

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.

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

All questions must be answered with a YES or NO (inserted in the place indicated by parentheses 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:

Street 1: Suburb: State: Postcode: **2. Purchaser's registered agent:**

Address:

Street 1: ~~Suburb: State: Postcode:~~ **3. Vendor:**

Ann Louise Bignell and Terry Allan Bignell

Address:

Street 1: 6 Menzies Court

Suburb: Trott Park State: SA Postcode: 5158

4. Vendor's registered agent:

Magain Real Estate Happy Valley Pty Ltd T/as Magain Real Estate



Address:

Street 1: 765 Marion Road

Suburb: Ascot Park State: SA Postcode: 5043

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)**

Allotment 324 in Deposited Plan 23301

Street 1: 6 Menzies Court

Suburb: Trott Park State: SA Postcode: 5158

being the *whole / ~~portion~~ of the land comprised in Certificate of Title

Volume 5229 Folio 805

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:
6 Menzies Court Trott Park SA 5158
(being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:
Email: danielle@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:
765 Marion Road Ascot Park SA 5043
(being ~~*the agent's address for service under the Land Agents Act 1994 / an address nominated by the agent to you for the purpose of service of the notice).~~

Note:

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

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

5. Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served.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

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

Proceeding with the purchase

If you wish to proceed with the purchase:

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

Part C—Statement with respect to required particulars**(section 7(1))****To the purchaser:**

4/We, Ann Louise Bignell and Terry Allan Bignell

of 6 Menzies Court Trott Park SA 5158

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

Date: 11/01/2026

Signed:



Date: 09/01/2026

Signed:



Date:

Signed:

Date:

Signed:

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

I, Key Forms Pty Ltd

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

Exceptions: City of Marion has noted the building indemnity insurance is applicable, however it is outside of the statutory indemnity period of 5 years and is no longer in effect. As such it has not been entered into this Form 1.

Date: 09/01/2026

Signed:



*Vendor's / Purchaser's agent

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

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

Note:

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

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

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

Table of particulars

Column 1

Column 2

Column 3

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

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

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

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

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

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

1. General

<div>1.1</div> <div>Mortgage of land</div> <div>(Note: Do not omit this item. The item and its heading must be included in the statement even if not applicable.)</div>	<div>Is this item applicable?</div> <div>Will this be discharged or satisfied prior to or at settlement?</div> <div>Are there attachments?</div> <div>If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars)</div> <div></div> <div>Number of mortgage: (if registered)</div> <div>14296933</div> <div></div> <div>Name of mortgagee:</div> <div>Commonwealth Bank of Australia (ACN: 123 123 124)</div> <div></div>	<div><input checked="" type="checkbox"/></div> <div>YES</div> <div>NO</div>
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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?

NO

Are there attachments?

YES

If YES, identify the attachment(s):

(and, if applicable, the part(s) containing the particulars)

Property Interest Report - Page 12 of 13

Description of land subject to easement:

The whole of the land in Certificate of Title Volume 5229 Folio 805

Nature of easement:

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

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

If YES, give details:

1.3 Restrictive covenant

(Note: Do not omit this item. 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?

NO

Are there attachments?

YES

If YES, identify the attachment(s):

(and, if applicable, the part(s) containing the particulars)

Memorandum of Encumbrance 6600321

Nature of restrictive covenant:

Refer to particulars supplied in Memorandum of Encumbrance - attached

Name of person in whose favour restrictive covenant operates:

Refer to particulars supplied in Memorandum of Encumbrance - attached

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

YES

If NO, give details:

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

NO

(Note: Do not omit this item. This item and its heading must be included in the statement even if not applicable.)

(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? NO
Are there attachments? YES

If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):
City of Marion Council Search - Pages 2, 5 and 6 of 11

Condition(s) of authorisation:
Refer to particulars supplied in City of Marion Council Search - attached

6. Repealed Act conditions

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

(Note - Do not omit this item. 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)~~

~~Date of notice:~~

~~Amount of levy payable:~~

18. Landscape South Australia Act 2019

18.1 section 72 - Notice to pay levy in respect of costs of regional landscape board

Is this item applicable?



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

YES

Are there attachments?

YES

If YES, identify the attachment(s)

(and, if applicable, the part(s) containing the particulars):

City of Marion Council Search - Page 1 of 11

Date of notice:

08/01/2026

Amount of levy payable:

Council rates and charges includes the Regional Landscape levy

18.2 section 78 - Notice to pay levy in respect of right to take water or taking of water

~~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:

Amount of levy payable:

18.3 section 99 - Notice to prepare an action plan for compliance with general statutory duty

~~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 or person that issued notice:

Requirements of notice: (as specified therein)

18.4 section 107 - Notice to rectify effects of unauthorised activity~~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 relevant authority that issued notice:~~~~Requirements of notice: (as specified therein)~~**18.5** section 108 - Notice to maintain watercourse or lake in good condition~~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 relevant authority that issued notice:~~~~Requirements of notice: (as specified therein)~~**18.6** section 109 - Notice restricting the taking of water or directing action in relation to the taking of water~~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:~~~~Water resource to which notice applies:~~~~Requirements of notice: (as specified therein)~~

18.7 section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object

~~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: (as specified therein)

☐

18.8 section 112 - Permit (or condition of a permit) that remains in force

~~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 permit:

Name of relevant authority that granted permit:

Condition(s) of permit:

☐

18.9 section 120 - Notice to take remedial or other action in relation to a well

~~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:

Location of well:

Requirements of notice: (as specified therein)

☐

18.10 section 135 - Water resource works approval

~~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):~~

~~Details of site where works are authorised:~~

☐

18.11 section 142 - Site use approval

~~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):~~

~~Details of location where water use is allowed:~~

☐

18.12 section 166 - Forest water licence

~~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):~~

~~Details of location of forest to which licence relates:~~

☐

18.13 section 191 - Notice of instruction as to keeping or management of animal or plant

~~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 authorised officer who issued notice:~~

~~Requirements of notice: (as specified therein)~~

☐

18.14 section 193 - Notice to comply with action order for the destruction or control of animals or plants

~~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 authorised officer who issued notice:~~

~~_____~~

~~Requirements of notice: (as specified therein)~~

~~_____~~

~~_____~~

☐

18.15 section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve

~~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 that issued notice:~~

~~_____~~

~~Amount payable: (as specified in notice)~~

~~_____~~

~~_____~~

☐

18.16 section 196 - Notice requiring control or quarantine of animal or plant

~~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: (as specified therein)~~

~~_____~~

~~_____~~

☐

18.17 section 207 - Protection order to secure compliance with specified provisions of 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):~~

~~_____~~

~~Date of order:~~

~~_____~~

~~Name of authority or person who issued order:~~

~~_____~~

~~Requirements of order: (as specified therein)~~

~~_____~~

~~_____~~

☐

18.18 section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of 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):~~

~~_____~~

~~Date of order:~~

~~_____~~

~~Name of authority or person who issued order:~~

~~_____~~

~~Requirements of order: (as specified therein)~~

~~_____~~

~~_____~~

☐

18.19 section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of 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):~~

~~_____~~

~~Date of authorisation:~~

~~_____~~

~~Name of relevant authority that issued authorisation:~~

~~_____~~

~~Person authorised to take action:~~

~~_____~~

~~Requirements of authorisation: (as specified therein)~~

~~_____~~

~~_____~~

☐

18.20 section 215 - Orders made by
ERD Court

~~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:~~

~~_____~~

~~Names of parties:~~

~~_____~~

~~Requirements of order:~~

~~_____~~

☐

18.21 section 219 - Management
agreements

~~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 agreement:~~

~~_____~~

~~Names of parties:~~

~~_____~~

~~Requirements of Agreement:~~

~~_____~~

☐

18.22 section 235 - Additional orders
on conviction

~~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 conviction:~~

~~_____~~

~~Name of court by which conviction is recorded:~~

~~_____~~

~~Requirements of additional order(s):~~

~~_____~~

☐

21. Local Government Act 1999

21.1 Notice, order, declaration, charge, ***Is this item applicable?***

claim or demand given or made
under the Act



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

YES

Are there attachments?

YES

If YES, identify the attachment(s):

(and, if applicable, the part(s) containing the particulars)

City of Marion Council Search - Page 1 of 11

Date of notice, order etc:

08/01/2026

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

City of Marion

Land subject thereto:

The whole of the land in Certificate of Title Volume 5229 Folio 805

Nature of requirements contained in notice, order etc:

Council Rates and Charges Payable

Time for carrying out requirements:

Payable prior to or at settlement

Amount payable (if any):

\$1,040.00

22. Local Nuisance and Litter Control Act 2016

22.1 section 30 - Nuisance or litter
abatement 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:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

23. Metropolitan Adelaide Road Widening Plan Act 1972

23.1	section 6 - Restriction on building work	<div><div>Is this item applicable?</div><div><div>Will this be discharged or satisfied prior to or at settlement?</div><div>Are there attachments?</div><div>If YES, identify the attachment(s): (and, if applicable, the part(s) containing the particulars)</div><div>Does the restriction apply to all of the land?</div><div>If NO, give details about the part of the land to which the restriction applies:</div></div></div>	<div><div></div></div>
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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)

1. Property Interest Report - Page 8 of 13
2. City of Marion Council Search - Pages 9 and 10 of 11

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

Certificate of Title: 5229/805

Zones: Hills Neighbourhood (HN)

Subzones: No

Zoning Overlays:

Overlays

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

Affordable Housing

Hazards (Flooding - Evidence Required)

Prescribed Wells Area

Regulated and Significant Tree

Stormwater Management

Urban Tree Canopy

Refer to attached City of Marion Council Search and Property Interest Report for further information and details pertaining to zoning overlays.

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

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 attachment
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)~~

Date of authorisation:

Name of relevant authority that granted authorisation:

Condition(s) of authorisation:

29.3 section 139 - Notice of
proposed work and notice
may require access

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of notice:

Name of person giving notice of proposed work:

Building work proposed: (as stated in the notice)

Other building work as required pursuant to the Act:

29.4 section 140 - Notice requesting access~~**Is this item applicable?**~~☐~~**Will this be discharged or satisfied prior to or at settlement?**~~~~**Are there attachments?**~~~~*If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)*~~~~Date of notice:~~~~Name of person requesting access:~~~~Reason for which access is sought: (as stated in the notice)~~~~Activity of work to be carried out:~~**29.5** section 141 - Order to remove or perform work~~**Is this item applicable?**~~☐~~**Will this be discharged or satisfied prior to or at settlement?**~~~~**Are there attachments?**~~~~*If YES, identify the attachment(s):
(and, if applicable, the part(s) containing the particulars)*~~~~Date of order:~~~~Terms of order:~~~~Building work (if any) required to be carried out:~~~~Amount payable: (if any)~~

29.6 section 142 - Notice to complete development

~~Is this item applicable?~~

☐

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

~~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)

29.8 section 157 - 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)~~**29.9** section 192 or 193 - Land management agreement~~**Is this item applicable?**~~☐~~**Will this be discharged or satisfied prior to or at settlement?**~~~~**Are there attachments?**~~~~*If YES, identify the attachment(s):*~~~~*(and, if applicable, the part(s) containing the particulars)*~~~~Date of agreement:~~~~Names of parties:~~~~Terms of agreement:~~

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

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable: (if any)

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

~~Is this item applicable?~~

☐

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

~~Are there attachments?~~

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable: (if any)

29.12 Part 16 Division 1 - Proceedings

~~Is this item applicable?~~

☐

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

~~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)

29.13 section 213 - 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 notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable: (if any)

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

~~Is this item applicable?~~

☐

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

~~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:

ANNEXURES

~~* There are no documents annexed hereto~~

* The following documents are annexed hereto -

- Form R3 - Buyers Information Notice
- Certificate of Title
- City of Marion Council Search
- Property Interest Report
- Revenue SA Emergency Services Levy Certificate
- Revenue SA Land Tax Certificate
- SA Water Certificate of Charges
- Memorandum of Encumbrance 6600321

ACKNOWLEDGEMENT OF RECEIPT

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

Dated this _____ Day of _____ 20 _____

Signature of purchaser(s)

Signature
Date

Signature
Date

Signature
Date

Signature
Date

(*Strike out whichever is not applicable)

Form R3

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

Land and Business (Sale and Conveyancing) Regulations 2025 (regulation 16)

Buyers information notice

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

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

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

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

Safety

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

Enjoyment

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

Value

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

For more information on these matters visit Consumer and Business Advice section on the following website:

www.cbs.sa.gov.au.

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



REAL PROPERTY ACT, 1886



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



Certificate of Title - Volume 5229 Folio 805

Parent Title(s)	CT 4323/122		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	24/11/1994	Edition 5	Edition Issued 19/06/2024

Estate Type

FEE SIMPLE

Registered Proprietor

ANN LOUISE BIGNELL
TERRY ALLAN BIGNELL
OF 6 MENZIES COURT TROTT PARK SA 5158
AS JOINT TENANTS

Description of Land

ALLOTMENT 324 DEPOSITED PLAN 23301
IN THE AREA NAMED TROTT PARK
HUNDRED OF NOARLUNGA

Easements

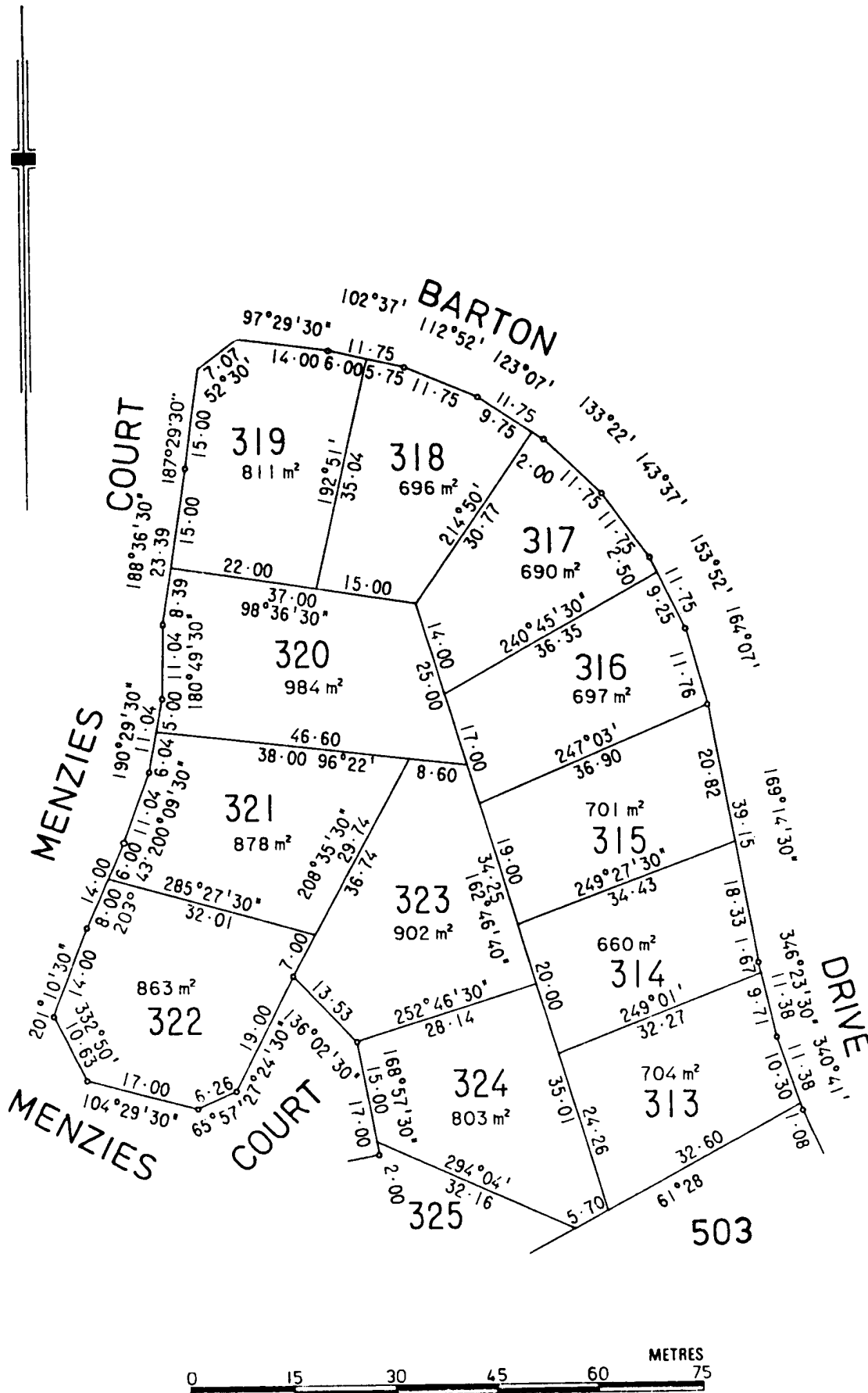
NIL

Schedule of Dealings

Dealing Number	Description
6600321	ENCUMBRANCE TO HICKINBOTHAM (ATHELSTONE) PTY. LTD., HICKINBOTHAM HOMES (OVERSEAS) PTY. LTD., HICKINBOTHAM GOLDEN GROVE PTY. LTD., HICKINBOTHAM SURREY DOWNS PTY. LTD., HICKINBOTHAM BIRUBI PTY. LTD., HICKINBOTHAM FOXFIELD PTY. LTD., HICKINBOTHAM DEVELOPMENT PTY. LTD., HICKINBOTHAM WIRILDA PTY. LTD., HICKINBOTHAM BRIDGE ROAD PTY. LTD. AND CITY CENTRE ESTATES PTY. LTD. AS TO THE SHARES SPECIFIED THEREIN (SINGLE COPY ONLY)
14296933	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

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





LOCAL GOVERNMENT INQUIRY CERTIFICATE

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

Certificate No: **108057**

Date: **Thursday, 08 January 2026**

Receipt No:

Reference No:

Fax No:

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600

F (08) 8375 6699

E council@marion.sa.gov.au

Key Conveyancing Services
PO Box 28
HOLDEN HILL SA 5088

CERTIFICATE

Section 187 of the Local Government Act

Assessment Number: **384339**

Valuer General No.: **1050637004**

Property Description: **Lot: 324 DP: 23301 CT: 5229/805**

Property Address: **6 Menzies Court TROTT PARK 5158**

Owner: **T A & A L Bignell**

Additional Information: **Please note: This property has an automatic bpay setup by owners. Please call for updated balance. Please advise owner/s to cancel prior to settlement**

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

Rates/Natural Resources Levy:	Total
Rates for the current year (includes Regional Landscape Levy)	\$ 2,222.08
Overdue/Arrears	-\$ 130.00
Interest	\$ 0.00
Adjustments	\$ 0.00
Legal Fees	\$ 0.00
Less Payments Received	-\$ 1,052.08
Less Capping Rebate (if applicable)	\$ 0.00
Less Council Rebate	\$ 0.00
Debtor: Monies outstanding (which are a charge on the land) in addition to Rates due	\$ 0.00
Total Outstanding	\$ 1,040.00

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

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

BPAY Details for Council Rates:

Biller Code: **9613**

Reference Number: Assessment Number as above



CERTIFICATE

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

Key Conveyancing Services

PO Box 28

HOLDEN HILL SA 5088

Assessment No: **384339**
 Certificate of Title: **Lot: 324 DP: 23301 CT: 5229/805**
 Property Address: **6 Menzies Court TROTT PARK 5158**
 Owner: **T A & A L Bignell**

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

Development Act 1993 (repealed)		
section 42—Condition (that continues to apply) of a development authorisation?		100/2003/2599
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space		Nil
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space		Nil
section 55—Order to remove or perform work		Nil
section 56—Notice to complete development		Nil
section 57—Land management agreement		Nil
section 69—Emergency order		Nil
section 71—Fire safety notice		Nil
section 84—Enforcement notice		Nil
section 85(6), 85(10) or 106—Enforcement order		Nil
Part 11 Division 2—Proceedings		Nil
Planning, Development and Infrastructure Act 2016		
Part 5 – Planning and Design Code	Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Click the link to check if a Code Amendment applies: Code Amendment Map Viewer
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	See attached PlanSA Data Extract
	Is there a State heritage place on the land or is the land situated in a State heritage area?	
	Is the land designated as a local heritage place?	
	Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	
section 127—Condition (that continues to apply) of a development authorisation		
section 192 or 193—Land management agreement		
section 141—Order to remove or perform work		Nil
section 142—Notice to complete development		Nil
section 155—Emergency order		Nil

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

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

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

No

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



Note—

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

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

It should be noted that—

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

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

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

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

Sign:

A handwritten signature in blue ink, appearing to be "Harry Gunn", written over a horizontal line.

Date: Thursday, 08 January 2026



ADMINISTRATION CENTRE:
245 STURT ROAD
STURT S A 5047

POSTAL ADDRESS
PO BOX 21
OAKLANDS PARK S A 5046

OFFICE HOURS:
MONDAY TO FRIDAY
8.30A M TO 5.00PM.
TELEPHONE (08) 8375 6600
FACSIMILE (08) 8375 6699
EMAIL council@marion.sa.gov.au
www.marion.sa.gov.au

DECISION NOTIFICATION FORM

DEVELOPMENT ACT 1993

DEVELOPMENT APPROVAL

DEVELOPMENT APPLICATION NO. 100/2003/2599

No work can commence on the development unless a Development Approval has been obtained

Dated: 16/12/2003
Registered: 16/12/2003

TO:	SUSAN M WILLIAMS 6 MENZIES COURT TROTT PARK SA 5158
------------	---

LOCATION OF PROPOSED DEVELOPMENT:	6 MENZIES COURT TROTT PARK 5158 LOT: 324 DP: 23301 CT: 5229/805
--	--

NATURE OF PROPOSED DEVELOPMENT:	Verandah
--	----------

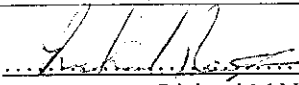
In respect of this proposed development you are informed that:-

NATURE OF DECISION	Is a Consent Required?	Consent Granted or Refused	Date of Decision	Number of Conditions
Provisional Development Plan Consent (Land Use)	Yes	Granted	20/01/2004	1
Provisional Building Rules Consent	Yes	Granted	30/09/2004	1
Other	No		-	
DEVELOPMENT APPROVAL	Yes	GRANTED	30/09/2004	2

The building classification under the Building Code is: 10A

The development must be in strict compliance with the plans, details and conditions of approval as detailed on the following page(s)

Date of Decision: 30/09/2004

Signed:		Authorised Officer
Date:	30/9 / 2004	
	Richard M Neaylon	

PLEASE READ THE INFORMATION ON THE BACK OF THIS FORM



ADMINISTRATION CENTRE:
245 STURT ROAD
STURT S A 5047

POSTAL ADDRESS
PO BOX 21
OAKLANDS PARK S A 5046

OFFICE HOURS:
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DECISION NOTIFICATION FORM

DEVELOPMENT ACT 1993

DEVELOPMENT APPROVAL

DEVELOPMENT APPLICATION NO. 100/2003/2599

No work can commence on the development unless a Development Approval has been obtained

Dated: 16/12/2003
Registered: 16/12/2003

CONDITIONS OF APPROVAL

Planning Conditions

- (1) All development is to be established in strict accordance with the plans and details dated as received 16/12/2003

Building Conditions

- (1) Stormwater shall be drained to the street water table.

Reasons for Conditions

To ensure adequate compliance with the provisions of the Development Act, 1993.

Signed:

Authorised Officer

Date:

30/9/2004

Richard M Neaylon

HOUSING INDEMNITY AUSTRALIA PTY. LTD.

Station Place, Bowden S.A. 5007

Ph: (08) 46 3862

P.O. Box 139
Hindmarsh 5007

Certificate Number
No. **30762 A**

CERTIFICATE OF INSURANCE

A policy of insurance which complies with the Building Indemnity Insurance provisions of the Builders Licencing Act, has been issued by: **HOUSING INDEMNITY AUSTRALIA PTY. LTD.**
(for and on behalf of the INSURERS named in the Policy.)

in favour of: John Gregory & Margaret Mary KEATING
in respect of: DWELLING
at: LOT 324 MENZIES CRT. TROTT PARK
to be carried out by: ALAN HICKINBOOTHAM PTY.LTD.,
Builders Licence Number: G 2982
Contract date: 20.05.88

NOTICE TO BUILDING OWNER

If making a claim, you must do so by giving written notice to the Insurers' Agent within 90 days from the date you become aware of the grounds for the claim. Notice should be forwarded to:

HOUSING INDEMNITY AUSTRALIA PTY. LTD.

Station Place, Bowden. 5007

or

P.O. Box 139 Hindmarsh 5007


Dated the 2nd day of June, 19 88

Signed by 

for and on behalf of **HOUSING INDEMNITY AUSTRALIA PTY. LTD.**
AGENTS FOR THE INSURERS NAMED IN THE POLICY.

THIS CERTIFICATE OF INSURANCE IS FOR COVER 2 AS BELOW

1. STATUTORY COVER (Up to \$50000)
2. STATUTORY COVER (Over \$50000)
3. EXTENDED BENEFITS POLICY

Verified by 

Client Copy White, Council Copy Yellow, Builders Copy Blue



HOME OWNERS WARRANTY (SA)
PTY. LTD.
Station Place, Hindmarsh, South Australia 5007
P.O. Box 139, Hindmarsh, S.A. 5007
Telephone: (08) 346 3862

A.C.N. 009 206 797

CERTIFICATE NUMBER

D 20067

CERTIFICATE OF INSURANCE

A policy of Insurance which complies with the Division III of Part V of the Builders Licensing Act 1986, has been issued by HOME OWNERS WARRANTY (S.A.) PTY. LTD. (or and on behalf of the INSURERS named in the Policy).

In favour of: MR. & MRS. KEATING

In respect of: SWIMMING POOL

At: 6 MENZIES COURT, TROTT PARK, 5158

To be carried out by: CLIFF JADE P/L 1/4 MARLIN SPAS & POOLS

Builders Licence Number: R053004

Contract Date: 29/04/92

Dated the 4 day of May 19 92

Signed by
for and behalf of HOME OWNERS WARRANTY (S.A.) PTY. LTD.
AGENTS FOR THE INSURERS NAMED IN THE POLICY.

THIS CERTIFICATE OF INSURANCE IS FOR COVER 5. AS BELOW

1. STATUTORY COVER
2. EXTENDED BENEFITS POLICY (\$300 Excess)
3. EXTENDED BENEFITS POLICY (\$1,000 Excess)

Verified by:

This certificate is issued subject to any clauses included in payment of or in connection with this Insurance being honoured upon first presentation.

PRUDENTIAL PRINTING CO. (08) 272 6600

MAY 13 '92 15:46 HOUSING IND. ASSOC. 61 8 460522

P.2/2

Data Extract for Section 7 search purposes

Valuation ID 1050637004

Data Extract Date: 08/01/2026

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: D23301 AL324

Certificate Title: CT5229/805

Property Address: 6 MENZIES CT TROTT PARK SA 5158

Zones

Hills Neighbourhood (HN)

Subzones

No

Zoning overlays

Overlays

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

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

Affordable Housing

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

Hazards (Flooding - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

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

Property Interest Report

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

Title Reference	CT 5229/805	Reference No. 2743866
Registered Proprietors	T A & A L*BIGNELL	Prepared 06/01/2026 17:02
Address of Property	6 MENZIES COURT, TROTT PARK, SA 5158	
Local Govt. Authority	THE CORPORATION OF THE CITY OF MARION	
Local Govt. Address	PO BOX 21 OAKLANDS PARK SA 5046	

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

Table of Particulars

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

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

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

1. General

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

2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3

Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. **Burial and Cremation Act 2013**

- 3.1

section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1

section 5 - Notice requiring payment

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

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

- 5.1

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

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

also

Contact the Local Government Authority for other details that might apply

[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- 5.2

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

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

also

Contact the Local Government Authority for other details that might apply
- 5.3

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

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

also

Contact the Local Government Authority for other details that might apply
- 5.4

section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply
- 5.5

section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply
- 5.6

section 57 - Land management agreement

Refer to the Certificate of Title
- 5.7

section 60 - Notice of intention by building owner

Contact the vendor for these details
- 5.8

section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply
- 5.9

section 71 - Fire safety notice

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

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

6. Repealed Act conditions

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

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

- 16.1

Part 3 Division 1 - Assessment, improvement or demolition orders

Housing Safety Authority has no record of any notice or declaration affecting this title
- 16.2

section 22 - Notice to vacate premises

Housing Safety Authority has no record of any notice or declaration affecting this title
- 16.3

section 25 - Rent control notice

Housing Safety Authority has no record of any notice or declaration affecting this title

17. Land Acquisition Act 1969

- 17.1

section 10 - Notice of intention to acquire

Refer to the Certificate of Title for any notice of intention to acquire also

Contact the Local Government Authority for other details that might apply

18. Landscape South Australia Act 2019

- 18.1

section 72 - Notice to pay levy in respect of costs of regional landscape board

The regional landscape board has no record of any notice affecting this title
- 18.2

section 78 - Notice to pay levy in respect of right to take water or taking of water

DEW has no record of any notice affecting this title
- 18.3

section 99 - Notice to prepare an action plan for compliance with general statutory duty

The regional landscape board has no record of any notice affecting this title
- 18.4

section 107 - Notice to rectify effects of unauthorised activity

The regional landscape board has no record of any notice affecting this title also

DEW has no record of any notice affecting this title
- 18.5

section 108 - Notice to maintain watercourse or lake in good condition

The regional landscape board has no record of any notice affecting this title
- 18.6

section 109 - Notice restricting the taking of water or directing action in relation to the taking of water

DEW has no record of any notice affecting this title
- 18.7

section 111 - Notice to remove or modify a dam, embankment, wall or other obstruction or object

The regional landscape board has no record of any notice affecting this title
- 18.8

section 112 - Permit (or condition of a permit) that remains in force

The regional landscape board has no record of any permit (that remains in force) affecting this title also

DEW has no record of any permit (that remains in force) affecting this title
- 18.9

section 120 - Notice to take remedial or other action in relation to a well

DEW has no record of any notice affecting this title
- 18.10

section 135 - Water resource works approval

DEW has no record of a water resource works approval affecting this title
- 18.11

section 142 - Site use approval

DEW has no record of a site use approval affecting this title
- 18.12

section 166 - Forest water licence

DEW has no record of a forest water licence affecting this title
- 18.13

section 191 - Notice of instruction as to keeping or management of animal or plant

The regional landscape board has no record of any notice affecting this title
- 18.14

section 193 - Notice to comply with action order for the destruction or control of animals or plants

The regional landscape board has no record of any notice affecting this title
- 18.15

section 194 - Notice to pay costs of destruction or control of animals or plants on road reserve

The regional landscape board has no record of any notice affecting this title
- 18.16

section 196 - Notice requiring control or quarantine of animal or plant

The regional landscape board has no record of any notice affecting this title
- 18.17

section 207 - Protection order to secure compliance with specified provisions of the

The regional landscape board has no record of any notice affecting this title

Act

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

19. *Land Tax Act 1936*

19.1	Notice, order or demand for payment of land tax	<p>A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au</p>
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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
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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
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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
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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
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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
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25. *Native Vegetation Act 1991*

25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title

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

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

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

27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
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28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

- 29.1 Part 5 - Planning and Design Code
[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.] Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.

also

Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title

also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

**The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.**
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[**Note** - Do not omit this item. The item and its heading must be included in the statement even if not applicable.] State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access Contact the vendor for these details
- 29.4 section 140 - Notice requesting access Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8

section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9

section 192 or 193 - Land management agreement

Refer to the Certificate of Title

29.10

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

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

also

Contact the Local Government Authority for other details that might apply

29.11

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

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

also

Contact the Local Government Authority for other details that might apply

29.12

Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13

section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

29.14

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

Contact the Local Government Authority for details relevant to this item

also

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

30. *Plant Health Act 2009*

30.1

section 8 or 9 - Notice or order concerning pests

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

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

31.1

Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

31.2

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

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

also

Contact the Local Government Authority for other details that might apply

31.3

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

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

also

Contact the Local Government Authority for other details that might apply

32. South Australian Public Health Act 2011

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

also

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

also

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

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

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

34. Water Industry Act 2012

- | | | |
|------|---|--|
| 34.1 | Notice or order under the Act requiring payment of charges or other amounts or making other requirement | An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950

also

The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title

also

Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.

also

Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.

also

Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title. |
|------|---|--|

35. Water Resources Act 1997 (repealed)

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

36. Other charges

- | | | |
|------|--|--|
| 36.1 | Charge of any kind affecting the land (not included in another item) | Refer to the Certificate of Title

also

Contact the vendor for these details

also

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



Product
Date/Time
Customer Reference
Order ID

Check Search
06/01/2026 05:02PM
20260106008454

Certificate of Title

Title Reference: CT 5229/805

Status: CURRENT

Edition: 5

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



Certificate of Title

Title Reference:CT 5229/805

Status:CURRENT

Parent Title(s):CT 4323/122

Dealing(s) Creating Title:CONVERTED TITLE

Title Issued:24/11/1994

Edition:5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
14/06/2024	19/06/2024	14296933	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
14/06/2024	19/06/2024	14296932	TRANSFER	REGISTERED	ANN LOUISE BIGNELL, TERRY ALLAN BIGNELL
14/06/2024	19/06/2024	14296931	DISCHARGE OF MORTGAGE	REGISTERED	12123864
01/05/2014	26/05/2014	12123864	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
20/03/2014	09/04/2014	12101864	TRANSFER	REGISTERED	BRIAN GEOFFREY WILLIAMS
20/03/2014	09/04/2014	12101863	DISCHARGE OF MORTGAGE	REGISTERED	7804032
05/10/1994	29/11/1994	7804032	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD.
05/10/1994	29/11/1994	7804031	TRANSFER	REGISTERED	BRIAN GEOFFREY WILLIAMS, SUSAN MYRA WILLIAMS
05/10/1994	29/11/1994	7804030	DISCHARGE OF MORTGAGE	REGISTERED	7301629
25/05/1992	18/06/1992	7301629	MORTGAGE	REGISTERED	
09/09/1988	12/11/1988	6600321	ENCUMBRANCE	REGISTERED	



Certificate of Title

Title Reference	CT 5229/805
Status	CURRENT
Easement	NO
Owner Number	18941634
Address for Notices	6 MENZIES CT TROTT PARK, SA 5158
Area	803m ² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

ANN LOUISE BIGNELL
TERRY ALLAN BIGNELL
OF 6 MENZIES COURT TROTT PARK SA 5158
AS JOINT TENANTS

Description of Land

ALLOTMENT 324 DEPOSITED PLAN 23301
IN THE AREA NAMED TROTT PARK
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference	TRANSFER (T) 14296932
Dealing Date	14/06/2024
Sale Price	\$920,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	6600321	CITY CENTRE ESTATES PTY. LTD. (ACN: 007 659 127) HICKINBOTHAM (ATHELSTONE) PTY. LTD. HICKINBOTHAM BIRUBI PTY. LTD. HICKINBOTHAM BRIDGE ROAD PTY. LTD. (ACN: 007 730 136) HICKINBOTHAM DEVELOPMENT PTY. LTD. (ACN: 007 730 636) HICKINBOTHAM FOXFIELD PTY. LTD. HICKINBOTHAM GOLDEN GROVE PTY. LTD. HICKINBOTHAM HOMES (OVERSEAS) PTY. LTD. (ACN: 007 648 160) HICKINBOTHAM SURREY DOWNS PTY. LTD. (ACN: 007 730 663)



Product

Date/Time

Customer Reference

Order ID

Title and Valuation Package

06/01/2026 05:02PM

20260106008454

Dealing Type	Dealing Number	Beneficiary
		HICKINBOTHAM WIRILDA PTY. LTD. (ACN: 007 750 192)
MORTGAGE	14296933	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1050637004	CURRENT	6 MENZIES COURT, TROTT PARK, SA 5158

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1050637004
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1989
Property Location	6 MENZIES COURT, TROTT PARK, SA 5158
Local Government	MARION
Owner Names	TERRY ALLAN BIGNELL ANN LOUISE BIGNELL
Owner Number	18941634
Address for Notices	6 MENZIES CT TROTT PARK, SA 5158
Zone / Subzone	HN - Hills Neighbourhood
Water Available	Yes
Sewer Available	Yes



Product

Date/Time

Customer Reference

Order ID

Title and Valuation Package

06/01/2026 05:02PM

20260106008454

Land Use

Description

Local Government Description

1100 - House

7H CP SP PER

Residential

Parcels

Plan/Parcel	Title Reference(s)
D23301 ALLOTMENT 324	CT 5229/805

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$340,000	\$960,000			
Previous	\$300,000	\$820,000			

Building Details

Valuation Number

Building Style

Year Built

Building Condition

Wall Construction

Roof Construction

Equivalent Main Area

Number of Main Rooms

1050637004

Conventional

1989

Good

Brick

Galvanised Iron

195 sqm

7

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



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: 2743866

DATE OF ISSUE

07/01/2026

KEY CONVEYANCING SERVICES PTY LTD
POST OFFICE BOX 28
HOLDEN HILL SA 5088

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

18941634

OWNERSHIP NAME

T A & A L BIGNELL

PROPERTY DESCRIPTION

6 MENZIES CT / TROTT PARK SA 5158 / LT 324

ASSESSMENT NUMBER

1050637004

TITLE REF.

(A "+" indicates multiple titles)

CT 5229/805

CAPITAL VALUE

\$960,000.00

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
\$	324.85
\$	195.45
\$	0.00
\$	-179.40
\$	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

07/04/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456285 Ref: 7013048512 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Community Emergency Services Fund , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
--	--	--

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



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No: 2743866

DATE OF ISSUE

07/01/2026

KEY CONVEYANCING SERVICES PTY LTD
POST OFFICE BOX 28
HOLDEN HILL SA 5088

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

T A & A L BIGNELL

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

6 MENZIES CT / TROTT PARK SA 5158 / LT 324

ASSESSMENT NUMBER

1050637004

TITLE REF.

(A "+" indicates multiple titles)

CT 5229/805

TAXABLE SITE VALUE

\$340,000.00

AREA

0.0803 HA

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

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

Please Note:

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

ON OR BEFORE

07/04/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7013048421 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
--	--	---

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



Account Number	LTO Reference	Date of issue	Agent No.	Receipt No.
10 50637 00 4	CT5229805	7/1/2026	7986	2743866

KEY CONVEYANCING SERVICES
PO BOX 28
HOLDEN HILL SA 5088
admin@keyconveyancing.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: TA & A L BIGNELL
Location: 6 MENZIES CT TROTT PARK LT 324
Description: 7H CP SP PER Capital Value: \$ 960 000
Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

			\$
	Amount as at: 30/6/2025	:	50.00CR
Water main available: 26/9/1988	Water rates	:	164.60
Sewer main available: 1/10/1988	Sewer rates	:	283.20
	Water use	:	249.05
	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	:	746.85CR
	Balance outstanding	:	100.00CR

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

Next quarterly charges: Water supply: 82.30 Sewer: 141.60 Bill: 4/2/2026

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

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

MAINS WATER USE CHARGE of \$278.42 should be added to the Balance Outstanding above.

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



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

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

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

South Australian Water Corporation

Name:

TA & A L BIGNELL

Water & Sewer Account

Acct. No.: 10 50637 00 4

Amount: _____

Address:

6 MENZIES CT TROTT PARK LT 324

Payment Options

EFT

EFT Payment

Bank account name:

SA Water Collection Account

BSB number:

065000

Bank account number:

10622859

Payment reference:

1050637004



Bill code: 8888

Ref: 1050637004

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au



Paying online

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.

SA Water account number: 1050637004



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

PREFIX

E

6600321



(SEE NOTE 2)

SINGLE COPY ONLY

SERIES NO.
TO BE COMPLETED BY AGENT

NOTES

1. All panels to be completed. If insufficient space as Annexure Form B1. The panel should then only contain the words "See Annexure A" (or as the case may be) attached.
2. Format 26 is to be completed by the agent. The prefix C.T.C.L. etc. in the 2 panel box and the volume and folio reference in the 4 panel boxes respectively. Commence with the first digit of each reference in the left hand box and list multiple references horizontally e.g. C T 1 2 4 6 2 2
3. State whether the whole or portion only of the land comprised in the Certificate of Title. If portion only, describe precisely.
4. Insert "estate in fee simple", "estate as Crown lessee", "estate as lessee" or "estate as mortgage" (as the case may be). If lease or mortgage state registered number.
5. List encumbrances which affect the state being encumbered only.
6. If address and or occupation has changed identity as formerly
7. If tenants in common in unequal shares, then specify.
8. If an executing party is a natural person execution should read: "SIGNED by the encumbrancer in the presence of The witness must be a disinterested person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.
9. The short form of proof is applicable where the witness is an authorised functionary.
10. The long form of proof is applicable where the witness is not an authorised functionary. His address and occupation must be stated.

BELOW THIS LINE FOR OFFICE USE ONLY

EXAMINATION

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

REGISTERED ON 11.11.1988 AT 15:00 AM/PM
BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN
THE REGISTER BOOK. VOL 4323 FOLIO 22

John A. ... pro.



REGISTRAR-GENERAL

ITEM(S) DELIVERED — POSTED
IN ACCORDANCE WITH DELIVERY INSTRUCTIONS

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

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

REGISTRAR-GENERALS
OFFICE

SOUTH AUSTRALIA

MEMORANDUM OF ENCUMBRANCE
FORM APPROVED BY THE REGISTRAR-GENERAL

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

(SIGNED)

J. Radwanovic
Solicitor/Licensed Land Broker/Encumbrancee

MICROFILMED 9 - MAR 1989	- 9 SEP 1988	TIME	15:00
	FEES		\$
	R.G.O.		38-
	POSTAGE		
	ADVERTISING		
	NEW C.T TO ISSUE		

OFFICE NOTES:

A/F

SINGLE COPY ONLY

BELOW THIS LINE FOR AGENT USE ONLY

Lodged by: COOP BUILDING SOCIETY
Address: 90 KINGS WILLIAM ST COOP
ADELAIDE

Correction to J. RADWANOVIC 103 NORTH TUL
COLLEGE PK JRA1

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

1.....	Received items No. Assessor
2.....	
3.....	
4.....	
5.....	

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

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

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

ITEM	AGENT/ RGO BOX No	DELIVERY DATE	*POSTAGE DATE	INITIALS	ITEM: CT/CL REF.	AGENT'S NAME	AGENT/ RGO BOX No	POSTAL ADDRESS
1								
2								
3								
4								
5								

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

AGENT'S
INITIALS

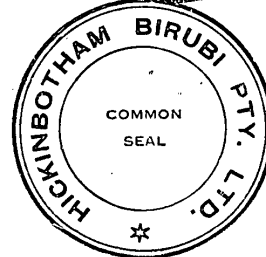
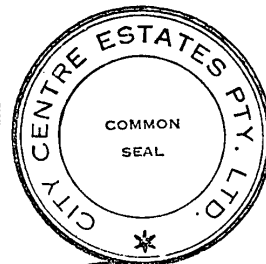
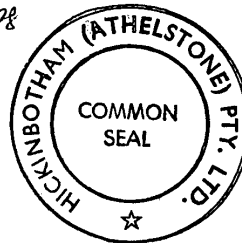
Execution and
Attestation
(See Note 8)

DATED THIS 9th DAY OF SEPTEMBER 19 88

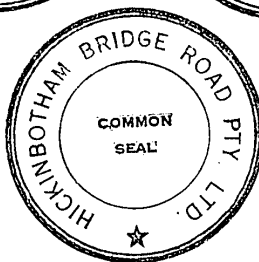
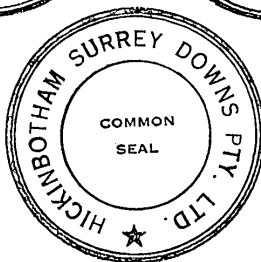
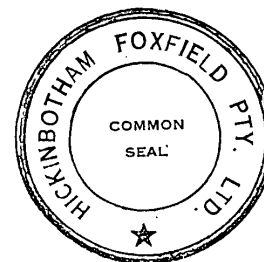
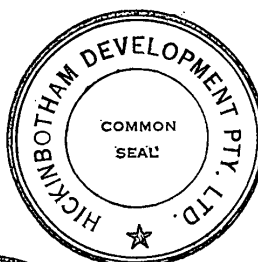
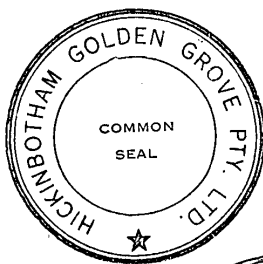
SIGNED BY THE SAID ENCUMBRANCEES:-

THE COMMON SEALS OF:-

HICKINBOTHAM (ATHELSTONE) PTY. LTD.
CITY CENTRE ESTATES PTY. LTD.
HICKINBOTHAM HOMES (OVERSEAS) PTY. LTD.
HICKINBOTHAM BIRUBI PTY. LTD.
HICKINBOTHAM GOLDEN GROVE PTY. LTD.
HICKINBOTHAM WIRILDA PTY. LTD.
HICKINBOTHAM DEVELOPMENT PTY. LTD.
HICKINBOTHAM FOXFIELD PTY. LTD.
HICKINBOTHAM SURREY DOWNS PTY. LTD.
HICKINBOTHAM BRIDGE ROAD PTY. LTD. were
hereunto affixed in the presence of:-



.....
Authorised Signatories for all companies



SIGNED BY THE SAID ENCUMBRANCERS:-

.....
M Keating

in the presence of:-

.....

SHORT FORM OF
PROOF
(See Note 9)

Appeared before me at the day of 19 the encumbrancer

within described, the party executing the within instrument being a person well known to me and did freely and voluntarily sign the same.

(SIGNED)

Appeared before me at the day of 19 the encumbrancer

within described, the party executing the within instrument, being a person well known to me and did freely and voluntarily sign the same.

(SIGNED)

LONG FORM OF PROOF
(See Note 10)

Appeared before me at St. Peters the 24th day of August 19 88
JOANNE MICHELE PORTER OF 103 NORTH TERRACE COLLEGE PARK 5069 CLERK.

(hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same, and did further declare that the encumbrancer, the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the encumbrancer and that the encumbrancer did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED)
proclaimed Bank Manager at St. Peters.

Appeared before me at the day of 19

(hereinafter referred to as "the witness") a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same, and did further declare that the encumbrancer the party executing the same, was personally known to the witness, that the signature to the said instruments is in the handwriting of the encumbrancer and that the encumbrancer did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

(SIGNED)

MEMORANDUM OF ENCUMBRANCE

Allotment 324 in Deposited Plan No. 23301 being portion of the land comprised in Certificates of Title Register Book:-

VOLUME 4259

FOLIO 661

VOLUME 4259

FOLIO 663

*Now whole of the land
in CT 4323/122 JV*

DESCRIPTION OF LAND
(See Note 3)

ESTATE AND INTEREST
(See Note 4)

In fee simple

ENCUMBRANCES
(See Note 5)

Subject to a Memorandum of Mortgage in favour of THE CO-OPERATIVE BUILDING SOCIETY OF SOUTH AUSTRALIA dated the 7/9/88 and lodged contemporaneously herewith.

ENCUMBRANCER
(Full name, address and occupation)
(See Note 6)

JOHN GREGORY KEATING Accountant and MARGARET MARY KEATING Registered Nurse both of Lot 324 Menzies Court Trott Park 5158

ENCUMBRANCEE
(Full name, address and occupation)
(See Note 7)

HICKINBOTHAM (ATHELSTONE) PTY. LTD. ✓

CITY CENTRE ESTATES PTY. LTD.

HICKINBOTHAM HOMES (OVERSEAS) PTY. LTD. ✓

HICKINBOTHAM BIRUBI PTY. LTD. ✓

HICKINBOTHAM GOLDEN GROVE PTY. LTD. ✓

HICKINBOTHAM WIRILDA PTY. LTD. ✓

HICKINBOTHAM DEVELOPMENT PTY. LTD. ✓

HICKINBOTHAM FOXFIELD PTY. LTD. ✓

HICKINBOTHAM SURREY DOWNS PTY. LTD. ✓

HICKINBOTHAM BRIDGE ROAD PTY. LTD. ✓

all of 105 North Terrace College Park 5069 AS TENANTS IN COMMON

IN CONSIDERATION of the transfer of the said land to the encumbrancer by the Encumbrancee or FOR VALUABLE CONSIDERATION hereby acknowledged to have been received by the encumbrancer from the Encumbrancee AND DESIRING TO render the said land available for the purposes of securing to the Encumbrancee the rent charge hereinafter mentioned and the performance and observance of the covenants on the part of the encumbrancer hereinafter contained the encumbrancer DOES HEREBY ENCUMBER the said land with the payment to the Encumbrancee of the annual sum or yearly rent charge of TEN CENTS (10c) payable (if demanded by the Encumbrancee) on the 1st day of January in each and every year commencing on the 1st day of January next after the execution hereof to the intent that the Encumbrancee shall hold the said rent charge in fee simple AND with the performance and observance of the covenants on the part of the encumbrancer hereinafter contained PROVIDED THAT the Encumbrancee shall not demand payment of the said rent charge if and so long as the encumbrancer and his successors in title shall duly perform and observe all the covenants and other stipulations hereinafter contained (and the burden of proving such performance and observance shall lie upon the encumbrancer), but none of the foregoing provisions for or in respect of payment of the said annuity or rent charge shall in any way effect or prejudice the rights of the Encumbrancee or any other person claiming under the Encumbrancee as purchaser of any part or parts of the Development Zone to an injunction to prevent or restrain any breach of the covenants and other stipulations hereinafter contained or to damages for any such breach.

The encumbrancer for himself and his successors in title HERERY COVENANTS with the Encumbrancee as proprietor of and with all other persons claiming under the Encumbrancee as purchasers of any part or parts of the Development Zone more particularly delineated in the plan deposited in the General Registry Office numbered .2330/.... /or attached hereto if a plan number has not been issued (hereinafter called the Development Zone) and therein margined red (to the intent that the benefit of such covenants shall be annexed to and devolve with each and every part of the said Development Zone other than the land hereby encumber) as follows: -

1. That the said land will not be used for any purpose nor will any part of the said land be used for any purpose unless such use shall be a use contemplated by the planning regulations from time to time in force affecting the said land as being permitted (either unconditionally or subject to consent of the local Council) in an area zoned as a residential zone.

2. That notwithstanding the provisions of clause 1 hereof the said land will not be used for any purpose nor will any part of the said land be used for any purpose unless such use shall be permitted and lawful under and in accordance with the planning regulations from time to time in force and under and in accordance with the conditions of any consent given for or in respect of such by any Council or other authority under such regulations.

3. (1) That no building or structure (including a fence or wall of any nature whatsoever) will be erected or made on in or over the said land or any part thereof unless sketch plans and a

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schedule of materials sufficient to outline the building or structure have received the prior written approval of the Encumbrancee.

(2) That no siteworks (including fencing any excavation filling or retaining walls) will be erected made or carried out on or about the said land or any part thereof unless sketch plans sufficient to outline the works have received the prior written approval of the Encumbrancee.

(3) That no external sign or hoarding or any tank or any mast or pole of any description or television antenna or radio aerial will be erected or made on or over the said land or any part thereof on or outside any building or structure on the said land or on any part thereof without prior written approval of the Encumbrancee.

PROVIDED THAT the Encumbrancee will not unreasonably or capriciously refuse or withhold any such approval but a refusal shall not be or be deemed unreasonable or capricious if a registered architect shall have certified that the proposed works do not conform with the general standards of design and planning of the development of other lands within the Development Zone or that the proposed works are undesirable by reason of the effect they would have upon the development, appearance, health or amenities of the neighbourhood or any part of it.

4. That no undue delay will be permitted by the encumbrancer to occur in the commencement or in the completion of any work approved by the Encumbrancee and no variation to such work as approved will be permitted other than in accordance with the terms of any subsequent written approval of the Encumbrancee given before such variation was commenced.

5. That the said land will not be divided.

6. The purchaser acknowledges that the subdivider may plant up to two trees on the block in any position provided such trees are not more than two metres from the front boundary of the block and which tree/trees will be nurtured and protected by the owner and occupier.

7. If the construction of a dwelling approved by the Encumbrancee in accordance with Clause 3 (1) hereof is not commenced within FIVE calendar months from the date hereof or such further times as the Encumbrancee may advise the encumbrancer, the encumbrancer will, at the request of the Encumbrancee made within six calendar months of the expiration of the said FIVE calendar months (or the said further time as the case may be) transfer to the Encumbrancee or its nominee twenty eight days after the date of such request (which is hereinafter referred to as "the date of transfer") an estate in fee simple in the said land subject only to this encumbrance for such price (not being less than \$27,950.00) as the Encumbrancee may in its sole discretion determine and will execute a Memorandum of Transfer of the said land submitted to the encumbrancer by the Encumbrancee in a form registerable under the Real Property Act 1886 as amended and return the same to the Encumbrancee on or prior to the date of transfer together with

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the duplicate Certificate of Title for the said land. Rates and taxes and all other outgoings in respect of the said land will be adjusted to the date of transfer and all costs associated with the said Memorandum of Transfer shall be borne by the Encumbrancee or its nominee. The said consideration shall be payable to the encumbrancer on delivery to the Encumbrancee of the said Memorandum of Transfer and duplicate Certificate of Title for the said land.

8. (a) The encumbrancer shall not lease or transfer the said land before the expiration of twenty (20) years from the date hereof unless a dwelling approved by the Encumbrancee in accordance with Clause 3 (1) hereof has been completed upon the said land PROVIDED THAT if such a dwelling has not been so completed and the encumbrancer shall desire to transfer the said land the Encumbrancee shall have the option of re-purchasing the said land subject only to this encumbrance for the price stated in Clause 6 hereof.

(b) In such case the encumbrancer shall make an offer in writing addressed to the Encumbrancee or its nominee for the abovementioned price and such offer will remain open for acceptance for one calendar month after the date of service of the offer.

(c) If the offer is accepted the encumbrancer shall sell the said land to the Encumbrancee or its nominee upon the terms in this clause mentioned and settlement will be effected and the purchase paid in full within one calendar month from the date of acceptance in exchange for a proper registerable transfer of the said land (subject only to this encumbrance) and delivery of the duplicate Certificate of Title. Rates and taxes and all other outgoings in respect of the said land will be adjusted to the date of settlement and all costs associated with the transfer will be borne by the Encumbrancee or its nominee.

(d) The offer shall be served on the Encumbrancee by being left at or posted in a pre-paid envelope addressed to the Encumbrancee at its registered office in South Australia.

(e) Until the expiration of the said period of one month from the date of service of the offer the encumbrancer shall not be at liberty to transfer or agree to transfer the said land otherwise than in accordance with this option unless in the meantime the Encumbrancee shall in writing unconditionally decline such offer.

(f) This clause shall not apply in the case of a transfer of the said land from the executor of the will or the administrator of the estate of the encumbrancer to a person entitled to the said land under the will or upon the intestacy of the encumbrancer.

(g) If the encumbrancer shall advertise or cause to permit the said land to be advertised for sale before a dwelling approved by the Encumbrancee in accordance with Clause 3 (1) hereof has been completed upon the said land or the Encumbrancee has declined an offer to purchase the said land pursuant to sub-clause (c) hereof the Encumbrancee shall have the option to purchase the said land at the price referred to in Clause 6

4.

hereof on the same terms and conditions as set out in this clause, such option to be exercised by notice in writing to be forwarded to the encumbrancer at its last known address within one month of the Encumbrancee becoming aware that the said land has been advertised (and a certificate under the hand of a manager or secretary or other senior officer of the Encumbrancee shall be conclusive evidence of such date) with settlement to be effected within two calendar months of the exercise of the option.

AND the encumbrancer acknowledges for himself and his successors in title that the foregoing covenants are entered into and undertaken for the purposes of the Encumbrancees scheme of development for the lands comprised in the Development Zone and that the Encumbrancee has declared and undertaken that it has required and will require from each purchaser of the lands comprised in the Development Zone as a condition of its sale of those lands a Memorandum of Encumbrance in the same or substantially similar form to this instrument and containing the same or substantially similar covenants and other stipulations.

PROVIDED ALWAYS THAT

1. The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the covenants and other stipulations herein contained or implied.
2. The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the covenants and other stipulations expressed or implied in any Memorandum of Encumbrance or other instrument whatsoever relating to any other land in the Development Zone and whether the same were entered into or imposed before or at the same time as or after the date hereof and no such modification or waiver or release shall release the encumbrancer or his successors in title from the covenants and other stipulations herein contained and implied.

In this instrument:

- (1) Unless repugnant to the context words importing any particular gender shall include all other genders and words importing the singular number shall include the plural and vice versa;
- (2) The expression "the encumbrancer" includes the registered proprietor for the time being of the said land;
- (3) If there shall be more than one person responsible hereunder as the encumbrancer or as a successor in title to the encumbrancer, the liability of all such persons shall be both joint and several.

AND subject as aforesaid the Encumbrancee shall be entitled to all the powers rights and remedies given to encumbrancees by the Real Property Act 1886, as amended.