

Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

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

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

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

1 Purchaser:

Address:

2. Purchaser's registered agent:

Address:

3 Vendor:

Address

4 Vendor's Registered Agent:

Address

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

6 Description of the land

[Identify the land including any certificate of title reference]

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2—Time for service

The cooling-off notice must be served—

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

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

3—Form of cooling-off notice

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

4—Methods of service

The cooling-off notice must be—

- (a) given to the vendor personally; or
- (b) posted by registered post to the vendor at the following address:

6B Hackett Terrace Marryatville SA 5068

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

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

stephen.ong@sinova.com.au or jarrod.leow@sinova.com.au

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

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

68 Halifax Street Adelaide SA 5000

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

Note—

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

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

5—Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

Part C—Statement with respect to required particulars

(section 7(1))

To the purchaser:

*I/We,

Jiyu Zhu

of

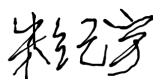
6B Hackett Terrace Marryatville SA 5068

being [the vendor\(s\)](#) in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the Land and Business (Sale and Conveyancing) Act 1994.

Date:

31-01-2024

Signed:



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

(section 9)

To the purchaser:

I, Helen Wu from Citi Form 1 Company certify [that the responses](#)

to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions

NIL

Date:

29/01/2024

Signed:



[*Person authorised to act on behalf of Vendor's agent](#)

Schedule—Division 1

Particulars of mortgages, charges and prescribed encumbrances affecting the land

(section 7(1)(b))

- Note—
- Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.
- Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless—
- (a) there is an attachment to this statement and—
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
 - (b) the mortgage, charge or prescribed encumbrance—
 - (i) is one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.2 Lease, agreement for lease, tenancy agreement or licence
 - 1.3 Caveat
 - 1.4 Lien or notice of a lien
 - (B) under the heading 36. Other charges—
 - 36.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1	Column 2	Column 3
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[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

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

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

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

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

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

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

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

1. General**1.1 Mortgage of land****Note-**

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

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

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'B'

Number of mortgage (if registered):

13695111

Name of mortgagee:

NATIONAL AUSTRALIA BANK LTD.

1.2 Easement

(whether over the land or annexed to the land)

Note-

"Easement" includes rights of way and party wall rights

Note-

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

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

NO

Are there attachments?

YES

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

Refer to ANNEXURE 'A'

Description of land subject to easement:

Portion of the land in CT 6226/418

Nature of easement

Statutory electricity easement(s) to SA Power Networks

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?

[YES/NO]

If YES give details

1.2 Easement

(whether over the land or annexed to the land)

Note-

"Easement" includes rights of way and party wall rights

Note-

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

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

NO

Are there attachments?

YES

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

Refer to ANNEXURE 'B' & ANNEXURE 'G'

Description of land subject to easement:

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED D ON D121439

Nature of easement

FOR DRAINAGE PURPOSES

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?

[YES/NO]

If YES give details

1.2 Easement (whether over the land or annexed to the land) Note- "Easement" includes rights of way and party wall rights Note- Do not omit this item. The item and its heading must be included in the statement even if not applicable	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Refer to ANNEXURE 'B' & ANNEXURE 'G' Description of land subject to easement: TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED D ON D121439 Nature of easement FOR EAVES AND GUTTERS Are you aware of any encroachment on the easement? If YES, give details: If there is an encroachment, has approval for the encroachment been given? If YES give details	☒ NO YES NO [YES/NO]
1.2 Easement (whether over the land or annexed to the land) Note- "Easement" includes rights of way and party wall rights Note- Do not omit this item. The item and its heading must be included in the statement even if not applicable	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Refer to ANNEXURE 'B' & ANNEXURE 'G' Description of land subject to easement: TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED C ON D121439 Nature of easement FREE AND UNRESTRICTED RIGHT(S) OF WAY Are you aware of any encroachment on the easement? If YES, give details: If there is an encroachment, has approval for the encroachment been given? If YES give details	☒ NO YES NO [YES/NO]
1.3 Restrictive covenant Note- Do not omit this item. The item and its heading must be included in the statement even if not applicable.	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Nature of restrictive covenant: Name of person in whose favour the restrictive covenant operates:	☐ [YES/NO] [YES/NO]

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

[YES/NO]

If NO, give details:

Does the restrictive covenant affect land other than that being acquired

[YES/NO]

1.4 Lease, agreement for lease, tenancy agreement or licence

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

Note—

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

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Names of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee

\$ _____ per fortnight

Is the lease, agreement for lease etc in writing?

[YES/NO]

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

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

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

1.5 Caveat

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Name & address of caveator:

Particulars of interest claimed::

1.6 Lien or Notice of a Lien

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Land or other property subject to lien:

Nature of lien::

Name and address of person who has imposed lien or given notice of it:

2. Aboriginal Heritage Act 1988

2.1 section 9—Registration in central archives of an Aboriginal site or object	Is this item applicable? ☐ Will this be discharged or satisfied prior to or at settlement? [YES/NO] Are there attachments? [YES/NO] If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Particulars of register entry:	
2.2 section 24—Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site	Is this item applicable? ☐ Will this be discharged or satisfied prior to or at settlement? [YES/NO] Are there attachments? [YES/NO] If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Date of notice: _____ Site or area to which notice relates: Directions (as stated in notice):	
2.3 Part 3 Division 6 Aboriginal heritage agreement	Is this item applicable? ☐ Will this be discharged or satisfied prior to or at settlement? [YES/NO] Are there attachments? [YES/NO] If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Date of agreement: _____ Description of property subject to agreement: Names of parties: Terms of agreement:	

3 Burial & Cremation Act 2013

3.1 Section 8—Human remains interred on land	Is this item applicable? ☐ Will this be discharged or satisfied prior to or at settlement? [YES/NO] Are there attachments? [YES/NO] If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	
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~~Have human remains been interred on the land that will not be exhumed prior to settlement?~~

~~[YES/NO]~~

GPS coordinates of the remains:

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

4.1 ~~section 5—Notice requiring payment~~

~~Is this item applicable?~~

~~☐~~

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

~~[YES/NO]~~

~~Are there attachments?~~

~~[YES/NO]~~

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

~~Date of Notice: _____~~

~~Land in respect of which Crown rates and taxes are owing:~~

~~Amount owing (as stated in the notice): _____~~

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

5.1 Section 42 – Condition (that continues to apply) of a development authorisation

~~Is this item applicable?~~

~~☒~~

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

~~NO~~

~~Are there attachments?~~

~~YES~~

Note-

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

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

Refer to ANNEXURE 'C'

Conditions of authorisation

Refer to conditions listed under the development authorization
155/256/2017, 155/535/2018

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

~~Is this item applicable?~~

~~☐~~

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

~~[YES/NO]~~

~~Are there attachments?~~

~~[YES/NO]~~

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

~~Date requirement given: _____~~

~~Name of body giving requirement:~~

~~Nature of requirement:~~

~~Contribution payable (if any): _____~~

5.3 section 50(2)— Agreement to vest land in a council or the Crown to be held as open space	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of agreement: _____ Names of parties: Terms of agreement: Contribution payable (if any): _____	 [YES/NO] [YES/NO]
5.4 section 55—Order to remove or perform work	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of order: _____ Terms of order: Building work (if any) required to be carried out: Amount payable (if any): _____	 [YES/NO] [YES/NO]
5.5 section 56—Notice to complete development	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of notice: _____ Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): _____	 [YES/NO] [YES/NO]
5.6 section 57—Land management agreement	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i>	 [YES/NO] [YES/NO]

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

Date of agreement: _____

Names of parties:

Terms of agreement:

5.7 section 60—Notice of intention by building owner

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice: _____

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

5.8 section 69—Emergency order

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of order: _____

Name of authorised officer who made order:

Name of authority that appointed the authorised officer::

Nature of order:

Amount payable (if any): _____

5.9 section 71—Fire safety notice

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice: _____

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any): _____

5.10 section 84—
Enforcement notice

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date notice given: _____

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any): _____

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

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date order made: _____

Name of court that made order:

Action number: _____

Names of parties:

Terms of order:

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

5.12 Part 11 Division 2—
Proceedings

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

[YES/NO]

Are there attachments?

[YES/NO]

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

~~Date of commencement of proceedings: _____~~

~~Date of determination or order (if any): _____~~

~~Terms of determination or order (if any):~~

6. Repealed Act conditions

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

~~Note-~~

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

~~Is this item applicable?~~



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

[YES/NO]

~~Are there attachments?~~

[YES/NO]

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

~~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?

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'D'

Date of Notice: 19/01/2024

Amount of levy payable: \$227.65 fully paid

14. Highways Act 1926

14.1 Part 2A—Establishment of control of access from any road abutting the land

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of establishment of control of access: _____

Description of boundary of land affected:

19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice, order or demand: _____

Amount payable (as stated in the notice): _____

21. Local Government Act 1999

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

Is this item applicable?



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

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'C'

Date of notice, order etc: 18/01/2024

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

City of Norwood Payneham & St Peters

Land subject thereto:

CT 6226/418

Nature of requirements contained in notice, order etc

Council rates, balance for 2022-2023 plus fines & interest

Time for carrying out requirements:

Amount payable (if any): \$2831.51

23 Metropolitan Adelaide Road Widening Plan Act 1972

23.1 section 6—Restriction on building work

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Does the restriction apply to all of the land?

[YES/NO]

If NO, give details about the part of the land to which the restriction applies:

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):

Refer to ANNEXURE 'C' – PlanSA Data Extract

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

Title: CT 6226/418

Zones: Established Neighbourhood (EN)

Subzones: No

Zoning overlays

Overlays

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

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

Character Area (NPSPC3)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

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

NO

Is the land designated as a local heritage place?

NO

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

NO

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

Note:-

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

YES

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.]~~

~~**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:~~



[YES/NO]

[YES/NO]

Schedule—Division 2—Other particulars

(section 7(1)(b))

Particulars of building indemnity insurance**Note—**

Building indemnity insurance is not required for—

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

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

- 1 Name(s) of person(s) insured: **JIYU ZHU**
- 2 Name of insurer: **QBE INSURANCE (AUSTRALIA) LTD**
- 3 Limitations on the liability of the insurer: **STATUTORY COVER**
- 4 Name of builder: **NOBLE BUILT PTY LTD**
- 5 Builder's licence number: **R BLD270693**
- 6 Date of issue of insurance: **07/09/2018**
- 7 Description of insured building work: **NEW SINGLE DWELLING**

Exemption from holding insurance:

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

NO

If YES give details:

- (a) Date of the exemption: N/A

- (b) Name of builder granted the exception:

N/A

- (c) Licence number of builder granted the exemption:

N/A

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

N/A

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

N/A

6—Further information held by councils

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

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

NO

Note-

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

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

ANNEXURES & ATTACHMENTS

The following documents are annexed hereto -

Form R3

Annexure A - SA Power Networks Easement Notice

Annexure B - Property Interest Report (PIR) Including Copy of certificate(s) of title

Annexure C - Council Search including PlanSA Section 7 report

Annexure D - Certificate of Emergency Services Levy Payable

Annexure E - Certificate of Land Tax Payable

Annexure F - Certificate of Water and Sewer Charges & Encumbrance Information

Annexure G – Plan D121439

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 2024

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

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

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

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

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information.

Various government agencies can provide up to date and relevant information on many of these questions. To find out more the Office of Consumer and Business Affairs recommends that you check the website:

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

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property
e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **cracking or salt damp**?
Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?

- Does the property have any **termite** or other pest infestations? Is there a current preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorines (now banned) or other **toxic** termiticides as fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems?
If so, what are the maintenance requirements?

Enjoyment

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

Value

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

- Does the property have **alternative sources of water** other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit:

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

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

ANNEXURE 'A' (1 page)

Electricity Infrastructure - Building Restrictions and Statutory Easements

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

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

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

Contact the Office of the Technical Regulator in DMITRE for further details.

Statutory easements

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

This notice does not necessarily imply that any statutory or other easement exists. However, where in existence, statutory easements provide these businesses (identified in the relevant legislation) with the right of entry, at any reasonable time, to operate, repair, examine, replace, modify or maintain their equipment, to bring any vehicles or equipment on the land for these purposes, and to install, operate and carry out work on any telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the Electricity Corporations (Restructuring and Disposal) Act 1999; section 48A of the Electricity Act 1996).

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

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

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



ANNEXURE 'B'

Product
Date/Time
Customer Reference
Order ID

Register Search (CT 6226/418)
18/01/2024 12:57PM
68407
20240118004350

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 6226 Folio 418

Parent Title(s) CT 5655/336
Creating Dealing(s) RTC 13143848
Title Issued 25/07/2019 Edition 2 Edition Issued 06/01/2022

Estate Type

FEE SIMPLE

Registered Proprietor

JIYU ZHU
OF 113A MARIAN ROAD FIRLE SA 5070

Description of Land

ALLOTMENT 3 DEPOSITED PLAN 121439
IN THE AREA NAMED MARRYATVILLE
HUNDRED OF ADELAIDE

Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED D ON D121439 FOR DRAINAGE PURPOSES (RTC 13143848)

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED D ON D121439 FOR EAVES AND GUTTERS (RTC 13143848)

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED C ON D121439 (RTC 13143848)

Schedule of Dealings

Dealing Number	Description
13695111	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

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



Certificate of Title

Title Reference: CT 6226/418

Status: CURRENT

Edition: 2

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 6226/418
Status	CURRENT
Easement	YES
Owner Number	1731564*
Address for Notices	6B HACKETT TCE MARRYATVILLE, SA 5068
Area	251m ² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

JIYU ZHU
OF 113A MARIAN ROAD FIRLE SA 5070

Description of Land

ALLOTMENT 3 DEPOSITED PLAN 121439
IN THE AREA NAMED MARRYATVILLE
HUNDRED OF ADELAIDE

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13695111	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1504957601	CURRENT	6B HACKETT TERRACE, MARRYATVILLE, SA 5068

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
18/01/2024 12:57PM
68407
20240118004350

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1504957601
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/2020
Property Location	6B HACKETT TERRACE, MARRYATVILLE, SA 5068
Local Government	NORWOOD PAYNEHAM & ST PETERS
Owner Names	JYU ZHU
Owner Number	1731564*
Address for Notices	6B HACKETT TCE MARRYATVILLE, SA 5068
Zone / Subzone	EN - Established Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	8HDGALF
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D121439 ALLOTMENT 3	CT 6226/418

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$410,000	\$1,175,000			
Previous	\$315,000	\$1,050,000			

Building Details

Valuation Number	1504957601
Building Style	Conventional
Year Built	2018



Product	Title and Valuation Package
Date/Time	18/01/2024 12:57PM
Customer Reference	68407
Order ID	20240118004350

Building Condition	Very Good
Wall Construction	Rendered
Roof Construction	Colourbond
Equivalent Main Area	242 sqm
Number of Main Rooms	8

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

Property Interest Report

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

Title Reference	CT 6226/418	Reference No. 2536086
Registered Proprietors	J*ZHU	Prepared 18/01/2024 12:57
Address of Property	6B HACKETT TERRACE, MARRYATVILLE, SA 5068	
Local Govt. Authority	NORWOOD PAYNEHAM & ST PETERS	
Local Govt. Address		

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 Trade and Investment has no record of any conditions that continue to apply, affecting this title

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

also

Contact the Local Government Authority for other details that might apply

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

State Planning Commission in the Department for Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any notice affecting this title

- | | | |
|------|--|---|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Trade and Investment 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 Trade and Investment 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 1966</i> (repealed) | State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

9. ***Fences Act 1975***

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

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

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

11. ***Food Act 2001***

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

also

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

also

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

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

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

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

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

also

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

14. ***Highways Act 1926***

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

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

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

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

Act

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

19. Land Tax Act 1936

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

20. Local Government Act 1934 (repealed)

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

21. Local Government Act 1999

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

22. Local Nuisance and Litter Control Act 2016

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

23. Metropolitan Adelaide Road Widening Plan Act 1972

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

24. Mining Act 1971

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

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

25. *Native Vegetation Act 1991*

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

also

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

also

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

also

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

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

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

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.] Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
also
Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
also
For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
also
Contact the Local Government Authority for other details that might apply to a place of local heritage value
also
For details of declared significant trees affecting this title, contact the Local Government Authority
also

Code Amendment

Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

Code Amendment

Kensington and Portrush Road, Norwood Community Facilities - The owners of the Straight Smile Centre dental and orthodontics clinic, located on the corner of Kensington Road and Portrush Road, are proposing to rezone the land occupied by their business, together with the surrounding sites, to reflect the long-standing use of the majority of the land. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.

- 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 Trade and Investment 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 Trade and Investment 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 State Planning Commission in the Department for Trade and Investment has no

	development	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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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
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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	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title also Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

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

- 32.2 section 92 - Notice

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

also

Contact the Local Government Authority for other details that might apply

- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval

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

also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

34. ***Water Industry Act 2012***

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

**An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

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

also

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

also

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

also

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

35. ***Water Resources Act 1997 (repealed)***

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

36. ***Other charges***

- 36.1 Charge of any kind affecting the land (not included in another item)

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

Other Particulars

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

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

Additional Information

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

- | | | |
|-----|--|---|
| 1. | Pipeline Authority of S.A. Easement | Epic Energy has no record of a Pipeline Authority Easement relating to this title |
| 2. | State Planning Commission refusal | No recorded State Planning Commission refusal |
| 3. | SA Power Networks | SA Power Networks has no interest other than that recorded on the attached notice or registered on the Certificate of Title |
| 4. | South East Australia Gas Pty Ltd | SEA Gas has no current record of a high pressure gas transmission pipeline traversing this property |
| 5. | Central Irrigation Trust | Central Irrigation Trust has no current records of any infrastructure or Water Delivery Rights associated to this title. |
| 6. | ElectraNet Transmission Services | ElectraNet has no current record of a high voltage transmission line traversing this property |
| 7. | Outback Communities Authority | Outback Communities Authority has no record affecting this title |
| 8. | Dog Fence (<i>Dog Fence Act 1946</i>) | The Dog Fence Board has no current interest in Dog Fence rates relating to this title. |
| 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.

ANNEXURE 'C'

CERTIFICATE OF RATES AND CHARGES

Issued under Section 187 of the Local Government Act 1999



City of
Norwood
Payneham
& St Peters

To: Suntide Conveyancing
 314 Morphett Street
 ADELAIDE SA 5000

Date: 18/01/2024

Particulars of the Property:	
Assessment No	121519
Owner's Name	Mr J Zhu
Valuation No	1504957601
Property Address	6B Hackett Terrace MARRYATVILLE 5068
Property Description	Lot: 3 DP: 121439 CT: 6226/418

175 The Parade
Norwood SA 5067

PO Box 204
Kent Town SA 5071

Telephone
8366 4555

Email
townhall@npsp.sa.gov.au

Website
www.npsp.sa.gov.au

Particulars of Rates and Charges Raised 2023-2024:	
Balance b/forward 2022-2023	\$541.83
2023-2024 Rates + Landscape Levy	\$2,235.39
Plus Legal Fees	\$0.00
Plus Fines & Interest	\$54.29
Less Concession/Rebate	\$0.00
Less Payments	\$0.00
Plus Property Related Debts	
Balance Now Due and Payable	\$2,831.51
Settlement via BPay	Billers Code: 3251 Reference: 1215199



100% Australian Made
Recycled Paper

2023-2024 Rates including Landscape Levy	\$2,235.39
2023-2024 Capital Value	\$1,175,000

Please Note: The 3rd quarter of rates will be due on 8 March 2024.

Notes for your information:

- The next date for Fines and Interest to be calculated is 10 January 2024.
- If Balance Due above is Nil, the rates have been paid to 30 June 2024.
- Upon settlement of the property, the total balance to 30 June 2024 is required to be paid to the Council. Action to recover unpaid rates will be taken against the owner of the property at the time of declaration of rates.
- A fine of 2% will be imposed on any current Rate not paid by the due date and interest at the prescribed rate will be added each month on unpaid arrears.
- This certificate relates only to the abovementioned assessment. If other assessments are included at the same address (eg: flats, shops, etc.) additional certificates will only be issued upon payment of additional fees.

Mario Barone
CHIEF EXECUTIVE OFFICER

Community
Well-being is...
Social Equity
Cultural Vitality
Economic Prosperity
Environmental
Sustainability



City of Norwood Payneham & St Peters

Head Office: 175 The Parade, Norwood
Mailing Address: PO Box 204, KENT TOWN SA 5071
Telephone (08) 8366 4555

Property Information and Particulars
in response to an enquiry pursuant to Section 7 of the
Land & Business (Sale & Conveyancing Act 1994)

To:	Suntide Conveyancing 314 Morphett Street ADELAIDE SA 5000	Certificate Date:	18/01/2024
		Certificate No:	24959

Details of Property Referred To:

Rates Assessment Number	:	121519 9
Valuer General Number	:	1504957601
Owner Details	:	Mr J Zhu
Property Address	:	6B Hackett Terrace MARRYATVILLE 5068
Property Description	:	Lot: 3 DP: 121439 CT: 6226/418
Hundred	:	Adelaide
Ward	:	Kensington Ward - Ward 6

Prescribed Encumbrances for 6B Hackett Terrace MARRYATVILLE 5068

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Development Act 1993 (repealed)	
section 42—Condition (that continues to apply) of a development authorisation	Date of authorisation: 03/05/2019
	Name of relevant authority that granted authorisation: The City of Norwood Payneham & St Peters
	Condition(s) of authorisation: See attached Decision Notification Form 155/256/2017
	Date of authorisation: 23/08/2018
	Name of relevant authority that granted authorisation: The City of Norwood Payneham & St Peters
	Condition(s) of authorisation: See attached Decision Notification Form 155/535/2018

Column 1 Prescribed encumbrance	Column 2 Other particulars required
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)	Nature of condition(s): N/A
<i>Planning, Development and Infrastructure Act 2016</i>	
Part 5 – Planning and Design Code	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): (Refer to PlanSA Section 7 extract report) 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 For information on any proposed Code Amendments which may interest you, please refer to the PlanSA Website: https://plan.sa.gov.au/have_your_say/code-amendments
Section 127 - Condition (that continues to apply) of a development authorisation	(Refer to PlanSA Section 7 extract report)
<i>Development Act 1993 (repealed)</i>	
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space	NO
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space	NO
section 55—Order to remove or perform work	NO
section 56—Notice to complete development	NO

Column 1 Prescribed encumbrance	Column 2 Other particulars required
section 57—Land management agreement	NO
section 69—Emergency order	NO
section 71—Fire safety notice	NO
section 84—Enforcement notice	NO
section 85(6), 85(10) or 106—Enforcement order	NO
Part 11 Division 2—Proceedings	NO
<i>Fire and Emergency Services Act 2005</i>	
section 105F (or section 56 or 83 (repealed))—Notice to take action to prevent outbreak or spread of fire	NO
<i>Food Act 2001</i>	
section 44—Improvement notice	NO
section 46—Prohibition order	NO
<i>Housing Improvement Act 1940 (repealed)</i>	
section 23—declaration that house is undesirable or unfit for human habitation	NO
Part 7 (rent control for substandard houses) – Notice or declaration	N/A
<i>Land Acquisition Act 1969</i>	
Section 10 – Notice of intention to acquire	NO
<i>Local Government Act 1934 (repealed)</i>	
Notice, order, declaration, charge, claim or demand given or made under the Act	NO
<i>Local Government Act 1999</i>	

Column 1 Prescribed encumbrance	Column 2 Other particulars required
Notice, order, declaration, charge, claim or demand given or made under the Act	NO
<i>Local Nuisance and Litter Control Act 2016</i>	
Section 30 – Nuisance or litter abatement notice	N/A
<i>Planning, Development and Infrastructure Act 2016</i>	
section 141 – Order to remove or perform work	NO
section 142 – Notice to complete development	NO
section 155 – Emergency order	NO
section 157 – Fire safety notice	NO
Section 192 or 193 – Land management agreement	(Refer to PlanSA Section 7 extract report)
section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	NO
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	NO
Part 16 Division 1 – Proceedings	NO
section 213 – Enforcement notice	NO
section 214(6), 214(10) or 222- Enforcement order	N/A
<i>Public and Environmental Health Act 1987 (repealed)</i>	
Part 3—Notice	NO
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	NO
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	NO

Column 1 Prescribed encumbrance	Column 2 Other particulars required
<i>South Australian Public Health Act 2011</i>	
Section 92-Notice	NO
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	NO
Other charges	
Charge of any kind affecting the land (not included in another item)	N/A

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

Building Indemnity Insurance is required.... YES (refer above note):

Please see attached

- 1 Name(s) of person(s) insured:.....
- 2 Name of insurer:.....
- 3 Limitations on the liability of the insurer:.....
- 4 Name of builder:.....
- 5 Builder's licence number:.....
- 6 Date of issue of insurance:.....
- 7 Description of insured building work:.....
-
-

Exemption from holding insurance:

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

N/A

If YES, give details:

- (a) Date of the exemption:.....
- (b) Name of builder granted the exemption:.....
- (c) Licence number of builder granted the exemption:.....
- (d) Details of building work to which the exemption applies:
-
-

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

.....

Particulars relating to Environment Protection

Further information held by councils

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

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

NO

Note—

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

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

It should be noted that—

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

This statement is made the **19 January 2024**

MARIO BARONE
CHIEF EXECUTIVE OFFICER



Data Extract for Section 7 search purposes

Valuation ID 1504957601

Data Extract Date: 19/01/2024

Parcel ID: D121439 A3

Certificate Title: CT6226/418

Property Address: 6B HACKETT TCE MARRYATVILLE SA 5068

Zones

Established Neighbourhood (EN)

Subzones

No

Zoning overlays

Overlays

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

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

Character Area (NPSPC3)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

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



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DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

FOR DEVELOPMENT APPLICATION **NUMBER:** 155/256/2017
DATED: 12/04/2017
REGISTERED ON: 12/04/2017

TO:	Mr J Zhu C/- Masterplan SA Pty Ltd 33 Carrington Street ADELAIDE SA 5000
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LOCATION OF PROPOSED DEVELOPMENT

6 Hackett Terrace MARRYATVILLE 5068 Lot 42 FP 138722, Adelaide CT 5655/336

NATURE OF PROPOSED DEVELOPMENT

Removal of a Significant Tree and the construction of six (6) dwellings, comprising a pair of semi-detached dwellings and a detached dwelling fronting Hackett Terrace and a residential flat building containing two dwellings and a group dwelling at the rear of the subject land

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	DATE	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	19/02/2018	2
BUILDING RULES CONSENT	Certified	26/07/2018	4
			as issued by Private Certifier
DEVELOPMENT APPROVAL	APPROVED		

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

The classification assigned to this building is Class 1a, 10a, for the purposes of Section 66 and Regulation 82 of the Development Act, 1993.

Pursuant to Regulation 48 this approval is valid for twelve (12) months. Substantial commencement or a request for an extension of time shall be undertaken during this period or the Approval will lapse. Council requires 24 hours' notice of commencement of this Development, please email buildingnotice@npsa.gov.au

Date of Decision: 3 May 2019 ☐ CAP or Delegate
Signed:  ☒ Council Chief Executive Officer or Delegate
Date: 3 May 2019 ☐ Private Certifier
☒ Sheets Attached



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DEVELOPMENT APPLICATION NUMBER: 155/256/2017
APPLICANT: Mr J Zhu
LOCATION: 6 Hackett Terrace MARRYATVILLE 5068
PROPOSED DEVELOPMENT: Removal of a Significant Tree and the construction of six (6) dwellings, comprising a pair of semi-detached dwellings and a detached dwelling fronting Hackett Terrace and a residential flat building containing two dwellings and a group dwelling at the rear of the subject land

DECISION Development Approved
DATE OF DECISION: 03/05/2019

REASONS FOR DECISION

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

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

DEVELOPMENT PLAN CONSENT

Relevant Plans

Pursuant to Section 44 (2) and (3) of the *Development Act 1993* and except where varied by a Condition specified hereunder, it is required that the development be undertaken, used maintained and operated in accordance with the following relevant plans, drawings, specifications and other documents:

- Plans by Subdivide Real Estate, numbers 2-25, Revision 8, dated 2 February 2018; and
- Civil engineering plan by fmg, dated 30 March 2017, with respect to levels and method of stormwater disposal only.

Conditions of Consent

1. The portion of all upper floor windows which is less than 1.7 m above the internal floor level, shall be treated prior to occupation of the building in a manner that permanently restricts views being obtained by a person within the room to the reasonable satisfaction of the Council or its delegate. (Suggested treatments include, but are not restricted to, permanently fixed translucent glazing in any part of the window below 1.7 m above the internal floor level or a window sill height of 1.7 above the internal floor level.)
2. Stormwater discharge from the subject land shall remain at pre-development levels. On-site retention of stormwater may be required during high rainfall events. Sufficient storage (above or below ground) shall be provided to safely contain runoff from the contributing catchments for a 10 year, 30 minute duration rainfall event.



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BUILDING RULES CONSENT

Conditions of Consent

See attached conditions and notes per the Certifiers Building Rules Consent dated 26 July 2018.

ADVISORY NOTE(S)

1. This Development Plan Consent will lapse within 12 months of the date of this notice unless full Development Approval has been obtained.
2. The granting of this consent does not remove the need for the Applicant to obtain all other consents which may be required by any other legislation or regulation.

The Applicant's attention is particularly drawn to the requirements of the Fences Act 1975 regarding notification of any neighbours affected by new boundary development or boundary fencing. Further information is available in the 'Fences and the Law' booklet available through the Legal Services Commission available at www.lsc.sa.gov.au. Alternatively a hard copy can be mailed to you on request by contact the Planning Department on 8366 4530 or 8366 4508.

The Applicant's attention is also drawn to the need to consult all relevant electricity suppliers with respect to high voltage power lines.

3. The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the Applicant are correct and accurate. It is recommended that a building identification survey plan be obtained by a licensed surveyor prior to the development being undertaken, so as to avoid any encroachment onto adjoining land, Building Code compliance issues, and to ensure the development is sited in accordance with this consent/approval.
4. The Applicant is advised that any works undertaken on Council owned land (including but not limited to works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council's Development Officer, Building, prior to any works being undertaken. Further information may be obtained by contacting the Council's Urban Services Department on 8366 4576.

All works on Council owned land required as part of this development are likely to be at the Applicant's cost.

Mark Thomson
MANAGER DEVELOPMENT ASSESSMENT

3 May 2019



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IMPORTANT NOTICE

- The developer or building owner shall provide 20mm rubble on the site prior to work commencing, in areas of vehicular traffic to ensure compliance with the requirements of the **Environmental Protection Agency**. It is to be placed in such a way to minimise the amount of soil (mud and dust) transferred over public areas and into the street.
- **Boundary survey prior to commencing construction**
The person proposing to undertake the work shall ensure that no part of the proposed building work is to overhand the boundary of the site. It is strongly recommended that a Licensed Surveyor be engaged to undertake a survey before work commences to establish the location of the boundary.
- The owner of any building to be erected or altered which is used for food preparation, is obliged to obtain consent from the **Eastern Health Authority**. (phone 8132 3600)
- Important: This approval does not imply compliance with the Electricity Act, 1996 (in relation to minimum clearance distances of power lines adjacent to buildings), the (State) Equal Opportunity Act, 1995, the Occupational Health, Safety and Welfare Act 1991, or with Commonwealth Disability Discrimination Act, 1993 or with any regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.
- Building work adjacent to street boundaries is required to be provided with a **hoarding** and a license for the hoarding shall be obtained from the Council. Contact 8366 4525.

Your attention is drawn to the provisions of **Section 60 of the Development Act 1993** which provide that:

Pursuant to Section 60 of the Development Act 1993, work that affects stability:

1. Where a building owner proposes to carry out building work of a prescribed nature that is, in accordance with the regulations to be treated for the purposes of this section as building work that affects the stability of other land or premises ("the affected land or premises") the following provisions apply:
 - (a) The building owner must, at least 28 days before the building work is commenced, cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of the work; and
 - (b) The building owner must (in addition to complying with any condition imposed by a relevant authority at the time of approval) take such precautions as may be prescribed to protect the affected land or premises, carry out such other building work in relation to that land or premises as that adjoining owner is authorised by the regulations to require; and
 - (c) Nothing in this section relieves the building owner from liability for injury resulting from the performance of any building work.
2. A building owner who fails to comply with a provision under subsection (1) IS GUILTY OF AN OFFENCE.

Penalty: \$4,000 (maximum penalty)

A building owner may apply to the Court for a determination of what proportion (if any) of the expense incurred by the building owner in the performance of the building work requested by the owner of affected land or premises under subsection (1) should be borne by the owner of that and or premises, and the building owner may recover an amount determined by the Court from the owner of the affected land or premises as a debt.

Your attention is drawn to the provisions of Regulation 75 of the Development Regulations 1993 which provides that in respect of building work affecting other land

It must be assumed in designing, and assessing the design of a building that it is possible that an excavation which intersects (but does not extend beyond) a notional plane extending downwards from the boundary at the site at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at the boundary could be undertaken on an adjoining site.

Regulation 75(2) provides that, work of the following nature is prescribed as building work which is to be treated for the purposes of that section as building work that affects the stability of other land or premises, namely:

- an excavation which intersects a notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 1 in schedule 15); or
- an excavation which intersects any notional plane extending downwards at a slope of 1 vertical to 2 horizontal from a point 600 millimetres below natural ground level at a boundary with an adjoining site (as depicted by the example shown as figure 2 in schedule 15); or
- any fill which is within 600 millimetres of an adjoining site, other than where the fill is not greater than 200 millimetres in depth (or height) and is for landscaping, gardening or other similar purposes.

For the purposes of section 60 (1) (b) of the Act, the owner of the affected land or premises may require the building owner to shore up any excavation or to underpin, stabilise or otherwise strengthen the foundations of any building to the extent specified by a professional engineer engaged by the owner of the affected land or premises.



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The building owner must pay the reasonable costs of obtaining a report and plans and specifications from a professional engineer for the purposes of sub-regulation (3).

In sub regulations (3) and (4):

'professional engineer' means a person who is:

(a) a corporate member of the Institution of Engineers, Australia who has appropriate experience and competence in the field of civil and geotechnical engineering; or a person who is registered on the National Professional Engineers Register administered by the institution of Engineers, Australia and who has appropriate experience and competence in the field of civil and geotechnical engineering.

- **Section 233 of the Local Government Act 1999** provides that, where damage to Council roads, footpaths or kerbing occurs as a result of the development, the owner / applicant shall be responsible for the cost of repairs to the damage.
- A separate application to the Council **Works and Technical Services Department** is required for any installation of or modification to stormwater drains, underground electrical services or crossovers etc beyond the property alignment. Contact 8360 9000.
- The applicant shall at his/her own expense in all things carry out all alterations to existing inverts, watertables, footpaths pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, siteworks and the construction of the buildings or structures and other works forming part of the development approval to the reasonable satisfaction of the Council and shall at his /her own expense in all things repair and make good any damage to any such inverts, kerbs, watertables, footpaths, pavements, or other such works to the reasonable satisfaction of the Council.
- An **approved toilet** privy is to be sensitively located on the site prior to any building work commencing. The privy should be suitably braced against overturning. No long drop toilets shall be used on site, only chemical toilets or toilets connected to the sewer shall be used.
- A minimum standard for **refuse containers** on a building site to restrain 'blowable' materials is to be either;
 - (a) a commercial type removable 'SKIP' type container (provided by a waste removal company) of adequate size for the building project (min 1.5m) with a top closable lid, or
 - (b) a suitable prefabricated rectangular (or square) enclosure of robust construction (ie steel sheeting material or steel mesh F72 or better - not chicken or bird wire) and located so as not to be demolished by vehicles off loading.
- The applicant is encouraged to install and maintain a rainwater tank to the dwelling(s) hereby granted authorisation.



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Building Notifications – Important New Requirements from July 2012

As from July 2012, the State Government has introduced fines of \$500 for failure to notify the Council at certain stages of construction. Please read the following important information to ensure that you and those acting on your behalf are fulfilling your/their obligations.

At What Stages of Construction is Notification to the Council Required?

In accordance with Regulation 74(1) of the *Development Regulations 2008*, notifications to the Council are required at the following stages of construction, insofar as they are applicable to the building work being undertaken:

- (a) 1 business day's notice of the intended commencement of building work on the site; and
- (b) 1 business day's notice of completion of structural steel reinforcement for concrete footings or other floors; and
- (c) 1 business day's notice of the completion of all roof framing forming part of the building work (including top and bottom chord restraints, bracing and tie-downs)*; and
- (d) 1 business day's notice of the completion of all masonry walls; and
- (e) 1 business day's notice of completion of the building work.

* Where notice is given in relation to the completion of roof framing, the person who gives the notice must, within 1 business day after the notice is given, provide to the council a duly completed **supervisor's checklist** relating to the roof framing, signed by a registered building work supervisor, being a registered building work supervisor who has undertaken any training required and recognised under a scheme (if any) approved by the Minister.

A person **must not conceal** any completed roof framing until after the expiration of 2 clear business days after the notice of completion of roof framing has been received by the council.

Who is Required to Give the Notification?

The licensed building work contractor who is carrying out the work or who is in charge of carrying out the work, or if there is no such licensed building work contractor, the building owner is required to give notice to the Council.

What Structures are Exempt from the Notification Requirements?

Class 10 buildings under the Building Code are exempt from the notification requirements, other than where the Class 10 building is attached to any part of the roof framing of a building of another class. Transportable buildings are also exempt.

How Can Notification be Given to the Council?

The required notices may be given—

- (a) by email transmission to buildingnotice@npsp.sa.gov.au; or
- (b) by telephoning the Council's Development Assessment team on 08 8366 4530; or
- (c) by faxing it to the council on 08 8332 6338; or
- (d) by posting it to the council at 175 The Parade, Norwood SA 5067, ensuring that the date received by the Council accords with the notice requirements; or
- (e) by hand delivering a written notice with a duly authorised officer of the council.

In either case, the notices must include the name, address and telephone number of the persons who are proposed to sign Parts A and B of the Statement of Compliance under Schedule 19A (if relevant).

What Penalties Apply for Failure to Notify?

A person who breaches any of the requirements outlined in this information sheet is guilty of an offence with an expiation fee of \$500 or a maximum penalty of \$10 000.

CARLO SCINTO & ASSOCIATES PTY LTD

ABN 38 631 545 526

Job No.: CSA8757

**DECISION NOTIFICATION FORM****FOR DEVELOPMENT APPLICATION:**

Dated:

Registered On:

Development No: 155/256/2017

TO:

NOBLE BUILT PTY LTD
113A MARIAN ROAD
FIRLE SA 5070

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

LOCATION OF PROPOSED DEVELOPMENT:

6 HACKETT TERRACE, MARRYATVILLE SA 5068

NATURE OF PROPOSED DEVELOPMENT:

TWO STOREY DWELLINGS (3), SINGLE STOREY DWELLINGS (3),
GARAGES (6), VERANDAH'S (6) & ALFRESCO'S (6)

In respect of this proposed development you are informed that:

Nature of Consent	Consent Granted	Number of Conditions	Not Applicable
Development Plan Consent			
Building Rules Consent	26/7/2018	4	
Land Division (Torrens/Strata)			
Public Space			
Other			
DEVELOPMENT APPROVAL	Still Required	-	-

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

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

Work cannot commence unless or until the development is approved under the Act.

Signed:

- () Council Chief Executive Officer or Delegate
(JP) **Private Certifier**
(4) Sheets Attached

Carlo Scinto

Date: 26 July 2018

CARLO SCINTO & ASSOCIATES PTY LTD

ABN 38 631 545 526

Job No.: CSA8757



BUILDING RULES CONSENT
SECTION 42 OF THE DEVELOPMENT ACT 1993

Building work: Two Storey Dwellings (3), Single Storey Dwellings (3),
Garages (6), Verandah's (6) & Alfresco's (6)
Site address: 6 Hackett Terrace, Marryatville SA 5068
Applicant: Noble Built Pty Ltd
Owner: Kevin Zhu
Classification: 1a (Dwelling), 10a (Garage, Verandah & Alfresco)

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

Development No: 155/256/2017

Conditions of Consent

1. A copy of the Certificate(s) of Building (Housing) Indemnity Insurance in relation to domestic building work required under Section 34 of the Building Work Contractors Act, 1995 shall be submitted to council prior to the commencement of any work.

Development Regulations 2008, Regulation 21
2. The wing walls between the Alfresco's of Dwellings 1 & 2 and the Alfresco's and Porches of Dwellings 4 & 5 shall have their adjoining roofs adequately connected to the top of these walls to ensure lateral restraint of these walls as recommended by the design engineer (Mark Altson, Intrax Consulting Engineers), email dated 16 July 2018.

NCC-Performance Requirement P2.3.1
3. Easements of support in respect to the party wall shall be created over their respective land and these easements shall be registered under the Real Property Act 1886 or under the Registration Of Deeds Act 1935 (as the case may require).

Development Act 1993 Section 61 (1) (e)
4. The party wall between dwellings shall extend to the underside of the roof cladding and have all articulation joints, caves spaces and external wall cavities adequately packed with fire resistant material.

NCC-Performance Requirement P2.3.1

Notes

All footings along the side allotment boundaries shall be founded a minimum of 600mm into firm natural ground.

"The Truss Manufacturer has designed the trusses in this building using the Plasterboard Ceiling as a bottom chord restraint for the Trusses. Where a penetration is required in the ceiling for down lights , air conditioners or other such penetration, guidance must be sought from the Truss Manufacturer, as to the amount & placement of the penetration".

"The Truss Manufacturer in designing the trusses in this building has made no allowance for Air conditioners, Solar Panels, Hot Water Units or other such loads. Guidance must be sought from the Truss Manufacturer where such loads are contemplated".

The roof trusses for the sheet roof shall be erected, installed and braced in accordance with AS4440 and the manufacturer's specification.

All engineering design details and calculations shall take precedence over any conflicting framing documentations.

The distribution of articulation joints to the proposed masonry shall be in accordance with the Engineers documentation, Job Number HAC-6-18, Dated 10/04/2018

Mechanical ventilation must be provided to the toilet / bathroom / laundry; which must exhaust directly to the outside of the building; or into the roof space provided it has adequately ventilated open eaves, and / or roof vents.

A non slip finish or suitable non-skid strip must be provided for the stairs / steps and landings.

Set-off dimensions shall be from the allotment boundaries and not necessarily the fence lines.

This consent does not include any **Brush Fencing**, which shall be the subject of a separate consent by the relevant authority at an alternative date.

A person proposing to undertake or undertaking building work on land (or who is in charge of such work) must give Council notice at stages prescribed in Regulation 74

As the building owner proposes to carry out work of a prescribed nature in accordance with the building regulations, that is work which affects the stability of other land or premises, the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 60.

This consent does not include any possible retaining walls exceeding 1.0 metre in height. This will obviously be determined on site and require a separate application to be submitted for building rules consent if the limit of 1.0 metre is exceeded.

This consent does not include any existing structures. Separate professional advice may be required to ensure that the existing structures are safe and structurally adequate

All timbers exposed to the weather or in contact with the ground shall be durability class 1 or 2 (AS1720) or shall be adequately treated with preservative (AS1604). All nails used for framing anchor and straps shall be corrosion protected. Nails used in joints that are continuously damp or exposed to the weather shall be hot-dip galvanized, stainless steel or monel metal.

The roof trusses for the sheet roof shall:

- be a proprietary product designed using certified software and manufactured by a licensed manufacturer to the provision of AS1720.1 and AS1649,
- have the top and bottom chords and webs restrained in accordance with the requirements of the truss design parameters
- where battens terminate at a truss (ie gable truss, hip truss, etc) the battens shall either continue past the face of the truss by at least 75mm or the truss shall be provided with blocking, spacers or equivalent
- where bottom chord and web restrains are joined they shall be overlapped at the truss (with the ends continuing past the face of the truss by at least 75mm)
- be provided with top and bottom chord bracing in accordance with AS4440 and the manufacturer's specification,
- be stored, erected and installed in accordance with AS4440 and the manufacturer's specification.

Structural timbers members that are not protected from weather must be of a suitable durability class or preservative treated to hazard level H3 in accordance with AS1604.

The assessment of the timber framing has been based on the understanding that the timber to be used for all structural elements has a minimum joint strength group of J4 or JD4.

IMPORTANT This consent does not imply compliance with the Swimming Pools (Safety) Act 1972 as amended or with any of the regulations under this Act. It is the responsibility of the owner and the person erecting the building to ensure compliance with same

This application has been assessed on the understanding that the internal stairway is to be strictly in accordance with standard details from Top Stairs and Staff Pty Ltd (calculations and details by Factor Consulting Engineers Pty Ltd in July 1991 and February 1992). Any alteration to these standard details shall require a separate or amended consent.

It has been noted that the floor to ceiling height in this building is approximately 3 metres or more. We wish to advise that the selection of Floor joists/Trusses for this building may be critical to the finished riser height of the stair, particularly if a single flight with 18 risers is anticipated.

The head height in all stairways shall be a minimum of 2.0 metres measured vertically above the nosing line.

The height of the damp proof courses or flashing shall be no less than 75mm above the finished paved or concrete areas graded no steeper than 1 in 20 for the first metre away from the building for all other walls.

All glazing shall be in accordance with AS 1288 & AS 2047, including safety glass for full height windows, glazed doors, side panels and windows located over or adjacent to a bath/shower.

A person must not occupy a Class 1a building under the Building Code before a notice of completion of building work is given. The relevant person (a licensed builder or if no such builder exists, a registered building work supervisor or a private certifier) must provide a written statement to the relevant authority in accordance with the requirements of regulation 83AB. This statement must declare that the building work carried out on the building is in accordance with the relevant approval (disregarding any variations of a minor nature which has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the written consent of the relevant authority).

The face of the external boundary wall shall be on the boundary with no portion of the structure or the attachments to the structure to extend over that boundary.

The onus of proof of the boundary line shall rest with the building owner. This could necessitate a survey being carried out by a licensed surveyor. The building owner will require the neighbour's approval to enter their land to carry out any work.

No portion of the structure or the attachments to the structure shall extend over the property boundary.

The discharge of storm-water along council land requires the consent of the council prior to the commencement of site-works (seek advice from Council's Engineering Department).

The sealed storm-water system should be constructed strictly in accordance with the engineer's design and details (this will generally require inspection points at certain locations to allow for continual maintenance).

All roof & surface storm-water must be disposed of in a way that will not cause damage to the building and not cause damage or nuisance to any other property of building.

The roof & surface storm-water drainage system must be constructed in accordance with AS/NZS 3500.3: Part 3 – Storm-water drainage, or AS/NZS 3500.5 Domestic installations, Section 5 – Storm-water drainage. Provision also shall be made for overflow of all gutters in accordance with the requirement of the BCA

The box gutter, rain-head and overflow shall be constructed in accordance with AS/NZS 3500.3.2 – Storm-water drainage. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

The proposed building(s) must be protected against attack by subterranean termites in accordance with AS3660.1. The owner must be aware that a durable notice must be permanently fixed to the building in a prominent location, such as a metre box or the like, indicating (i) The method of termite risk management, and (ii) The date of installation of the system, and (iii) where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label, and (iv) The installer's or manufacturer's recommendations for the scope and the frequency of future inspections for termite activity

CONSTRUCTION AT OR NEAR BOUNDARY:

A perimeter barrier shall be installed to the construction at or near the boundary. Building owners should be aware that this type of construction could result in a greater risk of termite entry due to one or a combination of the following reasons:

- (a) Concealed entry by termites occurring to the structure because of the specific construction method used.
- (b) Lack of access for the installation of a barrier during construction.
- (c) Lack of access for inspection and maintenance.
- (d) The actions of adjoining owners, which may compromise the effectiveness of the barrier after completion of the construction phase.

NOTES: (1) Where construction at or near the boundary is carried out, it may not be possible to install a barrier system as specified in this Standard. These situations may include duplexes, villas, townhouses, parapet walls, buildings with zero setbacks to an allotment boundary on separate title allotments, and the like.

(2) Where a barrier system can not be provided in accordance with this Standard, full documentation on the limitations of the barrier system installed should be provided to the building owner (see Appendix A of A3660.1). Where possible, more frequent inspections should be undertaken.

Building work adjacent to a property boundary and / or existing structure is proposed and this may compromise the effectiveness of the termite barrier. Documentation on the limitations of the termite barrier installed in this regard should be provided to the building owner.

The footing system has been designed for tree effects. (Future planting may have an impact on the performance of the footing system. For further information, refer to the Footing Construction Report or seek advice from the design engineer)

Heating appliances must be installed in accordance with Part 3.7.3 of the BCA.

IMPORTANT: This consent does not imply compliance with the Electricity Act, 1996 as amended (building within prescribed distances of adjacent power lines), the Gas Act 1997, the Environment Protection Act 1993, the Waterworks Act, the Telecommunications Act, the Occupational Health, Safety & Welfare Act, the (State) Equal Opportunity Act, 1984, or with the Commonwealth Disability Discrimination Act, 1993 as amended or with any of the regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.

Carlo Scinto & Associates Pty Ltd
Private Certifier



Carlo Scinto
26 July 2018



SCHEDULE 22A - CERTIFICATE OF CONSISTENCY

CERTIFICATE OF CONSISTENCY

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

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

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

I hereby certify in accordance with regulation 92(2)(e) of the Development Regulations 2008 that the building rules consent issued on 26 July 2018 for Two Storey Dwellings (3), Single Storey Dwellings (3), Garages (6), Verandah's (6) & Alfresco's (6) at 6 Hackett Terrace, Marryatville SA 5068 is consistent with the following development authorization giving development plan consent 155/256/2017 issued on 19 February 2018 by City of Norwood, Payneham & St Peters subject only to the variations specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of section 93(2) of the Development Act 1993, which are necessary for compliance with the Building Rules.

Registered private certifier: Carlo Scinto & Associates Pty. Ltd.

Registration number: 037

Dated: 26 July 2018

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

Item	Legislation/Regulation/Code	Reason for variation
Check windows	N/A	N/A
Check levels	N/A	N/A
N/A	N/A	N/A

Registered private certifier: Carlo Scinto & Associates Pty. Ltd.

Registration number: 037

Dated: 26 July 2018

Note—

As part of this certificate the following documentation endorsed by council was submitted to this Office. Architectural drawings by sub divide Real estate Sheets 1 to 24 of 24 & FMG Engineering Sheets 1. These drawings have all been date Stamped by Council Received 12 April 2017 . This certificate is based on the consistency with this submitted information only, and no other correspondence has been entered into as part of this certificate.

This consent does not include any development plan (“strictly planning”) matters, including matters specified and required by any conditions of the Development Plan Consent, but which relate to planning only. Their approval must be sought and obtained from the relevant authority for such matters.

The consistency check between building & Planning Pursuant to Regulation 92 (2) (c) has been undertaken from a Building Surveying capacity only and not as a qualified planner.

Carlo Scinto & Associates Pty Ltd
Private Certifiers



Carlo Scinto
26 July 2018



City of
Norwood
Payneham
& St Peters

DECISION NOTIFICATION FORM

South Australia - Regulations Under the Development Act, 1993 - Regulation 42

FOR DEVELOPMENT APPLICATION **NUMBER:** 155/535/2018
DATED: 06/08/2018
REGISTERED ON: 06/08/2018

TO:	Mr J Zhu C/- Masterplan SA Pty Ltd 33 Carrington Street ADELAIDE SA 5000
------------	---

LOCATION OF PROPOSED DEVELOPMENT
6 Hackett Terrace MARRYATVILLE 5068 Lot 42 FP 138722, Adelaide CT 5655/336

NATURE OF PROPOSED DEVELOPMENT
Variation to DA 155/256/2017 to add alfrescos to all six (6) dwellings

In respect of this proposed development you are informed that :

NATURE OF DECISION	DECISION	DATE	NO. OF CONDITIONS
DEVELOPMENT PLAN CONSENT	Granted	23/08/2018	Nil
BUILDING RULES CONSENT	Not Required		
DEVELOPMENT APPROVAL	APPROVED		

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

Pursuant to Regulation 48 of the Development Regulations, 2008, this Approval is valid for twelve (12) months. Substantial commencement or a request for an extension of time must be undertaken during this period or the Approval will lapse.

Council requires 24 hours' notice of commencement of this Development, please email buildingnotice@npsa.gov.au

Date of Decision: 23 August 2018	☐ CAP or Delegate
Signed:	☒ Council Chief Executive Officer or Delegate
	☐ Private Certifier
Date: 23 August 2018	☒ Sheets Attached



City of
Norwood
Payneham
& St Peters

DEVELOPMENT APPLICATION NUMBER: 155/535/2018
APPLICANT: Mr J Zhu
LOCATION: 6 Hackett Terrace MARRYATVILLE 5068
PROPOSED DEVELOPMENT: Variation to DA 155/256/2017 to add alfrescos to all six (6) dwellings
DECISION: Development Approved
DATE OF DECISION: 23/08/2018

REASONS FOR DECISION

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

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

DEVELOPMENT PLAN CONSENT

Except where varied by this approval, all other conditions, plans and details relating to Development Application 155/256/17 continue to apply.

Conditions of Consent

Nil

BUILDING RULES CONSENT

Conditions of Consent

Not Required

Note(s):

- (1) This approval does not alter the operative period of the development authorisations relevant to DA 155/256/17.

Mark Thomson
MANAGER DEVELOPMENT ASSESSMENT

23 August 2018



City of
Norwood
Payneham
& St Peters

IMPORTANT NOTICE

- **Regulation 74(1)(b)(c)(d):** One business day's notice shall be given to the Council when the following stages of building work have been reached:
 - (a) at the commencement of work or after placement of steelwork in footings and before the concrete is placed. A certificate, indicating that the footings have been constructed in accordance with the requirements of the engineer's report shall be submitted to Council prior to work commencing on the walls.
 - (b) after the completion of the building work.
- The developer or building owner shall provide 20mm rubble on the site prior to work commencing, in areas of vehicular traffic to ensure compliance with the requirements of the **Environmental Protection Agency**. It is to be placed in such a way to minimise the amount of soil (mud and dust) transferred over public areas and into the street.
- **Allotment boundaries** will not be certified by Council staff. The onus of ensuring that buildings / structures are sited in the approved position on the correct allotment is the responsibility of the owner.
- The owner of any building to be erected or altered which is used for food preparation, is obliged to obtain consent from the **Eastern Health Authority**. (phone 8132 3600)
- This application has been assessed pursuant to the Building Rules. Your attention is drawn to the provisions of the **Disability Discrimination Act**, which prescribe your legal responsibilities to comply with that Act.
- Building work adjacent to street boundaries is required to be provided with a **hoarding** and a license for the hoarding shall be obtained from the Council. Contact 8366 4525.
- **Development Act 1993, Section 60 & Regulation 75 - Building work affecting adjoining land**
Where any building work or excavation is deemed to affect the stability of land or premises on adjoining properties, as per schedule 15, the building owner must serve notice on the owner of the affected land or premises at least 28 days before building work is commenced.

The building owner must take such precautions as may be prescribed to protect the affected land or premises and must, at the request of the owner of the affected land or premises carry out such other building work to protect or strengthen the foundations of any building affected by the proposed building work.
- **Section 223 of the Local Government Act 1999** provides that, where damage to Council roads, footpaths or kerbing occurs as a result of the development, the owner / applicant shall be responsible for the cost of repairs to the damage.
- A separate application to the Council **Works and Technical Services Department** is required for any installation of or modification to stormwater drains, underground electrical services or crossovers etc beyond the property alignment. Contact 8360 9000.
- The applicant shall at his/her own expense in all things carry out all alterations to existing inverts, watertables, footpaths pavements or other works in the public roads adjacent to the subject land necessary to give effect to the demolition of buildings or structures, siteworks and the construction of the buildings or structures and other works forming part of the development approval to the reasonable satisfaction of the Council and shall at his /her own expense in all things repair and make good any damage to any such inverts, kerbs, watertables, footpaths, pavements, or other such works to the reasonable satisfaction of the Council.
- An **approved toilet** privy is to be sensitively located on the site prior to any building work commencing. The privy should be suitably braced against overturning. No long drop toilets shall be used on site, only chemical toilets or toilets connected to the sewer shall be used.
- A minimum standard for **refuse containers** on a building site to restrain 'blowable' materials is to be either:
 - (a) a commercial type removeable 'SKIP' type container (provided by a waste removal company) of adequate size for the building project (min 1.5m) with a top closable lid, or
 - (b) a suitable prefabricated rectangular (or square) enclosure of robust construction (ie steel sheeting material or steel mesh F72 or better - not chicken or bird wire) and located so as not to be demolished by vehicles off loading.
- The applicant is encouraged to install and maintain a rainwater tank to the dwelling(s) hereby granted authorisation, in accordance with the brochure "**Maintenance of Rainwater Tanks**" available at the front counter of the Norwood Town Hall.

**Building Indemnity Insurance
Certificate of Insurance**

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



Policy Number 570066942BWI-22

JIYU ZHU
113A MARIAN RD
FIRLE 5070

Name of Intermediary
MBA INSURANCE SERVICES (SA)
G P O BOX 544D
MELBOURNE VIC 3001

Account Number
57BWMBASA
Date Issued
07/09/2018

Policy Schedule Details**Certificate in Respect of Insurance****Domestic Building Contract**

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

In Respect of	NEW SINGLE DWELLING CONSTRUCTION CONTRACT
At	LOT 3,6 HACKETT TERRACE MARRYATVILLE SA 5068
Carried Out By	BUILDER NOBLE BUILT PTY LTD ABN: 57 609 613 701
Declared Contract Price	\$250,000.00
Contract Date	29/08/2018
Builders Registration No.	RBLD270693
Building Owner / Beneficiary	JIYU ZHU

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

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place.

These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

ANNEXURE 'D'



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: 2536086

DATE OF ISSUE

19/01/2024

CITI FORM 1 SERVICES PTY LTD
314 MORPHETT STREET
ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8226 3750
Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER		OWNERSHIP NAME		
1731564*		J ZHU		
PROPERTY DESCRIPTION				
6B HACKETT TCE / MARRYATVILLE SA 5068 / LT 3				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
1504957601	CT 6226/418	\$1,175,000.00	R4 1.000	RE 0.400

LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	475.60
FINANCIAL YEAR	2023-2024	- REMISSION	\$	297.95
		- CONCESSION	\$	0.00
		+ ARREARS / - PAYMENTS	\$	-227.65
		= AMOUNT PAYABLE	\$	0.00

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

EXPIRY DATE 18/04/2024

See overleaf for further information



Government of
South Australia

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

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: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

ANNEXURE 'E'



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: 2536086

DATE OF ISSUE

19/01/2024

CITI FORM 1 SERVICES PTY LTD
314 MORPHETT STREET
ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8226 3750
Email: landtax@sa.gov.au

OWNERSHIP NAME

J ZHU

FINANCIAL YEAR

2023-2024

PROPERTY DESCRIPTION

6B HACKETT TCE / MARRYATVILLE SA 5068 / LT 3

ASSESSMENT NUMBER

1504957601

TITLE REF.

(A "+" indicates multiple titles)

CT 6226/418

TAXABLE SITE VALUE

\$410,000.00

AREA

0.0251 HA

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

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

Please Note:

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

ON OR BEFORE

18/04/2024



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

Visit: www.revenuesa.sa.gov.au
Email: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



ANNEXURE 'F'

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
15 04957 60 1	CT6226418	19/1/2024	8557	2536086

CITI FORM 1 SERVICES PTY LTD
314 MORPHETT ST
ADELAIDE SA 5000
helen.suntide@gmail.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: J ZHU
Location: 6B HACKETT TCE MARRYATVILLE LT3 D121439
Description: 8HDGALF Capital \$1 175 000
Value:
Rating: Residential

Periodic charges

Raised in current years to 31/3/2024

			\$
	Arrears as at: 30/6/2023	:	0.00
Water main available:	1/10/2019	Water rates	: 222.60
Sewer main available:	1/10/2019	Sewer rates	: 541.08
		Water use	: 292.11
		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	: 1,055.79CR
		Balance outstanding	: 0.00

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

Next quarterly charges: Water supply: 74.20 Sewer: 180.36 Bill: 3/4/2024

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

The last Water Use Year ended on 21/03/2023.

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

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



South Australian Water Corporation

Name:
J ZHU

Water & Sewer Account
Acct. No.: 15 04957 60 1

Amount: _____

Address:
6B HACKETT TCE MARRYATVILLE LT3
D121439

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1504957601



Bill code: 8888
Ref: 1504957601

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: 1504957601

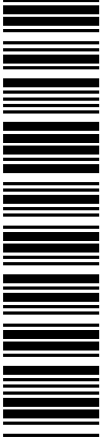


Government of
South Australia

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

APPROVED - NOT YET DEPOSITED

PURPOSE:		DIVISION	AREA NAME:		MARRYATVILLE	APPROVED: STEVE ANDREWS 13/06/2019			
MAP REF:		6628/42/K	COUNCIL:		THE CORPORATION OF THE CITY OF NORWOOD PAYNEHAM AND ST. PETERS	DEPOSITED:		D121439	
LAST PLAN:		DEVELOPMENT NO: 155/D023/17/001/55602				SHEET 1 OF 3			
AGENT DETAILS:		ANDREW BUTCHER PROJECT MANAGEMENT PO BOX 548 MODBURY SA 5092 PH: 0487 116 779 FAX:		SURVEYORS CERTIFICATION:		I TIMOTHY BLOK , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me or under my personal supervision and in accordance with the Survey Act 1992. 2) That the field work was completed on the 29th day of August 2018			
AGENT CODE:		ABPM							
REFERENCE:		ABPM02021							
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN
CT	5655	336		ALLOTMENT(S)	42	F	138722	ADELAIDE	
OTHER TITLES AFFECTED:									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF			
NEW	1	SHORT	EASEMENT(S)	A	PARTY WALL RIGHTS	B			
NEW	2	SHORT	EASEMENT(S)	B	PARTY WALL RIGHTS	A			
NEW	4	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	C		3			
NEW	4	SHORT	EASEMENT(S)	D	FOR EAVES AND GUTTERS	3			
NEW	4	SHORT	EASEMENT(S)	D	FOR DRAINAGE PURPOSES	3			
ANNOTATIONS:									
PARTY WALL IS UNOCCUPIED NO OCCUPATION ON SUBJECT LAND BOUNDARIES UNLESS OTHERWISE SHOWN									

APPROVED - NOT YET DEPOSITED

D121439

SHEET 2 OF 3

64398_pland_1_V02_Version_4

BEARING DATUM: MGA 94 ZONE 54

DERIVATION: PSM's 6628/14984-6628/20187

TOTAL AREA:

N

REFERENCE MARKS

CNR	BEARING	FROM	DIST	PM NO
1	175°17'	PM FD	15.15	6628/14984
2	238°18'	PM FD	1.36	6628/14988
3	264°49'	PM FD	1.23	6628/14994
4	248°03'	PM FD	1.27	6628/20187

Andrew Butcher Project Management

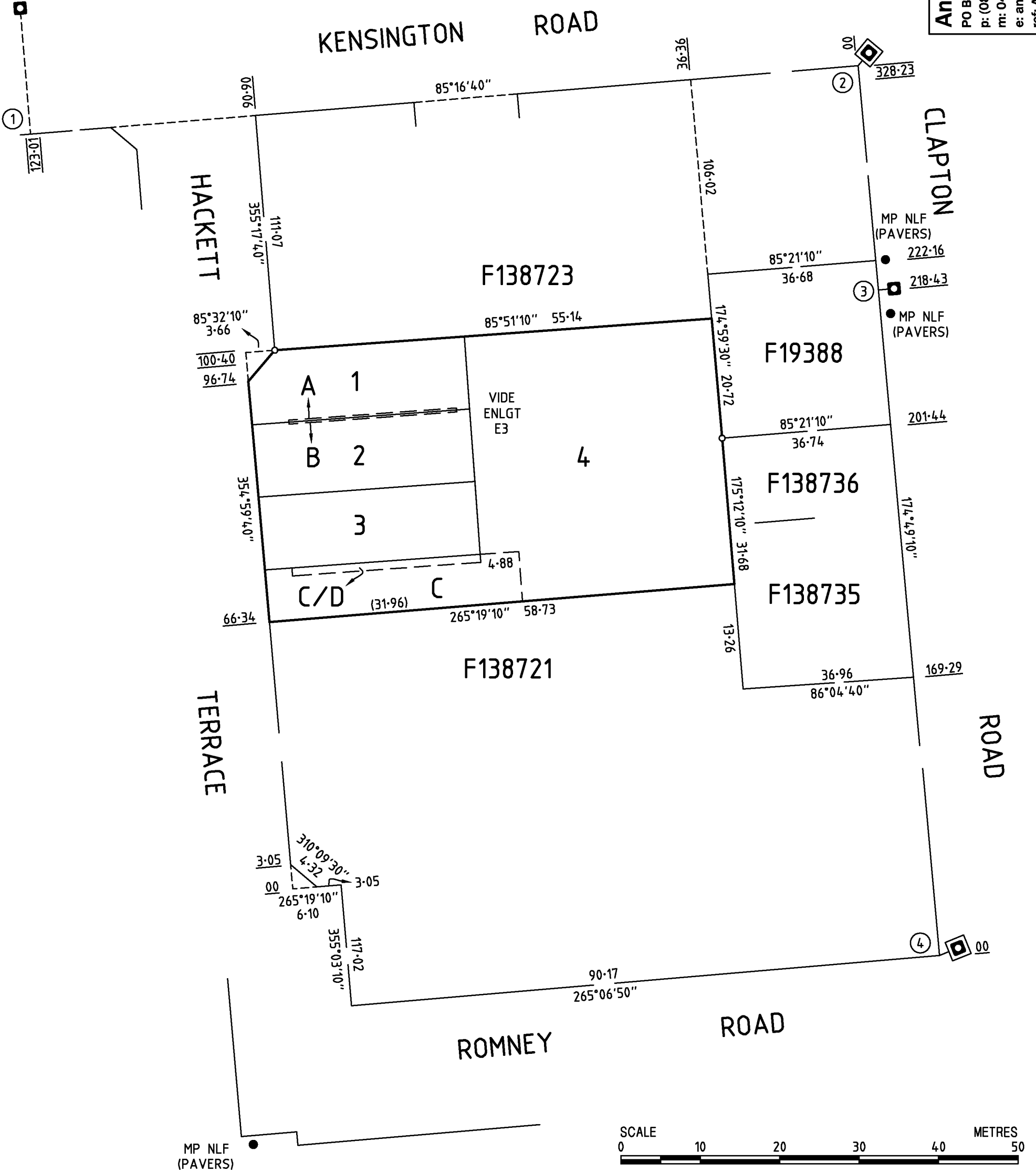
PO Box 548, Modbury SA 5092

p: (08) 8265 6662

m: 0487 116 779

e: andrew@andrewbutcherpm.com.au

ref: ABPM02021dwg04rev02



D121439

SHEET 3 OF 3

64398_pland_2_V02_Version_4

N

F138723

Andrew Butcher Project Management

PO Box 548, Modbury SA 5092

Phone: (08) 8265 6662

m: 0487 116 779

e: andrew@andrewbutcherpm.com.au

ref: ABPM02021dwg04rev02

HACKETT TERRACE

F19388

F138736

F138735

F138721

ENLARGEMENT E3

SCALE

METRES