

# The Form 1 Company™

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## 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:**

DANIEL LEE FARRUGIA

Address:

99 PALMER PLACE NORTH ADELAIDE SA 5006

4. **Vendor's registered agent:**

REFER GENERAL ANNEXURE

Address:

REFER GENERAL ANNEXURE

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

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

99 PALMER PLACE NORTH ADELAIDE SA 5006 BEING ALLOTMENTS 1, 2 & 3 IN DEPOSITED PLAN 59356 BEING THE WHOLE OF THE LAND IN CERTIFICATES OF TITLE VOLUME 5875 FOLIOS 685, 686 AND 687 RESPECTIVELY



## **PART B – PURCHASER'S COOLING-OFF RIGHTS AND PROCEEDING WITH THE PURCHASE TO THE PURCHASER:**

### **Right to cool-off (section 5)**

#### **1 – Right to cool-off and restrictions on that right**

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

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

#### **2 – Time for Service**

The cooling-off notice must be served –

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

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

#### **3 – Forms of cooling-off notice**

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

#### **4 – Methods of service**

The cooling-off notice must be –

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

**99 PALMER PLACE NORTH ADELAIDE SA 5006**

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

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

**Email: fox@foxrealestate.com.au**

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

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

**192 MELBOURNE STREET NORTH ADELAIDE SA 5006**

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

#### **Note –**

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

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

#### **5 – Effect of service**

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

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

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

**PROCEEDING WITH THE PURCHASE**

If you wish to proceed with the purchase –

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

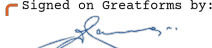
**PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS (section 7(1))**

To the purchaser:

I, **DANIEL LEE FARRUGIA**

of **99 PALMER PLACE NORTH ADELAIDE SA 5006**

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

Date: 08-May-2026 Signed:  \_\_\_\_\_

Signed on Greatforms by:  
P406AS5NX0ZPSPFNKXNT6JOHU9

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

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

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



(section 9)

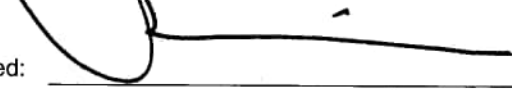
To the purchaser:

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

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

Exceptions:

**Nil**

Date: 27 | 4 | 2026 Signed:  \_\_\_\_\_

Vendor's/Purchaser's agent

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

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

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

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

**TABLE OF PARTICULARS**

Column 1	Column 2	Column 3
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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.]*

Column 1	Column 2	Column 3
<b>1. General</b>		
<p><b>1.1</b> Mortgage of land</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>CERTIFICATES OF TITLE</b></p> <p>Number of mortgage (if registered): <b>6524640 AND 9749817</b></p> <p>Name of mortgagee: <b>NATIONAL AUSTRALIA BANK LTD</b></p>	<p><input checked="" type="checkbox"/></p> <p><b>YES</b></p> <p><b>YES</b></p>
<p><b>1.2</b> Easement (whether over the land or annexed to the land)</p> <p><b>Note</b> – "Easement" includes rights of way and party wall rights.</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>PROPERTY INTEREST REPORTS</b></p> <p>Description of land subject to easement: <b>PORTION OF THE LAND IN THE SAID CERTIFICATES OF TITLE</b></p> <p>Nature of easement: <b>REFER PAGE 12 IN THE PROPERTY INTEREST REPORTS FOR DETAILS OF STATUTORY EASEMENTS</b></p> <p>Are you aware of any encroachment on the easement? <b>NO</b> (If <b>YES</b>, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?  (If <b>YES</b>, give details):</p>	<p><input checked="" type="checkbox"/></p> <p><b>NO</b></p> <p><b>YES</b></p>
<p><b>1.2</b> Easement (whether over the land or annexed to the land)</p> <p><b>Note</b> – "Easement" includes rights of way and party wall rights.</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><i>Is this item applicable?</i></p> <p><b>Will this be discharged or satisfied prior to or at settlement?</b></p> <p><b>Are there attachments?</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p><b>CERTIFICATE OF TITLE VOLUME 5875 FOLIO 686 AND ENCROACHMENT PLAN</b></p> <p>Description of land subject to easement: <b>THE LAND MARKED 'A' ON THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement: <b>SUBJECT TO EASEMENT(S) FOR DRAINAGE PURPOSES (RTC 9304123)</b></p> <p>Are you aware of any encroachment on the easement? <b>YES</b> (If <b>YES</b>, give details):</p>	<p><input checked="" type="checkbox"/></p> <p><b>NO</b></p> <p><b>YES</b></p>

Column 1	Column 2	Column 3
	<b>AS DETAILED ON THE ATTACHED ENCROACHMENT PLAN</b>	
	<p>If there is an encroachment, has approval for the encroachment been given?  <b>NO</b>            (If <b>YES</b>, give details):</p>	
<p><b>1.2</b> Easement            (whether over the land or annexed to the land)</p> <p><b>Note</b> – "Easement" includes rights of way and party wall rights.</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><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></p> <p><b>CERTIFICATE OF TITLE VOLUME 5875 FOLIO 687 AND ENCROACHMENT PLAN</b></p> <p>Description of land subject to easement:  <b>THE LAND MARKED 'A' ON THE SAID CERTIFICATE OF TITLE</b></p> <p>Nature of easement:  <b>TOGETHER WITH EASEMENT(S) FOR DRAINAGE PURPOSES (RTC 9304123)</b></p> <p>Are you aware of any encroachment on the easement?  <b>YES</b>            (If <b>YES</b>, give details):  <b>AS DETAILED ON THE ATTACHED ENCROACHMENT PLAN</b></p> <p>If there is an encroachment, has approval for the encroachment been given?  <b>NO</b>            (If <b>YES</b>, give details):</p>	<input checked="" type="checkbox"/> <b>NO</b> <b>YES</b>
<p><b>1.3</b> Restrictive covenant</p> <p><i>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>	<p><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></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?            (If <b>NO</b>, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<input type="checkbox"/> <b>YES / NO</b> <b>YES / NO</b>
<p><b>1.4</b> Lease, agreement for lease, tenancy agreement or licence</p> <p>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee</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></p> <p>Names of parties:</p>	<input type="checkbox"/> <b>YES / NO</b> <b>YES / NO</b>

Column 1	Column 2	Column 3
or subtenant.)	Period of lease, agreement for lease etc: From	
	To	
<b>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</b>	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):	
<b>5. Development Act 1993 (repealed)</b>		
5.1      section 42 – Condition (that continues to apply) of a development authorisation	<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> <b>CITY OF ADELAIDE SEARCH</b>  Condition(s) of authorisation: <b>REFER DEVELOPMENT NUMBER DA/650/1998</b>	<input checked="" type="checkbox"/>  NO YES
<b>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</b>		
5.1      section 42 – Condition (that continues to apply) of a development authorisation	<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> <b>CITY OF ADELAIDE SEARCH</b>  Condition(s) of authorisation: <b>REFER DEVELOPMENT NUMBER DA/415/1999</b>	<input checked="" type="checkbox"/>  NO YES
<b>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</b>		
5.1      section 42 – Condition (that continues to apply) of a development authorisation	<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> <b>CITY OF ADELAIDE SEARCH</b>  Condition(s) of authorisation: <b>REFER DEVELOPMENT NUMBER DA/153/2001</b>	<input checked="" type="checkbox"/>  NO YES
<b>[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</b>		
5.6      section 57 – Land management agreement	<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> <b>CERTIFICATES OF TITLE VOLUME 5875 FOLIOS 685 AND 686 AND AGREEMENT 9304124 IN THE CITY OF ADELAIDE SEARCH</b>  Date of agreement: <b>REFER AGREEMENT 9304124</b>	<input checked="" type="checkbox"/>  NO YES

Names of parties:  
**REFER AGREEMENT 9304124**

Terms of agreement:  
**REFER AGREEMENT 9304124**

## 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)	<p><i>Is this item applicable?</i> <input type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> <b>YES / NO</b></p> <p><i>Are there attachments?</i> <b>YES / NO</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of condition(s):</p>
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[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

## 21. Local Government Act 1999

21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	<p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> <b>YES</b></p> <p><i>Are there attachments?</i> <b>YES</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> <b>CITY OF ADELAIDE RATES CERTIFICATE ('RATES CERTIFICATE')</b></p> <p>Date of notice, order etc: <b>REFER CITY OF ADELAIDE</b></p> <p>Name of council by which, or person by whom, notice, order etc is given or made: <b>CITY OF ADELAIDE</b></p> <p>Land subject thereto: <b>99 PALMER PLACE NORTH ADELAIDE SA 5006</b></p> <p>Nature of requirements contained in notice, order etc: <b>PAYMENT OF RATES AND ASSOCIATED COSTS</b></p> <p>Time for carrying out requirements: <b>REFER CITY OF ADELAIDE</b></p> <p>Amount payable (if any): <b>REFER RATES CERTIFICATE</b></p>
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## 29. Planning, Development and Infrastructure Act 2016

29.1	Part 5 – Planning and Design Code	<p><i>Is this item applicable?</i> <input checked="" type="checkbox"/></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i> <b>NO</b></p> <p><i>Are there attachments?</i> <b>YES</b></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> <b>CITY OF ADELAIDE SEARCH AND PROPERTY INTEREST</b></p>
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[Note – Do not omit this item. The item and its heading must be included in the statement even if not applicable.]

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**REPORTS**

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

**99 PALMER PL NORTH ADELAIDE SA 5006 LT 1 D59356**

**ZONES**

**CITY LIVING - CL**

**SUBZONES**

**NORTH ADELAIDE LOW INTENSITY - NALI**

**OVERLAYS**

**AIRPORT BUILDING HEIGHTS (REGULATED) - ALL STRUCTURES OVER 120 METRES AHD**

**THE AIRPORT BUILDING HEIGHTS (REGULATED) OVERLAY SEEKS TO ENSURE BUILDING HEIGHT DOES NOT POSE A HAZARD TO THE OPERATION AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS.**

**BUILDING NEAR AIRFIELDS**

**THE BUILDING NEAR AIRFIELDS OVERLAY SEEKS TO ENSURE DEVELOPMENT DOES NOT POSE A HAZARD TO THE OPERATIONAL AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS.**

**DESIGN**

**THE DESIGN OVERLAY SEEKS TO ENSURE SIGNIFICANT DEVELOPMENT POSITIVELY CONTRIBUTES TO THE LIVEABILITY, DURABILITY AND SUSTAINABILITY OF THE BUILT ENVIRONMENT THROUGH HIGH-QUALITY DESIGN.**

**HISTORIC AREA - ADEL9**

**THE HISTORIC AREA OVERLAY AIMS TO REINFORCE HISTORIC THEMES AND CHARACTERISTICS THROUGH CONSERVATION, CONTEXTUALLY RESPONSIVE DEVELOPMENT, DESIGN AND ADAPTIVE REUSE THAT RESPONDS TO THE ATTRIBUTES EXPRESSED IN THE HISTORIC AREA STATEMENT. THE DEMOLITION OF WHOLE OR PART OF A BUILDING WITHIN THE HISTORIC AREAS OVERLAY REQUIRES A DEVELOPMENT APPLICATION TO BE SUBMITTED FOR ASSESSMENT AND CAN ONLY PROCEED IF APPROVED.**

**HERITAGE ADJACENCY**

**THE HERITAGE ADJACENCY OVERLAY SEEKS TO ENSURE DEVELOPMENT ADJACENT TO STATE AND LOCAL HERITAGE PLACES MAINTAINS THE HERITAGE AND CULTURAL VALUES OF THOSE PLACES.**

**HAZARDS (FLOODING - EVIDENCE REQUIRED)**

**THE HAZARDS (FLOODING - EVIDENCE REQUIRED) OVERLAY ADOPTS A PRECAUTIONARY APPROACH TO MITIGATE POTENTIAL IMPACTS OF POTENTIAL FLOOD RISK THROUGH APPROPRIATE SITING AND DESIGN OF DEVELOPMENT.**

**PRESCRIBED WELLS AREA**

**THE PRESCRIBED WELLS AREA OVERLAY SEEKS TO ENSURE SUSTAINABLE WATER USE IN PRESCRIBED WELLS AREAS.**

**REGULATED AND SIGNIFICANT TREE**

**THE REGULATED AND SIGNIFICANT TREE OVERLAY SEEKS TO MITIGATE THE LOSS OF REGULATED TREES THROUGH APPROPRIATE DEVELOPMENT AND REDEVELOPMENT.**

**STORMWATER MANAGEMENT**

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**THE STORMWATER MANAGEMENT OVERLAY SEEKS TO ENSURE NEW DEVELOPMENT INCORPORATES WATER SENSITIVE URBAN DESIGN TECHNIQUES TO CAPTURE AND RE-USE STORMWATER.**

**URBAN TREE CANOPY**  
**THE URBAN TREE CANOPY OVERLAY SEEKS TO PRESERVE AND ENHANCE URBAN TREE CANOPY THROUGH THE PLANTING OF NEW TREES AND RETENTION OF EXISTING MATURE TREES WHERE PRACTICABLE.**

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**99 PALMER PL NORTH ADELAIDE SA 5006 LT 2 D59356**

**ZONES**  
**CITY LIVING - CL**

**SUBZONES**  
**NORTH ADELAIDE LOW INTENSITY - NALI**

**OVERLAYS**  
**AIRPORT BUILDING HEIGHTS (REGULATED) - ALL STRUCTURES OVER 120 METRES AHD**  
**THE AIRPORT BUILDING HEIGHTS (REGULATED) OVERLAY SEEKS TO ENSURE BUILDING HEIGHT DOES NOT POSE A HAZARD TO THE OPERATION AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS.**

**BUILDING NEAR AIRFIELDS**  
**THE BUILDING NEAR AIRFIELDS OVERLAY SEEKS TO ENSURE DEVELOPMENT DOES NOT POSE A HAZARD TO THE OPERATIONAL AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS.**

**DESIGN**  
**THE DESIGN OVERLAY SEEKS TO ENSURE SIGNIFICANT DEVELOPMENT POSITIVELY CONTRIBUTES TO THE LIVEABILITY, DURABILITY AND SUSTAINABILITY OF THE BUILT ENVIRONMENT THROUGH HIGH-QUALITY DESIGN.**

**HISTORIC AREA - ADEL9**  
**THE HISTORIC AREA OVERLAY AIMS TO REINFORCE HISTORIC THEMES AND CHARACTERISTICS THROUGH CONSERVATION, CONTEXTUALLY RESPONSIVE DEVELOPMENT, DESIGN AND ADAPTIVE REUSE THAT RESPONDS TO THE ATTRIBUTES EXPRESSED IN THE HISTORIC AREA STATEMENT. THE DEMOLITION OF WHOLE OR PART OF A BUILDING WITHIN THE HISTORIC AREAS OVERLAY REQUIRES A DEVELOPMENT APPLICATION TO BE SUBMITTED FOR ASSESSMENT AND CAN ONLY PROCEED IF APPROVED.**

**HAZARDS (FLOODING - EVIDENCE REQUIRED)**  
**THE HAZARDS (FLOODING - EVIDENCE REQUIRED) OVERLAY ADOPTS A PRECAUTIONARY APPROACH TO MITIGATE POTENTIAL IMPACTS OF POTENTIAL FLOOD RISK THROUGH APPROPRIATE SITING AND DESIGN OF DEVELOPMENT.**

**PRESCRIBED WELLS AREA**  
**THE PRESCRIBED WELLS AREA OVERLAY SEEKS TO ENSURE SUSTAINABLE WATER USE IN PRESCRIBED WELLS AREAS.**

**REGULATED AND SIGNIFICANT TREE**  
**THE REGULATED AND SIGNIFICANT TREE OVERLAY SEEKS TO**

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**MITIGATE THE LOSS OF REGULATED TREES THROUGH APPROPRIATE DEVELOPMENT AND REDEVELOPMENT.**

**STORMWATER MANAGEMENT**

**THE STORMWATER MANAGEMENT OVERLAY SEEKS TO ENSURE NEW DEVELOPMENT INCORPORATES WATER SENSITIVE URBAN DESIGN TECHNIQUES TO CAPTURE AND RE-USE STORMWATER.**

**URBAN TREE CANOPY**

**THE URBAN TREE CANOPY OVERLAY SEEKS TO PRESERVE AND ENHANCE URBAN TREE CANOPY THROUGH THE PLANTING OF NEW TREES AND RETENTION OF EXISTING MATURE TREES WHERE PRACTICABLE.**

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**99 PALMER PL NORTH ADELAIDE SA 5006 LT 3 D59356**

**ZONES**

**CITY LIVING - CL**

**SUBZONES**

**NORTH ADELAIDE LOW INTENSITY - NALI**

**OVERLAYS**

**AIRCRAFT NOISE EXPOSURE - ANEF 20**

**THE AIRCRAFT NOISE EXPOSURE OVERLAY SEEKS TO ENSURE DEVELOPMENT SENSITIVE TO AIRCRAFT NOISE IS DESIGNED TO MINIMISE NOISE INTRUSION AND PROVIDE APPROPRIATE INTERIOR ACOUSTIC AMENITY.**

**AIRPORT BUILDING HEIGHTS (REGULATED) - ALL STRUCTURES OVER 110 METRES AHD**

**THE AIRPORT BUILDING HEIGHTS (REGULATED) OVERLAY SEEKS TO ENSURE BUILDING HEIGHT DOES NOT POSE A HAZARD TO THE OPERATION AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS.**

**AIRPORT BUILDING HEIGHTS (REGULATED) - ALL STRUCTURES OVER 120 METRES AHD**

**THE AIRPORT BUILDING HEIGHTS (REGULATED) OVERLAY SEEKS TO ENSURE BUILDING HEIGHT DOES NOT POSE A HAZARD TO THE OPERATION AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS.**

**BUILDING NEAR AIRFIELDS**

**THE BUILDING NEAR AIRFIELDS OVERLAY SEEKS TO ENSURE DEVELOPMENT DOES NOT POSE A HAZARD TO THE OPERATIONAL AND SAFETY REQUIREMENTS OF COMMERCIAL AND MILITARY AIRFIELDS.**

**DESIGN**

**THE DESIGN OVERLAY SEEKS TO ENSURE SIGNIFICANT DEVELOPMENT POSITIVELY CONTRIBUTES TO THE LIVEABILITY, DURABILITY AND SUSTAINABILITY OF THE BUILT ENVIRONMENT THROUGH HIGH-QUALITY DESIGN.**

**HISTORIC AREA - ADEL9**

**THE HISTORIC AREA OVERLAY AIMS TO REINFORCE HISTORIC THEMES AND CHARACTERISTICS THROUGH CONSERVATION, CONTEXTUALLY RESPONSIVE DEVELOPMENT, DESIGN AND ADAPTIVE REUSE THAT RESPONDS TO THE ATTRIBUTES EXPRESSED IN THE HISTORIC AREA STATEMENT. THE**

**DEMOLITION OF WHOLE OR PART OF A BUILDING WITHIN THE HISTORIC AREAS OVERLAY REQUIRES A DEVELOPMENT APPLICATION TO BE SUBMITTED FOR ASSESSMENT AND CAN ONLY PROCEED IF APPROVED.**

**HERITAGE ADJACENCY**

**THE HERITAGE ADJACENCY OVERLAY SEEKS TO ENSURE DEVELOPMENT ADJACENT TO STATE AND LOCAL HERITAGE PLACES MAINTAINS THE HERITAGE AND CULTURAL VALUES OF THOSE PLACES.**

**HAZARDS (FLOODING - EVIDENCE REQUIRED)**

**THE HAZARDS (FLOODING - EVIDENCE REQUIRED) OVERLAY ADOPTS A PRECAUTIONARY APPROACH TO MITIGATE POTENTIAL IMPACTS OF POTENTIAL FLOOD RISK THROUGH APPROPRIATE SITING AND DESIGN OF DEVELOPMENT.**

**PRESCRIBED WELLS AREA**

**THE PRESCRIBED WELLS AREA OVERLAY SEEKS TO ENSURE SUSTAINABLE WATER USE IN PRESCRIBED WELLS AREAS.**

**REGULATED AND SIGNIFICANT TREE**

**THE REGULATED AND SIGNIFICANT TREE OVERLAY SEEKS TO MITIGATE THE LOSS OF REGULATED TREES THROUGH APPROPRIATE DEVELOPMENT AND REDEVELOPMENT.**

**STORMWATER MANAGEMENT**

**THE STORMWATER MANAGEMENT OVERLAY SEEKS TO ENSURE NEW DEVELOPMENT INCORPORATES WATER SENSITIVE URBAN DESIGN TECHNIQUES TO CAPTURE AND RE-USE STORMWATER.**

**URBAN TREE CANOPY**

**THE URBAN TREE CANOPY OVERLAY SEEKS TO PRESERVE AND ENHANCE URBAN TREE CANOPY THROUGH THE PLANTING OF NEW TREES AND RETENTION OF EXISTING MATURE TREES WHERE PRACTICABLE.**

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

**NO**

Is the land designated as a local heritage place?

**NO**

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

**NO**

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

**YES**

Note –

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

**29.2** section 127 – Condition (that continues to apply) of a development authorisation

***Is this item applicable?***

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

***Are there attachments?***

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



**NO**

**YES**

**[Note – Do not omit this item. The**

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

13

*item and its heading must be included in the statement even if not applicable.]*

**CITY OF ADELAIDE SEARCH**

Date of authorisation:

**24/11/2025**

Name of relevant authority that granted authorisation:

**CITY OF ADELAIDE**

Condition(s) of authorisation:

**REFER APPLICATION ID 25036804**

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## GENERAL ANNEXURE

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4. Vendor's registered agent:

**FOX REAL ESTATE (SA) PTY LTD ACN 113 976 024 AND  
CANDY BENNETT & ASSOCIATES PTY LTD ACN 131 534 391  
AS AGENTS IN CONJUNCTION**



Address:

**192 MELBOURNE STREET NORTH ADELAIDE SA 5006**

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# ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

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The Purchaser hereby acknowledges receipt of the following:

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

the above being identified by page numbered 1 to 14 inclusive, together with the following annexures and supporting documents (if any):

**CERTIFICATE OF TITLE VOLUME 5875 FOLIO 685 AND PROPERTY INTEREST REPORT  
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES**

**CERTIFICATE OF TITLE VOLUME 5875 FOLIO 686 AND PROPERTY INTEREST REPORT  
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES**

**CERTIFICATE OF TITLE VOLUME 5875 FOLIO 687 AND PROPERTY INTEREST REPORT  
SA WATER, EMERGENCY SERVICES LEVY AND LAND TAX CERTIFICATES**

**CITY OF ADELAIDE SEARCH  
ENCROACHMENT PLAN**

**SIGNED BY THE PURCHASER:**

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

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

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

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

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

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

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

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

## Buyers information notice

### Prescribed notice to be given to purchaser

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

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

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

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

#### Safety

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



## Enjoyment

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

## Value

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

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

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

**Certificate of Title**  
**Volume 5875 Folio 685**  
**and**  
**Property Interest Report**  
**and**  
**SA Water, ESL and Land Tax Certificates**



Product Register Search (CT 5875/685)  
 Date/Time 17/04/2026 11:49AM  
 Customer Reference  
 Order ID 20260417004366

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 5875 Folio 685

Parent Title(s) CT 5729/438  
 Creating Dealing(s) RTC 9304123  
 Title Issued 12/07/2002 Edition 2 Edition Issued 12/01/2004

### Estate Type

FEE SIMPLE

### Registered Proprietor

DANIEL LEE FARRUGIA  
 OF 99 PALMER PLACE NORTH ADELAIDE SA 5006

### Description of Land

ALLOTMENT 1 DEPOSITED PLAN 59356  
 IN THE AREA NAMED NORTH ADELAIDE  
 HUNDRED OF YATALA

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
6524640	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.
9304124	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
9749817	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (SINGLE COPY ONLY)

### Notations

Dealings Affecting Title NIL  
 Priority Notices NIL  
 Notations on Plan NIL

### Registrar-General's Notes

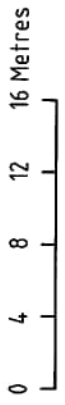
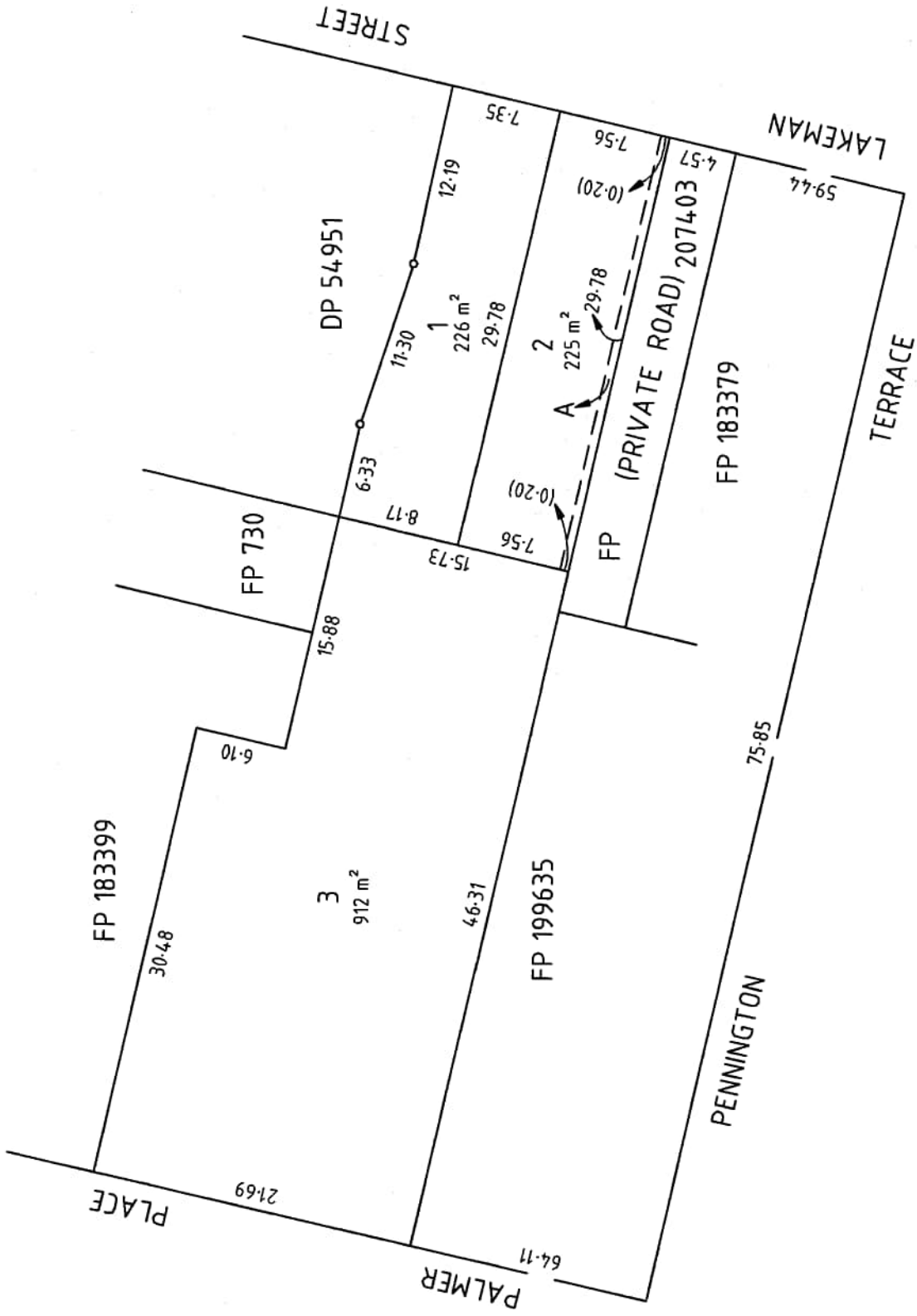
APPROVED F47673

Administrative Interests NIL



Product  
Date/Time  
Customer Reference  
Order ID

Register Search (CT 5875/685)  
17/04/2026 11:49AM  
20260417004366





an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

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

## 7. Emergency Services Funding Act 1998

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

## 8. Environment Protection Act 1993

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

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

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

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

- |      |   |  |
|------|---|--|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire also<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                         |
| 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 |
| 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 Act   | The regional landscape board has no record of any notice affecting this title                         |
| 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
<b>19. Land Tax Act 1936</b>		
19.1	Notice, order or demand for payment of land tax	<p><b>A Land Tax Certificate will be forwarded.</b>  <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 <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b></p>
<b>20. Local Government Act 1934 (repealed)</b>		
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
<b>21. Local Government Act 1999</b>		
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
<b>22. Local Nuisance and Litter Control Act 2016</b>		
22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
<b>23. Metropolitan Adelaide Road Widening Plan Act 1972</b>		
23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title
<b>24. Mining Act 1971</b>		
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
<b>25. Native Vegetation Act 1991</b>		
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
<b>26.</b>	<b><i>Natural Resources Management Act 2004 (repealed)</i></b>	
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
<b>27.</b>	<b><i>Outback Communities (Administration and Management) Act 2009</i></b>	
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
<b>28.</b>	<b><i>Phylloxera and Grape Industry Act 1995</i></b>	
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
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### **31. *Public and Environmental Health Act 1987 (repealed)***

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title  also  Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval</i>	Public Health in DHW has no record of any condition affecting this title  also  Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)</i>	Public Health in DHW has no record of any order affecting this title  also  Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

### 34. *Water Industry Act 2012*

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

**An SA Water Certificate will be forwarded.**

**If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

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

also

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

also

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

also

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

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

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

### 36. *Other charges*

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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



<b>Product</b>	Title and Valuation Package
<b>Date/Time</b>	17/04/2026 11:49AM
<b>Customer Reference</b>	
<b>Order ID</b>	20260417004366

## Certificate of Title

<b>Title Reference</b>	CT 5875/685
<b>Status</b>	CURRENT
<b>Easement</b>	NO
<b>Owner Number</b>	01169115
<b>Address for Notices</b>	99 PALMER PL NORTH ADELAIDE 5006
<b>Area</b>	226m <sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

DANIEL LEE FARRUGIA  
OF 99 PALMER PLACE NORTH ADELAIDE SA 5006

## Description of Land

ALLOTMENT 1 DEPOSITED PLAN 59356  
IN THE AREA NAMED NORTH ADELAIDE  
HUNDRED OF YATALA

## Last Sale Details

There are no sales details recorded for this property

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	6524640	NATIONAL AUSTRALIA BANK LTD.
AGREEMENT	9304124	
MORTGAGE	9749817	NATIONAL AUSTRALIA BANK LTD.

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
022204130*	CURRENT	99 PALMER PLACE, NORTH ADELAIDE, SA 5006

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan



<b>Product</b>	Title and Valuation Package
<b>Date/Time</b>	17/04/2026 11:49AM
<b>Customer Reference</b>	
<b>Order ID</b>	20260417004366

NIL

## Registrar-General's Notes

APPROVED F47673

## Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	022204130*
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2025
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/2002
<b>Property Location</b>	99 PALMER PLACE, NORTH ADELAIDE, SA 5006
<b>Local Government</b>	ADELAIDE
<b>Owner Names</b>	DANIEL LEE FARRUGIA
<b>Owner Number</b>	01169115
<b>Address for Notices</b>	99 PALMER PL NORTH ADELAIDE 5006
<b>Zone / Subzone</b>	CL - City Living \ NALI - North Adelaide Low Intensity
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	4101 - Vacant Land With Minor Improvements (Urban)
<b>Description</b>	G
<b>Local Government Description</b>	Vacant Land

## Parcels

Plan/Parcel	Title Reference(s)
D59356 ALLOTMENT 1	CT 5875/685

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$860,000	\$860,000			
Previous	\$860,000	\$860,000			

## Building Details

<b>Valuation Number</b>	022204130*
<b>Building Style</b>	Not Available



**Product** Title and Valuation Package  
**Date/Time** 17/04/2026 11:49AM  
**Customer Reference**  
**Order ID** 20260417004366

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<b>Year Built</b>	Not Available
<b>Building Condition</b>	Not Available
<b>Wall Construction</b>	Not Available
<b>Roof Construction</b>	Not Available
<b>Equivalent Main Area</b>	Not Available
<b>Number of Main Rooms</b>	Not Available

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



Product	Check Search
Date/Time	17/04/2026 11:49AM
Customer Reference	
Order ID	20260417004366

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## Certificate of Title

Title Reference: CT 5875/685  
Status: CURRENT  
Edition: 2

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

APPROVED F47673



Account Number <b>022204130*</b>	L.T.O Reference CT5875685	Date of issue 21/4/2026	Agent No. 7734	Receipt No. 2773817
-------------------------------------	------------------------------	----------------------------	-------------------	------------------------

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

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** DL FARRUGIA  
**Location:** 99 PALMER PL NORTH ADELAIDE LT1 D59356  
**Description:** G **Capital Value:** \$ 860 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 30/6/2026

	Arrears as at: 30/6/2025	:	\$ 0.02CR
Water main available:	1/7/2002	Water rates	: 329.20
Sewer main available:	1/7/2002	Sewer rates	: 507.40
		Water use	: 0.00
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 10.20
		Goods and Services Tax	: 0.00
		Amount paid	: 856.96CR
		<b>Balance outstanding</b>	: <b>10.18CR</b>

Degree of concession: 00.00%  
Recovery action taken: ACCOUNT SENT

**Next quarterly charges:** Water supply: Not declared      Sewer: Not declared      Bill:

This account has no meter of its own but is supplied from account no 02 22031 10 1.

The Water Use apportionment option is Uneven. The supply arrangement is only recognised by SA WATER due to the common ownership of all the properties concerned. Should this property be sold, the supply arrangement will be terminated and all properties being supplied should obtain new services. Water piping that extends beyond the boundary of the supplying account should be terminated. Please contact SA Water Customer Connections on 1300 650 951 about a new service.



Government of  
South Australia

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

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



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

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

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



**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**



## South Australian Water Corporation

**Name:** DL FARRUGIA      **Water & Sewer Account**      **Amount:** \_\_\_\_\_  
Acct. No.: 022204130\*

**Address:**  
99 PALMER PL NORTH ADELAIDE LT1  
D59356

### Payment Options



#### EFT Payment

Bank account name: SA Water Collection Account  
BSB number: 065000  
Bank account number: 10622859  
Payment reference: 022204130\*



**Biller code: 8888**  
**Ref: 02220413010**

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: 022204130\*



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)



# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

ABN 19 040 349 865  
Emergency Services Funding Act 1998

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2773817

THE FORM 1 COMPANY  
GPO BOX 1651  
ADELAIDE SA 5001

**DATE OF ISSUE**  
17/04/2026

**ENQUIRIES:**  
Tel: (08) 8372 7534  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

<b>OWNERSHIP NUMBER</b>		<b>OWNERSHIP NAME</b>		
01169115		D L FARRUGIA		
<b>PROPERTY DESCRIPTION</b>				
99 PALMER PL / NORTH ADELAIDE SA 5006				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
022204130*	CT 5875/685	\$860,000.00	R4 1.000	VA 0.300
<b>LEVY DETAILS:</b>		<b>FIXED CHARGE</b>	\$	50.00
		<b>+ VARIABLE CHARGE</b>	\$	218.25
<b>FINANCIAL YEAR</b>		<b>- REMISSION</b>	\$	49.05
2025-2026		<b>- CONCESSION</b>	\$	0.00
		<b>+ ARREARS / - PAYMENTS</b>	\$	-159.93
		<b>= AMOUNT PAYABLE</b>	\$	59.27

**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** 16/07/2026



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

**OWNERSHIP NUMBER**  
01169115

**OWNERSHIP NAME**  
D L FARRUGIA

**ASSESSMENT NUMBER**  
022204130\*

**AMOUNT PAYABLE**  
\$59.27

**AGENT NUMBER**  
100019452

**AGENT NAME**  
THE FORM 1 COMPANY

**EXPIRY DATE**  
16/07/2026

+70169584100022> +001571+ <0550012620> <0000005927> +444+

**OFFICIAL: Sensitive**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456285</b> <b>Ref: 7016958410</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 66 079 137 516</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to:</p> <p><b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></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: 2773817

THE FORM 1 COMPANY  
GPO BOX 1651  
ADELAIDE SA 5001

**DATE OF ISSUE**

17/04/2026

**ENQUIRIES:**  
Tel: (08) 8372 7534  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

<b>OWNERSHIP NAME</b>		<b>FINANCIAL YEAR</b>	
D L FARRUGIA		2025-2026	
<b>PROPERTY DESCRIPTION</b>			
99 PALMER PL / NORTH ADELAIDE SA 5006			
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>TAXABLE SITE VALUE</b>	<b>AREA</b>
022204130*	CT 5875/685	\$860,000.00	0.0226 HA
<b>DETAILS OF THE LAND TAX PAYABLE FOR THE ABOVE PARCEL OF LAND:</b>			
<b>CURRENT TAX</b>	\$ 0.00	<b>SINGLE HOLDING</b>	\$ 0.00
<b>- DEDUCTIONS</b>	\$ 0.00		
<b>+ ARREARS</b>	\$ 0.00		
<b>- PAYMENTS</b>	\$ 0.00		
<b>= AMOUNT PAYABLE</b>	\$ 0.00		

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

**ON OR BEFORE** 16/07/2026

See overleaf for further information



**Government of South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

# CERTIFICATE OF LAND TAX PAYABLE

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7016958329</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.          More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a>  <small>© Registered to BPAY Pty Ltd          ABN 69 079 137 518</small></p>	 <p><b>To pay via the internet go to:</b>  <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice</b> to:  <b>Please refer below.</b>  <b>Revenue SA</b>  <b>Locked Bag 555</b>  <b>ADELAIDE SA 5001</b></p>
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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.

**Certificate of Title**  
**Volume 5875 Folio 686**  
**and**  
**Property Interest Report**  
**and**  
**SA Water, ESL and Land Tax Certificates**



Product Register Search (CT 5875/686)  
 Date/Time 17/04/2026 11:53AM  
 Customer Reference  
 Order ID 20260417004450

REAL PROPERTY ACT, 1986



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 5875 Folio 686

Parent Title(s) CT 5729/438  
 Creating Dealing(s) RTC 9304123  
 Title Issued 12/07/2002 Edition 2 Edition Issued 12/01/2004

### Estate Type

FEE SIMPLE

### Registered Proprietor

DANIEL LEE FARRUGIA  
 OF 99 PALMER PLACE NORTH ADELAIDE SA 5006

### Description of Land

ALLOTMENT 2 DEPOSITED PLAN 59356  
 IN THE AREA NAMED NORTH ADELAIDE  
 HUNDRED OF YATALA

### Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A FOR DRAINAGE PURPOSES (RTC 9304123)

### Schedule of Dealings

Dealing Number	Description
6524640	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.
9304124	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)
9749817	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (SINGLE COPY ONLY)

### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

### Registrar-General's Notes

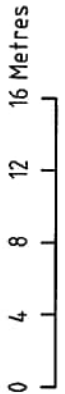
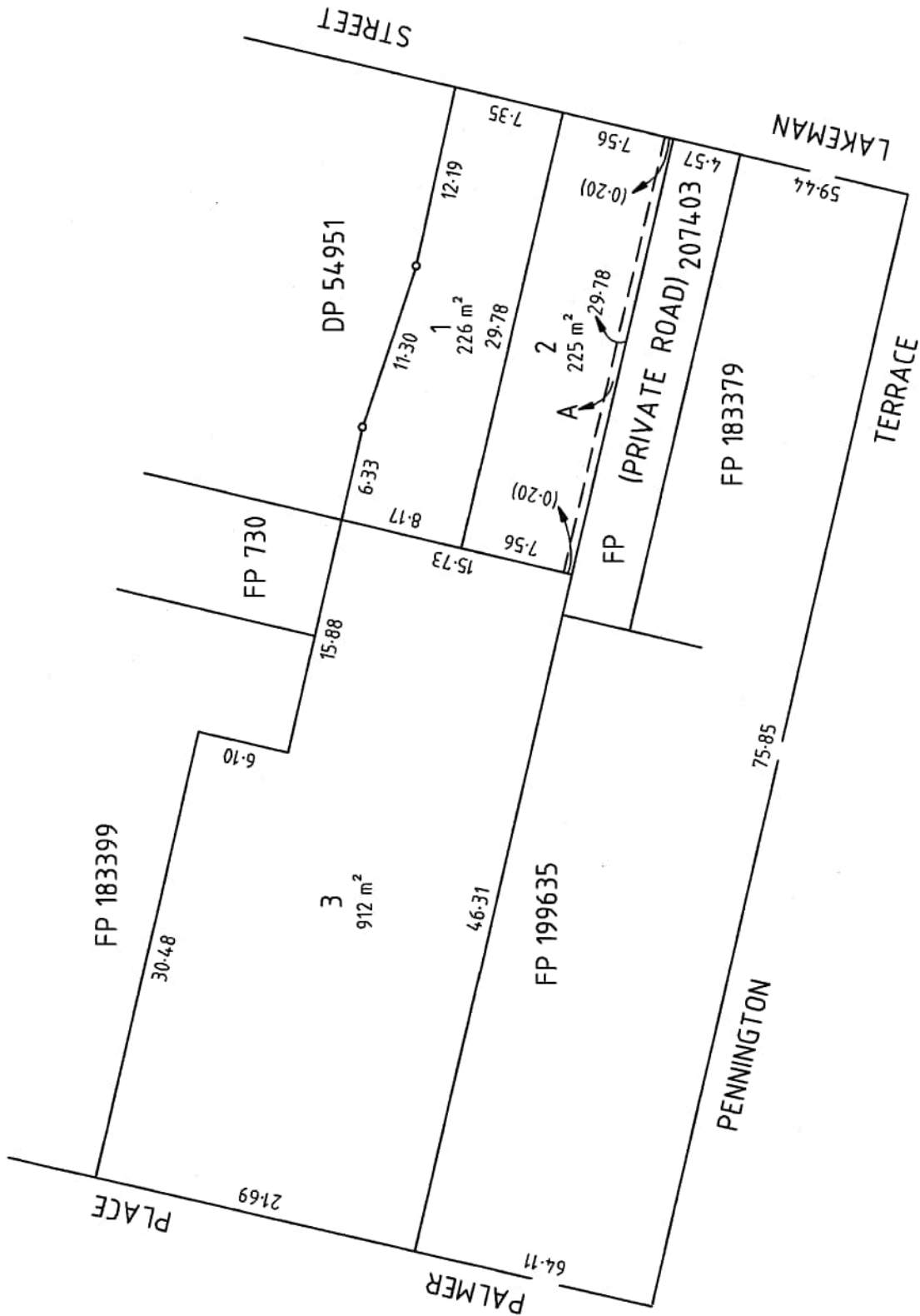
APPROVED F47673

Administrative Interests	NIL
--------------------------	-----



Product  
Date/Time  
Customer Reference  
Order ID

Register Search (CT 5875/686)  
17/04/2026 11:53AM  
20260417004450



# Property Interest Report

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

<b>Title Reference</b>	CT 5875/686	<b>Reference No.</b> 2773821
<b>Registered Proprietors</b>	D L*FARRUGIA	<b>Prepared</b> 17/04/2026 11:53
<b>Address of Property</b>	99 PALMER PLACE, NORTH ADELAIDE, SA 5006	
<b>Local Govt. Authority</b>	THE CORPORATION OF THE CITY OF ADELAIDE	
<b>Local Govt. Address</b>	GENERAL POST OFFICE BOX 2252, ADELAIDE, SA 5001	

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

## Table of Particulars

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

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

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

### 1. General

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

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

## 7. Emergency Services Funding Act 1998

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

## 8. Environment Protection Act 1993

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

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

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

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

- |      |   |   |
|------|---|---|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire<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                         |
| 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 |
| 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 Act   | The regional landscape board has no record of any notice affecting this title                         |
| 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
<b>19. Land Tax Act 1936</b>		
19.1	Notice, order or demand for payment of land tax	<p><b>A Land Tax Certificate will be forwarded.</b>  <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 <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b></p>
<b>20. Local Government Act 1934 (repealed)</b>		
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
<b>21. Local Government Act 1999</b>		
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
<b>22. Local Nuisance and Litter Control Act 2016</b>		
22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
<b>23. Metropolitan Adelaide Road Widening Plan Act 1972</b>		
23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title
<b>24. Mining Act 1971</b>		
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
<b>25. Native Vegetation Act 1991</b>		
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
<b>26. <i>Natural Resources Management Act 2004 (repealed)</i></b>		
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
<b>27. <i>Outback Communities (Administration and Management) Act 2009</i></b>		
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
<b>28. <i>Phylloxera and Grape Industry Act 1995</i></b>		
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
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### **31. *Public and Environmental Health Act 1987 (repealed)***

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title  also  Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2 - Condition (that continues to apply) of an approval</i>	Public Health in DHW has no record of any condition affecting this title  also  Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)</i>	Public Health in DHW has no record of any order affecting this title  also  Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

- 33.1 section 23 - Notice of contribution payable

DEW has no record of any notice affecting this title

### 34. *Water Industry Act 2012*

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

**An SA Water Certificate will be forwarded.**

**If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950**

also

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

also

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

also

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

also

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

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

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

DEW has no record of any condition affecting this title

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

DEW has no record of any notice affecting this title

### 36. *Other charges*

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

Refer to the Certificate of Title

also

Contact the vendor for these details

also

Contact the Local Government Authority for other details that might apply

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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



<b>Product</b>	Title and Valuation Package
<b>Date/Time</b>	17/04/2026 11:53AM
<b>Customer Reference</b>	
<b>Order ID</b>	20260417004450

## Certificate of Title

<b>Title Reference</b>	CT 5875/686
<b>Status</b>	CURRENT
<b>Easement</b>	YES
<b>Owner Number</b>	01169115
<b>Address for Notices</b>	99 PALMER PL NORTH ADELAIDE 5006
<b>Area</b>	225m <sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

DANIEL LEE FARRUGIA  
OF 99 PALMER PLACE NORTH ADELAIDE SA 5006

## Description of Land

ALLOTMENT 2 DEPOSITED PLAN 59356  
IN THE AREA NAMED NORTH ADELAIDE  
HUNDRED OF YATALA

## Last Sale Details

There are no sales details recorded for this property

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	6524640	NATIONAL AUSTRALIA BANK LTD.
AGREEMENT	9304124	
MORTGAGE	9749817	NATIONAL AUSTRALIA BANK LTD.

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
0222041502	CURRENT	99 PALMER PLACE, NORTH ADELAIDE, SA 5006

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan



<b>Product</b>	Title and Valuation Package
<b>Date/Time</b>	17/04/2026 11:53AM
<b>Customer Reference</b>	
<b>Order ID</b>	20260417004450

NIL

**Registrar-General's Notes**

APPROVED F47673

**Administrative Interests**

NIL

**Valuation Record**

<b>Valuation Number</b>	0222041502
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2025
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/2002
<b>Property Location</b>	99 PALMER PLACE, NORTH ADELAIDE, SA 5006
<b>Local Government</b>	ADELAIDE
<b>Owner Names</b>	DANIEL LEE FARRUGIA
<b>Owner Number</b>	01169115
<b>Address for Notices</b>	99 PALMER PL NORTH ADELAIDE 5006
<b>Zone / Subzone</b>	CL - City Living \ NALI - North Adelaide Low Intensity
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	4101 - Vacant Land With Minor Improvements (Urban)
<b>Description</b>	G
<b>Local Government Description</b>	Vacant Land

**Parcels**

Plan/Parcel	Title Reference(s)
D59356 ALLOTMENT 2	CT 5875/686

**Values**

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$860,000	\$860,000			
Previous	\$860,000	\$860,000			

**Building Details**

<b>Valuation Number</b>	0222041502
<b>Building Style</b>	Not Available



<b>Product</b>	Title and Valuation Package
<b>Date/Time</b>	17/04/2026 11:53AM
<b>Customer Reference</b>	
<b>Order ID</b>	20260417004450

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<b>Year Built</b>	Not Available
<b>Building Condition</b>	Not Available
<b>Wall Construction</b>	Not Available
<b>Roof Construction</b>	Not Available
<b>Equivalent Main Area</b>	Not Available
<b>Number of Main Rooms</b>	Not Available

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



Product	Check Search
Date/Time	17/04/2026 11:53AM
Customer Reference	
Order ID	20260417004450

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## Certificate of Title

**Title Reference:** CT 5875/686  
**Status:** CURRENT  
**Edition:** 2

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

APPROVED F47673



Account Number <b>02 22041 50 2</b>	L.T.O Reference CT5875686	Date of issue 21/4/2026	Agent No. 7734	Receipt No. 2773821
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THE FORM 1 COMPANY  
LEVEL 1, 3-5 MT BARKER RD  
STIRLING SA 5152  
form1@form1.net.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** DL FARRUGIA  
**Location:** 99 PALMER PL NORTH ADELAIDE LT2 D59356  
**Description:** G **Capital Value:** \$ 860 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 30/6/2026

			\$
	Arrears as at: 30/6/2025	:	0.02CR
Water main available:	1/7/2002	Water rates	: 329.20
Sewer main available:	1/7/2002	Sewer rates	: 507.40
		Water use	: 0.00
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 20.40
		Goods and Services Tax	: 0.00
		Amount paid	: 428.48CR
		<b>Balance outstanding</b>	: <b>428.50</b>

Degree of concession: 00.00%  
Recovery action taken: RECOVERY NOTICE

**Next quarterly charges:** Water supply: Not declared      Sewer: Not declared      Bill:

This account has no meter of its own but is supplied from account no 02 22031 10 1.

The Water Use apportionment option is Uneven. The supply arrangement is only recognised by SA WATER due to the common ownership of all the properties concerned. Should this property be sold, the supply arrangement will be terminated and all properties being supplied should obtain new services. Water piping that extends beyond the boundary of the supplying account should be terminated. Please contact SA Water Customer Connections on 1300 650 951 about a new service.



Government of  
South Australia

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

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



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

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

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

Next action may be the forwarding of debt details to a collection agency for recovery of the unpaid charges (no costs incurred at this stage). Recovery action may include a visit to the property, restriction of water supply and/or commencement of legal action. All costs incurred will be on charged to the property. If further information is required please contact SA Waters Collection Unit on telephone (08) 7424 1560.





## South Australian Water Corporation

**Name:**  
DL FARRUGIA

**Water & Sewer Account**  
Acct. No.: **02 22041 50 2**

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

**Address:**  
99 PALMER PL NORTH ADELAIDE LT2  
D59356

### Payment Options



#### EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0222041502



**Bill code: 8888**  
**Ref: 0222041502**

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: 0222041502



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)



# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

ABN 19 040 349 865  
Emergency Services Funding Act 1998

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2773821

THE FORM 1 COMPANY  
GPO BOX 1651  
ADELAIDE SA 5001

**DATE OF ISSUE**  
17/04/2026

**ENQUIRIES:**  
Tel: (08) 8372 7534  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

<b>OWNERSHIP NUMBER</b>		<b>OWNERSHIP NAME</b>		
01169115		D L FARRUGIA		
<b>PROPERTY DESCRIPTION</b>				
99 PALMER PL / NORTH ADELAIDE SA 5006				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
0222041502	CT 5875/686	\$860,000.00	R4 1.000	VA 0.300
<b>LEVY DETAILS:</b>		<b>FIXED CHARGE</b>	\$	50.00
		<b>+ VARIABLE CHARGE</b>	\$	218.25
<b>FINANCIAL YEAR</b>		<b>- REMISSION</b>	\$	49.05
2025-2026		<b>- CONCESSION</b>	\$	0.00
		<b>+ ARREARS / - PAYMENTS</b>	\$	-159.93
		<b>= AMOUNT PAYABLE</b>	\$	59.27

**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** 16/07/2026



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

**OWNERSHIP NUMBER**  
01169115

**OWNERSHIP NAME**  
D L FARRUGIA

**ASSESSMENT NUMBER**  
0222041502

**AMOUNT PAYABLE**  
\$59.27

**AGENT NUMBER**  
100019452

**AGENT NAME**  
THE FORM 1 COMPANY

**EXPIRY DATE**  
16/07/2026

+70169590120022> +001571+ <0550012620> <0000005927> +444+

**OFFICIAL: Sensitive**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456285</b> <b>Ref: 7016959012</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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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: 2773821

**DATE OF ISSUE**

17/04/2026

THE FORM 1 COMPANY  
GPO BOX 1651  
ADELAIDE SA 5001

**ENQUIRIES:**

Tel: (08) 8372 7534

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

**OWNERSHIP NAME**

D L FARRUGIA

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

99 PALMER PL / NORTH ADELAIDE SA 5006

**ASSESSMENT NUMBER**

0222041502

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5875/686

**TAXABLE SITE VALUE**

\$860,000.00

**AREA**

0.0225 HA

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

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

**Please Note:**

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

**ON OR BEFORE** **16/07/2026**



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

## CERTIFICATE OF LAND TAX PAYABLE

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7016958923</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.          More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a>  <small>© Registered to BPAY Pty Ltd          ABN 69 079 137 518</small></p>	 <p><b>To pay via the internet go to:</b>  <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice</b> to:  <b>Please refer below.</b>  <b>Revenue SA</b>  <b>Locked Bag 555</b>  <b>ADELAIDE SA 5001</b></p>
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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.

**Certificate of Title**  
**Volume 5875 Folio 687**  
**and**  
**Property Interest Report**  
**and**  
**SA Water, ESL and Land Tax Certificates**



Product  
Date/Time

Register Search (CT 5875/687)  
17/04/2026 11:57AM

REAL PROPERTY ACT, 1986



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 5875 Folio 687

Parent Title(s) CT 5729/438, CT 5732/172  
 Creating Dealing(s) RTC 9304123  
 Title Issued 12/07/2002 Edition 2 Edition Issued 12/01/2004

### Estate Type

FEE SIMPLE

### Registered Proprietor

DANIEL LEE FARRUGIA  
OF 99 PALMER PLACE NORTH ADELAIDE SA 5006

### Description of Land

ALLOTMENT 3 DEPOSITED PLAN 59356  
IN THE AREA NAMED NORTH ADELAIDE  
HUNDRED OF YATALA

### Easements

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED A FOR DRAINAGE PURPOSES (RTC 9304123)

### Schedule of Dealings

Dealing Number	Description
6524640	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.
9749817	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (SINGLE COPY ONLY)

### Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

### Registrar-General's Notes

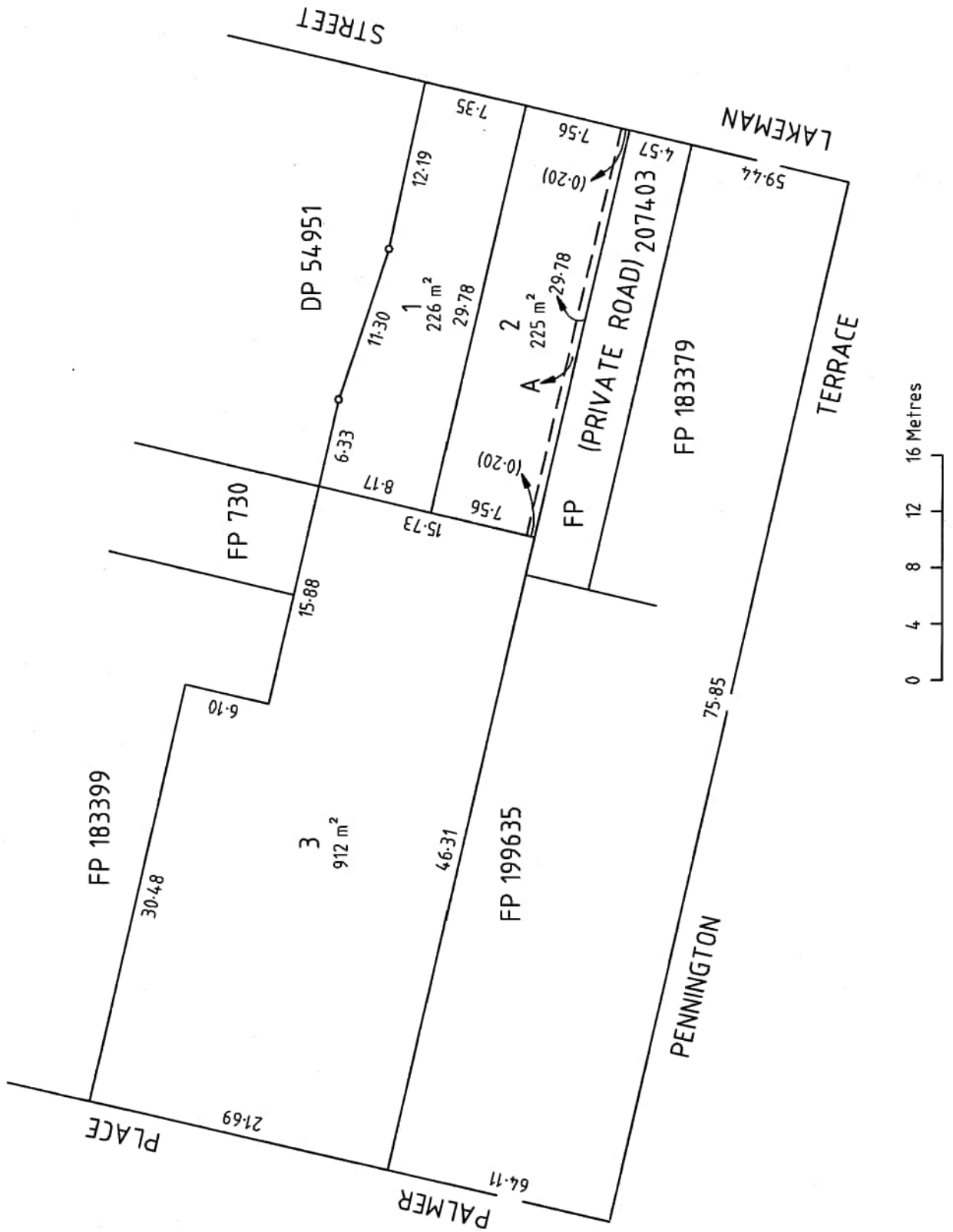
APPROVED F47673

Administrative Interests	NIL
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Product  
Date/Time

Register Search (CT 5875/687)  
17/04/2026 11:57AM



# Property Interest Report

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

<b>Title Reference</b>	CT 5875/687	<b>Reference No.</b> 2773825
<b>Registered Proprietors</b>	D L*FARRUGIA	<b>Prepared</b> 17/04/2026 11:57
<b>Address of Property</b>	99 PALMER PLACE, NORTH ADELAIDE, SA 5006	
<b>Local Govt. Authority</b>	THE CORPORATION OF THE CITY OF ADELAIDE	
<b>Local Govt. Address</b>	GENERAL POST OFFICE BOX 2252, ADELAIDE, SA 5001	

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

## Table of Particulars

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

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

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

### 1. General

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

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

## 7. Emergency Services Funding Act 1998

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

## 8. Environment Protection Act 1993

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

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

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

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

- |      |   |  |
|------|---|--|
| 17.1 | section 10 - Notice of intention to acquire | Refer to the Certificate of Title for any notice of intention to acquire also<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                         |
| 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 |
| 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 Act   | The regional landscape board has no record of any notice affecting this title                         |
| 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
<b>19. Land Tax Act 1936</b>		
19.1	Notice, order or demand for payment of land tax	<p><b>A Land Tax Certificate will be forwarded.</b>  <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 <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></b></p>
<b>20. Local Government Act 1934 (repealed)</b>		
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
<b>21. Local Government Act 1999</b>		
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
<b>22. Local Nuisance and Litter Control Act 2016</b>		
22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
<b>23. Metropolitan Adelaide Road Widening Plan Act 1972</b>		
23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title
<b>24. Mining Act 1971</b>		
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
<b>25. Native Vegetation Act 1991</b>		
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
<b>26.</b>	<b><i>Natural Resources Management Act 2004 (repealed)</i></b>	
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
<b>27.</b>	<b><i>Outback Communities (Administration and Management) Act 2009</i></b>	
27.1	section 21 - Notice of levy or contribution payable	Outback Communities Authority has no record affecting this title
<b>28.</b>	<b><i>Phylloxera and Grape Industry Act 1995</i></b>	
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
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### **31. *Public and Environmental Health Act 1987 (repealed)***

31.1	Part 3 - Notice	Public Health in DHW has no record of any notice or direction affecting this title  also  Contact the Local Government Authority for other details that might apply
31.2	<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval	Public Health in DHW has no record of any condition affecting this title  also  Contact the Local Government Authority for other details that might apply
31.3	<i>Public and Environmental Health (Waste Control) Regulations 2010</i> (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

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

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

## Additional Information

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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

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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  
Date/Time

Title and Valuation Package  
17/04/2026 11:57AM

## Certificate of Title

**Title Reference** CT 5875/687  
**Status** CURRENT  
**Easement** YES  
**Owner Number** 01169115  
**Address for Notices** 99 PALMER PL NORTH ADELAIDE 5006  
**Area** 912m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

DANIEL LEE FARRUGIA  
OF 99 PALMER PLACE NORTH ADELAIDE SA 5006

## Description of Land

ALLOTMENT 3 DEPOSITED PLAN 59356  
IN THE AREA NAMED NORTH ADELAIDE  
HUNDRED OF YATALA

## Last Sale Details

There are no sales details recorded for this property

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	6524640	NATIONAL AUSTRALIA BANK LTD.
MORTGAGE	9749817	NATIONAL AUSTRALIA BANK LTD.

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
0222031101	CURRENT	99 PALMER PLACE, NORTH ADELAIDE, SA 5006

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan

NIL



Product  
Date/Time

Title and Valuation Package  
17/04/2026 11:57AM

## Registrar-General's Notes

APPROVED F47673

## Administrative Interests

NIL

## Valuation Record

Valuation Number	0222031101
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2002
Property Location	99 PALMER PLACE, NORTH ADELAIDE, SA 5006
Local Government	ADELAIDE
Owner Names	DANIEL LEE FARRUGIA
Owner Number	01169115
Address for Notices	99 PALMER PL NORTH ADELAIDE 5006
Zone / Subzone	CL - City Living \ NALI - North Adelaide Low Intensity
Water Available	Yes
Sewer Available	Yes
Land Use	1100 - House
Description	H
Local Government Description	Residential

## Parcels

Plan/Parcel	Title Reference(s)
D59356 ALLOTMENT 3	CT 5875/687

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$2,725,000	\$4,975,000			
Previous	\$2,725,000	\$4,325,000			

## Building Details

Valuation Number	0222031101
Building Style	Return Verandah Villa
Year Built	1910



**Product**  
**Date/Time**

**Title and Valuation Package**  
17/04/2026 11:57AM

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<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Bluestone; Slate Tile
<b>Roof Construction</b>	Galvanised Iron
<b>Equivalent Main Area</b>	650 sqm
<b>Number of Main Rooms</b>	9

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



Product  
Date/Time

Check Search  
17/04/2026 11:57AM

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## Certificate of Title

Title Reference: CT 5875/687  
Status: CURRENT  
Edition: 2

## Dealings

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

## Priority Notices

NIL

## Registrar-General's Notes

APPROVED F47673



Account Number <b>02 22031 10 1</b>	L.T.O Reference CT5875687	Date of issue 21/4/2026	Agent No. 7734	Receipt No. 2773823
--	------------------------------	----------------------------	-------------------	------------------------

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

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

**Customer:** DL FARRUGIA  
**Location:** 99 PALMER PL NORTH ADELAIDE LT 3 D59356  
**Description:** H **Capital Value:** \$4 975 000  
**Rating:** Residential

### Periodic charges

Raised in current years to 30/6/2026

			\$
	Arrears as at: 30/6/2025	:	0.23CR
Water main available:	1/7/2002	Water rates	329.20
Sewer main available:	1/7/2002	Sewer rates	2,935.24
		Water use	1,612.51
		SA Govt concession	0.00
		Recycled Water Use	0.00
		Service Rent	0.00
		Recycled Service Rent	0.00
		Other charges	20.40
		Goods and Services Tax	0.00
		Amount paid	2,296.99CR
		<b>Balance outstanding</b>	<b>2,600.13</b>

Degree of concession: 00.00%  
Recovery action taken: RECOVERY NOTICE

**Next quarterly charges:** Water supply: Not declared      Sewer: Not declared      Bill:

This property supplies 2 other property.

The Water Use apportionment option is Uneven.

The apportionment percentage for this account is 100.00%.

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

The last Water Use Year ended on 17/02/2026.



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



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.

Next action may be the forwarding of debt details to a collection agency for recovery of the unpaid charges (no costs incurred at this stage). Recovery action may include a visit to the property, restriction of water supply and/or commencement of legal action. All costs incurred will be on charged to the property. If further information is required please contact SA Waters Collection Unit on telephone (08) 7424 1560.





## South Australian Water Corporation

**Name:**  
DL FARRUGIA

**Water & Sewer Account**  
Acct. No.: **02 22031 10 1**

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

**Address:**  
99 PALMER PL NORTH ADELAIDE LT 3  
D59356

### Payment Options



#### EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	0222031101



**Bill code: 8888**  
**Ref: 0222031101**

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: 0222031101



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)



# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

ABN 19 040 349 865  
Emergency Services Funding Act 1998

The Emergency Services Levy working for all South Australians

The details shown are current as at the date of issue.

PIR Reference No: 2773823

THE FORM 1 COMPANY  
GPO BOX 1651  
ADELAIDE SA 5001

**DATE OF ISSUE**  
17/04/2026

**ENQUIRIES:**  
Tel: (08) 8372 7534  
Email: [contactus@revenuesa.sa.gov.au](mailto:contactus@revenuesa.sa.gov.au)

<b>OWNERSHIP NUMBER</b>		<b>OWNERSHIP NAME</b>		
01169115		D L FARRUGIA		
<b>PROPERTY DESCRIPTION</b>				
99 PALMER PL / NORTH ADELAIDE SA 5006 / LT 3 D59356				
<b>ASSESSMENT NUMBER</b>	<b>TITLE REF.</b> <small>(A "+" indicates multiple titles)</small>	<b>CAPITAL VALUE</b>	<b>AREA / FACTOR</b>	<b>LAND USE / FACTOR</b>
0222031101	CT 5875/687	\$4,975,000.00	R4 1.000	RE 0.400
<b>LEVY DETAILS:</b>		<b>FIXED CHARGE</b>	\$	50.00
		<b>+ VARIABLE CHARGE</b>	\$	1,683.50
<b>FINANCIAL YEAR</b>		<b>- REMISSION</b>	\$	1,012.90
2025-2026		<b>- CONCESSION</b>	\$	0.00
		<b>+ ARREARS / - PAYMENTS</b>	\$	-525.77
		<b>= AMOUNT PAYABLE</b>	\$	194.83

**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** 16/07/2026



**Government of South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

**OWNERSHIP NUMBER**  
01169115

**OWNERSHIP NAME**  
D L FARRUGIA

**ASSESSMENT NUMBER**  
0222031101

**AMOUNT PAYABLE**  
\$194.83

**AGENT NUMBER**  
100019452

**AGENT NAME**  
THE FORM 1 COMPANY

**EXPIRY DATE**  
16/07/2026

+70169594180022> +001571+ <0550012620> <0000019483> +444+

**OFFICIAL: Sensitive**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456285</b> <b>Ref: 7016959418</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a> © Registered to BPAY Pty Ltd ABN 69 079 137 518</p>	 <p><b>To pay via the internet go to:</b> <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to: <b>Please refer below.</b> <b>Revenue SA</b> <b>Locked Bag 555</b> <b>ADELAIDE SA 5001</b></p>
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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: 2773823

**DATE OF ISSUE**

17/04/2026

THE FORM 1 COMPANY  
GPO BOX 1651  
ADELAIDE SA 5001

**ENQUIRIES:**

Tel: (08) 8372 7534

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

**OWNERSHIP NAME**

D L FARRUGIA

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

99 PALMER PL / NORTH ADELAIDE SA 5006 / LT 3 D59356

**ASSESSMENT NUMBER**

0222031101

**TITLE REF.**

(A "+" indicates multiple titles)

CT 5875/687

**TAXABLE SITE VALUE**

\$2,725,000.00

**AREA**

0.0912 HA

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

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

**Please Note:**

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

**ON OR BEFORE**

**16/07/2026**



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

## CERTIFICATE OF LAND TAX PAYABLE

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456293</b> <b>Ref: 7016959327</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.          More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a>  <small>© Registered to BPAY Pty Ltd          ABN 69 079 137 516</small></p>	 <p><b>To pay via the internet go to:</b>  <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice</b> to:  <b>Please refer below.</b>  <b>Revenue SA</b>  <b>Locked Bag 555</b>  <b>ADELAIDE SA 5001</b></p>
--	--	--

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

## **Council Search**

**Date:** 27 April 2026

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



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

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

ABN 20 903 762 572

Dear Sir/Madam,

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

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

<b>Title Reference</b>	CT-5875/687, CT-5875/686, CT-5875/685
<b>Owner Name</b>	Mr D L Farrugia
<b>Address of Property</b>	99 Palmer Place, NORTH ADELAIDE SA 5006

You are advised:

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

In addition:

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

Yours faithfully,



pp  
Michael Sedgman  
Chief Executive Officer



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

**Rates & Property Enquiries: 8203 7203**

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

THE FORM 1 COMPANY  
GPO Box 1651, ADELAIDE SA 5001

Dear Sir/Madam

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

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

<b>Date Received</b>	17 April 2026
<b>Receipt Number</b>	7100317
<b>Document Issue Date</b>	22 April 2026
<b>Property Address</b>	99 Palmer Place, NORTH ADELAIDE SA 5006
<b>Property Description</b>	Allot 3 DP 59356, Allot 2 DP 59356, Allot 1 DP 59356
<b>Property Titles</b>	CT-5875/687, CT-5875/686, CT-5875/685
<b>Owner of Property</b>	Mr D L Farrugia

**Local Government Act 1999 [Act]**

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

**Section 179**

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

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

***Fines for Late Payment:***

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

Yours faithfully,



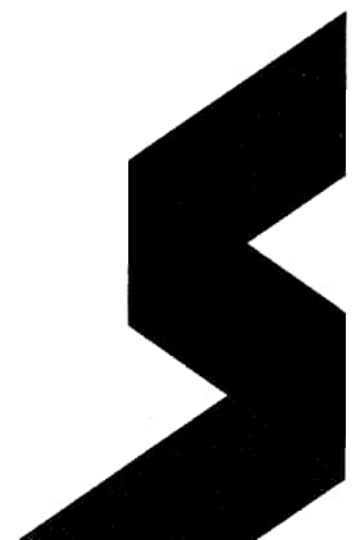
pp  
Michael Sedgman  
Chief Executive Officer



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

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

ABN 20 903 762 572





**Assessment No: 17160 3**

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

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

ABN 20 903 762 572

<b>Property Location</b>	<b>99 Palmer Place, NORTH ADELAIDE</b>
Rateable Valuation	\$105,000
Arrears	\$2,956.50
Arrears Legal Fees	\$0.00
<b>Gross Rates</b>	<b>\$12,272.65</b>
(includes Regional Landscape Levy)	
Interest, Current	\$451.60
Interest, Arrears	\$197.75
Rebates	\$0.00
Legal Charges, Current	\$0.00
Deferred Debts	\$0.00
	\$0.00
Paid	\$-3,000.00
Overpayments	\$0.00
Refunds	\$0.00
<b>Outstanding Balance</b>	<b>\$12,878.50</b>



### PRESCRIBED INFORMATION

**Address:** 99 Palmer Place, NORTH ADELAIDE SA 5006

**Reference:** 1999/03578

**Certificate of Title:** CT-5875/687, CT-5875/686, CT-5875/685

**Dated:** 22 April 2026

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

## PRESCRIBED INFORMATION

<b>Planning, Development and Infrastructure Act 2016</b>	
Part 5 – Planning and Design Code	<p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code): <b>Refer to attached PlanSA Section 7 Report</b></p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area? *YES/NO</p> <p>Is the land designated as a local heritage place? *YES/NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land? *YES/NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation? *YES/NO</p>
Section 127 - Condition (that continues to apply) of a development authorisation	<p><del>Date of authorisation:</del></p> <p><del>Name of relevant authority that granted authorisation:</del></p> <p><del>Condition(s) of authorisation:</del></p> <p><b>Refer to attached PlanSA Section 7 Report</b></p>

## PRESCRIBED INFORMATION

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

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

#### **Development Act 1993**

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

Date requirement given:

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any):

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

Date of agreement:

Names of parties:

Terms of agreement:

Contribution payable (if any):

section 55—Order to remove or perform work

Date of order:

Terms of order:

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

Amount payable (if any):

section 56—Notice to complete development

Date of notice:

Requirements of notice:

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

Amount payable (if any):

Section 57 – Land management agreement

Date of agreement:

Names of parties:

Terms of agreement:

**Land Management Agreement(s) - See Attachment**

Section 69—Emergency Order

Date of order:

Name of authorised officer who made order:

Name of authority that appointed authorised officer:

Nature of order:

Amount payable (if any):

Section 71—Fire safety notice

Date of notice:

**PRESCRIBED INFORMATION**

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

**PRESCRIBED INFORMATION**

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

**PRESCRIBED INFORMATION**

<b>Local Government Act 1934 (repealed)</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any):
<b>Local Government Act 1999</b>	
Notice, order, declaration, charge, claim or demand given or made under the Act	Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any):
Confirmed – General section: .....	
<b>Local Nuisance and Litter Control Act 2016</b>	
Section 30 – Nuisance or litter abatement notice	Date of notice: Notice issued by: Nature of requirements contained in notice: Time for carrying out requirements:
<b>Planning, Development and Infrastructure Act 2016</b>	
section 141 – Order to remove or perform work	Date of order: Terms of order: Building work (if any) required to be carried out: Amount payable (if any):

## PRESCRIBED INFORMATION

<b>Planning, Development and Infrastructure Act 2016</b>	
section 142 — Notice to complete development	<p>Date of notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>
section 155 — Emergency order	<p>Date of order:</p> <p>Name of authorised officer who made order:</p> <p>Name of authority that appointed the authorised officer:</p> <p>Nature of order:</p> <p>Amount payable (if any):</p>
section 157 — Fire safety notice	<p>Date of notice:</p> <p>Name of authority giving notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p>
section 192 or 193 — Land management agreement	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p>
section 198(1) — Requirement to vest land in a council or the Crown to be held as open space	<p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p>
section 198(2) — Agreement to vest land in a council or the Crown to be held as open space	<p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p> <p>Contribution payable (if any):</p>
Part 16	<p>Date of commencement of proceedings:</p>

**PRESCRIBED INFORMATION**

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

**PRESCRIBED INFORMATION**

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

### PRESCRIBED INFORMATION

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

### PREScribed INFORMATION

#### Particulars of Building Indemnity Insurance

**Note—Building indemnity insurance is not required for—**

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

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

Building Indemnity Insurance is required... **Yes / No / Council holds no record** (refer above note):

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

#### Exemption from holding insurance:

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

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

If **YES**, give details:

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

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

## PRESCRIBED INFORMATION

### ***Particulars relating to Environment Protection***

#### **Further information held by councils**

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

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

\*YES/NO

#### **Note—**

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

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

It should be noted that—

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

## ATTACHMENTS

### Attachment – Development Conditions

Jay Deb (8203 7279); Paul Deb (8203 7207)  
F4457

#### DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION DATED 03 November 1998  
REGISTERED ON 03 November 1998

DEVELOPMENT NUMBER

DA/650/1998

TO: **Mr D L Farrugia**  
98-100 Palmer Pl  
NORTH ADELAIDE 5006

LOCATION OF PROPOSED DEVELOPMENT: 99-100 Palmer Place, NORTH ADELAIDE SA 5006

CT: Volume Folio

Nature of Proposed Development **Construct carport and driveway to existing residence.**

From **Mr D L Farrugia**

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT STATUS	DATE OF DECISION	NO. OF CONDITIONS
Provisional Development Plan Consent	Consent	24 November 1998	1
Development Approval	Approved	28 June 1999	1
Provisional Building Rules Consent	Consent	28 June 1999	2

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

~~Representations from third parties concerning your category 2 proposal were received.~~

~~If there was third party representation, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired.~~

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

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

Date of Decision: 28 June 1999

[ ] Development Assessment Commission or delegate

## PREScribed INFORMATION

2

<b>DEVELOPMENT NUMBER</b>
---------------------------

DA/650/1998
-------------

FOR DEVELOPMENT APPLICATION:	DATED	03 November 1998
	REGISTERED ON	03 November 1998
LOCATION OF PROPOSED DEVELOPMENT:	99-100 Palmer Place, NORTH ADELAIDE SA 5006	
	CT: VOLUME:	FOLIO:

**CONDITIONS OF PROVISIONAL DEVELOPMENT PLAN CONSENT ARE AS FOLLOWS:**

<b>The development herein granted Provisional Development Plan Consent shall be undertaken in accordance with the plans and details accompanying the application to the satisfaction of Council.</b>
--

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

**CONDITIONS OF PROVISIONAL BUILDING RULES CONSENT ARE AS FOLLOWS:**

<b>Regulation 21</b> -Certificates of indemnity insurance in relation to the work shall be submitted pursuant to this Regulation on or before the giving of notice under Regulation 74 of commencement of the building work.
--

**Reason** To ensure the building owner is protected by the statutory warranties and benefits detailed in Section 34 of the Building Work Contractors Act, 1995.

## PRESCRIBED INFORMATION

Rick Hutchins (8203 7462); Jay Deb (8203 7279)  
1999/03721

### DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION	DATED	28 May 1999	DEVELOPMENT NUMBER
	REGISTERED ON	08 June 1999	DA/415/1999
TO: Mr D L Farrugia 98-100 Palmer Pl NORTH ADELAIDE 5006			

LOCATION OF PROPOSED DEVELOPMENT: 99-100 Palmer Place, NORTH ADELAIDE SA 5006

CT: Volume ### Folia ###

Nature of Proposed Development: **Construct a retaining wall.**

From Mr D L Farrugia

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT STATUS	DATE OF DECISION	NO. OF CONDITIONS
Provisional Development Plan Consent	Consent	07 December 1999	1
Provisional Building Rules Consent	Consent	07 December 1999	-
Development Approval	Approved	07 December 1999	1

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

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

~~If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the period specified in the Act have expired.~~

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

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

Date of Decision: 07 December 1999

| ] Development Assessment Commission or delegate



## PRESCRIBED INFORMATION

Rick Hutchins (8203 7462)  
1999/03578

### DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION	DATED	07 March 2001	DEVELOPMENT NUMBER
	REGISTERED ON	16 March 2001	DA/153/2001

TO: Mr D L Farrugia  
98-100 Palmer Pl  
NORTH ADELAIDE 5006

LOCATION OF PROPOSED DEVELOPMENT: 99-100 Palmer Place, NORTH ADELAIDE SA 5006

CF: Volume Folio

Nature of Proposed Development: **Remove 2 significant trees.**

From: Mr D L Farrugia

In respect of this proposed development you are informed that:

NATURE OF CONSENT	CONSENT STATUS	DATE OF DECISION	NO. OF CONDITIONS
Provisional Development Plan Consent	Consent	30 March 2001	1
Development Approval	Approved	30 March 2001	1

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

~~# representation(s) from third parties concerning your category 1 proposal were received.~~

~~If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired.~~

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

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

Date of Decision: 30 March 2001

Development Assessment Commission or delegate

Council Chief Executive Officer or delegate

Signed: .....

Private Certifier

Date: .....

Sheets Attached

## PREScribed INFORMATION

2

<b>DEVELOPMENT NUMBER</b>
---------------------------

<b>DA/153/2001</b>
--------------------

FOR DEVELOPMENT APPLICATION:	DATED	07 March 2001
	REGISTERED ON	16 March 2001
LOCATION OF PROPOSED DEVELOPMENT:	99-100 Palmer Place, NORTH ADELAIDE SA 5006	
	CT: VOLUME:	FOLIO:

**CONDITIONS OF PROVISIONAL DEVELOPMENT PLAN CONSENT ARE AS FOLLOWS:**

<b>The development herein granted Provisional Development Plan Consent shall be undertaken in accordance with the plans and details accompanying the application to the satisfaction of Council.</b>
--

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

**ATTACHMENTS**

**Land Management Agreement**



LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR AGENT USE ONLY**

CERTIFIED CORRECT FOR THE PURPOSES  
OF THE REAL PROPERTY ACT 1886

Solicitor/Registered Conveyancer

Series No.	Prefix
2	AL

**BELOW THIS LINE FOR OFFICE USE ONLY**

Date: 26 MAR 2002	Time: 12:30	
FEES		
R.G.O.	POSTAGE	NEW C.T.
87		

Lodged by: Thomson Playford  
101 Pirie Street  
ADELAIDE SA 5000  
Correction to: Thomson Playford  
(R.N.W.)

AGENT CODE  
THPL - 80  
80  
79777

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

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

Assessor

PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

- 1.....
- 2.....
- 3.....

Lands 1111 12:44 26/03/02 153691  
REGISTRATION FEE \$87.00

DP 59356 Ex 06 CORRECTION 14.5.2002	PASSED 
---	------------

REGISTERED

REGISTRAR-GENERAL

APPROVAL NO 351 - 2K

DELIVERY INSTRUCTIONS (Agent to complete)  
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE  
UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE
	<del>THPL-80</del>

TO: T

PREScribed INFORMATION

1/9

FORM B2

Insert type of document

here

APPLICATION TO NOTE LAND MANAGEMENT AGREEMENT

(Pursuant to S.57(5) of the Development Act 1993)

1. THE CORPORATION OF THE CITY OF ADELAIDE of Town Hall King William Street Adelaide South Australia 5000 has entered into the attached Land Management Agreement dated the 14<sup>th</sup> day of December 2001 with DANIEL LEE FARRUGIA of 97-99 Palmer Place North Adelaide South Australia 5006.

2. The Agreement relates to those portions of the land comprised in Certificates of Title ~~Volume 5129 Folio 117 formerly~~ <sup>Volume 5129 Folio 438 formerly</sup> ~~Volume 4706 Folio 100 and~~ Volume 1739 Folio 63 comprising Allotment 1 and Allotment 2 in DP ~~59356~~ <sup>59356</sup> a copy of which is annexed as Schedule "B" to the Agreement ("the land").

NOW THEREFORE the Council applies pursuant to S.57(5) of the Act to note the Agreement against the land.

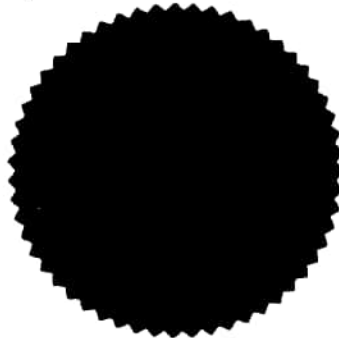
DATED the 25 day of March 2002

THE COMMON SEAL of THE CORPORATION OF THE CITY OF ADELAIDE

was hereunto affixed the 4<sup>th</sup> day of January 2002

Lord Mayor

Chief Executive Officer



**PRESCRIBED INFORMATION**

2/9

**DIED**

**BETWEEN**

**THE CORPORATION OF THE CITY OF ADELAIDE**  
("the Corporation")

**AND**

**DANIEL LEE FARRUGIA**  
("the Owner")



**T H O M S O N**  

---

**P L A Y F O R D**



PREScribed INFORMATION

3/9

THIS DEED is made on

14 December

2001

BETWEEN THE CORPORATION OF THE CITY OF ADELAIDE of Town Hall, King William Street, Adelaide SA 5000 ("the Corporation")

AND DANIEL LEE FARRUGIA of 97-99 Palmer Place, North Adelaide SA 5006 ("the Owner")

COMMISSIONER OF STATE TAXATION

S.A. STAMP DUTY PAID \$10.00

ADJUDGED DULY STAMPED

ORIGINAL with 1 copies

03/01/2002 11:31:44 00666116.1

DEED

RECITALS

- A. The Owner is the proprietor of an estate in fee simple in comprising the whole of the land in Certificates of Title Register Book Volume 1706 Folio 199 and Volume 1739 Folio 63 ("Land").
B. Pursuant to Development Application No. LD44257 the Owner has received Development Approval ("Development Approval") to divide the Land into three (3) allotments in the manner depicted in the Plan comprising Schedule "B" ("Plan").
C. A building comprising a garage is erected on that portion of the land comprising Allotments 1 and 2 designated on the Plan ("Building") and there is no wall with a fire resistance level on the boundary between Allotment 1 and Allotment 2.
D. Upon the deposit of the Plan by the Registrar General and the creation of Allotments 1 and 2 there will be a non-compliance with Clause C1.1 and Clause C3.2 of the Building Code of Australia 1996 ("BCA").
E. It is a condition of the Development Approval that the Owner must prior to the land division the subject of the Development Approval being effected undertake such works as are necessary to comply with the BCA in relation to fire separation and structural adequacy.
F. The Corporation has agreed to vary the conditions of the Development Approval by removing as a condition the requirement to undertake the works referred to in Recital E prior to deposit of the Plan subject to the Owner agreeing to enter into this Deed.

NOW THIS DEED WITNESSES

1. INTERPRETATION

1.1 Construction

In this document unless the context otherwise requires:

- (a) words importing the singular include the plural and vice versa;
(b) words importing any gender include the other genders;
(c) references to persons include corporations and bodies politic;
(d) references to a person include the legal personal representatives, successors and assigns of that person;
(e) a reference to a statute, ordinance, code or other law includes regulations and other statutory instruments under it and consolidations, amendments, re-enactments or replacements of any of them (whether of the same or any other legislative authority having jurisdiction);

Handwritten signature

## PREScribed INFORMATION

4/9

-2-

- (f) references to this or any other document include the document as varied or replaced, and notwithstanding any change in the identity of the parties;
- (g) an obligation of two or more parties shall bind them jointly and severally;
- (h) if a word or phrase is defined cognate words and phrases have corresponding definitions;
- (i) references to a person which has ceased to exist or has been reconstituted, amalgamated, reconstructed or merged, or the functions of which have become the person or body established or constituted in its place or by which its functions have become exercisable;
- (j) an obligation incurred in favour of two or more parties shall be enforceable by them jointly and severally;
- (k) references to this document include its schedules and annexure.

### 1.2 Headings

Headings shall be ignored in construing this document.

## 2. RECITALS

Each of the parties to this Deed acknowledges that the Recitals are true and accurate in every material particular.

## 3. UNDERTAKINGS OF THE OWNER

The Owner covenants and agrees with the Corporation that the Owner will undertake such works as are required in order to ensure that the Building complies with Clause C1.1 and clause 3.2 of the BCA before causing or permitting Allotments 1 and 2 to be owned by different parties provided that nothing contained in this Deed shall prevent the Owner from transferring the whole of the Land to the same party or the whole of Allotments 1 and 2 to the same party without undertaking such works and upon such transfer the Owner shall be released from any further obligation pursuant to this Clause 3 and this Deed.

## 4. RIGHT OF ENTRY

- 4.1 In the event that the Owner does not comply with the obligations provided for in paragraph 3 of this Deed, the Corporation may, without prejudice to any other rights or remedies which it may have give to the Owner reasonable notice in writing specifying the works to be carried out by the Owner and requiring it within the time referred to in such notice to carry out and complete, within the time stipulated, such works as are necessary in order for such obligations to be complied with.
- 4.2 In the event that the Owner does not comply with such notice within the time therein stipulated, the Corporation shall be at liberty to cause to be carried out on the Land or part thereof as the case may be the works referred to in the said notice and to recover the costs of so doing as a debt from the Owner.
- 4.3 The Owner shall permit the Corporation or its servants, agents or contractors to enter into possession of the Land or part thereof for the purposes of doing such work and shall pay to the Corporation the whole of the said costs thereby incurred forthwith upon demand being made.



**PRESCRIBED INFORMATION**

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-8-

**5. REGISTRATION**

5.1 The Corporation may apply to the Registrar General pursuant to Section 57 of the Development Act 1993 to register this Deed as a Land Management Agreement and to enter memorials thereof on the Certificates of title to those portions of the Land comprising Allotments 1 and 2, and in the event of the Corporation making such an application to the Registrar General, then the Owner will consent and hereby consents to such registration and entry.

5.2 If the Corporation makes application to the Registrar General in accordance with sub-paragraph 5.1 of this Deed, then the Owner will, whenever requested by the Corporation, deliver up or cause to be delivered up to the Corporation, the duplicates of the Certificates of Title of the Land for the purpose only of entering such memorials thereon and thereafter returning such certificates to the party or parties entitled thereto.

5.3 The Corporation shall at the cost and expense in all things of the Owner do all such things as shall be necessary to discharge registration of this Deed from the titles for Allotment 1 and Allotment 2 of the Land upon satisfaction of the undertaking specified in clause 3.

**6. LEGAL INTERESTS**

The Owner warrants that no party other than itself has a legal interest in the land or any part thereof except the party whose consent to this deed is annexed hereto and marked "Schedule A".

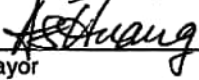
**7. NOTICES**

Any notice which any party hereto is required or may desire to give to the other party shall without prejudice to any other means of giving such notice be deemed to have been fully given or served if it is in writing and signed for or on behalf of the party giving notice and if given by hand or sent by certified post to such other party to the address set forth in this Deed, or to the last known address of such part. Such notice shall be deemed to have been given at the time of such delivery, or upon the date five (5) days after such posting.

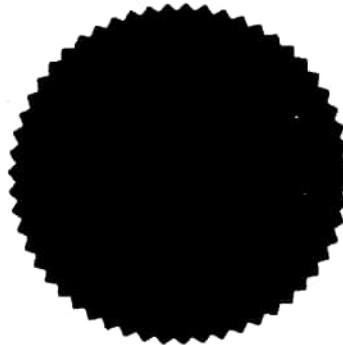
**EXECUTED BY THE PARTIES AS A DEED**

**THE COMMON SEAL of  
THE CORPORATION OF THE  
CITY OF ADELAIDE**

was hereunto affixed the  
14<sup>th</sup> day of December 2001

  
\_\_\_\_\_  
Lord Mayor

  
\_\_\_\_\_  
Chief Executive Officer

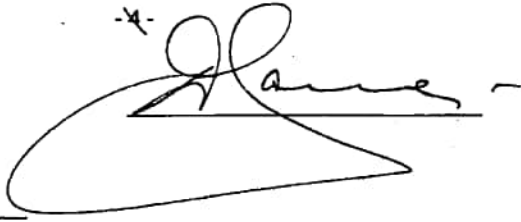


**PRESCRIBED INFORMATION**

6/9

-x-

**SIGNED AND SEALED by  
DANIEL LEE FARRUGIA**  
in the presence of:

A large, stylized handwritten signature in black ink, appearing to read 'Daniel Lee Farrugia', written over a horizontal line.

Witness

A smaller handwritten signature in black ink, possibly reading 'Halo', written over a horizontal line.

**PRESCRIBED INFORMATION**

7/9

**Schedule "A"**

**Consent**

**NATIONAL AUSTRALIA BANK LIMITED** ACN 004 044 937 as mortgagee of the land pursuant to Memorandum of Mortgage No. 6524640 **HEREBY CONSENTS** to this Deed and to this Deed being registered on the Certificate of Title for those portions of the Land comprising Allotment 1 and Allotment 2 as a Land Management Agreement pursuant to Section 57 of the Development Act 1993.

**SIGNED** by Paul Carlton Nudge

of 22 King William Street  
Adelaide 5000

of Adelaide in the State of South Australia  
Branch Manager (South Australia) as  
Attorney for Private Client Manager

**NATIONAL AUSTRALIA BANK LIMITED**  
in the presence of:

**NATIONAL AUSTRALIA BANK LIMITED**  
By its Attorney

Power of Attorney No: 7075481

Green  
Witness

Elizabeth Mary Earle  
22 King William Street Adelaide 5000  
Address

84076248  
Business Telephone No

D

**PRESCRIBED INFORMATION**

8/9

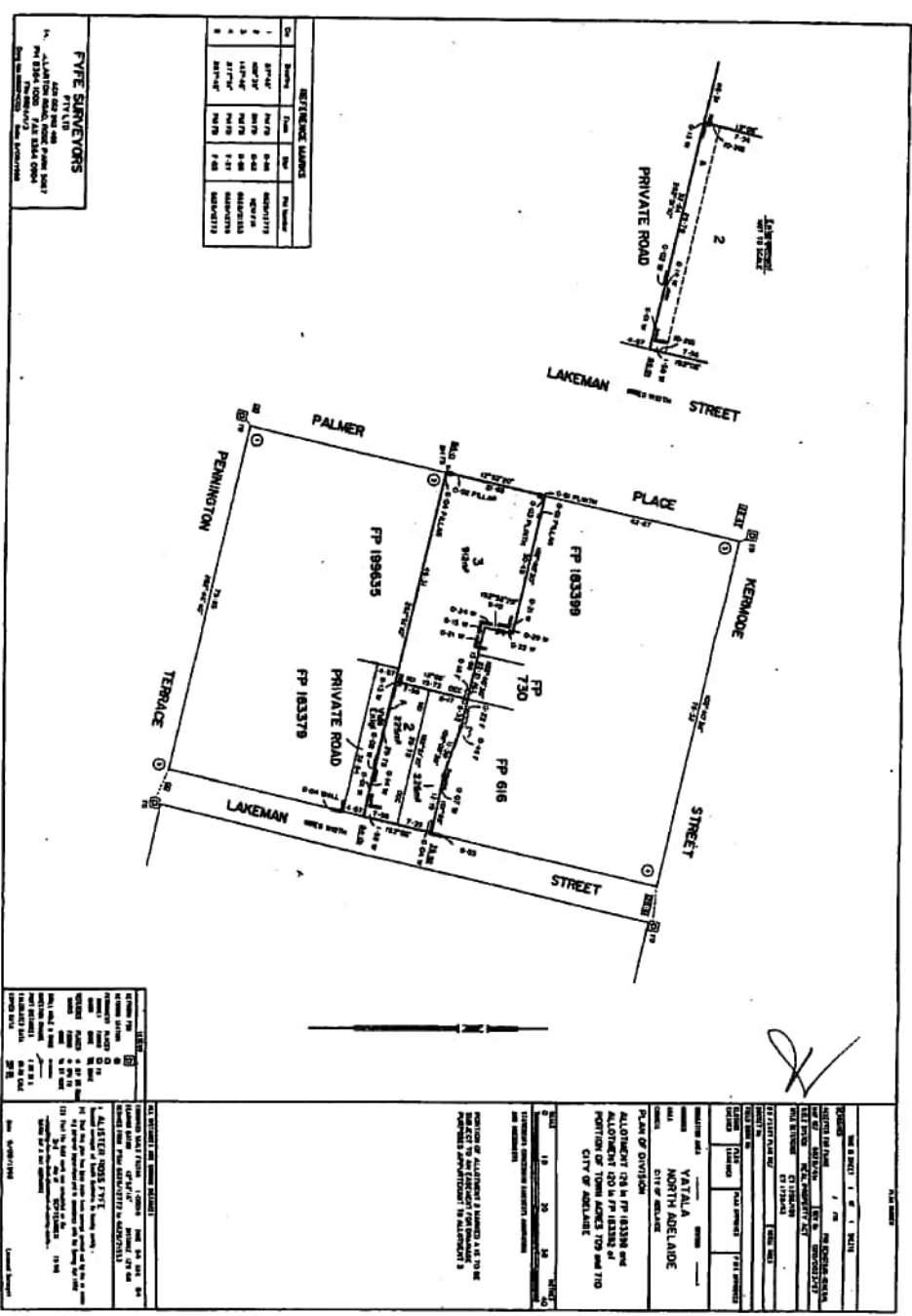


**Schedule "B"**  
**Plan of Division**



### PRESCRIBED INFORMATION

9/9



## Data Extract for Section 7 search purposes

Valuation ID 022204130\*

**Data Extract Date:** 22/04/2026

### Important Information

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

**Parcel ID:** D59356 AL1

**Certificate Title:** CT5875/685

**Property Address:** 99 PALMER PL NORTH ADELAIDE SA 5006

### Zones

City Living (CL)

### Subzones

North Adelaide Low Intensity (NALI)

### Zoning overlays

#### Overlays

#### **Airport Building Heights (Regulated) (All structures over 120 metres AHD)**

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

#### **Building Near Airfields**

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

#### **Design**

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

### **Historic Area (Adel9)**

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

### **Heritage Adjacency**

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

### **Hazards (Flooding - Evidence Required)**

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

### **Prescribed Wells Area**

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

### **Regulated and Significant Tree**

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

### **Stormwater Management**

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

### **Urban Tree Canopy**

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

#### Associated Development Authorisation Information

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

Application ID: 25036804

Development Description: New Pool Fence (Farrugia)

Site Address: 99 PALMER PL NORTH ADELAIDE SA 5006

**Development Authorisation:** Building Consent

**Date of authorisation:** 19 November 2025

**Name of relevant authority that granted authorisation:** Luke Trento

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

**Date of authorisation:** 24 November 2025

**Name of relevant authority that granted authorisation:** City of Adelaide

## Land Management Agreement (LMA)

- 9304124

## Data Extract for Section 7 search purposes

Valuation ID 0222041502

**Data Extract Date:** 22/04/2026

### Important Information

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**Parcel ID:** D59356 AL2

**Certificate Title:** CT5875/686

**Property Address:** 99 PALMER PL NORTH ADELAIDE SA 5006

### Zones

City Living (CL)

### Subzones

North Adelaide Low Intensity (NALI)

### Zoning overlays

#### Overlays

#### **Airport Building Heights (Regulated) (All structures over 120 metres AHD)**

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

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### **Hazards (Flooding - Evidence Required)**

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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

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**Date of authorisation:** 19 November 2025

**Name of relevant authority that granted authorisation:** Luke Trento

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

**Date of authorisation:** 24 November 2025

**Name of relevant authority that granted authorisation:** City of Adelaide

## Land Management Agreement (LMA)

- 9304124

## ATTACHMENTS

# Data Extract for Section 7 search purposes

Valuation ID 0222031101

**Data Extract Date:** 22/04/2026

### Important Information

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**Parcel ID:** D59356 AL3

**Certificate Title:** CT5875/687

**Property Address:** 99 PALMER PL NORTH ADELAIDE SA 5006

### Zones

City Living (CL)

### Subzones

North Adelaide Low Intensity (NALI)

### Zoning overlays

#### Overlays

#### **Aircraft Noise Exposure (ANEF 20)**

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

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

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

#### **Airport Building Heights (Regulated) (All structures over 120 metres AHD)**

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

## **PRESCRIBED INFORMATION**

### **Building Near Airfields**

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## PREScribed INFORMATION

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

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**Development Authorisation:** Building Consent

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## **PRESCRIBED INFORMATION**

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

**Date of authorisation:** 24 November 2025

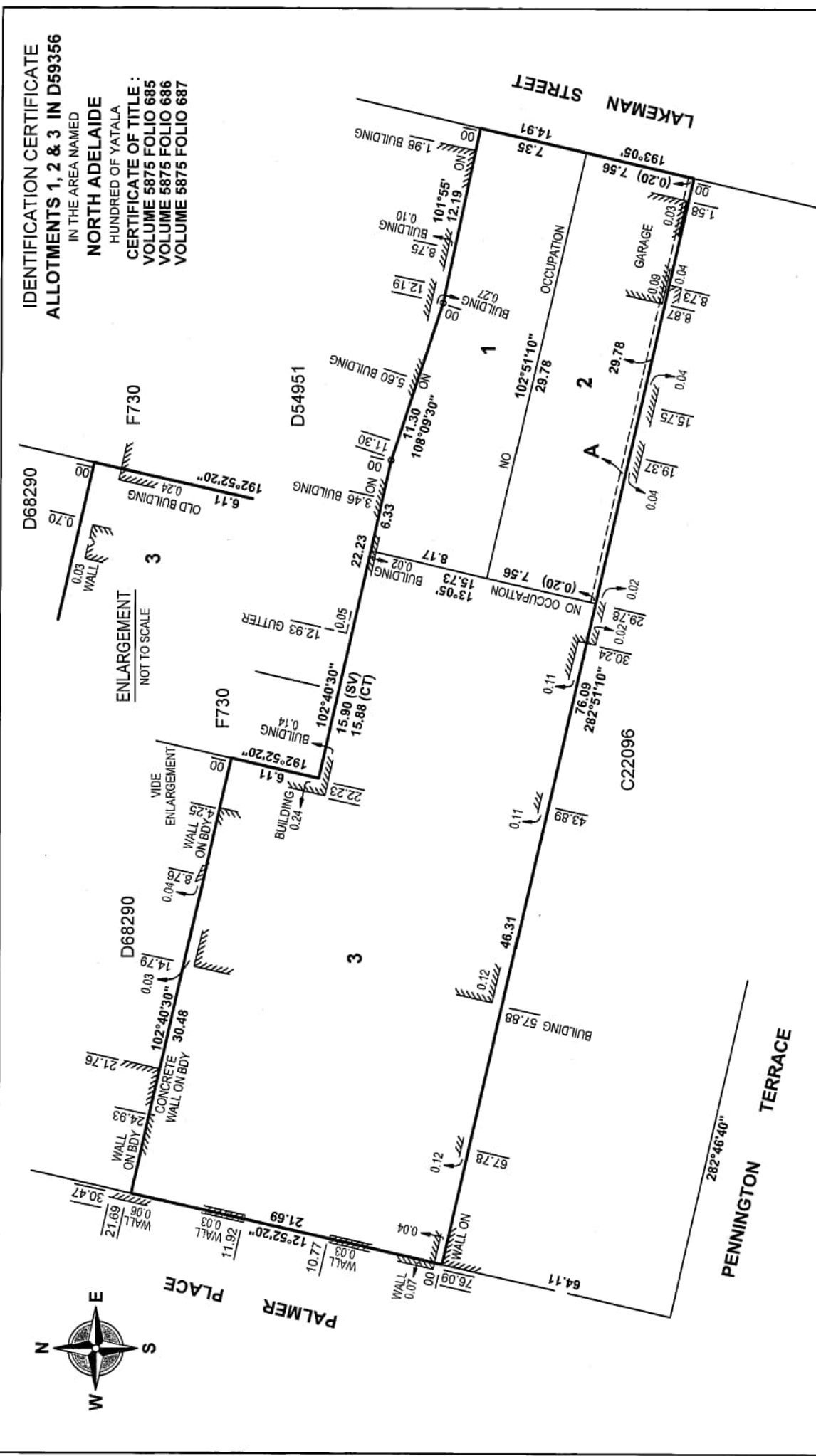
**Name of relevant authority that granted authorisation:** City of Adelaide

Land Management Agreement (LMA)

No

## **Encroachment Plan**

**IDENTIFICATION CERTIFICATE**  
**ALLOTMENTS 1, 2 & 3 IN D59356**  
 IN THE AREA NAMED  
**NORTH ADELAIDE**  
 HUNDRED OF YATALA  
**CERTIFICATE OF TITLE :**  
 VOLUME 5875 FOLIO 685  
 VOLUME 5875 FOLIO 686  
 VOLUME 5875 FOLIO 687



**NOTES:**  
 1. See Certificate of Title 5875/686 for further details on Easement A.  
 2. Occupation has been exaggerated for clarity of diagram.  
 3. Existing boundary occupation which has been shown in red, may impact construction on that boundary.  
 4. Existing boundary occupation which has been shown in blue, is encroaching in neighbours property.

0 2.5 5 7.5 10 12.5  
 SCALE 1:250 METRES  
 AT ORIGINAL SHEET SIZE A3

**CRAIG BARWICK**  
 LICENSED SURVEYOR

REF: 23A1666IDENT(B)  
 SURVEYED: JP 17/05/2024 JP 3/06/2024  
 DRAFTER: COM 21/05/2024 KJD 5/06/2024 HB 5111/2025

**LEGEND**

- MN Denotes MASONRY NAIL
- MP Denotes METAL PIN
- SPK Denotes SPIKE
- OIS Denotes OFFSET
- CB Denotes COLORBOND
- FD Denotes FOUND
- CT Denotes CERTIFICATE OF TITLE
- SV Denotes SURVEYED DATA
- F Denotes FENCE
- GI Denotes GALVANISED IRON

BOUNDARY DEFINITION IN ACCORDANCE WITH SURVEY MARKS FOUND IN D59356

**Alexander Symonds**  
 Surveying Consultants

Alexander & Symonds Pty Ltd  
 11 King William Street Kent Town,  
 South Australia 5067  
 PO Box 1000 Kent Town, SA 5071  
 ABN 93007 753 988

T (08) 8130 1666  
 F (08) 8362 0999  
 W www.alexander.com.au  
 E adelaide@alexander.com.au

+ Property + Land Development +  
 + Construction + Mining +  
 + Spatial Information Management +