owner's expense.

7. That any front fencing shall either be a low front fence, or if higher than 1.2 metres, a grille type fence be provided along the front property boundary other than for driveway. Where the subject land is located on a corner allotment, fencing shall not exceed one metre in height within six (6) metres of the intersection of two boundaries of land where those boundaries both face a road.
8. That landscaping shall comprise where practicable, trees and shrubs that are indigenous to the local area and are semi mature or of fast growing tubestock. All such landscaping shall be established within 3 months of substantial completion of the development and any such vegetation shall be replaced if and when it dies or becomes seriously diseased.

Note: Should guidance be required with respect to making a selection of suitable indigenous native vegetation, please refer to <http://www.holdfast.sa.gov.au/site/page.cfm?u=867> located on City of Holdfast Bay website.

9. That stormwater from each dwelling shall be collected and connected to a 1000 litre (minimum) rainwater tank with a sealed system over flow connection to the street water table. Final details of the location and size of the tank(s) shall be submitted to Council for approval prior to the issue of full Development Approval. Furthermore, all stormwater from the dwelling and the site shall be collected and disposed of in a manner that does not adversely affect any properties adjoining the site or the stability of any building on adjacent sites.

NOTE: Stormwater shall not be disposed of over a vehicle crossing place and any connection to the street water table, including remedial works to footpaths, verges or other Council infrastructure, is subject to any necessary approvals from Council and will be at the applicant's cost.

10. That construction shall take place between 7am and 7pm Monday to Saturday and not on Sundays or public holidays. All such work shall be undertaken in such a manner so as not to, in the reasonable opinion of Council, cause any nuisance or annoyance to any of the occupiers of buildings within the locality. Any work outside of these hours requires the written approval of Council.
11. That dust emissions from the site shall be controlled by a dust suppressant or by watering (subject to any relevant water restrictions) regularly to the reasonable satisfaction of Council.
12. That the builder shall at all times provide and maintain a waste receptacle to the reasonable satisfaction of Council on the site in which and at all times all builder's waste shall be contained for the duration of the construction period and the receptacle shall be emptied as required.
13. That all hard building materials, waste and litter on site be stored in a manner that secures it on site during the construction works.
14. That no solid or liquid trade wastes be discharged to the stormwater system.
15. That all domestic mechanical plant and equipment including refrigerated air conditioners, but excluding evaporative air conditioners, shall be mounted on the ground and fitted with an approved acoustic enclosure incorporating correctly designed ventilation, to minimize environmental harm, which includes nuisance from noise, to occupants on adjacent premises.
16. Any change in levels along external site boundaries of 200mm or more shall be retained to suitable engineering standards and any fencing shall be erected on top of such retaining walls. Construction of all retaining walls shall be undertaken and completed prior to the commencement of construction of the dwelling(s) herein approved.

#### **17. NOTIFICATIONS OF CERTAIN STAGES OF WORK - DEVELOPMENT REGS PART 12**

In accordance with regulation 74 of the Development Act, it is the applicant's responsibility to notify council a minimum of one business day prior to the following stages of construction:

- \* the pouring of footings, so as to enable inspection of reinforcement etc;
- \* at completion of structural timber or steel framing;



\* at completion of the work.

**ENFORCEMENT NOTICE UNDER SECTION 84, OR ENFORCEMENT ORDER UNDER SECTION 85(6), 85(10) OR 106 OF THE DEVELOPMENT ACT 1993 OR ENFORCEMENT NOTICE UNDER SECTION 213 OR ENFORCEMENT ORDER 214(6), 214 (10) OR 222 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.**

No

**LAND MANAGEMENT AGREEMENT UNDER SECTION 57 OF THE DEVELOPMENT ACT 1993 OR LAND MANAGEMENT AGREEMENT UNDER SECTION 192 OR 193 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.**

Refer Certificate of Title for any details.

**REQUIREMENTS UNDER SECTION 50(1) OR AGREEMENT UNDER SECTION 50(2) OR THE DEVELOPMENT ACT 1993 TO VEST LAND IN A COUNCIL OR THE CROWN TO BE HELD AS OPEN SPACE OR TO VEST LAND IN A COUNCIL OR THE CROWN TO BE HELD AS OPEN SPACE 198 (1) AND 198(2) OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.**

No

**EMERGENCY ORDER UNDER SECTION 69 OF THE DEVELOPMENT ACT 1993 OR EMERGENCY ORDER NOTICE UNDER SECTION 155 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.**

No

**FIRE SAFETY NOTICE UNDER SECTION 71 OF THE DEVELOPMENT ACT 1993 OR FIRE SAFETY NOTICE UNDER SECTION 157 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.**

No

**ORDER UNDER SECTION 55 OF THE DEVELOPMENT ACT 1993 TO REMOVE WORK OR NOTICE OR ORDER UNDER 56 OF THAT ACT TO COMPLETE DEVELOPMENT OR ORDER TO REMOVE OR PERFORM WORK UNDER SECTION 141 AND NOTICE TO COMPLETE UNDER SECTION 142 OF THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016.**

No

**PROCEEDINGS UNDER DIVISION 2 OF PART 11 OF THE DEVELOPMENT ACT 1993 OR PROCEEDINGS UNDER PART 16 DIVISION 1.**

No

**Date of commencement of proceedings**

N/A

**Date of determination or order (if any).**

N/A

**Terms of determination or order (if any)**

N/A

## BUILDING INDEMNITY INSURANCE

### Section 7(1) (c)

Any approved building work undertaken on the property the subject of Building Indemnity Insurance.

| Approval No. | Insurer                       | Policy Issued | Contract Date | Builder                     | Person Insured                                 | Liability Limitations | Description of insured building work      |
|--------------|-------------------------------|---------------|---------------|-----------------------------|------------------------------------------------|-----------------------|-------------------------------------------|
| 110/00502/14 | QBE Insurance (Australia) Ltd | 19/09/2014    | 30/12/2013    | Weeks Peacock Quality Homes | Mr Nima Gorjian-Jolfaei & Mrs Samine Etezazian |                       | New single dwelling construction contract |

**Note: Building Indemnity insurance is not required for –**

- (a) Domestic building work for which approval under the *Building Act 1971* or a development authorisation under the *Development Act 1993* 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 1996*; 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 by the Minister under section 45 of that Act.

**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 *Development Act 1993*)?

No

**Note:**

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

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

It is should be noted that –

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

CERTIFIED DEVELOPMENT SECTION

*Luett*

DATE 14/01/2026

DRAFT

# Data Extract for Section 7 search purposes

Valuation ID 1225817307

**Data Extract Date:** 14/01/2026

## Important Information

*This Data Extract contains information that has been input into the Development Application Processing (DAP) system by either the applicant or relevant authority for the development for which approval was sought under the Planning, Development and Infrastructure Act 2016. The Department for Housing and Urban Development does not make any guarantees as to the completeness, reliability or accuracy of the information contained within this Data Extract and councils should verify or confirm the accuracy of the information in the Data Extract in meeting their obligations under the Land and Business (Sale and Conveyancing) Act 1994.*

**Parcel ID:** D89765 AL703

**Certificate Title:** CT6097/581

**Property Address:** 13 MILLS ST SOUTH BRIGHTON SA 5048

## Zones

General Neighbourhood (GN)

## Subzones

No

## Zoning overlays

### Overlays

#### **Airport Building Heights (Regulated) (All structures over 110 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 - General)**

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

#### **Prescribed Wells Area**

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

#### **Regulated and Significant Tree**

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

### **Stormwater Management**

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

### **Signif Retirement Facility Supported Accom Sites**

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

### **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).**

No

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

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

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

## Associated Development Authorisation Information

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

No

## Land Management Agreement (LMA)

No

DRAFT

**PRESCRIBED INFORMATION  
HEALTH SECTION**

**PRESCRIBED ENCUMBRANCES**

**PARTICULARS REQUIRED**  
(Strike out the responses not required)

|                                                                                                                                                                 |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999.<br>(Health Section only – refer to General Section also) | Nil            |
| Order under 254 of the Local Government Act 1999.<br>(Health Section only – refer to General Section also)                                                      | Nil            |
| Notice or declaration under the Housing Improvement Act 1940.                                                                                                   | Not applicable |
| South Australian Public Health Act 2011.<br><br>Notice under the Supported Residential Facilities Act 1992.                                                     | Nil            |
| Improvement Notice under section 44 of the Food Act 2001<br>Prohibition Order under section 46 of the Food Act 2001                                             | Nil            |

**CERTIFIED HEALTH SECTION**

*Phill*

**DATE 14/01/2026**

**PRESCRIBED INFORMATION  
GENERAL SECTION**

**PRESCRIBED ENCUMBRANCES**

**PARTICULARS REQUIRED**  
(Strike out the responses not required)

|                                                                                                                                                                         |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Notice, order, declaration, charge, claim or demand given or made under the Local Government Act 1999.<br>(General Section only – refer to Health Section also)         | Nil            |
| Order under 254 of the Local Government Act 1999.<br>(General Section only – refer to Health Section also)                                                              | Nil            |
| Notice under section 105F(or section 56 or 83 (repealed)) – Notice to take action to prevent outbreak or spread of fire of the Fire and Emergency Services Act 2005.    | Nil            |
| Notice under section 48 or 58 of the Animal and Plant Control (Agricultural Protection and Other Purposes) Act 1986 for the destruction or control of animal or plants. | Not applicable |
| Notice under section 60 of the Animal and Plant Control (Agricultural Protection and Other Purposes) Act 1986 for the destruction or control of plants on road reserve. | Not applicable |
| Notice or order under the section 30 of the Local Nuisance and Litter Control Act 2016                                                                                  | Nil            |

**CERTIFIED GENERAL SECTION**

**DATE** 14/01/2026



**City of Holdfast Bay**

PO Box 19  
BRIGHTON SA 5048

# Tax Invoice Official Receipt

ABN: 62 551 270 492

13/01/2026      Receipt No:      2528682

To:      R C & V I Hendry Conveyancers  
PO Box 38  
BRIGHTON SA 5048

Serving Our Community

| Applic | Reference                                 | Amount  |
|--------|-------------------------------------------|---------|
| Certs  |                                           |         |
|        | CERT1008/25                               | \$85.50 |
|        | To 13 Mills Street SOUTH BRIGHTON SA 5048 |         |

**Transaction Total:**      **\$85.50**  
**Includes GST of:**      **\$0.00**

**Amounts Tendered**

|             |                |
|-------------|----------------|
| Credit Card | \$85.50        |
| Total       | \$85.50        |
| Rounding    | \$0.00         |
| Change      | \$0.00         |
| <b>Nett</b> | <b>\$85.50</b> |

Thank you for your Payment

Printed 13/01/2026 10:41:20 AM



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: 2745599

RC & VI HENDRY CONVEYANCERS  
POST OFFICE BOX 38  
BRIGHTON SA 5048

DATE OF ISSUE

13/01/2026

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

**OWNERSHIP NUMBER**

19844019

**OWNERSHIP NAME**

N G JOLFAEI

**PROPERTY DESCRIPTION**

13 MILLS ST / SOUTH BRIGHTON SA 5048 / LT 703 D89765

**ASSESSMENT NUMBER**

1225817307

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6097/581

**CAPITAL VALUE**

\$1,050,000.00

**AREA / FACTOR**

R4  
1.000

**LAND USE / FACTOR**

RE  
0.400

**LEVY DETAILS:**

**FINANCIAL YEAR**

2025-2026

**FIXED CHARGE**

**+ VARIABLE CHARGE**

**- REMISSION**

**- CONCESSION**

**+ ARREARS / - PAYMENTS**

**= AMOUNT PAYABLE**

|    |         |
|----|---------|
| \$ | 50.00   |
| \$ | 355.30  |
| \$ | 213.80  |
| \$ | 0.00    |
| \$ | -191.50 |
| \$ | 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**

13/04/2026

See overleaf for further information



**Government of  
South Australia**

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](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

|                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>Billers Code: 456285</b><br><b>Ref: 7013273714</b><br><br>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br>More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a><br><small>© Registered to BPAY Pty Ltd<br/>ABN 69 079 137 518</small> | <br><b>To pay via the internet go to:</b><br><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a> | <br>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b> , along with this <b>Payment Remittance Advice</b> to:<br><b>Please refer below.</b><br><b>Revenue SA</b><br><b>Locked Bag 555</b><br><b>ADELAIDE SA 5001</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936**CERTIFICATE OF LAND TAX PAYABLE**

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

PIR Reference No: 2745599

**DATE OF ISSUE**

13/01/2026

RC & VI HENDRY CONVEYANCERS  
POST OFFICE BOX 38  
BRIGHTON SA 5048

**ENQUIRIES:**

Tel: (08) 8372 7534

Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)**OWNERSHIP NAME**

N G JOLFAEI

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

13 MILLS ST / SOUTH BRIGHTON SA 5048 / LT 703 D89765

**ASSESSMENT NUMBER**

1225817307

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6097/581

**TAXABLE SITE VALUE**

\$610,000.00

**AREA**

0.0390 HA

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

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

**Please Note:**

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

**ON OR BEFORE****13/04/2026**

See overleaf for further information

**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

**CERTIFICATE OF LAND TAX PAYABLE****PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](http://www.revenuesa.sa.gov.au)  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)  
Phone: (08) 8372 7534

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

|                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>Biller Code: 456293</b><br><b>Ref: 7013273623</b><br><br>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.<br>More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a><br><small>© Registered to BPAY Pty Ltd<br/>ABN 69 079 137 518</small> | <br><b>To pay via the internet go to:</b><br><a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a> | <br><br>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b> , along with this <b>Payment Remittance Advice</b> to:<br><b>Please refer below.</b><br><b>Revenue SA</b><br><b>Locked Bag 555</b><br><b>ADELAIDE SA 5001</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

|                                        |                              |                            |                  |                        |
|----------------------------------------|------------------------------|----------------------------|------------------|------------------------|
| Account Number<br><b>12 25817 30 7</b> | L.T.O Reference<br>CT6097581 | Date of issue<br>13/1/2026 | Agent No.<br>365 | Receipt No.<br>2745599 |
|----------------------------------------|------------------------------|----------------------------|------------------|------------------------|

RC & VI HENDRY  
PO BOX 38  
BRIGHTON SA 5048  
admin@hendryc.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** N GORJIAN JOLFAEI  
**Location:** 13 MILLS ST SOUTH BRIGHTON LT 703 D89765  
**Description:** 6HDG **Capital Value:** \$1 050 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 31/3/2026

|                       |                          |                            | \$         |
|-----------------------|--------------------------|----------------------------|------------|
|                       | Arrears as at: 30/6/2025 | :                          | 0.00       |
| Water main available: | 1/7/2013                 | Water rates                | : 246.90   |
| Sewer main available: | 1/7/2013                 | Sewer rates                | : 464.64   |
|                       |                          | Water use                  | : 78.51    |
|                       |                          | SA Govt concession         | : 0.00     |
|                       |                          | Recycled Water Use         | : 0.00     |
|                       |                          | Service Rent               | : 0.00     |
|                       |                          | Recycled Service Rent      | : 0.00     |
|                       |                          | Other charges              | : 0.00     |
|                       |                          | Goods and Services Tax     | : 0.00     |
|                       |                          | Amount paid                | : 790.05CR |
|                       |                          | <b>Balance outstanding</b> | : 0.00     |

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

**Next quarterly charges:** Water supply: 82.30      Sewer: 154.88      Bill: 1/4/2026

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

The last Water Use Year ended on 11/06/2025.

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.



**Government of  
South Australia**

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

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

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.

DRAFT

## South Australian Water Corporation

**Name:**

N GORJIAN JOLFAEI

**Water & Sewer Account**Acct. No.: **12 25817 30 7****Amount:** \_\_\_\_\_**Address:**13 MILLS ST SOUTH BRIGHTON LT 703  
D89765

### Payment Options

**EFT****EFT Payment**

|                      |                             |
|----------------------|-----------------------------|
| Bank account name:   | SA Water Collection Account |
| BSB number:          | 065000                      |
| Bank account number: | 10622859                    |
| Payment reference:   | 1225817307                  |

**Bill code: 8888****Ref: 1225817307**

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](http://bpay.com.au)

**Paying online**

Pay online at [www.sawater.com.au/paynow](http://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: 1225817307

**Government of  
South Australia**

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

1300 SA WATER  
(1300 729 283)  
ABN 69 336 525 019  
[sawater.com.au](http://sawater.com.au)