

# MAGAIN

Magain Real Estate Happy Valley Pty Ltd T/A Magain Real Estate  
 Shop 15, Woodcroft Market Plaza, 217 Pimpala Road Woodcroft SA 5162  
 Tel: 08 8381 6000 Fax: 08 8381 6222 Agent No: 222182

## FORM 1 - Vendor's Statement

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

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### Preliminary

#### To the purchaser:

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

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

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

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

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

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

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

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

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

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

### PART A – PARTIES AND LAND

#### 1 Purchaser:

Address:

#### 2 Purchaser's registered agent:

Address:

#### 3 Vendor:

Guy Anthony Clift

Address:

12 Francis Ridley Circuit, Brompton SA 5007

#### 4 Vendor's registered agent:

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

Address:

Shop 15, Woodcroft Market Plaza, 217 Pimpala Road Woodcroft SA 5162

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

#### 6 Description of the land:

*[Identify the land including any certificate of title reference]*

The land situated at 12 Francis Ridley Circuit, Brompton SA 5007 and being whole of the land in Certificate of  
 Title Volume 5064 Folio 266 and being whole of Allotment 71 on Deposited Plan 30449 in the Area named  
Brompton in the Hundred of Yatala

**PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE****To the purchaser:****Right to cool-off (section 5)****1 – Right to cool-off and restrictions on that right**

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

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

**2 – Time for service**

The cooling-off notice must be served–

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

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

**3 – Form of cooling-off notice**

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

**4 – Methods of service**

The cooling-off notice must be–

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

12 Francis Ridley Circuit, Brompton SA 5007

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

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

Lindy@magain.com.au

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

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

Shop 15, Woodcroft Market Plaza, 217 Pimpala Road Woodcroft SA 5162

(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~~,

Guy Anthony Clift

of

12 Francis Ridley Circuit, Brompton SA 5007

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*.

Signed:

Signed on Greatforms by:

*Guy Anthony Clift*

PE4HYTPC3LEDPMW4YUUVHC6P

Guy Anthony Clift

22-Jan-2026

**PART D – CERTIFICATE WITH RESPECT TO PRESCRIBED INQUIRIES BY REGISTERED AGENT****(section 9)****To the purchaser:**

I,

Lindy Kriticos

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

Signed:

Signed on Greatforms by:

*Lindy Kriticos*

P93UW7TE043XS684HSTYMHSEZ

Lindy Kriticos

22-Jan-2026

~~\*Vendor's agent / Purchaser's agent~~~~\*Person authorised to act on behalf of \*Vendor's agent / 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
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*[If an item is applicable, ensure that the box for the item is ticked and complete the item.]*

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
<b>1. General</b>		
<b>1.1 Mortgage of land</b>	<i>Is this item applicable?</i>	<input checked="" type="checkbox"/>
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Will this be discharged or satisfied prior to or at settlement?</i>	<b>YES</b>
	<i>Are there attachments?</i>	<b>YES</b>
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Refer to Certificate of title Volume 5064 Folio 266	
	Number of mortgage (if registered):	
	14388662	
	Name of mortgagee:	
	ANZ Banking group Pty Ltd	
<b>1.2 Easement</b> (whether over the land or annexed to the land)	<i>Is this item applicable?</i>	<input type="checkbox"/>
<b>Note -</b> "Easement" includes rights of way and party wall rights.	<i>Will this be discharged or satisfied prior to or at settlement?</i>	<b>YES/NO</b>
	<i>Are there attachments?</i>	<b>YES/NO</b>
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Description of land subject to easement:	
	Nature of easement:	
	Are you aware of any encroachment on the easement?	
	(If <b>YES</b> , give details):	
	If there is an encroachment, has approval for the encroachment been given?	
	(If <b>YES</b> , give details):	
<b>1.3 Restrictive covenant</b>	<i>Is this item applicable?</i>	<input type="checkbox"/>
<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<i>Will this be discharged or satisfied prior to or at settlement?</i>	<b>YES/NO</b>
	<i>Are there attachments?</i>	<b>YES/NO</b>
	<i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>	
	Nature of restrictive covenant:	
	Name of person in whose favour restrictive covenant operates:	
	Does the restrictive covenant affect the whole of the land being acquired?	
	(If <b>NO</b> , give details):	
	Does the restrictive covenant affect land other than that being acquired?	

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

Column 1	Column 2	Column 3
<b>1.4 Lease, agreement for lease, tenancy agreement or licence</b>  (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.)  <b>[Note -</b> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<b>Is this item applicable?</b>  <b>Will this be discharged or satisfied prior to or at settlement?</b>  <b>Are there attachments?</b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Names of parties:  Period of lease, agreement for lease etc: From: To: Amount of rent or licence fee:  per (period)  Is the lease, agreement for lease etc in writing?  If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify- (a) the Act under which the lease or licence was granted:  (b) the outstanding amounts due (including any interest or penalty):	<input type="checkbox"/> <b>YES/NO</b>  <b>YES/NO</b>

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

<b>5.1 section 42 - Condition (that continues to apply) of a development authorisation</b>  <b>[Note -</b> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<b>Is this item applicable?</b>  <b>Will this be discharged or satisfied prior to or at settlement?</b>  <b>Are there attachments?</b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Refer Council Searches to City of Charles Sturt Condition(s) of authorisation: Refer approval/s verandah application ID 22022513	<input checked="" type="checkbox"/> <b>NO</b>  <b>YES</b>
<b>5.6 section 57 - Land management agreement</b>	<b>Is this item applicable?</b>  <b>Will this be discharged or satisfied prior to or at settlement?</b>  <b>Are there attachments?</b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Land Management Agreement AGG 7164528 Date of agreement: 29TH August 1991 Names of parties: City of Hindmarsh and Greg Zafiridis and Lucia Nocera Terms of agreement: Agreement of approval for the New Brompton Estate Plan Refer Land Management Agreement	<input checked="" type="checkbox"/> <b>NO</b>  <b>YES</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)</b>  <b>[Note -</b> <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	<b>Is this item applicable?</b>  <b>Will this be discharged or satisfied prior to or at settlement?</b>  <b>Are there attachments?</b> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Nature of condition(s):	<input type="checkbox"/> <b>YES/NO</b>  <b>YES/NO</b>
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Column 1	Column 2	Column 3
<b>21. Local Government Act 1999</b>		
21.1 Notice, order, declaration, charge, claim or demand given or made under the Act	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Refer Council Rates Notice  Date of notice, order etc:  20/1/2026  Name of council by which, or person by whom, notice, order etc is given or made:  City of Charles Sturt  Land subject thereto:  Lot 71 DP 204449 VOLUME 5064 FOLIO 266  Nature of requirements contained in notice, order etc:  Payment of 2026 council rates  Time for carrying out requirements:  Financial Year 2026  Amount payable (if any):  \$759.45</p>	<input checked="" type="checkbox"/> YES YES
<b>29. Planning, Development and Infrastructure Act 2016</b>		
29.1 Part 5 - Planning and Design Code	<p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Refer to Certificate of title Volume 5064 folio 266 and Local Council searches City of Charles Sturt  Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):  Zoned Housing Diversity Neighbourhood  Is there a State heritage place on the land or is the land situated in a State heritage area?  NO  Is the land designated as a local heritage place?  NO  Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?  NO  Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?  YES  <b>Note-</b>  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>	<input checked="" type="checkbox"/> NO YES
<p><b>[Note -</b>  Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</p>	<p><b>29.2 section 127 - Condition (that continues to apply) of a development authorisation</b></p> <p><b>Is this item applicable?</b></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b>  <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i>  Date of authorisation:  Name of relevant authority that granted authorisation:  Condition(s) of authorisation:</p>	<input type="checkbox"/> YES/NO YES/NO





*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 5064/266)
Date/Time	20/01/2026 04:21PM
Customer Reference	
Order ID	20260120009199

REAL PROPERTY ACT, 1886



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



## Certificate of Title - Volume 5064 Folio 266

Parent Title(s) CT 4373/33

Creating Dealing(s) CONVERTED TITLE

Title Issued 26/02/1992 Edition 9 Edition Issued 30/10/2024

## Estate Type

FEE SIMPLE

## Registered Proprietor

GUY ANTHONY CLIFT  
OF 12 FRANCIS RIDLEY CIRCUIT BROMPTON SA 5007

## Description of Land

ALLOTMENT 71 DEPOSITED PLAN 30449  
IN THE AREA NAMED BROMPTON  
HUNDRED OF YATALA

## Easements

NIL

## Schedule of Dealings

Dealing Number	Description
7164528	AGREEMENT UNDER PLANNING ACT, 1982 PURSUANT TO SECTION 61(2) FOR DEVELOPMENT
14388662	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

## Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

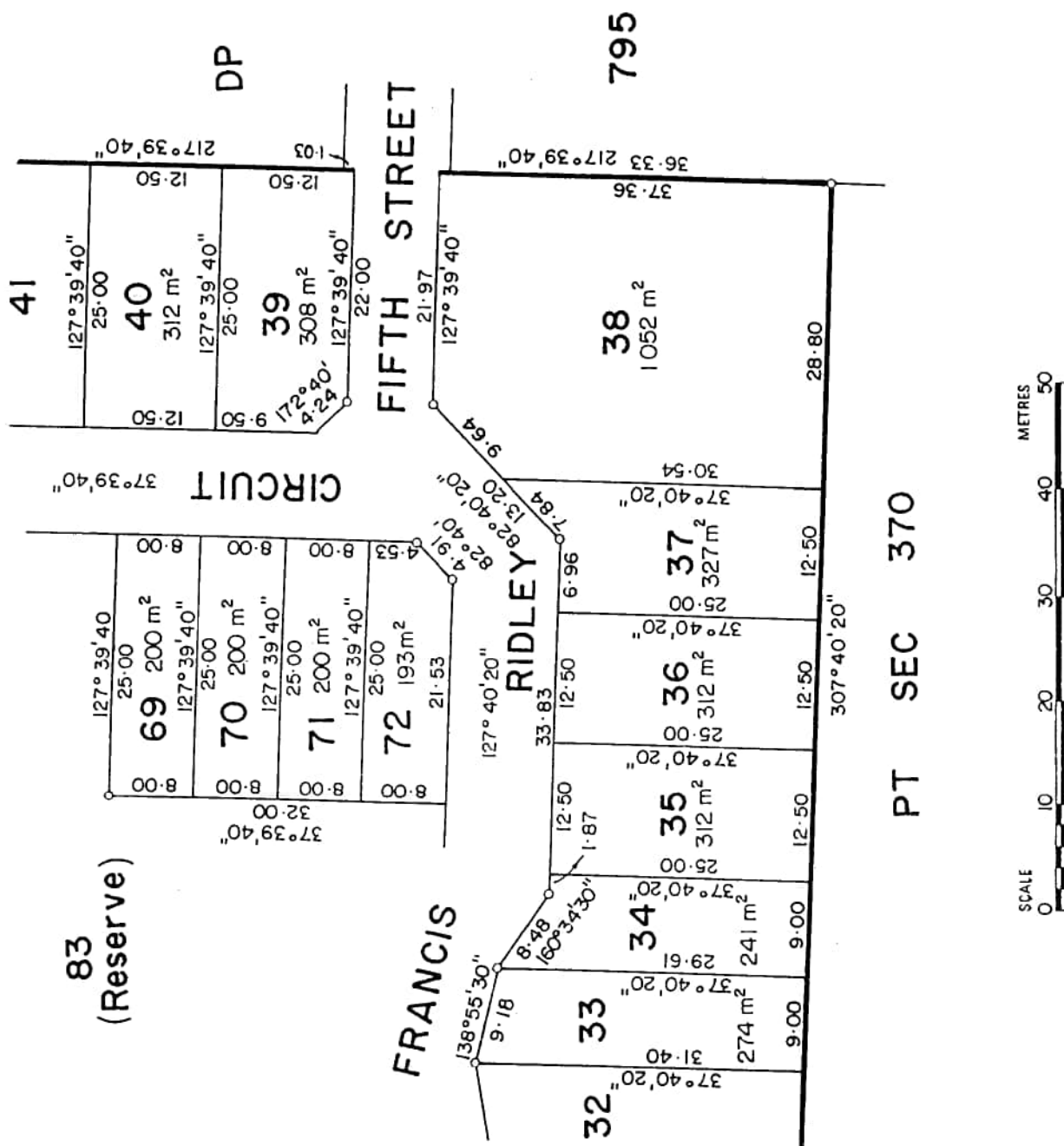
### Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 22/08/2002

Administrative Interests NIL



Product Register Search (CT 5064/266)  
 Date/Time 20/01/2026 04:21PM  
 Customer Reference  
 Order ID 20260120009199







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: 2748221

FENTONS FORMS PTY LTD  
POST OFFICE BOX 298  
CHRISTIES BEACH SA 5165

DATE OF ISSUE

21/01/2026

**ENQUIRIES:**

Tel: (08) 8372 7534

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

OWNERSHIP NUMBER	OWNERSHIP NAME			
13769994	G A CLIFT			
PROPERTY DESCRIPTION				
12 FRANCIS RIDLEY CCT / BROMPTON SA 5007 / LT 71				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
2552373007	CT 5064/266	\$810,000.00	R4 1.000	RE 0.400

LEVY DETAILS:	FIXED CHARGE	\$	50.00
	+ VARIABLE CHARGE	\$	274.10
	- REMISSION	\$	164.95
	- CONCESSION	\$	0.00
	+ ARREARS / - PAYMENTS	\$	-159.15
	= <u>AMOUNT PAYABLE</u>	\$	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 21/04/2026



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

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

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](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>Billor Code: 456285 Ref: 7013632117</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>To pay via the internet go to: <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 Community Emergency Services Fund, along with this Payment Remittance Advice to:  <b>Please refer below.</b>        Revenue SA        Locked Bag 555        ADELAIDE SA 5001</p>
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**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: 2748221

DATE OF ISSUE

21/01/2026

FENTONS FORMS PTY LTD  
POST OFFICE BOX 298  
CHRISTIES BEACH SA 5165

**ENQUIRIES:**

Tel: (08) 8372 7534

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

**OWNERSHIP NAME**

G A CLIFT

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

12 FRANCIS RIDLEY CCT / BROMPTON SA 5007 / LT 71

**ASSESSMENT NUMBER**

2552373007

**TITLE REF.**  
(A "+" indicates multiple titles)

CT 5064/266

**TAXABLE SITE VALUE**

\$500,000.00

**AREA**

0.0200 HA

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

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

Please Note:

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

ON OR BEFORE

21/04/2026



**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>           Biller Code: 456293            Ref: 7013632026         </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>           To pay via the internet go to:  <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 Commissioner of State Taxation, along with this Payment Remittance Advice to:  <b>Please refer below.</b>            Revenue SA            Locked Bag 555            ADELAIDE SA 5001         </p>
---	---	---

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





Account Number <b>25 52373 00 7</b>	L.T.O Reference CT5064266	Date of issue 21/1/2026	Agent No. 8278	Receipt No. 2748221
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FENTONS FORMS PTY LTD  
PO BOX 298  
CHRISTIES BEACH SA 5165  
admin@fentonsforms.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** G A CLIFT  
**Location:** 12 FRANCIS RIDLEY CCT BROMPTON LT 71  
**Description:** 6H GAR  
**Capital Value:** \$ 810 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 31/12/2025

		Arrears as at: 30/6/2025	:	\$ 101.63CR
Water main available:	1/10/1991	Water rates	:	164.60
Sewer main available:	1/10/1991	Sewer rates	:	238.96
		Water use	:	150.73
		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	:	758.74CR
		<b>Balance outstanding</b>	:	<b>306.08CR</b>

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

**Next quarterly charges:** Water supply: 82.30 Sewer: 119.48 Bill: 28/1/2026

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

The last Water Use Year ended on 03/07/2025.

MAINS WATER USE CHARGE of \$80.14 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:**  
G A CLIFT

**Water & Sewer Account**  
Acct. No.: 25 52373 00 7

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

**Address:**  
12 FRANCIS RIDLEY CCT BROMPTON LT  
71

### Payment Options

**EFT**

#### EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	2552373007



**Bill code: 8888**  
**Ref: 2552373007**

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: 2552373007



**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)

# Property Interest Report

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

Title Reference	CT 5064/266	Reference No. 2748221
Registered Proprietors	G A*CLIFT	Prepared 20/01/2026 16:21
Address of Property	12 FRANCIS RIDLEY CIRCUIT, BROMPTON, SA 5007	
Local Govt. Authority	CITY OF CHARLES STURT	
Local Govt. Address	PO BOX 1 WOODVILLE SA 5011	

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

## Table of Particulars

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

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

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
-------------------------------	---

### 1. General

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

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

## 7. Emergency Services Funding Act 1998

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

## 8. Environment Protection Act 1993

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

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



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

## **17. *Land Acquisition Act 1969***

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

## **18. *Landscape South Australia Act 2019***

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



## Act

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

**19. Land Tax Act 1936**

- |      |   |  |
|------|---|--|
| 19.1 | Notice, order or demand for payment of land tax | <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
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## 25. ***Native Vegetation Act 1991***

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

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

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

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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. ***Plant Health Act 2009***

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

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

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

**34. Water Industry Act 2012**

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

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

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

**36. Other charges**

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

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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





Product	Check Search
Date/Time	20/01/2026 04:21PM
Customer Reference	
Order ID	20260120009199

## Certificate of Title

Title Reference: CT 5064/266

Status: CURRENT

Edition: 9

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 22/08/2002



Product Historical Search  
 Date/Time 20/01/2026 04:21PM  
 Customer Reference  
 Order ID 20260120009199

## Certificate of Title

Title Reference: CT 5064/266  
 Status: CURRENT  
 Parent Title(s): CT 4373/33  
 Dealing(s) Creating Title: CONVERTED TITLE  
 Title Issued: 26/02/1992  
 Edition: 9

## Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
25/10/2024	30/10/2024	14388662	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
25/10/2024	30/10/2024	14388661	DISCHARGE OF MORTGAGE	REGISTERED	13645995
29/10/2021	03/11/2021	13645995	MORTGAGE	REGISTERED	AFSH NOMINEES PTY. LTD. (ACN: 143 937 437)
29/10/2021	03/11/2021	13645994	TRANSFER	REGISTERED	GUY ANTHONY CLIFT
29/10/2021	03/11/2021	13645993	DISCHARGE OF MORTGAGE	REGISTERED	9120655
20/06/2001	09/07/2001	9120655	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA
14/04/2000	26/04/2000	8872576	TRANSFER	REGISTERED	SAVIC HOLDINGS PTY. LTD. (ACN: 073 806 818)
14/04/2000	26/04/2000	8872575	DISCHARGE OF MORTGAGE	REGISTERED	8667238
19/04/1999	04/05/1999	8667238	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.
19/04/1999	04/05/1999	8667237	DISCHARGE OF MORTGAGE	REGISTERED	8283081
22/04/1997	06/05/1997	8283081	MORTGAGE	REGISTERED	CITIBANK LTD.
22/04/1997	06/05/1997	8283080	MARRIAGE	REGISTERED	LUCIA ZAFIRIDIS
22/04/1997	06/05/1997	8283079	DISCHARGE OF MORTGAGE	REGISTERED	7241659
06/02/1992	16/03/1992	7241659	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.



Product                      Historical Search  
Date/Time                20/01/2026 04:21PM  
Customer Reference  
Order ID                    20260120009199

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
30/08/1991	17/10/1991	7164528	AGREEMENT	REGISTERED	



Product	Title and Valuation Package
Date/Time	20/01/2026 04:21PM
Customer Reference	
Order ID	20260120009199

## Certificate of Title

Title Reference	CT 5064/266
Status	CURRENT
Easement	NO
Owner Number	13769994
Address for Notices	8 GULFVIEW RD CHRISTIES BEACH, SA 5165
Area	200m <sup>2</sup> (APPROXIMATE)

## Estate Type

Fee Simple

## Registered Proprietor

GUY ANTHONY CLIFT  
OF 12 FRANCIS RIDLEY CIRCUIT BROMPTON SA 5007

## Description of Land

ALLOTMENT 71 DEPOSITED PLAN 30449  
IN THE AREA NAMED BROMPTON  
HUNDRED OF YATALA

## Last Sale Details

Dealing Reference	TRANSFER (T) 13645994
Dealing Date	29/10/2021
Sale Price	\$590,000
Sale Type	FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
AGREEMENT	7164528	
MORTGAGE	14388662	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
2552373007	CURRENT	12 FRANCIS RIDLEY CIRCUIT, BROMPTON, SA 5007

## Notations



Product	Title and Valuation Package
Date/Time	20/01/2026 04:21PM
Customer Reference	
Order ID	20260120009199

## Dealings Affecting Title

NIL

## Notations on Plan

NIL

## Registrar-General's Notes

AREA NAME UPDATED VIDE GOVERNMENT GAZETTE DATED 22/08/2002

## Administrative Interests

NIL

## Valuation Record

Valuation Number	2552373007
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/1991
Property Location	12 FRANCIS RIDLEY CIRCUIT, BROMPTON, SA 5007
Local Government	CHARLES STURT
Owner Names	GUY ANTHONY CLIFT
Owner Number	13769994
Address for Notices	8 GULFVIEW RD CHRISTIES BEACH, SA 5165
Zone / Subzone	HDN - Housing Diversity Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	6H GAR
Local Government Description	Residential

## Parcels

Plan/Parcel	Title Reference(s)
D30449 ALLOTMENT 71	CT 5064/266

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$500,000	\$810,000			
Previous	\$395,000	\$690,000			



Product	Title and Valuation Package
Date/Time	20/01/2026 04:21PM
Customer Reference	
Order ID	20260120009199

## Building Details

Valuation Number	2552373007
Building Style	Colonial
Year Built	1992
Building Condition	Very Good
Wall Construction	Rendered
Roof Construction	Galvanised Iron
Equivalent Main Area	141 sqm
Number of Main Rooms	6

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



72 Woodville Road, Woodville, South Australia 5011  
 PO Box 1, Woodville SA 5011  
 T: 08 8408 1111 F: 08 8408 1122 [charlessturt.sa.gov.au](http://charlessturt.sa.gov.au)



## Local Government Search (Form 1)

<b>Certificate Number:</b>	CERT0214/26
<b>Date:</b>	20 January 2026



Bill Code: 10330  
 Ref No: 1400704

**Searchlight Technology**  
**PO Box 232**  
**RUNDLE MALL SA 5000**

**Property No:** 140070  
**Assessment No:** 2552373007

**Owner:** Mr G A Clift  
**Property:** 12 Francis Ridley Circuit BROMPTON SA 5007

**Lot/Section/Title Reference:** Lot 71 DP 30449 Vol 5064 Fol 266

**Ward:** Hindmarsh

***Pursuant to Section 187 of the Local Government Act 1999 I certify that the following amounts are due and payable in respect of, and are a charge against, the above property as at the date of this certificate:***

Rates for Financial Year 01/07/25 to 30/06/26	\$1,467.20
Levies for Financial Year 01/07/25 to 30/06/26	
Regional Landscape Levy	\$50.25
Fines/Interest for Current Financial Year	\$15.10
Payments/Adjustments for Current Financial Year	(\$773.10)
Amount Due & Payable	\$759.45

**Please note:** City of Charles Sturt uses a **differential rating system** with a minimum amount. This is where a different rate in the dollar is used to determine the rates levied based on whether the land is used for residential, commercial, industrial, primary production, vacant or other purposes. Should the land use change within the financial year there may be an adjustment to the differential rate charged for the future financial year and rates levied.

Outstanding rates balance is correct as at the above date. If you are seeking updated rating information more than 30 days from the above date or in a new financial year, a new Section 187 request is required to be lodged.

**Chief Executive Officer**

**Per Authorised Officer:**

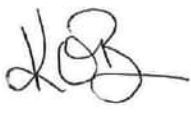
**Property No:** 140070  
**Property Address:** 12 Francis Ridley Circuit BROMPTON SA 5007



Prescribed enquiries under section 7 of the Land and Business (Sale and Conveyancing) Act and Regulations.



Prescribed Encumbrances	Other Particulars Required
<b><i>Development Act 1993 (repealed)</i></b>	
Section 42 – Condition (that continues to apply) of a development authorisation	<b>No</b>
<b>Building Indemnity Insurance - No</b>	
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 (repealed) or the PDI Act 2016?	<b>No</b>
Section 50(1) – Requirement to vest land in a council or the Crown to be held as open space	<b>No</b>
Section 50(2) – Agreement to vest land in a council or Crown to be held as open space	<b>No</b>
Section 55 – Order to remove or perform work	<b>No</b>
Section 56 – Notice to complete development	<b>No</b>
Section 57 – Land management agreement	<b>Refer to the PlanSA Data Extract for Section 7 search purposes below.</b>
Section 69 – Emergency order	<b>No</b>
Section 71 – Fire safety notice	<b>No</b>
Section 84 – Enforcement notice	<b>No</b>



Prescribed Encumbrances	Other Particulars Required
Section 85(6), 85(10) – Enforcement order	No
Section 106 – Enforcement order	No
Part 11 Division 2 – Proceedings	No
<b>Repealed Act Conditions</b>	
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)	No
<b>Planning, Development and Infrastructure Act 2016</b>	
<b>Part 5 – Planning and Design Code</b> <ul style="list-style-type: none"> <li>• Zones/Subzones/Zoning Overlays</li> <li>• State or Local Heritage Place/Area</li> <li>• Declared Trees</li> <li>• Associated Development Authorisation Information</li> <li>• Building Indemnity Insurance</li> <li>• Land Management Agreement</li> <li>• Current Amendment to the Planning and Design Code</li> </ul> <p>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>	Refer to the PlanSA Data Extract for Section 7 search purposes below.
Section 127 – Condition (that continues to apply) of a development authorisation  Copies of Decision Notification Forms can be downloaded from the PlanSA website – <a href="#">Development application register   PlanSA</a>	Refer to the PlanSA Data Extract for Section 7 search purposes below.
Section 141 – Order to remove or perform work	No
Section 142 – Notice to complete development	No
Section 155 – Emergency order	No

<b>Prescribed Encumbrances</b>	<b>Other Particulars Required</b>
Section 157 – Fire safety notice	<b>No</b>
Section 198(1) – Requirement to vest land in a council or the Crown to be held as open space	<b>No</b>
Section 198(2) – Agreement to vest land in a council or the Crown to be held as open space	<b>No</b>
Part 16 – Division 1 – Proceedings	<b>No</b>
Section 213 – Enforcement notice	<b>No</b>
Section 214(6), 214(10) – Applications to Court	<b>No</b>
Section 222 – Enforcement order to rectify breach	<b>No</b>
Confirmed – Planning and Development: 	
<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	<b>No</b>
<b><i>Local Nuisance and Litter Control Act 2016</i></b>	
Section 30 – Nuisance or litter abatement notice	<b>No</b>
<b><i>Local Government Act 1934 (repealed) and/or Local Government Act 1999</i></b>	
Section 217 – Notice, order, declaration, charge, claim or demand given or made under the Act	<b>No</b>

Prescribed Encumbrances	Other Particulars Required
Section 254 – Notice, order, declaration, charge, claim or demand given or made under the Act	No
Confirmed – Community Safety: 	
<b>Food Act 2001</b>	
Section 44 – Improvement notice	No
Section 46 – Prohibition order	No
<b>Public and Environmental Health Act 1987 (repealed)</b>	
Part 3 – Notice	No
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked)</i> Part 2 – Condition (that continues to apply) of an approval	No
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> Regulation 19 – Maintenance order (that has not been complied with)	No
<b>South Australian Public Health Act 2011</b>	
Section 66 – Direction or requirement to avert spread of disease	No
Section 92 – Notice	No
South Australian Public Health (Wastewater) Regulations 2013 Part 4 – Condition (that continues to apply) of an approval	No
Confirmed – Environmental Health: 	

Prescribed Encumbrances	Other Particulars Required
<b>Water Industry Act 2012</b>	
Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<b>No</b>
Confirmed – Alternative Water: 	
<b>Land Acquisitions Act 1969</b>	
Section 10 Notice of intention to acquire	<b>No</b>
Confirmed – Property Management, Planning and Strategy: 	
<p>The information herein is provided pursuant to Council's obligations under Section 7 of the Land and Business (Sales and Conveyancing) Act and Regulations. Only information, which is required to be provided, has been given and that information should not be taken as a representation as to whether or not any charges or encumbrances affect the Subject Land.</p> <p><b>NOTICES</b></p> <p>Aluminium Composite Panel Cladding (ACP) is defined as flat or profiled aluminium sheet material in composite with any type of material. ACP is an external building cladding material which can create a fire risk if used or installed incorrectly.</p> <p>Both Vendors and Purchasers should take reasonable steps to determine if ACP has been identified on any buildings on the land, and also the status of any required remediation works related to the presence of ACP on such building.</p> <p><b>ADDITIONAL INFORMATION</b></p> <p>This information is provided as additional information, it is not information that Council is statutorily obliged to provide.</p> <p>Parts of the City are subject to flooding. This situation may be subject to change over time. Flood plain mapping data is available on Council's website.</p>	

# Data Extract for Section 7 search purposes

Valuation ID 2552373007

**Data Extract Date:** 21/01/2026

## Important Information

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

**Parcel ID:** D30449 AL71

**Certificate Title:** CT5064/266

**Property Address:** 12 FRANCIS RIDLEY CCT BROMPTON SA 5007

## Zones

Housing Diversity Neighbourhood (HDN)

## Subzones

No

## Zoning overlays

### Overlays

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

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

#### **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.

#### **Prescribed Wells Area**

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

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

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

#### **Stormwater Management**

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



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

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

### **Traffic Generating Development**

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

### **Urban Tree Canopy**

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

### **Is the land situated in a State Heritage Place/Area**

No

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

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

### **Is the land designated as a Local Heritage Place**

No

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

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

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

No

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

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

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

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



## Associated Development Authorisation Information

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

### Application ID: 22022513

Development Description: Verandah

Site Address: 12 FRANCIS RIDLEY CCT BROMPTON SA 5007

#### **Development Authorisation: Planning Consent**

**Date of authorisation:** 4 August 2022

**Name of relevant authority that granted authorisation:** Assessment Manager at City of Charles Sturt

##### Condition 1

The development shall be undertaken in accordance with the stamped details and approved plans except where varied by the conditions herein, shall be completed prior to occupation of the proposed development and at all times thereafter shall be maintained to the satisfaction of the Authority.

##### Condition 2

All stormwater runoff shall be directed away from neighbouring properties.

##### Condition 3

All stormwater from buildings and paved areas shall be disposed of in such a manner that it does not result in the entry of water into a building or affect the stability of a building.

##### Condition 4

That all approved landscaping shall be established, maintained and nurtured at all times, with any diseased or dying plants replaced.

#### **Development Authorisation: Building Consent**

**Date of authorisation:** 10 August 2022

**Name of relevant authority that granted authorisation:** Peter Xerri

##### Condition 1

Roof stormwater must be discharged to the street water table, or in a manner that is otherwise to the Council's written satisfaction in accordance with the requirements of Australian Standard 3500.3.(To comply with the National Construction Code 2019 Building Code of Australia, Volume 2, Performance Requirement P2.2.1)

##### Condition 2

NON-COMPLIANT Cladding Products: All cladding products shall NOT be a "NON-COMPLIANT" product, meaning any Building Product which does not comply with any applicable law or regulatory obligation, including but not limited to: the National Construction Code of Australia, the Building Code of Australia, any relevant Australian Standards, Approved Conditions, use or application, or the guidelines, practice notes or the like of any relevant building authority or other. All cladding products shall be non-combustible materials.

Aluminium composite cladding panels are strictly prohibited and are not fit for purpose. Refer to Note 20 for definition of “Building Product” and further notes.

#### Condition 3

**NON-CONFORMING Cladding Products:** All cladding products shall NOT be a “NON-CONFORMING” product, meaning any Building Product which purports to meet specific requirements, and does not. Such as : is not fit for purpose, is not acceptable quality, is counterfeit, or contains false or misleading claims about its qualities and/or properties. All cladding products shall be non-combustible materials. Aluminium composite cladding panels are strictly prohibited and are not fit for purpose. Refer to Note 20 for definition of “Building Product” and further notes.

**Development Authorisation:** Development Approval: Planning Consent and Building Consent

**Date of authorisation:** 12 August 2022

**Name of relevant authority that granted authorisation:** City of Charles Sturt

#### Land Management Agreement (LMA)

- 7164528

PREFIX

AIG

7164528



OFFICE

SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

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

(SIGNED)

J. SANDE

Solicitor/Licensed Land Broker

FILE REF D 24577

30 AUG 1991	TIME 15:10
FEES	\$
R.G.O.	55-
POSTAGE	
ADVERTISING	
NEW C.T. TO ISSUE	

OFFICE NOTES:

BELOW THIS LINE FOR OFFICE USE ONLY

## EXAMINATION

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

00:55

50AUG1990 010022Z66L.T.O.

REGISTERED ON 16.10.1991 AT 15:00  
 BY ENTRY OF A MEMORIAL OF THIS INSTRUMENT IN THE  
 REGISTER BOOK. VOL. 4373 FOLIO 33



BELOW THIS LINE FOR AGENT USE ONLY

Lodged by:  
Address:

DUNCAN • SANDE & ASSOC. (DUSA)  
 82 THE PARADE NORWOOD SA 5067

Correction to

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

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

PLEASE ISSUE NEW CERTIFICATES OF TITLE AS FOLLOWS

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

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

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

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

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

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

AGENT'S INITIALS



ANK INSTRUMENT FORM  
(see footnote)

TO: THE REGISTRAR GENERAL

DATED the 29<sup>th</sup> day of August 1991

Lorenzo L. Pens.....Mayor

.....Chief Executive Officer

The Owner HEREBY CONSENTS to the registration of the attached Land Management Deed.

SIGNED by the said )  
GREG ZIFIRIDIS and )  
LUCIA NOCERA )  
in the presence of: )

SHORT FORM      Appeared before me at                                  the                                  day of  
OF PROOF                                  1991, the owner(s), within described, the  
party executing the within instrument, being a person well  
known to me and did freely and voluntarily sign the same.

(SIGNED) .....

LONG FORM  
OF PROOF

Appeared before me at Norwood the 28th day of August 1991, Paul Alexander Sander of 92 The Parade Norwood SA 67 Land Broker (hereinafter referred to as "the witness"), a person known to me and of good repute, attesting witness to this instrument, and acknowledged his signature to the same, and did further declare that the owner(s) the party executing the same, was personally known to the witness, that the signature to the said instrument is in the handwriting of the owner(s), and that the owner(s) did freely and voluntarily sign the same in the presence of the witness and was at that time of sound mind.

NOTE: This form may be used only when no panel form is suitable

(SIGNED) [Signature]





THIS DEED is made the 29<sup>th</sup> day of August 1991

BETWEEN: THE CORPORATION OF THE TOWN OF HINDMARSH of PO Box 22 Hindmarsh 5007 (hereinafter with its successors and assigns called "the Council") of the one part

AND: GREG ZAFIRIDIS Engineer of 2 Florence Street West Croydon 5008 and LUCIA NOCERA Travel Consultant of 1 Cowley Avenue Croydon Park 5008 (hereinafter with his or its executors administrators successors and assigns as the case may be called "the Owner") of the other part

WHEREAS:

- A. The Council as proprietor of an estate in fee simple in the whole of the land comprised in Certificate of Title Register Book VOLUME 2277 FOLIO 181 has undertaken the division of portion of its land into 72 allotments suitable for residential development together with various reserves and roads pursuant to D.P. 30449;
- B. The Council has contracted to sell one of the residential allotments namely allotment 71 being the whole of the land respectively comprised in Certificate of Title Register Book VOLUME 4373 FOLIO 33 (hereinafter called "the Land") to the person named and described above as the Owner subject to the condition that the Owner shall enter into this Deed;
- C. Pursuant to the provisions of Section 61(2) of the Planning Act 1982, the Owner has agreed with the Council to enter into this Deed relating to the future development of the Land subject to the terms and conditions hereinafter mentioned.

NOW THIS DEED WITNESSETH as follows:

COMMISSIONER OF STAMPS  
S.A. STAMP DUTY  
29/08/91 267653 16:01  
\$4.00

1. Interpretation

- 1.1 The parties acknowledge that the matters hereinbefore recited are true and accurate and agree that they shall form part of the terms of this Deed.
- 1.2 In the interpretation of this Deed unless the context shall otherwise require or admit:
  - (a) Words and phrases used in this Deed which are defined in the Planning Act 1982 shall have the meanings ascribed to them by that Act;
  - (b) References to any statute or subordinate legislation shall include all statutes and subordinate legislation amending consolidating or replacing the statute or subordinate legislation referred to;
  - (c) The term "the Owner" where the Owner is a company includes its successors, assigns and transferees and where the Owner is a person, includes his heirs, executors, administrators and transferees and where the Owner consists of more than one person or company the term includes each and every one or more of such persons or companies jointly and each of them severally and their respective successors, assigns, heirs, executors, administrators and transferees of the companies or persons being registered or entitled to be registered as the proprietor of an estate in fee simple to the Land subject however to such encumbrances, liens and interests as are registered and notified by memoranda endorsed on the Title thereof;

- (d) The term "person" shall include a corporate body;
  - (e) The term "the Land" shall include any part or parts of the Land;
  - (f) The term "DP 30449" refers to the copy of the Plan of Division bearing that number;
  - (g) The term "New Brompton Estate Plan" refers to the plan bearing the name "New Brompton Estate" and attached to this Deed;
  - (h) The term "Fence Type Plan" refers to the plan bearing that name and attached to this Deed;
  - (i) The term "Fence Detail Plans" refers to the three (3) plans bearing that name and attached to this Deed;
  - (j) The term "Window Treatment Plan" refers to the plan bearing that name and attached to this Deed;
  - (k) Words importing the singular number or plural number shall be deemed to include the plural number and the singular number respectively;
  - (l) Words importing any gender shall include every gender;
  - (m) Where two or more persons are bound hereunder to observe or perform any obligation or agreement whether express or implied then they shall be bound jointly and each of them severally;
  - (n) Any clause headings or marginal notes are for reference purposes only and shall not be resorted to in the interpretation of this Deed.
- 1.3 If any provision of this Deed shall be found by a court of competent jurisdiction to be invalid or unenforceable in law THEN and in such case the parties hereby request and direct such court to sever such provision from this Deed.
- 1.4 The law governing the interpretation and implementation of the provisions of this Deed shall be the law of South Australia.
- 1.5 This Deed shall be deemed to have been made and to take effect from the time it is lodged for registration at the Lands Titles Registration Office at Adelaide pursuant to the provisions of the Real Property Act 1886.

## 2. The Owner's Obligations

- 2.1 The Owner shall ensure that any development of the Land is undertaken in accordance with the General Guidelines for Housing - New Brompton Estate attached to this Deed.
- 2.2 In addition to the general obligations relevant to the development of the Land pursuant to Clause 2.1 the Owner shall comply with the specific obligations relevant to the Land which are set out in the appropriate Schedule to this Deed as determined in accordance with the table following Clause 2.5.
- 2.3 The Owner shall not himself or itself (as the case may be) nor shall the Owner suffer or permit any other person to commence living in any dwelling constructed upon the Land until all works on or about the Land required pursuant to Clauses 2.1 and 2.2

have been carried out to the reasonable satisfaction of the Council.

- 2.4 After the completion of all works on or about the Land required pursuant to Clauses 2.1 and 2.2 of this Deed the Owner shall not himself or itself (as the case may be) nor shall the Owner suffer or permit any other person to make any alteration or addition to or to demolish any part of a dwelling fence or other structure upon the Land or in any other way to undertake work on the Land which shall cause any non-compliance with the requirements of Clause 2.1 and 2.2 of this Deed unless the Council shall have given its prior consent in writing to any such alteration addition demolition or other works.
- 2.5 The Owner shall pay to the Council the sum of five hundred dollars (\$500.00) one clear working day prior to commencement of any site works related to the construction of a dwelling on the Land.

The Council shall repay to the Owner upon the completion of the dwelling and all fences the sum of five hundred dollars (\$500.00) less any monies necessary to repair any Council property which has been damaged during the construction programme.

If the cost of repairs exceeds the amount of the bond the Owner shall pay to the Council the amount of such excess within fourteen (14) days of receipt of a written demand for the excess.

Allotment number attributed to the Land as per D.P. 30449	Schedule
1 to 17 inclusive	A
19 to 26 inclusive, 28, 29 and 30, 35, 36 and 37, 39 to 45 inclusive and 60 and 67	B
18, 27, 38 and 46	C
31 to 34 inclusive	D
55 to 59 inclusive and 68 to 72 inclusive	E
47 to 54 inclusive and 61 to 66 inclusive	F

### 3. Councils Right of Repurchase of the Land

- 3.1 The Owner hereby grants to the Council the option to repurchase the Land from the Owner upon the terms and conditions set out in this Clause 3 (hereinafter called "the Option").

- 3.2 The Option shall only become exercisable if the Owner shall fail within one (1) year of the date of this Deed to complete the construction of the dwelling to be erected upon the Land to the stage of completion of floor slab exterior walls, roof sheeting and door and window treatments to lock up stage in accordance with the plans approved by the Council for that purpose and to the standard required under the Building Act 1971 AND IN THAT EVENT the Option period shall commence on the first anniversary of the date of this Deed and shall cease six (6) calendar months thereafter or at such earlier date when the construction of the dwelling has been completed to the stage abovementioned in accordance with such plans and the provisions of the Building Act.
- 3.3 At any time during the Option period the Council may exercise the Option by service of a notice to that effect on the Owner whereupon the Owner shall become bound as vendor and the Council shall become bound as purchaser under a contract for sale of the Land upon and subject to the terms of the edition of the Law Society of South Australia Contract for Sale and Purchase of Land current at that time as varied by the provisions of this Clause 3.
- 3.4 The purchase price payable by the Council for the Land shall be the same price paid to the Council when it sold the Land to the Owner or his or its predecessor in title or the Valuer General's assessed value of the Land (whichever shall be the lower) LESS all legal costs and disbursements incurred by the Council on a solicitor and own client basis of and incidental to the exercise of the Option and the performance thereof including the enforcement of the Option if that is necessary including all stamp duty registration fees and other government charges incurred by the Council.
- 3.5 The Council shall not be obliged to pay any deposit on account of the purchase price of the Land.
- 3.6 Settlement upon the purchase of the Land shall occur at the Lands Titles Registration Office at Adelaide on the first day it is open for business after the expiry of one calendar month after the service of notice of exercise of the Option upon the Owner.
- 3.7 At settlement the Owner shall give vacant possession of the Land free from all mortgages, encumbrances, tenancies, liens and interests other than this Deed.
4. Miscellaneous Provisions
- 4.1 The Owner shall not grant any lease or licence easement or other right of any nature whatsoever which may give any person the right to possession or control or entry upon the Land upon any terms whatsoever unless such grant shall be expressed in writing and shall contain as an essential term thereof a covenant by the grantee not to do or omit to do or suffer or permit any other person to do or omit to do any act matter or thing upon the Land which would constitute a breach of the provisions of this Deed if such act matter or thing were done or omitted to be done by the Owner.
- 4.2 The Owner shall not grant any estate or interest in the Land registrable under the provisions of the Real Property Act 1886 unless the Council shall grant its prior consent in writing thereto which consent the Council shall not withhold provided that the intended grantee shall enter into a Deed with the Council at the Owner's expense in all things which Deed shall be

prepared by or on behalf of the Council and shall include as an essential term a covenant by the grantee not to do or omit to do or suffer or permit any other person to do or omit to do any act matter or thing upon the Land which would constitute a breach of the provisions of this Deed if such act matter or thing were done or omitted to be done by the Owner.

- 4.3 The Council and any employee or agent of the Council authorised by the Council may at any reasonable time enter the Land for the purpose of:
  - 4.3.1 inspecting the Land and any building or structure thereupon;
  - 4.3.2 exercising any other powers of the Council under this Deed or pursuant to law.
- 4.4 If the Owner is in breach of any provision of this Deed, the Council may, by notice in writing served on the Owner, specify the nature of the breach and require the Owner to remedy the breach within such time as may be nominated by the Council in the notice (being not less than twenty eight (28) days from the date of service of the notice) and if the Owner fails so to remedy the breach, the Council or its servants or agents may carry out the requirements of the notice and in doing so may enter and perform any necessary works upon the Land and recover any costs thereby incurred from the Owner.
- 4.5 If in a notice referred to in Clause 4.4 hereof the Council requires the removal of the building or structure from the Land the Council and its servants or agents are hereby authorised and empowered by the Owner to enter and remove the building or structure from the Land and to dispose of it in any manner determined by the Council provided that if the building or structure shall have any monetary value then the Council shall use its best endeavours to realise that monetary value and shall after the disposal account to the Owner and pay to him the realised value less all expenses incurred.
- 4.6 This Deed may not be varied except by a Supplementary Deed signed by the Council and the Owner.
- 4.7 The Council may waive compliance by the Owner with the whole or any part of the obligations on the Owner's part herein contained provided that no such waiver shall be effective unless expressed in writing and signed by the Council.
- 4.8 This Deed contains the whole agreement between the parties in respect of the matters referred to herein.
- 4.9 Notice shall for the purposes of this Deed be properly served on the Owner if it is:
  - 4.9.1 posted to the Owner's last address known to the Council;  
or
  - 4.9.2 affixed in a prominent position on the Land.
- 4.10 The Council may delegate any of its powers under this Deed to any person within the limitations of the Local Government Act 1934.
- 4.11 The requirements of this Deed are at all times to be construed as additional to the requirements of the Planning Act 1982 and any other legislation affecting the Land.



4.12 Each party shall do and execute all such acts documents and things as shall be necessary to ensure that this Deed is registered and a memorial thereof entered on the Certificate of Title for the Land pursuant to the provisions of Section 61(5) of the Planning Act 1982 in priority to any other registrable interest in the Land save and except for the estate and interest of the Owner therein.

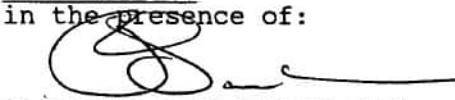
IN WITNESS WHEREOF the parties hereto have executed this Deed.

THE COMMON SEAL of )  
THE CORPORATION OF THE TOWN )  
OF HINDMARSH )  
was hereunto affixed in the )  
presence of: )

.....Mayor

.....Chief Executive Officer


SIGNED by the said )  
GREG ZAFIRIDIS and )  
LUCIA NOCERA )  
in the presence of: )

  
.....

.....  
.....

The Owners HEREBY CERTIFIES pursuant to Section 61(4) of the Planning Act 1982 that no other person has a legal interest in the Land.

  
.....  
GREG ZAFIRIDIS

  
.....  
LUCIA NOCERA



SCHEDULE A

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ALLOTMENTS

---

1 - 17

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- BUILDING SITING:** Lots 1-5, 6-9, 10-13 and 14-17 shall be constructed as four discrete groups of dwellings. Dwellings on all allotments shall be sited to abut both side boundaries provided that on one side boundary the abuttal shall be for a minimum continuous length of 8.0 metres or in two continuous lengths of 4.0 metres each and on the other side boundary the abuttal shall be for a minimum continuous length of 4.0 metres \*.
- SETBACKS:** Dwellings shall be setback a minimum of 3.0 metres and a maximum of 5.5 metres from the John Hindmarsh Frontage boundary \*.
- ACCESS:** A single car driveway 3.0 metres wide and 5.5 metres long shall be provided to each allotment \*.
- PARKING:** A single car garage shall be provided and setback 5.5 metres from the John Hindmarsh Frontage boundary \*.
- BUILT FORM:** Every dwelling shall be of two level construction. Roof form shall be of either hips or gables with a minimum of eave gable and a maximum ridge height above the existing ground level of 9.0 metres and a maximum eave height of 6.0 metres above the existing ground level. The floor area of the upper level shall be equivalent to the floor area of the ground level.
- Each of the four discrete groups of dwellings shall be designed and constructed as one integrated development and the fronts of the buildings in each group shall be modulated by varying their setbacks within the setback allowance stipulated above. Balconies, verandahs, voids, dormers and other forms of architectural modulation shall be employed in the design of each dwelling.
- PRIVATE SPACE:** A minimum private open space allowance of 50.0 m<sup>2</sup> shall be provided at the rear of each dwelling with minimum length and breadth of 3.0 metres for any separate part of that open space allowance.
- FENCING:** As per Fence Type Plan.
- RELATIONSHIP TO PUBLIC SPACE:** The elevation of any dwelling on allotments 5, 6, 9, 10, 13 or 14 that addresses a public road or public reserve shall include at least one window at the upper level and such window or windows shall have a combined minimum area of 1.0 m<sup>2</sup>.
- ROOF COLOUR AND MATERIAL:** Lysaght autumn red colorbond or similar, custom orb profile or similar.
- REAR UPPER LEVEL WINDOWS:** All rear upper level windows shall be finished with the window treatment affixed to the window as per the Window Treatment Plan.

\* Refer to the New Brompton Estate Plan for additional details.

SCHEDULE B


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ALLOTMENTS	19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 35, 36, 37, 39, 40, 41, 42, 43, 44, 45, 60, 67
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**BUILDING SITING:** Dwellings on all allotments shall be sited to abut one side boundary for a minimum continuous length of 8.0 metres or in two continuous lengths of 4.0 metres each \*.

**SETBACKS:** Dwellings shall be setback a minimum of 3.0 metres and a maximum of 5.5 metres from the Francis Ridley Circuit boundary \*.

**ACCESS:** A double car driveway 6.0 metres wide and 5.5 metres long shall be provided to each allotment \*.

**PARKING:** At least one undercover car park shall be provided and setback 5.5 metres from the Francis Ridley Circuit boundary \*.

**BUILT FORM:** Every dwelling shall be of single level construction. Additional rooms may be located with the roof area of any dwelling. Roof form shall have a maximum ridge height of 5.5 metres above the existing ground level and a minimum eave height of 2.3 metres.

**PRIVATE SPACE:** A minimum private open space allowance of 60.0 m<sup>2</sup> shall be provided at the rear and or the side of each dwelling with minimum length and breadth of 3.0 metres for any separate part of that open space allowance.

**FENCING:** As per Fence Type Plan.

\* Refer to the New Brompton Estate Plan for additional details.

SCHEDULE C


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ALLOTMENTS 18, 27, 38, 46

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DWELLING NUMBERS: Allotments 18, 38 and 46 shall contain a maximum of 5 dwellings.

Allotment 27 shall contain a maximum of 4 dwellings.

ACCESS: Allotments 18, 27, 38 and 46 shall each have one only double car width vehicular access point onto Francis Ridley Circuit.

BUILDING SITING: Dwellings shall be setback a minimum of 5.0 metres from allotment boundaries other than those allotment boundaries that abut a public road or vacant land that is not located within the New Brompton Estate \*.

PARKING: Each dwelling contained on allotments 18, 27, 38 and 46 shall have one undercover car park attached to it and a second car parking area abutting the undercover car park.

BUILTFORM: Dwellings shall be of either single or two level construction. Roof form shall be of either hips or gables with a maximum ridge height of 9.0 metres above the existing ground level and a maximum eave height of 6.0 metres above the existing ground level.

PRIVATE SPACE: Each dwelling and its curtilage shall include a minimum private space allowance of 50.0 m<sup>2</sup> with minimum length and breadth of 3.0 metres for any separate part of that open space allowance.

FENCING: All boundary fencing shall be constructed as per Fence Type Plan.

REAR UPPER LEVEL WINDOWS: All rear upper level windows shall be finished with the window treatment affixed to the window as per the Window Treatment Plan.

\* Refer to the New Brompton Estate Plan for additional details.

SCHEDULE D


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ALLOTMENTS	31, 32, 33, 34
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BUILDING SITING:	Dwellings on allotments 31, 32, 33, 34 shall be sited to abut one side boundary for a minimum continuous length of 8.0 metres or in two continuous lengths of 4.0 metres each *.
SETBACKS:	Dwellings shall be setback a minimum of 4.0 metres and a maximum of 7.0 metres from the Francis Ridley Circuit boundary *.
ACCESS:	A single car driveway 3.0 metres wide shall be provided to each allotment *.
PARKING:	One undercover car park shall be provided and setback 5.5 metres from the Francis Ridley Circuit boundary *.
BUILT FORM:	Every dwelling shall be of two level construction. Roof form shall be of either hips or gables with a maximum ridge height of 9.0 metres above existing ground level and a maximum eave height of 6.0 metres above the existing ground level. The floor area of the upper level shall be equivalent to the floor area of the ground level.
PRIVATE SPACE:	A minimum private open space allowance of 75.0 m <sup>2</sup> shall be provided at the rear and or the side of each dwelling with minimum length and breadth of 3.0 metres for any separate part of that open space allowance.
ROOF COLOUR AND MATERIAL:	Lysaght autumn red colorbond or similar, custom orb profile or similar.
FENCING:	As per Fence Type Plan.
REAR UPPER LEVEL WINDOWS:	All rear upper level windows shall be finished with the window treatment affixed to the window as per the Window Treatment Plan.

\* Refer to the New Brompton Estate Plan for additional details.

SCHEDULE E


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ALLOTMENTS	55, 56, 57, 58, 59, 68, 69, 70, 71, 72
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**BUILDING SITING:** Dwellings on all allotments shall be sited to abut both side boundaries provided that on one side boundary the abuttal shall be for a minimum continuous length of 8.0 metres or in two continuous lengths of 4.0 metres each and on the other side boundary the abuttal shall be for a minimum continuous length of 4.0 metres \*.

**SETBACKS:** Dwellings shall be setback a minimum of 3.0 metres and a maximum of 5.5 metres from the Francis Ridley Circuit boundary \*.

**ACCESS:** A single car driveway 3.0 metres wide and 5.5 metres long shall be provided to each allotment \*.

**PARKING:** One undercover car park shall be provided and setback 5.5 metres from the Francis Ridley Circuit boundary \*.

**BUILT FORM:** Every dwelling shall be of two level construction. Roof form shall be of either hips or gables with a maximum ridge height of 9.0 metres above the existing ground level and a maximum eave height of 6.0 metres above the existing ground level. The floor area of the upper level shall be equivalent to the floor area of the ground level.

**PRIVATE SPACE:** A minimum private open space allowance of 50.0 m<sup>2</sup> shall be provided at the rear and or the side of each dwelling with minimum length and breadth of 3.0 metres for any separate part of that open space allowance.

**FENCING:** As per the Fence Type Plan.

\* Refer to the New Brompton Estate Plan for additional details.

SCHEDULE F

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ALLOTMENTS	47 to 54 inclusive, 61 to 66 inclusive
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FENCING: As per the Fence Type Plan.



## GENERAL GUIDELINES FOR HOUSING - NEW BROMPTON ESTATE

There are a number of common requirements which apply to all housing types in the New Brompton Estate development. These requirements are described below:-

**DESIRED CHARACTER:** The desired character of the New Brompton Estate is one which emphasises overall integration of houses into a cohesive "village" form. The overall character will be one of variations of house form and height within a common theme and style while capturing the benefits and intensity of medium density living. The overall form is therefore one of small residential allotments in a pattern of narrow frontages and varying front setbacks creating an interesting townscape which varies in a rhythm of single and double storey dwellings.

Landscaping will be a particular feature of this development and it is emphasised that the location of street trees and associated planting should be taken into account in the design of the individual dwellings as well as the landscaping which is undertaken on private land.

**BUILDING SITING:** Building siting requirements are stipulated for each allotment. These requirements indicate the general siting of the dwelling, minimum boundary setbacks, access points to the allotments, any boundary on which the building is to be constructed and where a courtyard is to be generally located.

**BUILDING HEIGHT:** Building height is specified for each allotment and varies between one and two levels. However, in order to retain maximum flexibility of house form it is intended that the use of attic space, with associated dormer windows, shall be permissible within the overall height envelope. A maximum ridge height and a maximum eave height above the existing ground level are stipulated.

**ROOF FORM:** Rooves shall be constructed to a pitch of between 30 and 45 degrees. A roof form providing highly articulated shapes with hips, gables or other forms shall be used and, where appropriate, the use of dormers, verandahs, balconies or other decorative architectural elements shall also be used.

**ROOF COLOURS:** Red oxide or autumn red coloured Lysaght colorbond custom orb profile or similar roofing material or concrete slate grey tiles is mandatory for all dwellings unless otherwise agreed by the Council.

**FENCING:** Side and rear boundary fencing shall be provided at a height of 1.8 metres.

Front boundary fencing shall be constructed in strict accordance with the fence types stipulated in the Fence Type Plan and the Fence Detail Plans.

Where colorbond fencing or similar is stipulated it shall be of Lysaght beige colorbond custom orb profile or similar.

**ORIENTATION:** Where possible, major living areas of any dwelling shall be orientated to achieve maximum benefit and control of solar receipt. Principal living rooms shall be designed with a maximum area of glass to

take advantage of the orientation and pergolas should be used to provide sun control.

- PRIVACY:** The achievement of high levels of privacy within the dwellings and private space is a requirement. The design of dwellings shall take into account the location of private space and windows of adjacent houses in assessing the form and location of windows.
- PRIVATE OPEN SPACE:** A minimum internal landscaped space, as specified for each allotment, shall be provided with each dwelling. The on-site landscaping of each site shall complement the landscaping of public areas.
- HOUSE PLANNING:** House plans shall demonstrate a number of attributes including:
- (1) Efficiency in site utilisation to ensure the maximum utilisation of space around the dwellings and the creation of spaciousness and play areas for children through the location of the dwelling on its allotment.
  - (2) Creation of apparent spaciousness in each dwelling through the orientation of views from the front door to the private open space and the orientation of living rooms to private open space located around the dwelling.
  - (3) Provision of generous areas for storage both internally in the house as well as outdoor storage.
- HOUSE STYLE:** House designs shall provide either a front porch or verandah in order to further reinforce streetscape character.
- WALL CLADDING:** All buildings shall have exterior wall cladding of brick masonry. Curtain wall panels, metal panels or other synthetic materials for facades or trims shall not be used.
- BUILDINGS:  
(General)** All utility and mechanical equipment shall be screened from view. Vents, exhaust fans, ducts, and pipes shall not project beyond the ridge height of the roof and shall be located to ensure they are not visible from a public road.
- UNDERCOVER  
CAR PARKING:** Each allotment shall provide one garage or carport located in accordance with the New Brompton Estate Plan.
- Where a garage abuts a courtyard area within an allotment a door shall be provided at the rear of the garage. Where a double garage abuts a courtyard within an allotment a doorway a minimum of 1.8 metres wide shall be provided at the rear of the garage.
- Double garages or carports shall use two individual door treatments and be separated by a masonry or timber column. Carports or garages not incorporated into the roof of a dwelling shall have a gable addressing the public road with a minimum height of 1.5 metres.
- An additional undercover car park may be provided in accordance with the New Brompton Estate Plan.

- DRIVEWAYS:** Driveway surfaces shall be of red clay brick pavers. Driveway lengths, widths and siting shall be in accordance with the New Brompton Estate Plan. The surface of a driveway shall be constructed prior to the occupation of the dwelling.
- BUILDING ON SIDE BOUNDARIES:** Each dwelling shall be sited to abut at least one side boundary in accordance with the New Brompton Estate Plan. Where a dwelling is not sited to abut the boundary adjacent to the courtyard on the adjoining allotment (as shown in the New Brompton Estate Plan), a 1.8 metre high masonry wall shall be constructed adjacent to the courtyard. Walls constructed on side boundaries shall be constructed with face bricks.
- Where a masonry wall on the side boundary of an allotment abuts a courtyard on an adjacent allotment no more than two windows shall be located parallel to that masonry wall and those windows shall be located no further than 1 metre from the masonry wall.
- AIRCONDITIONERS:** Where a dwelling is sited to abut one side boundary, (in accordance with the New Brompton Estate Plan) any airconditioning equipment shall be affixed to the dwelling on a wall or otherwise located on the opposite side of the dwelling.
- Where a dwelling is sited to abut both side boundaries (in accordance with the New Brompton Estate Plan) any airconditioning shall be located at the rear of the dwelling.
- No airconditioning equipment shall be located so as to be visible from a public thoroughfare.
- OUTBUILDINGS:** Each allotment shall contain no more than one outbuilding (other than an undercover car park). Such an outbuilding shall have a maximum floor area of 4.0 m<sup>2</sup>, have a maximum height of 1.8 metres above the existing ground level, and be constructed of material similar to Lysaght beige colorbond custom orb profile.
- No outbuilding may be located between any elevation of a dwelling which addresses a public thoroughfare.

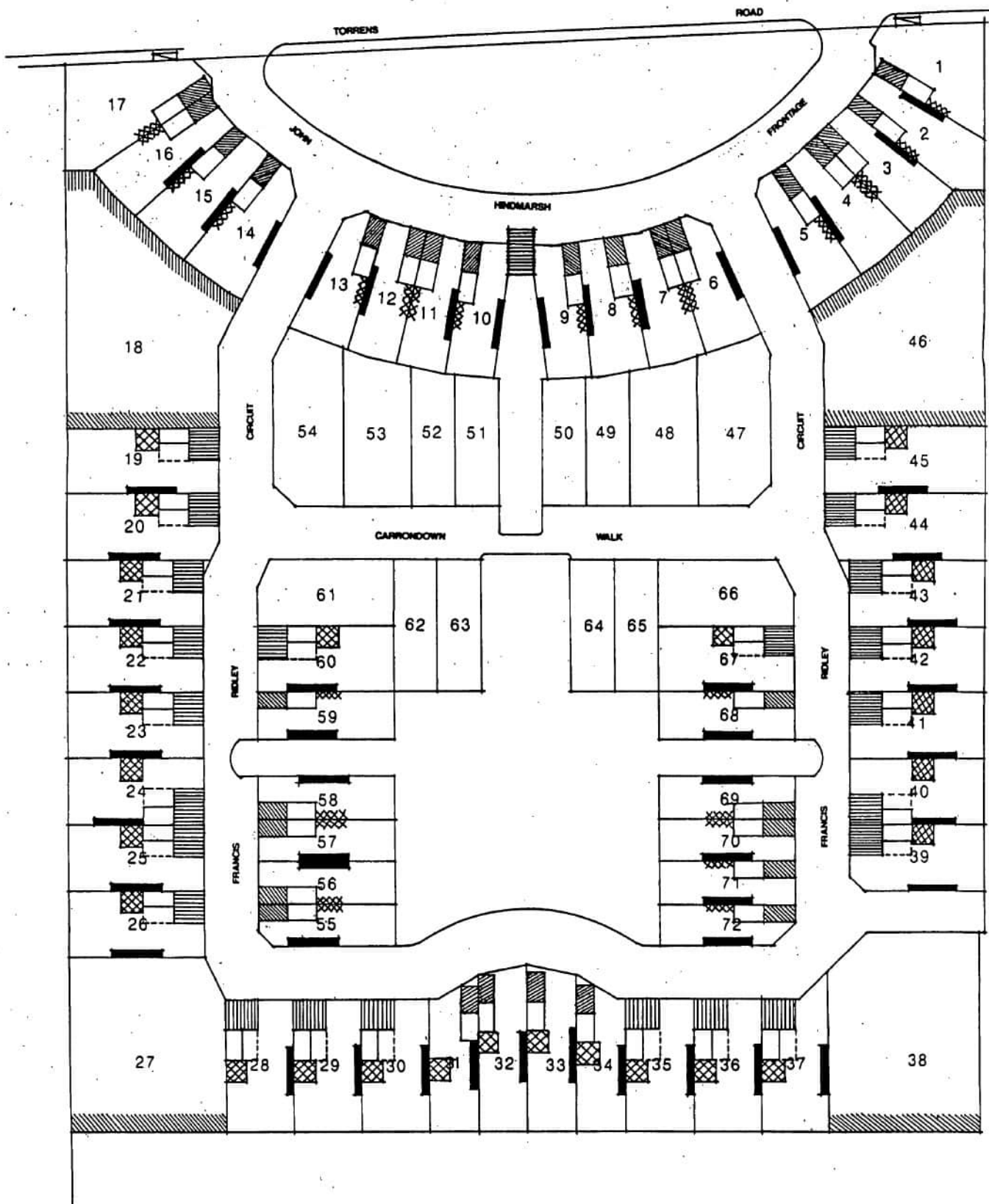
Legend for Figure 1:

- Diagonal lines (top-left to bottom-right)
- Horizontal lines
- Empty rectangle
- Dashed rectangle
- Grid pattern
- Solid black rectangle
- XXXX
- Diagonal lines (bottom-left to top-right)

DWELLINGS TO BE CONSTRUCTED  
A MINIMUM OF 5 METRES  
FROM ALLOTMENT BOUNDARY.



NEW BROMPTON ESTATE PLAN.



1.8m Beige colourbond with beige capping. To be located only on rear boundary alignment and on side bound any alignments at the rear of dwellings.

FENCE TYPE 1

To be located only on front boundary alignment and side boundary alignments at front of dwellings.

FENCE TYPE 1A

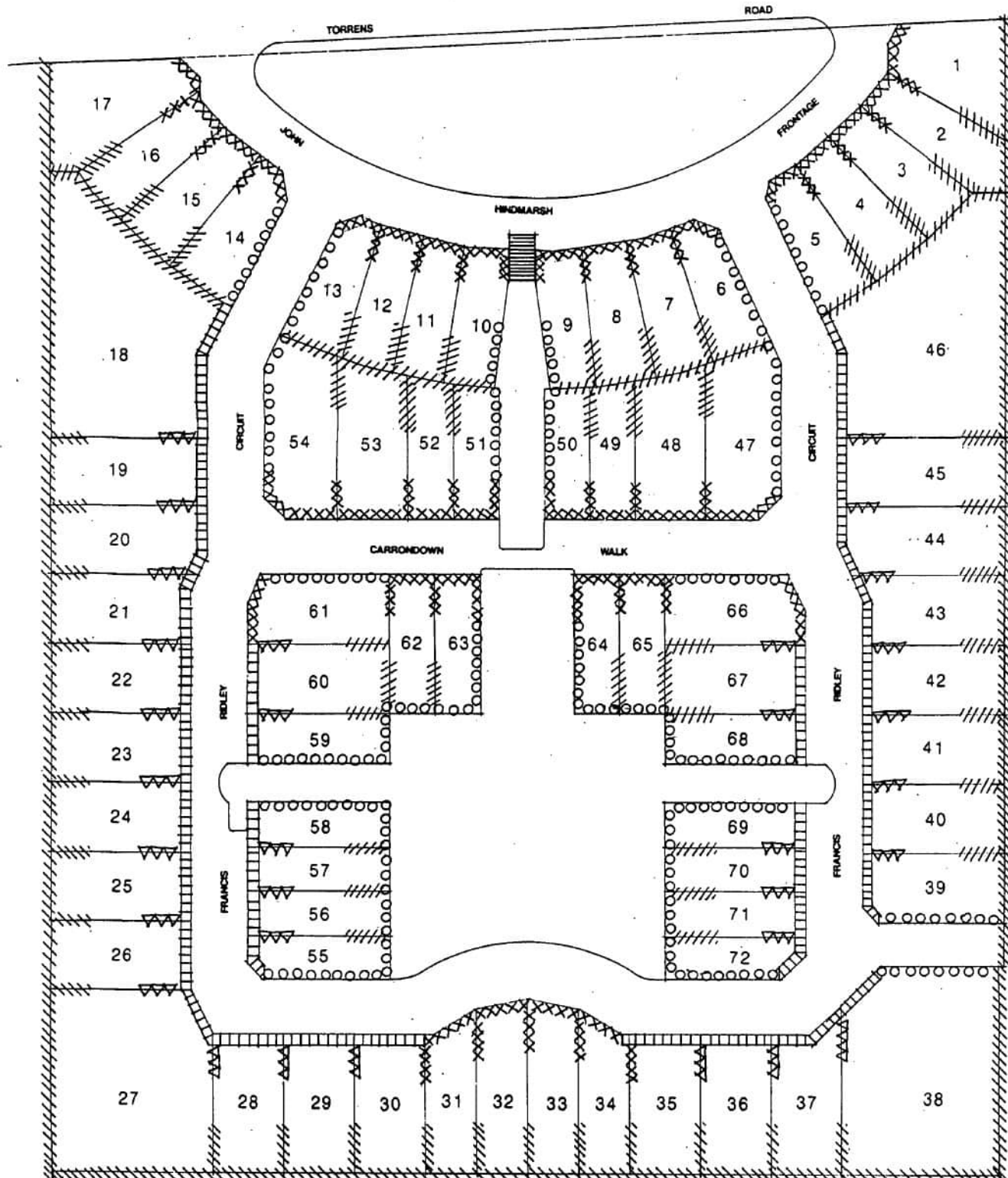
To be located on boundary alignments adjacent to public reserves and public thoroughfares as per the fence type plan

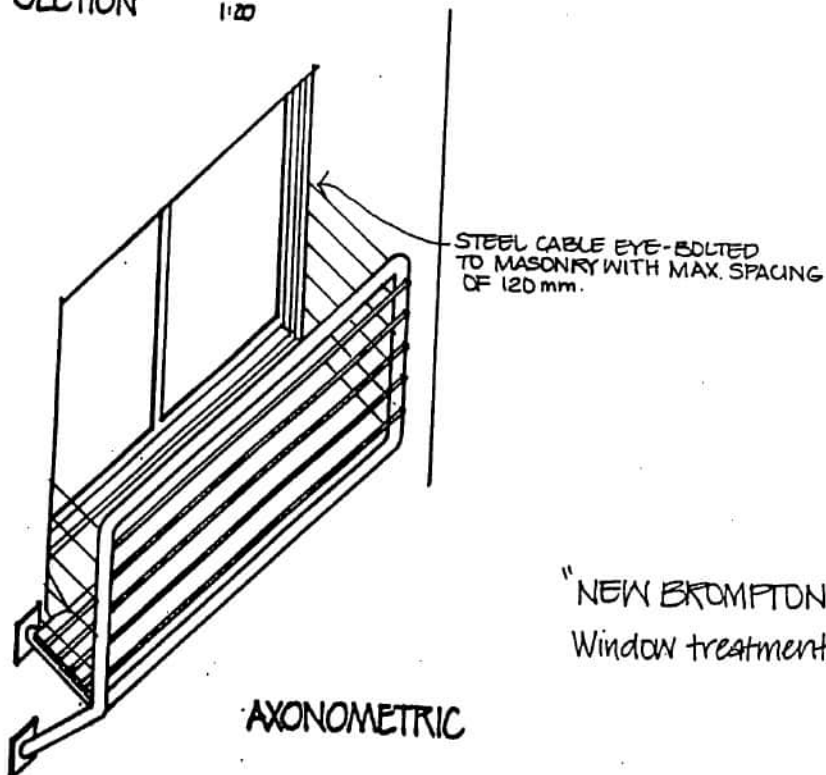
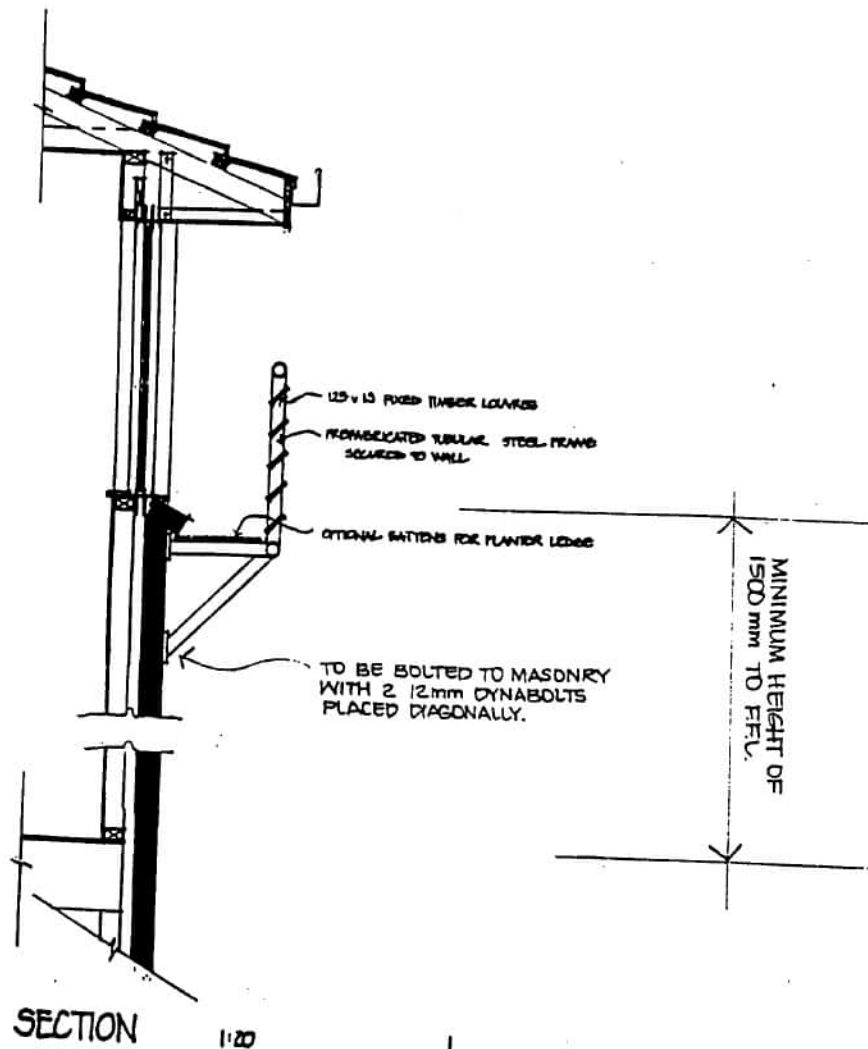
FENCE TYPE 1 OR 2

To be located only on front boundary alignment and side boundary alignments at front of dwellings.

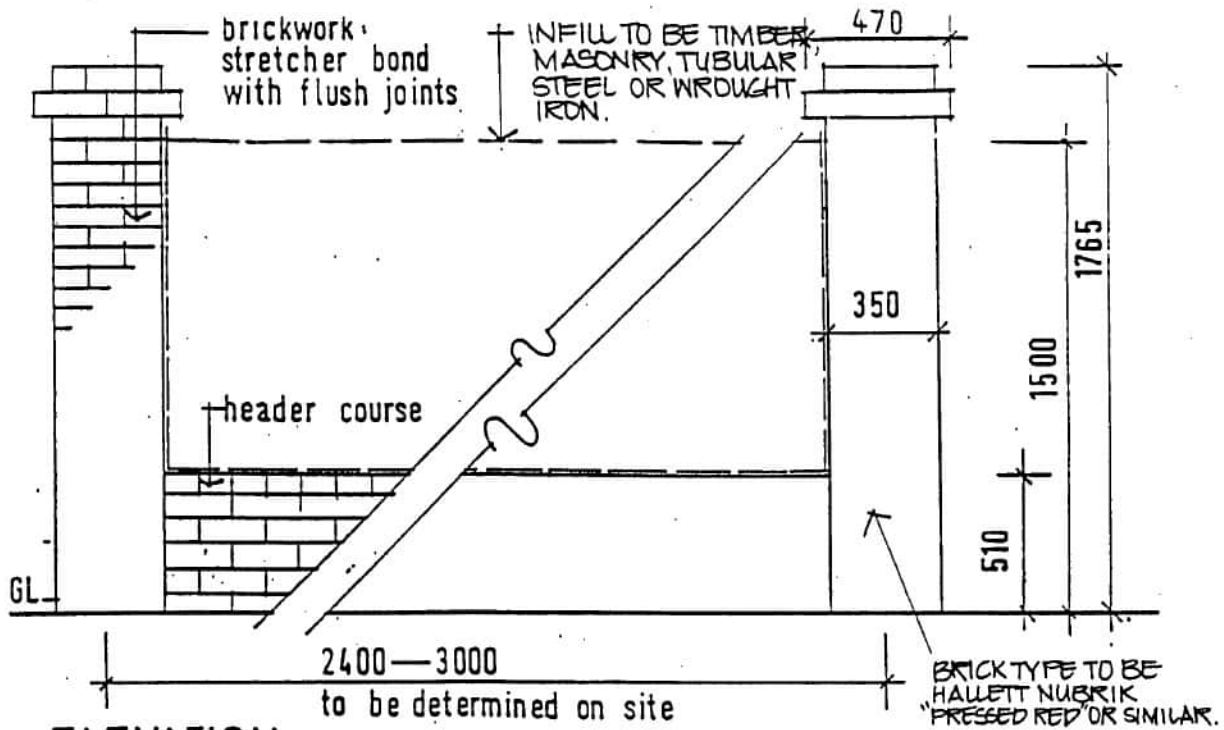
Fence type to be identical to the front fence it abuts.

"NEW BROMPTON ESTATE  
Fence type Plan.

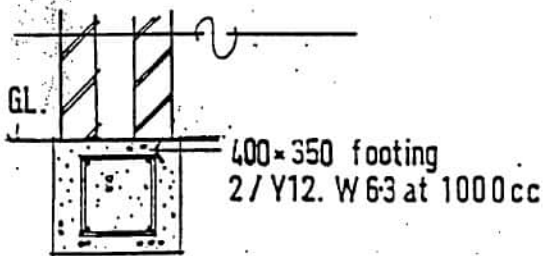




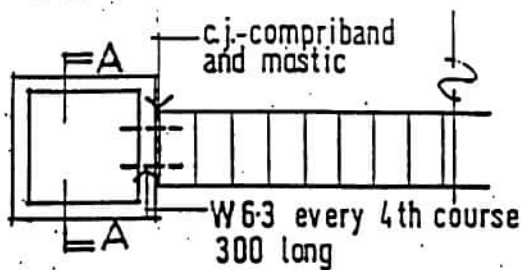




ELEVATION



SECTION A.A



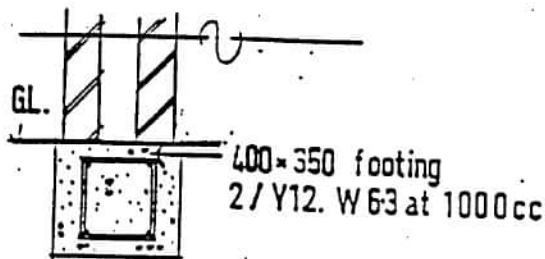
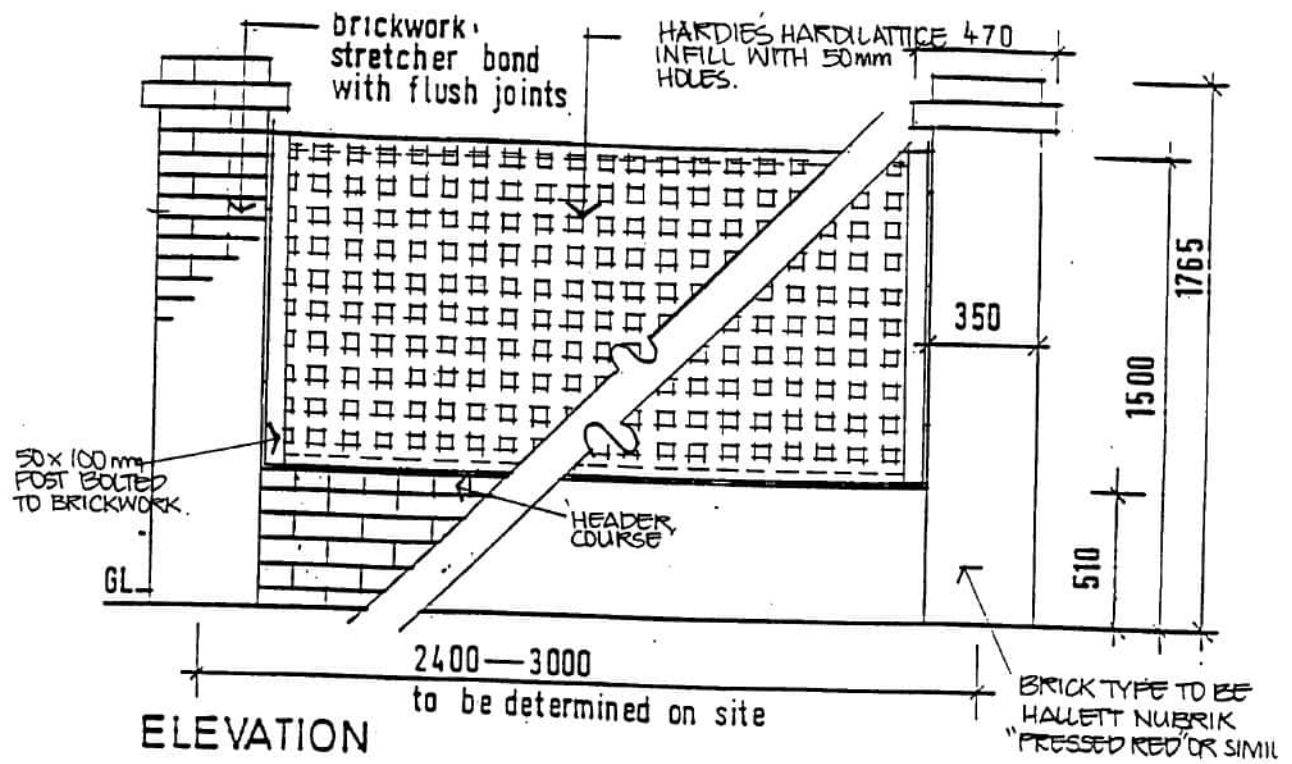
PLAN

FENCE DETAIL (RESIDENTIAL)

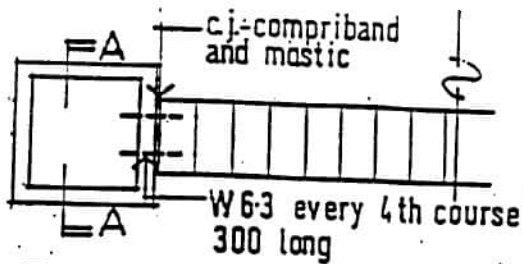
NEW BROMPTON ESTATE  
FENCING OPTION

TYPE 1

SCALE 1:20.



### SECTION A-A

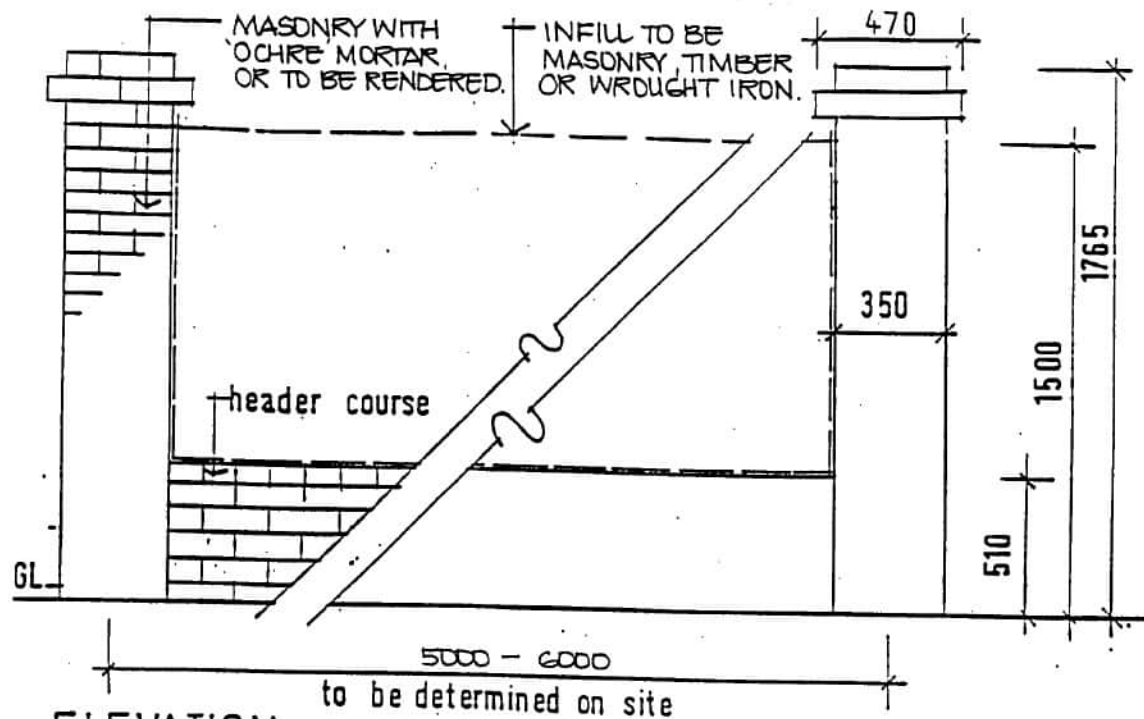


PLAN

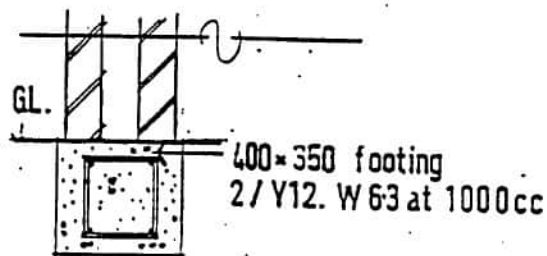
FENCE DETAIL (RESIDENTIAL)

NEW BROMPTON ESTATE  
FENCING OPTION

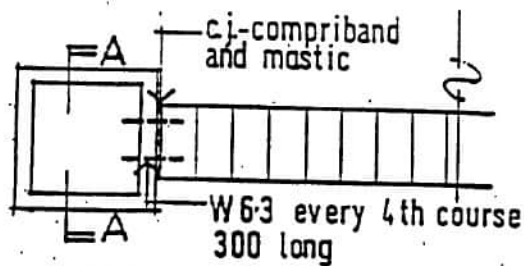
TYPE 1A SCALE 1:20.



ELEVATION



SECTION A.A



PLAN

FENCE DETAIL (RESIDENTIAL)

NEW BROMPTON ESTATE  
FENCING OPTION

TYPE 2 SCALE 1:20.

DATED 29th August 1991

BETWEEN:

THE CORPORATION OF THE TOWN OF  
HINDMARSH

of the one part

-and-

GREG ZAFIRIDIS

and

LUCIA NOCERA

of the other part

LAND MANAGEMENT AGREEMENT  
BY  
DEED

NORMAN WATERHOUSE & MUTTON  
Solicitors  
185 Victoria Square  
ADELAIDE SA 5000

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R\HTB\159871.001:th:20/02/91