

# The Form 1 Company™

www.form1.net.au

## FORM 1 - VENDOR'S STATEMENT

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

### Contents

Preliminary

Part A – Parties and land

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

Part C – Statement with respect to required particulars

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

Schedule

### Preliminary

#### To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

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

- means the Part, Division, particulars or item may not be applicable.  
 If it is applicable, ensure the box is 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:

REFER GENERAL ANNEXURE

Address:

REFER GENERAL ANNEXURE

4. Vendor's registered agent:

REFER GENERAL ANNEXURE

Address:

REFER GENERAL ANNEXURE

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

\_\_\_\_\_

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

29 MOLESWORTH STREET NORTH ADELAIDE SA 5006 BEING ALLOTMENT 847 IN FILED PLAN  
 183309 BEING THE WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME 5881 FOLIO 752

**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 – Forms 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:

**C/- 110 MCLWRAITH STREET EVERTON PARK QLD 4053**

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

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

**Email: fox@foxrealestate.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:

**192 MELBOURNE STREET NORTH ADELAIDE SA 5006**

(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; or
- (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.

FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)

**PROCEEDING WITH THE PURCHASE**

If you wish to proceed with the purchase –

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

**PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS (section 7(1))**

To the purchaser:

I/We, **OLIVIA LUCY WESTERINK, CHRISTABEL SARA BORLIN AND EDWARD STAPLETON THRING AS EXECUTORS OF THE ESTATE OF PENELOPE ASH THRING DECEASED**

of **C/- 110 MCILWRAITH STREET EVERTON PARK QLD 4053**

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

Date: 07-Apr-2026 Signed: *Olivia Lucy Westerink*  
Signed on Greatforms by: P20N6J24CC4XB8EEXI4TQJZ6OZ

Date: 07-Apr-2026 Signed: *Edward Stapleton Thring*  
Signed on Greatforms by: P8UTNS8CAVDIWEPSIL7DXIHK3I

Date: 08-Apr-2026 Signed: *Christabel Sara Borlin*  
Signed on Greatforms by: P4BRJBZMGOJZFDRRG1NA2CICTV

**PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT**



(section 9)

To the purchaser:

I, **CHRISTOPHER GILL FOR AND ON BEHALF OF THE FORM 1 COMPANY PTY LTD**

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

Exceptions:

**Nil**

Date: 7/4/2026 Signed: *[Signature]*

Vendor's/Purchaser's agent

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

**SCHEDULE – DIVISION 1****PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND****(section 7(1)(b))****Note –**

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement. Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless –

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

**TABLE OF PARTICULARS**

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

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
<b>1. General</b>		
1.1 Mortgage of land	<p><i>Is this item applicable?</i></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>CERTIFICATE OF TITLE</b></p> <p>Number of mortgage (if registered): <b>13178822</b></p> <p>Name of mortgagee: <b>AUSTRALIA &amp; NEW ZEALAND BANKING GROUP LTD</b></p>	<input checked="" type="checkbox"/> <b>YES</b> <b>YES</b>
<p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
1.2 Easement (whether over the land or annexed to the land)	<p><i>Is this item applicable?</i></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>PROPERTY INTEREST REPORT</b></p> <p>Description of land subject to easement: <b>PORTION OF THE LAND IN THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement: <b>REFER PAGE 12 IN THE PROPERTY INTEREST REPORT FOR DETAILS OF STATUTORY EASEMENTS</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b> (If <b>YES</b>, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?  (If <b>YES</b>, give details):</p>	<input checked="" type="checkbox"/> <b>NO</b> <b>YES</b>
<p><b>Note</b> – "Easement" includes rights of way and party wall rights.</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
1.2 Easement (whether over the land or annexed to the land)	<p><i>Is this item applicable?</i></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>CERTIFICATE OF TITLE</b></p> <p>Description of land subject to easement: <b>THE LAND MARKED 'A' ON THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement: <b>SUBJECT TO PARTY WALL RIGHT(S) (T 1152879)</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b> (If <b>YES</b>, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p>	<input checked="" type="checkbox"/> <b>NO</b> <b>YES</b>
<p><b>Note</b> – "Easement" includes rights of way and party wall rights.</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		

FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)

6

Column 1	Column 2	Column 3
	(If <b>YES</b> , give details):	
<p><b>1.2</b> Easement (whether over the land or annexed to the land)</p> <p><b>Note</b> – "Easement" includes rights of way and party wall rights.</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>CERTIFICATE OF TITLE</b></p> <p>Description of land subject to easement: <b>THE LAND MARKED 'C' ON THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement: <b>SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b></p> <p>(If <b>YES</b>, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If <b>YES</b>, give details):</p>	<input checked="" type="checkbox"/> <b>NO</b> <b>YES</b>
<p><b>1.2</b> Easement (whether over the land or annexed to the land)</p> <p><b>Note</b> – "Easement" includes rights of way and party wall rights.</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>CERTIFICATE OF TITLE</b></p> <p>Description of land subject to easement: <b>THE LAND MARKED 'B' ON THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement: <b>TOGETHER WITH PARTY WALL RIGHT(S) (T 1152879)</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b></p> <p>(If <b>YES</b>, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If <b>YES</b>, give details):</p>	<input checked="" type="checkbox"/> <b>NO</b> <b>YES</b>
<p><b>1.2</b> Easement (whether over the land or annexed to the land)</p> <p><b>Note</b> – "Easement" includes rights of way and party wall rights.</p> <p><i>[Note – Do not omit this item. The item and its heading must be</i></p>	<p><i>Is this item applicable?</i></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>CERTIFICATE OF TITLE</b></p> <p>Description of land subject to easement:</p>	<input checked="" type="checkbox"/> <b>NO</b> <b>YES</b>

FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)

7

Column 1	Column 2	Column 3
<i>included in the statement even if not applicable.]</i>	<p><b>THE LAND MARKED 'D' ON THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement: <b>TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b> (If <b>YES</b>, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?  (If <b>YES</b>, give details):</p>	
<p><b>1.3</b> Restrictive covenant</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?  (If <b>NO</b>, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<p><input type="checkbox"/></p> <p><b>YES / NO</b> <b>YES / NO</b></p>
<p><b>1.4</b> Lease, agreement for lease, tenancy agreement or licence</p> <p>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc: From To</p> <p>Amount of rent or licence fee:  \$        per        (period) Is the lease, agreement for lease etc in writing?</p> <p>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):</p>	<p><input type="checkbox"/></p> <p><b>YES / NO</b> <b>YES / NO</b></p>
<b>5. Development Act 1993 (repealed)</b>		
<p><b>5.1</b> section 42 – Condition (that continues to apply) of a development authorisation</p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p>	<p><input checked="" type="checkbox"/></p> <p><b>NO</b> <b>YES</b></p>

FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)

8

Column 1	Column 2	Column 3
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<p>If <b>YES</b>, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):  <b>CITY OF ADELAIDE SEARCH</b></p> <p>Condition(s) of authorisation:  <b>REFER APPLICATION: DA/503/2007</b></p>	
5.1 section 42 – Condition (that continues to apply) of a development authorisation	<p><b>Is this item applicable?</b> <input checked="" type="checkbox"/></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b> <b>NO</b></p> <p><b>Are there attachments?</b> <b>YES</b></p> <p>If <b>YES</b>, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):  <b>CITY OF ADELAIDE SEARCH</b></p> <p>Condition(s) of authorisation:  <b>REFER APPLICATION: DA/615/2020</b></p>	
<b>6. Repealed Act conditions</b>		
6.1 Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)	<p><b>Is this item applicable?</b> <input type="checkbox"/></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b> <b>YES / NO</b></p> <p><b>Are there attachments?</b> <b>YES / NO</b></p> <p>If <b>YES</b>, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of condition(s):</p>	
<i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		
<b>13. Heritage Places Act 1993</b>		
13.2 section 17 or 18 – Provisional registration or registration	<p><b>Is this item applicable?</b> <input checked="" type="checkbox"/></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b> <b>NO</b></p> <p><b>Are there attachments?</b> <b>YES</b></p> <p>If <b>YES</b>, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):  <b>DEPARTMENT FOR ENVIRONMENT AND WATER EMAIL AND LETTER</b></p> <p>Description of place registered:  <b>DWELLING</b></p> <p>Has the place been designated as a place of geological, palaeontological or speleological significance or archaeological significance?  <b>NO</b></p> <p>If <b>YES</b>, give details:</p>	
<b>29. Planning, Development and Infrastructure Act 2016</b>		
29.1 Part 5 – Planning and Design Code	<p><b>Is this item applicable?</b> <input checked="" type="checkbox"/></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b> <b>NO</b></p> <p><b>Are there attachments?</b> <b>YES</b></p>	
<i>[Note – Do not omit this item. The</i>		

Column 1	Column 2	Column 3
<i>item and its heading must be included in the statement even if not applicable.]</i>	<p data-bbox="499 170 1337 226"><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p data-bbox="499 226 1337 293"><b>CITY OF ADELAIDE SEARCH AND PROPERTY INTEREST REPORT</b></p> <p data-bbox="499 327 1337 383">Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p data-bbox="499 383 1337 416"><b>29 MOLESWORTH ST NORTH ADELAIDE SA 5006 LT 847</b></p> <p data-bbox="499 450 1337 506"><b>ZONES</b> <b>CITY LIVING - CL</b></p> <p data-bbox="499 539 1337 595"><b>SUBZONES</b> <b>NORTH ADELAIDE LOW INTENSITY - NALI</b></p> <p data-bbox="499 629 1337 819"><b>OVERLAYS</b> <b>AIRCRAFT NOISE EXPOSURE - ANEF 25</b> <b>THE AIRCRAFT NOISE EXPOSURE OVERLAY SEEKS TO ENSURE DEVELOPMENT SENSITIVE TO AIRCRAFT NOISE IS DESIGNED TO MINIMISE NOISE INTRUSION AND PROVIDE APPROPRIATE INTERIOR ACOUSTIC AMENITY.</b></p> <p data-bbox="499 842 1337 1032"><b>AIRPORT BUILDING HEIGHTS (REGULATED) - ALL STRUCTURES OVER 110 METRES AHD</b> <b>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.</b></p> <p data-bbox="499 1055 1337 1223"><b>BUILDING NEAR AIRFIELDS</b> <b>THE BUILDING NEAR AIRFIELDS OVERLAY SEEKS TO ENSURE DEVELOPMENT DOES NOT POSE A HAZARD TO THE OPERATIONAL AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS.</b></p> <p data-bbox="499 1245 1337 1402"><b>DESIGN</b> <b>THE DESIGN OVERLAY SEEKS TO ENSURE SIGNIFICANT DEVELOPMENT POSITIVELY CONTRIBUTES TO THE LIVEABILITY, DURABILITY AND SUSTAINABILITY OF THE BUILT ENVIRONMENT THROUGH HIGH-QUALITY DESIGN.</b></p> <p data-bbox="499 1424 1337 1738"><b>HISTORIC AREA - ADEL1</b> <b>THE HISTORIC AREA OVERLAY AIMS TO REINFORCE HISTORIC THEMES AND CHARACTERISTICS THROUGH CONSERVATION, CONTEXTUALLY RESPONSIVE DEVELOPMENT, DESIGN AND ADAPTIVE REUSE THAT RESPONDS TO THE ATTRIBUTES EXPRESSED IN THE HISTORIC AREA STATEMENT. THE DEMOLITION OF WHOLE OR PART OF A BUILDING WITHIN THE HISTORIC AREAS OVERLAY REQUIRES A DEVELOPMENT APPLICATION TO BE SUBMITTED FOR ASSESSMENT AND CAN ONLY PROCEED IF APPROVED.</b></p> <p data-bbox="499 1760 1337 1917"><b>HERITAGE ADJACENCY</b> <b>THE HERITAGE ADJACENCY OVERLAY SEEKS TO ENSURE DEVELOPMENT ADJACENT TO STATE AND LOCAL HERITAGE PLACES MAINTAINS THE HERITAGE AND CULTURAL VALUES OF THOSE PLACES.</b></p> <p data-bbox="499 1939 1337 2098"><b>HAZARDS (FLOODING - EVIDENCE REQUIRED)</b> <b>THE HAZARDS (FLOODING - EVIDENCE REQUIRED) OVERLAY ADOPTS A PRECAUTIONARY APPROACH TO MITIGATE POTENTIAL IMPACTS OF POTENTIAL FLOOD RISK THROUGH APPROPRIATE SITING AND DESIGN OF DEVELOPMENT.</b></p>	

Column 1	Column 2	Column 3
	<p><b>PRESCRIBED WELLS AREA</b> THE PRESCRIBED WELLS AREA OVERLAY SEEKS TO ENSURE SUSTAINABLE WATER USE IN PRESCRIBED WELLS AREAS.</p> <p><b>REGULATED AND SIGNIFICANT TREE</b> THE REGULATED AND SIGNIFICANT TREE OVERLAY SEEKS TO MITIGATE THE LOSS OF REGULATED TREES THROUGH APPROPRIATE DEVELOPMENT AND REDEVELOPMENT.</p> <p><b>STATE HERITAGE PLACE - 1400</b> THE STATE HERITAGE PLACE OVERLAY SEEKS TO ENSURE DEVELOPMENT MAINTAINS THE HERITAGE AND CULTURAL VALUES OF STATE HERITAGE PLACES THROUGH CONSERVATION, ONGOING USE AND ADAPTIVE REUSE.</p> <p><b>STORMWATER MANAGEMENT</b> THE STORMWATER MANAGEMENT OVERLAY SEEKS TO ENSURE NEW DEVELOPMENT INCORPORATES WATER SENSITIVE URBAN DESIGN TECHNIQUES TO CAPTURE AND RE-USE STORMWATER.</p> <p><b>URBAN TREE CANOPY</b> 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.</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? <b>YES</b></p> <p>Is the land designated as a local heritage place? <b>NO</b></p> <p>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? <b>NO</b></p> <p>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? <b>YES</b></p> <p>Note – For further information about the Planning and Design Code visit <a href="https://code.plan.sa.gov.au">https://code.plan.sa.gov.au</a>.</p>	
<p><b>29.2</b> section 127 – Condition (that continues to apply) of a development authorisation</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p>	<p><input type="checkbox"/></p> <p><b>YES / NO</b></p> <p><b>YES / NO</b></p>

---

## GENERAL ANNEXURE

---

3. **Vendor:** OLIVIA LUCY WESTERINK, CHRISTABEL SARA BORLIN AND  
EDWARD STAPLETON THRING AS EXECUTORS OF THE  
ESTATE OF PENELOPE ASH THRING DECEASED

**Address:** C/- 110 MCILWRAITH STREET EVERTON PARK QLD 4053

4. **Vendor's registered agent:** FOX REAL ESTATE (SA) PTY LTD ACN 113 976 024 AND  
CANDY BENNETT & ASSOCIATES PTY LTD ACN 131 534 391  
AS AGENTS IN CONJUNCTION

**Address:** 192 MELBOURNE STREET NORTH ADELAIDE SA 5006

# ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser hereby acknowledges receipt of the following:

**FORM 1 – STATEMENT UNDER SECTION 7 (*Land and Business (Sale and Conveyancing) Act 1994*)**

the above being identified by page numbered 1 to 11 inclusive, together with the following annexures and supporting documents (if any):

**CERTIFICATE OF TITLE VOLUME 5881 FOLIO 752  
PROPERTY INTEREST REPORT  
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES  
CITY OF ADELAIDE SEARCH  
DEPARTMENT FOR ENVIRONMENT AND WATER EMAIL AND LETTER**

**SIGNED BY THE PURCHASER:**

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

*The Purchaser acknowledges and consents to the Vendor and Agent or their authorised representatives signing the Form 1 by electronic and/or digital signatures under the Electronic Transactions Act (Cth) and (SA).*

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

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

## Buyers information notice

### Prescribed notice to be given to purchaser

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

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

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

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

#### Safety

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

## Enjoyment

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

## Value

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

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

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



Product	Register Search (CT 5881/752)
Date/Time	26/03/2026 03:16PM
Customer Reference	
Order ID	20260326008316

REAL PROPERTY ACT, 1986



South Australia

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 5881 Folio 752

Parent Title(s)	CT 3906/44		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	18/10/2002	Edition 6	Edition Issued 10/10/2019

## Estate Type

FEE SIMPLE

## Registered Proprietor

PENELOPE ASH THRING  
OF 29 MOLESWORTH STREET NORTH ADELAIDE SA 5006

## Description of Land

ALLOTMENT 847 FILED PLAN 183309  
IN THE AREA NAMED NORTH ADELAIDE  
HUNDRED OF YATALA

## Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A (T 1152879)  
SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED C  
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B (T 1152879)  
TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED D

## Schedule of Dealings

Dealing Number	Description
13178822	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

## Notations

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

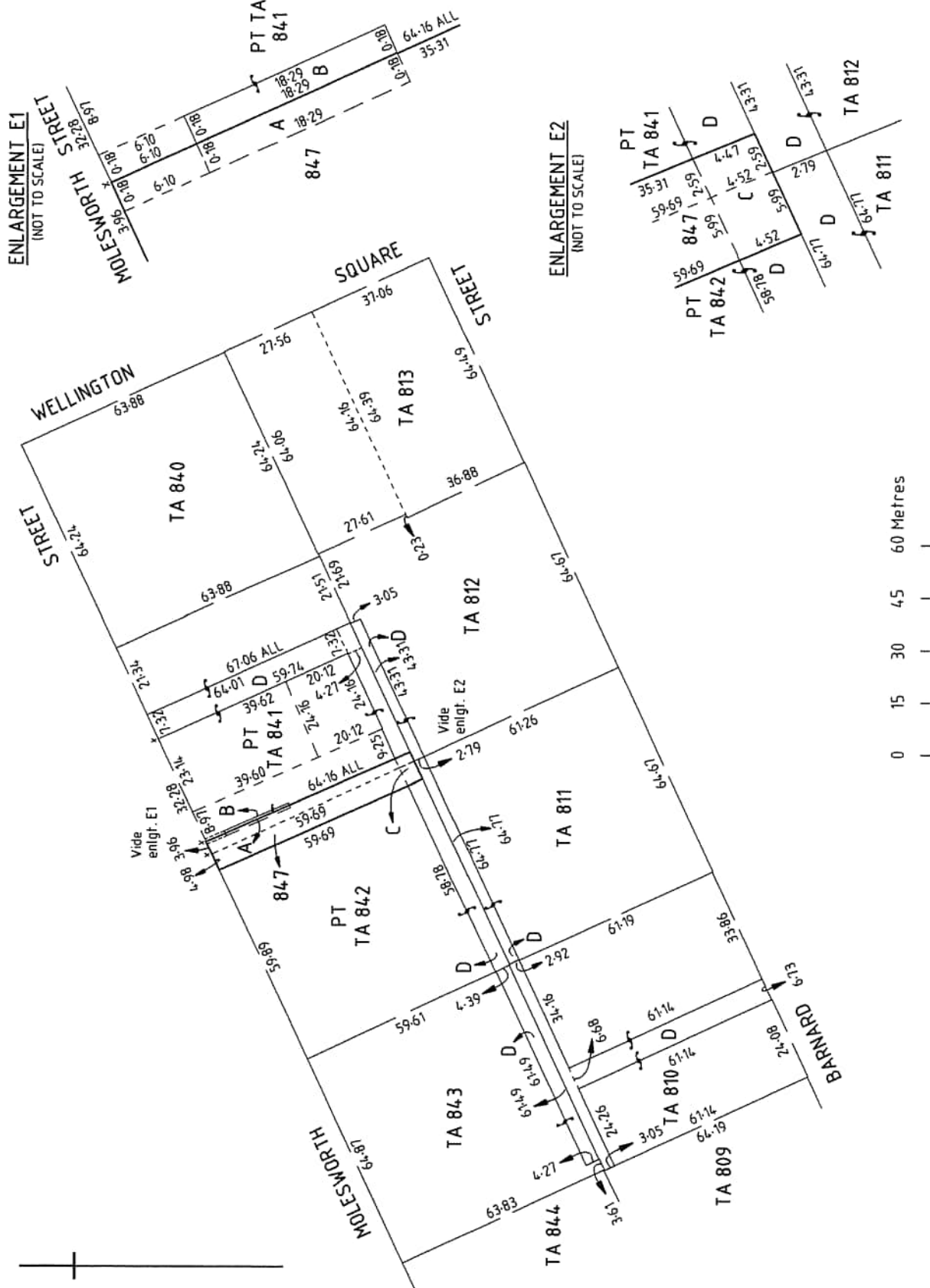
## Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 11/09/1986



Product Register Search (CT 5881/752)  
Date/Time 26/03/2026 03:16PM  
Customer Reference  
Order ID 20260326008316

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3906/44  
SEE TITLE TEXT FOR EASEMENT DETAILS



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION



an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

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

## 7. Emergency Services Funding Act 1998

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

## 8. Environment Protection Act 1993

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

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

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

## 17. *Land Acquisition Act 1969*

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

## 18. *Landscape South Australia Act 2019*

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

Act

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

**19. Land Tax Act 1936**

- |      |   |  |
|------|---|--|
| 19.1 | Notice, order or demand for payment of land tax | <p><b>A Land Tax Certificate will be forwarded.</b><br/> <b>If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.</b></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<br/> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p> |
|------|---|--|

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

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

**21. Local Government Act 1999**

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

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

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

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

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

**24. Mining Act 1971**

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

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

## 25. *Native Vegetation Act 1991*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

		has no record of any order or notice affecting this title
		also
		Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title
		also
		Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
		also
		Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
		also
		Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item
		also
		Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
		also
		Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item
		also
		State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

### 30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
------	---	---

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

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title
		also
		Contact the Local Government Authority for other details that might apply
31.2	<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	<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> 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<br>also<br>Contact the Local Government Authority  |
| 5.  | Particulars relating to asbestos at workplaces                                  | Contact the vendor for these details  |
| 6.  | Particulars relating to aluminium composite panels                              | Please note that the audit is limited to classes of buildings, and that this note does not confirm the presence or absence of Aluminium Composite Panelling. Contact the vendor for relevant details.                               |
| 7.  | Particulars relating to court or tribunal process                               | Contact the vendor for these details  |
| 8.  | Particulars relating to land irrigated or drained under Irrigation Acts         | SA Water will arrange for a response to this item where applicable  |
| 9.  | Particulars relating to environment protection                                  | Contact the vendor for details of item 2<br>also<br>EPA (SA) has no record of any particulars relating to items 3, 4 or 5 affecting this title<br>also<br>Contact the Local Government Authority for information relating to item 6 |
| 10. | Particulars relating to <i>Livestock Act, 1997</i>                              | Animal Health in PIRSA has no record of any notice or order affecting this title  |

## Additional Information

---

The following additional information is provided for your information only.

These items are not prescribed encumbrances or other particulars prescribed under the Act.

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

## Notices

---

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

#### ***Land Tax Act 1936 and Regulations thereunder***

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

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

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

Information should be obtained from:

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

#### ***Landscape South Australia 2019***

Water Resources Management - Taking of underground water

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

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

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



<b>Product</b>	Title and Valuation Package
<b>Date/Time</b>	26/03/2026 03:16PM
<b>Customer Reference</b>	
<b>Order ID</b>	20260326008316

## Certificate of Title

<b>Title Reference</b>	CT 5881/752
<b>Status</b>	CURRENT
<b>Easement</b>	YES
<b>Owner Number</b>	18212685
<b>Address for Notices</b>	29 MOLESWORTH ST NORTH ADELAIDE, SA 5006
<b>Area</b>	NOT AVAILABLE

## Estate Type

Fee Simple

## Registered Proprietor

PENELOPE ASH THRING  
OF 29 MOLESWORTH STREET NORTH ADELAIDE SA 5006

## Description of Land

ALLOTMENT 847 FILED PLAN 183309  
IN THE AREA NAMED NORTH ADELAIDE  
HUNDRED OF YATALA

## Last Sale Details

<b>Dealing Reference</b>	TRANSFER (T) 13178821
<b>Dealing Date</b>	17/09/2019
<b>Sale Price</b>	\$1,600,000
<b>Sale Type</b>	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13178822	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
0220537002	CURRENT	29 MOLESWORTH STREET, NORTH ADELAIDE, SA 5006

## Notations

### Dealings Affecting Title



<b>Product</b>	Title and Valuation Package
<b>Date/Time</b>	26/03/2026 03:16PM
<b>Customer Reference</b>	
<b>Order ID</b>	20260326008316

NIL

**Notations on Plan**

NIL

**Registrar-General's Notes**

NIL

**Administrative Interests**

CONFIRMED IN SA HERITAGE REGISTER 11/09/1986

**Valuation Record**

<b>Valuation Number</b>	0220537002
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2025
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/1966
<b>Property Location</b>	29 MOLESWORTH STREET, NORTH ADELAIDE, SA 5006
<b>Local Government</b>	ADELAIDE
<b>Owner Names</b>	PENELOPE ASH THRING
<b>Owner Number</b>	18212685
<b>Address for Notices</b>	29 MOLESWORTH ST NORTH ADELAIDE, SA 5006
<b>Zone / Subzone</b>	CL - City Living \ NALI - North Adelaide Low Intensity
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	1220 - Maisonette
<b>Description</b>	7H 3GAR
<b>Local Government Description</b>	Residential

**Parcels**

Plan/Parcel	Title Reference(s)
F183309 ALLOTMENT 847	CT 5881/752

**Values**

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$1,300,000	\$2,300,000			
Previous	\$1,300,000	\$2,000,000			

**Building Details**



<b>Product</b>	Title and Valuation Package
<b>Date/Time</b>	26/03/2026 03:16PM
<b>Customer Reference</b>	
<b>Order ID</b>	20260326008316

---

<b>Valuation Number</b>	0220537002
<b>Building Style</b>	Two Storey Cottage/Townhouse
<b>Year Built</b>	1890
<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Stone; Freestone
<b>Roof Construction</b>	Galvanised Iron
<b>Equivalent Main Area</b>	265 sqm
<b>Number of Main Rooms</b>	7

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



Product	Check Search
Date/Time	26/03/2026 03:16PM
Customer Reference	
Order ID	20260326008316

## Certificate of Title

Title Reference: CT 5881/752

Status: CURRENT

Edition: 6

## 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

## Administrative Interests

CONFIRMED IN SA HERITAGE REGISTER 11/09/1986



Account Number <b>02 20537 00 2</b>	L.T.O Reference CT5881752	Date of issue 27/3/2026	Agent No. 7734	Receipt No. 2767615
--	------------------------------	----------------------------	-------------------	------------------------

THE FORM 1 COMPANY  
LEVEL 1, 3-5 MT BARKER RD  
STIRLING SA 5152  
form1@form1.net.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** P A THRING  
**Location:** 29 MOLESWORTH ST NORTH ADELAIDE LT 847  
**Description:** H 3GAR **Capital Value:** \$2 300 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 31/3/2026

			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available:	1/6/1966	Water rates	246.90
Sewer main available:	1/7/1966	Sewer rates	1,017.75
		Water use	443.82
		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	1,708.47CR
		<b>Balance outstanding</b>	<b>0.00</b>

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

**Next quarterly charges:** Water supply: 82.30 Sewer: 339.25 Bill: 1/4/2026

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

The last Water Use Year ended on 18/02/2026.

MAINS WATER USE CHARGE of \$77.78 should be added to the Balance Outstanding above.

The property owner is currently using SA Water Corporation's direct debit system to pay water and sewer charges. Please advise the customer to make arrangements to cease the current direct debit payment method prior to property settlement.



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

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

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

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





## South Australian Water Corporation

**Name:**

P A THRING

**Water & Sewer Account**

Acct. No.: **02 20537 00 2**

**Amount:** \_\_\_\_\_

**Address:**

29 MOLESWORTH ST NORTH ADELAIDE  
LT 847

---

### Payment Options

**EFT**

**EFT Payment**

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0220537002



**Bill code: 8888**  
**Ref: 0220537002**

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at [bpay.com.au](http://bpay.com.au)



**Paying online**

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



**Paying by phone**

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.  
SA Water account number: 0220537002



Government of  
South Australia

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

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



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: 2767615

THE FORM 1 COMPANY  
GPO BOX 1651  
ADELAIDE SA 5001

DATE OF ISSUE

27/03/2026

**ENQUIRIES:**

Tel: (08) 8372 7534

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
18212685	P A THRING			
PROPERTY DESCRIPTION				
29 MOLESWORTH ST / NORTH ADELAIDE SA 5006 / LT 847				
ASSESSMENT NUMBER	TITLE REF.	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
	(A "+" indicates multiple titles)			
0220537002	CT 5881/752	\$2,300,000.00	R4 1.000	RE 0.400

LEVY DETAILS:	FIXED CHARGE	\$	50.00
	+ VARIABLE CHARGE	\$	778.30
	- REMISSION	\$	468.30
	- CONCESSION	\$	0.00
	+ ARREARS / - PAYMENTS	\$	-360.00
	= <b>AMOUNT PAYABLE</b>	\$	0.00
FINANCIAL YEAR			
2025-2026			

**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 **25/06/2026**



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

**No payment is required on this Certificate**

**OFFICIAL: Sensitive****Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Bill Code:</b> 456285 <b>Ref:</b> 7016212115</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.          More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a>  <small>© Registered to BPAY Pty Ltd          ABN 69 079 137 518</small></p>	 <p><b>To pay via the internet go to:</b>  <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to:  <b>Please refer below.</b>  <b>Revenue SA</b>  <b>Locked Bag 555</b>  <b>ADELAIDE SA 5001</b></p>
---	--	--

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



ABN 19 040 349 865  
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: 2767615

THE FORM 1 COMPANY  
GPO BOX 1651  
ADELAIDE SA 5001

DATE OF ISSUE

27/03/2026

**ENQUIRIES:**

Tel: (08) 8372 7534

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

**OWNERSHIP NAME**

P A THRING

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

29 MOLESWORTH ST / NORTH ADELAIDE SA 5006 / LT 847

**ASSESSMENT NUMBER**

0220537002

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5881/752

**TAXABLE SITE VALUE**

\$1,300,000.00

**AREA**

0.0533 HA

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

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

**Please Note:**

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

**ON OR BEFORE**

**25/06/2026**



**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**

**OFFICIAL: Sensitive****Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7016212024</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.            More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a>  <small>© Registered to BPAY Pty Ltd            ABN 69 079 137 518</small></p>	 <p><b>To pay via the internet go to:</b>  <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice</b> to:  <b>Please refer below.</b>  <b>Revenue SA</b>  <b>Locked Bag 555</b>  <b>ADELAIDE SA 5001</b></p>
--	--	--

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

**Date:** 1 April 2026

**Email:** [city@cityofadelaide.com.au](mailto:city@cityofadelaide.com.au)



25 Pirie Street, Adelaide  
GPO Box 2252 Adelaide  
South Australia 5001

T (08) 8203 7203  
F (08) 8203 7575  
W [cityofadelaide.com.au](http://cityofadelaide.com.au)

ABN 20 903 762 572

Dear Sir/Madam,

**Land and Business (Sale and Conveyancing) Act – Section 7 enquiries.**

I have received your letter requesting information on encumbrances for the property as detailed below:

**Title Reference** CT-5881/752  
**Owner Name** Ms P A Thring (Dec'd)  
**Address of Property** 39-41 Molesworth Street, NORTH ADELAIDE SA 5006

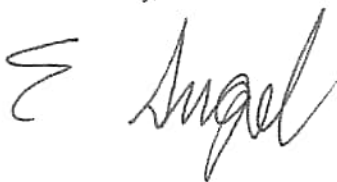
You are advised:

- If there are any encumbrances on this property, they are attached hereto.

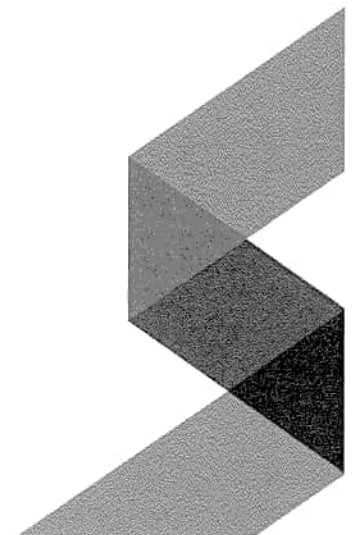
In addition:

Please be advised that any rebates which apply to this property may not still be applicable with a change in ownership.

Yours faithfully,



PP  
Michael Sedgman  
Chief Executive Officer



**THE CORPORATION OF THE CITY OF ADELAIDE  
LOCAL GOVERNMENT RATES SEARCH**

**Rates & Property Enquiries: 8203 7203**

**Email:** [city@cityofadelaide.com.au](mailto:city@cityofadelaide.com.au)

THE FORM 1 COMPANY  
GPO Box 1651, ADELAIDE SA 5001

Dear Sir/Madam

***Certificate in accordance with Section 187 of the Local Government Act.***

I have received your request for information on the Premises below.

<b>Date Received</b>	26 March 2026
<b>Receipt Number</b>	7092548
<b>Document Issue Date</b>	1 April 2026
<b>Property Address</b>	39-41 Molesworth Street, NORTH ADELAIDE SA 5006
<b>Property Description</b>	Allot 847 FP 183309
<b>Property Titles</b>	CT-5881/752
<b>Owner of Property</b>	Ms P A Thring (Dec'd)

**Local Government Act 1999 [Act]**

**Liability for rates if land is not rateable for the whole of the financial year**

**Section 179**

(1) If land is rateable for portion, but not for the whole, of a financial year, the land will be subject to rates imposed for the financial year but there will be a proportionate reduction in the amount of rates.

(2) A council may, for the purposes of the operation of subsection (1) in respect of land that becomes rateable after the adoption of valuations by the council for the relevant year, specifically adopt a valuation of the land

***Fines for Late Payment:***

If an instalment is not received on, or before, the due date (2<sup>nd</sup> September; 2<sup>nd</sup> December; 3<sup>rd</sup> March; 2<sup>nd</sup> June), a fine of 2% will be applied to the instalment amount in arrears at that time. A further interest levy of 0.76% will also be added to the amount in arrears (including the amount of any previous unpaid fine but excluding interest from any previous month) outstanding at the end of each month thereafter.

Yours faithfully,



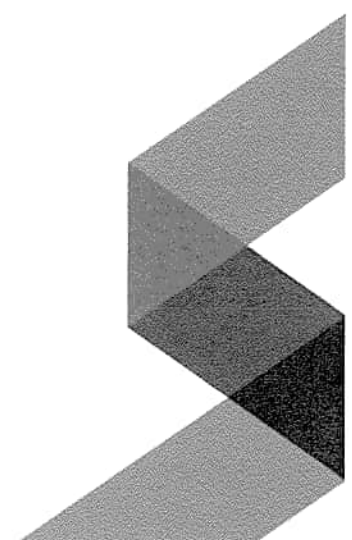
pp  
Michael Sedgman  
Chief Executive Officer



25 Pirie Street, Adelaide  
GPO Box 2252 Adelaide  
South Australia 5001

T (08) 8203 7203  
F (08) 8203 7575  
W [cityofadelaide.com.au](http://cityofadelaide.com.au)

ABN 20 903 762 572





CITY OF  
ADELAIDE

25 Pirie Street, Adelaide  
GPO Box 2252 Adelaide  
South Australia 5001

T (08) 8203 7203  
F (08) 8203 7575  
W [cityofadelaide.com.au](http://cityofadelaide.com.au)

ABN 20 903 762 572

## Assessment No: 15252 0

**Property Location**                      **29 Molesworth Street, NORTH**

Rateable Valuation                      \$39,500  
Arrears                                        \$0.00  
Arrears Legal Fees                        \$0.00

**Gross Rates**                              **\$4,616.80**

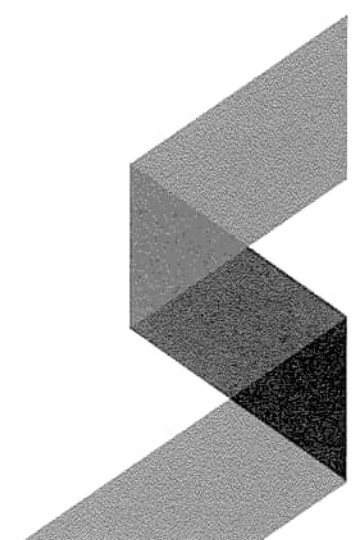
(includes Regional  
Landscape Levy)  
Interest, Current                          \$23.00  
Interest, Arrears                         \$0.00

Rebates                                        \$-6.55

Legal Charges, Current                  \$0.00  
Deferred Debts                            \$0.00  
    \$0.00

Paid    \$-2,305.20  
Overpayments                              \$0.00  
Refunds                                        \$0.00

**Outstanding Balance**                  **\$2,328.05**



## PRESCRIBED INFORMATION

**Address:** 39-41 Molesworth Street, NORTH ADELAIDE SA 5006      **Reference:** 2015/02520  
**Alternate:** 33 Barnard Lane, NORTH ADELAIDE SA 5006  
 AKA 29 Molesworth Street, NORTH ADELAIDE SA 5006  
**Certificate of Title:** CT-5881/752      **Dated:** 1 April 2026

Prescribed encumbrance	Other particulars required
<b>Part 1—Items that must be included in statement</b>	
<i>{If an item is not applicable strike it out or write "NOT APPLICABLE" or "N/A" in column 1.}</i>	
<b><i>Development Act 1993 (repealed)</i></b>	
Section 42 – Condition (that continues to apply) of a development authorisation	Date of Authorisation: Name of relevant authority that granted authorisation: Condition(s) of authorisation: <b><i>Development Conditions – See Attachment</i></b>
<b><i>Repealed Act conditions</i></b>	
<del>Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971 (repealed)</i>, the <i>City of Adelaide Development Control Act 1976 (repealed)</i>, the <i>Planning Act 1982 (repealed)</i> or the <i>Planning and Development Act 1966 (repealed)</i></del>	Nature of Condition(s):

## PRESCRIBED INFORMATION

<b>Planning, Development and Infrastructure Act 2016</b>	
Part 5 – Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): <b>Refer to attached PlanSA Section 7 Report</b></p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? *YES/NO</p> <p>Is the land designated as a local heritage place? *YES/NO</p> <p>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? *YES/NO</p> <p>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/NO</p>
Section 127 - Condition (that continues to apply) of a development authorisation	<p><del>Date of authorisation:</del></p> <p><del>Name of relevant authority that granted authorisation:</del></p> <p><del>Condition(s) of authorisation:</del></p> <p><b>Refer to attached PlanSA Section 7 Report</b></p>

## PRESCRIBED INFORMATION

### Part 2—Items to be included if land affected

*[If an item is not applicable, strike it out or write "NOT APPLICABLE" or "N/A" in column 1, or else omit the items and headings that are not applicable.]*

#### Development Act 1993

<p>section 50(1)—Requirement to vest land in a council or the Crown to be held as open space</p>	<p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p>
<p>section 50(2)—Agreement to vest land in a council or the Crown to be held as open space</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p> <p>Contribution payable (if any):</p>
<p>section 55—Order to remove or perform work</p>	<p>Date of order:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>
<p>section 56—Notice to complete development</p>	<p>Date of notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>
<p>Section 57—Land management agreement</p>	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p>

<p>Section 69—Emergency Order</p>	<p>Date of order:</p> <p>Name of authorised officer who made order:</p> <p>Name of authority that appointed authorised officer:</p> <p>Nature of order:</p> <p>Amount payable (if any):</p>
-----------------------------------	---

**PRESCRIBED INFORMATION**

Section 71 – Fire safety notice	Date of notice: Name of authorised officer giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
Section 84 – Enforcement notice	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):
section 85(6), 85(10) or 106 – Enforcement order	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:
Part 11 Division 2 – Proceedings	Date of commencement of proceedings: Date of determination or order (if any): Terms of determination or order (if any):
<b>Confirmed – Planning/Development Section .....</b>	
<b><i>Fire and Emergency Services Act 2005</i></b>	
section 105F (or section 56 or 83 (repealed)) – Notice of action required concerning flammable materials on land	Date of notice: Person or body who issued notice: Requirements of notice (as stated therein): Amount payable (if any):
<b>Confirmed – Enforcement/Compliance section: .....</b>	
<b><i>Food Act 2001</i></b>	
section 44 – Improvement notice	Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice:

**PRESCRIBED INFORMATION**

section 46—Prohibition order	Date of order:  Name of authority or person who served order:  Requirements of order:
<b>Confirmed – Environmental Health section: .....</b>	
<b><i>Housing Improvement Act 1940</i></b>	
section 23—declaration that house is undesirable or unfit for human habitation	Date of declaration:  These particulars required to be provided by a council under section 23:
Part 7 (rent control for substandard houses)— Notice or declaration	Date of notice or declaration These particulars required to be provided by the housing authority under section 60:
<b>Confirmed – Building/Development section: .....</b>	
<b><i>Land Acquisition Act 1969</i></b>	
Section 10 – Notice of intention to acquire	Date of notice:  Name of Authority who served notice:  Description of land intended to be acquired (as described in the notice):

**PRESCRIBED INFORMATION**

**Local Government Act 1934 (repealed)**

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

Date of notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

**Local Government Act 1999**

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

Date of notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Confirmed – General section: .....

**Local Nuisance and Litter Control Act 2016**

Section 30 – Nuisance or litter abatement notice

Date of notice:

Notice issued by:

Nature of requirements contained in notice:

Time for carrying out requirements:

**Planning, Development and Infrastructure Act 2016**

section 141 – Order to remove or perform work

Date of order:

Terms of order:

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

## PRESCRIBED INFORMATION

<b>Planning, Development and Infrastructure Act 2016</b>	
	Amount payable (if any):
section 142 – Notice to complete development	Date of notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 155 – Emergency order	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):
section 157 – Fire safety notice	Date of notice: Name of authority giving notice: Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any):
section 192 or 193 – Land management agreement	Date of agreement: Names of parties: Terms of agreement:
section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	Date requirement given: Name of body giving requirement: Nature of requirement: Contribution payable (if any):
section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	Date of agreement: Names of parties: Terms of agreement: Contribution payable (if any):

**PRESCRIBED INFORMATION**

<b>Planning, Development and Infrastructure Act 2016</b>	
Part 16  Division 1 – Proceedings	Date of commencement of proceedings:  Date of determination or order (if any):  Terms of determination or order (if any):
section 213 – Enforcement notice	Date notice given:  Name of designated authority giving notice:  Nature of directions contained in notice:  Building work (if any) required to be carried out:  Amount payable (if any):
Section 214(6), 214(10) or 222 – Enforcement order	Date order made:  Name of court that made order:  Action number:  Name of parties:  Terms of order:  Building work (if any) required to be carried out:
<b>Confirmed – Building/development section: .....</b>	

**PRESCRIBED INFORMATION**

<b>Public and Environmental Health Act 1987 (repealed)</b>	
Part 3—Notice	Date of notice: Name of council or other authority giving notice: Requirements of notice:
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval	Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval:
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)	Date of order: Name of authority giving order: Requirements of order:
<b>Confirmed – Environmental Health section: .....</b>	
<b>South Australian Public Health Act 2011</b>	
section 92-Notice	Date of notice: Name of Council or other relevant authority giving notice: Requirements of notice
South Australian Public Health (Wastewater) Regulations 2013 Part 4-Condition (that continues to apply) of an approval	Date of approval: Name of person or body that granted the approval: Condition (s) of approval:
<b>Confirmed – Health section: .....</b>	

### PREScribed INFORMATION

<b><i>Other charges</i></b>	
Charge of any kind affecting the land (not included in another item)	Person or body in whose favour charge exists: Nature of charge: Amount of charge (if known):

### PREScribed INFORMATION

#### 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 / No / Council holds no record** (refer above note):

- 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?

\* **Yes / No / Council holds no record**

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:.....  
.....  
.....

**Certified – Development Section**..... **Date**.....

## PRESCRIBED INFORMATION

### *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*?

\*YES/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.

## ATTACHMENTS

## Attachment – Development Conditions



## DECISION NOTIFICATION FORM

Application Dated: <b>29-Jun-2007</b> Application Registered On:	File Reference: <b>F/DA/0503/2007</b> Contact Officer: <b>Alexa Carr 8203 7218</b>
---	---

<b>Application:</b>	DA/503/2007
<b>Applicant:</b>	Mr A A Tembel
<b>Location:</b>	29 Molesworth Street, NORTH ADELAIDE SA 5006
<b>Description:</b>	Salt dam repair

In respect of this proposed development you are informed that:

Nature of consent	Consent status	Date of decision	No. of conditions
Provisional Development Plan Consent	Granted	21 August 2007	2
Provisional Building Rules Consent	Not Required	-	-
Development Approval	Granted	21 August 2007	2

~~Details of the building classification and the approved number of occupants under the Building Code are attached.~~


~~# representation(s) from third parties concerning your category 3 proposal were received.~~

~~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.~~

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

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

Date of Decision: **21 August 2007**      [ ]      Development Assessment Commission or delegate

Signed: .....  .....      [✓]      Council Chief Executive Officer or delegate

Date: ..... **23/8/2007** .....      [ ]      Private Certifier

cc      Heritage Branch      [ 2 ]      Sheets Attached

## PREScribed INFORMATION



**Application:** DA/503/2007  
**Applicant:** Mr A A Tembel  
**Location:** 29 Molesworth Street, NORTH ADELAIDE SA 5006

### CONDITIONS OF PROVISIONAL DEVELOPMENT PLAN CONSENT


**1. The development granted Development Approval shall be undertaken in accordance with the plans and details submitted to the satisfaction of Council except where varied by conditions below (if any).**

**Reason:** To ensure that the development is undertaken in accordance with the plans and details submitted.

**2. With regard to the works proposed for the external west facing wall, the silozane injection should be inserted into the existing tar sand damp proof course rather than into masonry above it. The damp proof course should be exposed with the soil in the surrounding garden bed lowered such that water drains away from the wall of the house.**

**Reason:** To ensure the existing damp proof course is made as effective as possible.

## PRESCRIBED INFORMATION

 <b>CITY OF ADELAIDE</b>	<b>DECISION NOTIFICATION FORM</b>
---	-----------------------------------

Application Registered On: <b>29 October 2020</b>	Contact Officer: <b>Philip Mellors 8203 7044</b>
Application Dated: <b>28 October 2020</b>	File Reference: <b>DA/615/2020</b>

<b>Application:</b>	DA/615/2020
<b>Applicant:</b>	Ms P A Thring
<b>Location:</b>	29 Molesworth Street, NORTH ADELAIDE SA 5006
<b>Description:</b>	Removal of internal wall

In respect of this proposed development you are informed that:

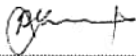
Nature of Decision	Decision Status	Date of Decision	No. of Conditions
Development Plan Consent	Granted	27 November 2020	1
Building Rules Consent	Granted	18 March 2021	-
Development Approval	Granted	18 March 2021	1

Details of the building classification under the Building Code is: **Class 1a**

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

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

Date of Decision: 18 March 2021

Signed:  .....

Date: 18 March 2021 .....

- State Planning Assessment Commission or delegate
- Council Chief Executive Officer or delegate
- Private Certifier
- Pages

## PREScribed INFORMATION



**Application:** DA/615/2020  
**Applicant:** Ms P A Thring  
**Location:** 29 Molesworth Street, NORTH ADELAIDE SA 5006  
**Description:** Removal of internal wall

### CONDITIONS OF DEVELOPMENT PLAN CONSENT

1. The Development shall be undertaken in accordance with the plans, drawings, specifications and other documents submitted to the Council that are relevant to the consent as listed below:

- Denlin Consulting – Plans and Details Received 29 October 2020

to the reasonable satisfaction of the Council except where varied by conditions below (if any).

**Reason:** *To ensure that the Development is undertaken in accordance with the plans and details submitted.*

### CONDITIONS OF BUILDING RULES CONSENT

Nil Conditions Imposed

## PREScribed INFORMATION

# Data Extract for Section 7 search purposes

Valuation ID 0220537002

**Data Extract Date:** 01/04/2026

### Important Information

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

**Parcel ID:** F183309 AL847

**Certificate Title:** CT5881/752

**Property Address:** 29 MOLESWORTH ST NORTH ADELAIDE SA 5006

Zones

City Living (CL)

Subzones

North Adelaide Low Intensity (NALI)

Zoning overlays

Overlays

### **Aircraft Noise Exposure (ANEF 25)**

The Aircraft Noise Exposure Overlay seeks to ensure development sensitive to aircraft noise is designed to minimise noise intrusion and provide appropriate interior acoustic amenity.

### **Airport Building Heights (Regulated) (All structures over 110 metres AHD)**

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.

### **Building Near Airfields**

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

### **Design**

The Design Overlay seeks to ensure significant development positively contributes to the liveability, durability and sustainability of the built environment through high-quality design.

## PRESCRIBED INFORMATION

### Historic Area (Adel1)

The Historic Area Overlay aims to reinforce historic themes and characteristics through conservation, contextually responsive development, design and adaptive reuse that responds to the attributes expressed in the Historic Area Statement. The demolition of whole or part of a building within the Historic Areas Overlay requires a development application to be submitted for assessment and can only proceed if approved.

### Heritage Adjacency

The Heritage Adjacency Overlay seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.

### Hazards (Flooding - Evidence Required)

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

### Prescribed Wells Area

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

### Regulated and Significant Tree

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

### State Heritage Place (Heritage Number: 1400)

The State Heritage Place Overlay seeks to ensure development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse.

### Stormwater Management

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

### Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

Yes

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>

## PREScribed INFORMATION

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

**Department for Environment and Water**  
**Email and Letter**



---

## PIR and Form One request 2767615 - Heritage SA response

---

From DEW:Heritage <DEWHeritage@sa.gov.au>

Date Tue 31-Mar-26 5:06 PM

To form1 <form1@form1.net.au>

📎 1 attachment (158 KB)

PI-Form 1 Response\_2767615\_31MAR2026.pdf;

OFFICIAL

Dear Sir/Madam,

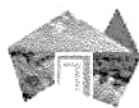
Please find attached Heritage SA response to PIR and Form One request for the following property  
SAILIS Reference: **2767615**  
Address: **29 Molesworth Street, North Adelaide SA 5006**

*Best regards*

**Celeste Klose**

Heritage Register Officer

**Heritage South Australia** | Planning and Heritage  
Corporate, Heritage and Climate Action  
Department for Environment and Water  
08 8372 7521 + Press menu option 7 for Heritage SA general enquiries  
81-95 Waymouth Street, Adelaide  
GPO Box 1047, Adelaide SA 5001  
Tartanya, [Kurna Yarta](#)  
[environment.sa.gov.au/topics/heritage](http://environment.sa.gov.au/topics/heritage)  
Follow us on [Facebook](#) [Instagram](#) and [LinkedIn](#)



**SOUTH**  
AUSTRALIA



**Government of South Australia**

Department for Environment  
and Water

*Helping South Australians conserve, sustain and prosper*

The information in this e-mail may be confidential and/or legally privileged. Use or disclosure of the information to anyone other than the intended recipient is prohibited and may be unlawful. If you have received this email in error please advise by return email.



**Government of South Australia**

Department for Environment  
and Water

State Heritage Reference: 13481 (SHP); SAHPDB Reference: 1400 (SHP)

SAILIS Reference: 2767615

**PROPERTY INTEREST REPORT RESPONSE**

(Enquiry under Section 7 of the *Land & Business (Sale & Conveyancing) Act 1994*)

The property described below was the subject of a Property Interest Report enquiry and has been referred from Land Services South Australia to Heritage South Australia, Department for Environment and Water for reply because there is a heritage interest recorded on either the Certificate of Title or against the Land.

Registered Name: **Dwelling**

Address of Property: **27 – 29 Molesworth Street, North Adelaide SA 5006**

Local Government Area: **Adelaide**

Certificate of Title Reference/s: **CT 5881/752**

**Prescribed encumbrances in relation to the land for the purposes of Section 7 of the *Land and Business (Sale and Conveyancing) Act 1994*.**

1. Is the property Confirmed as a State Heritage Place in the SA Heritage Register? (Section 18 *Heritage Places Act 1993*) Yes
2. Is the property Provisionally Entered as a State Heritage Place in the SA Heritage Register? (Section 17 *Heritage Places Act 1993*) No
3. Is the property within a State Heritage Area? \* No  
\* N.B. Until 15 January 1994 State Heritage Areas were designated by the Heritage Minister pursuant to Section 13(1) of the *South Australian Heritage Act 1978*. Since 15 January 1994 they have been created by inclusion in a council Development Plan under the *Development Act 1993 [Planning, Development and Infrastructure Act 2016]*, so you should also check with the local council.
4. Has the place been designated as a place of archaeological, geological, palaeontological or speleological significance? (Section 14(7) *Heritage Places Act 1993*) No
5. Is the property subject to a Stop Order? (Section 30 *Heritage Places Act 1993*) No

6. Is the property subject to a No Development Order? (Section 38 *Heritage Places Act 1993*) **No**
7. Is the property subject to a Heritage Agreement? (Section 32 *Heritage Places Act 1993*) **No**
8. Are there any objects of heritage significance entered in the SA Heritage Register in association with the property? (Section 14(2)(b) *Heritage Places Act 1993*) **No**
9. Is the property listed as a World Heritage Property in the SA Heritage Register? (Section 14(1)(f) *Heritage Places Act 1993*) **No**
10. Is the property listed as a Commonwealth Heritage Place in the SA Heritage Register? (Section 14(1)(f) *Heritage Places Act 1993*) **No**
11. Is the property listed as a National Heritage Place in the SA Heritage Register? (Section 14(1)(f) *Heritage Places Act 1993*) **No**



**Celeste Klose**

Heritage Register Officer

**Heritage South Australia** | Environment, Heritage and Sustainability

Department for Environment and Water

Date: **31/03/2026**