

# 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.*

*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:

MOHAMMAD IMTIYAZ RATHER

Address:

48 CLOVELLY AVENUE

CHRISTIES BEACH SA 5165

4

Vendor's registered agent:

MAGAIN REAL ESTATE - MORPHETT VALE (RLA 222182)

Address:

52 HILLIER ROAD

MORPHETT VALE SA 5162

5

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

6

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

BEING WHOLE OF THE LAND IN CERTIFICATE OF TITLE VOLUME: 6160 FOLIO: 33

LOT 2 PRIMARY COMMUNITY PLAN 28565 IN THE AREA NAMED CHRISTIES BEACH HUNDRED OF NOARLUNGA AND BEING KNOWN AS 48 CLOVELLY AVENUE CHRISTIES BEACH SA 5165

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

To the purchaser:

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

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

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

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

#### 2 - Time for service

The cooling-off notice must be served -

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

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

#### 3 - Form of cooling-off notice

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

#### 4 - Methods of service

The cooling-off notice must be -

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

48 CLOVELLY AVENUE CHRISTIES BEACH SA 5165

 (being the vendor's last known address); or
- (c) transmitted by fax or email to the following fax number or email address:  

craig@magain.com.au

 (being a number or address provided to you by the vendor for the purpose of service of the notice); or
- (d) left for the vendor's agent (with a person apparently responsible to the agent) at, or posted by registered post to the agent at, the following address:

52 HILLIER ROAD MORPHETT VALE SA 5162

being ☐ the agent's address for service under the *Land Agents Act 1994*

☒ an address nominated by the agent to you for the purpose of service of the notice

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

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

#### 5 - Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase -

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

Part C - Statement with respect to required particulars  
(section 7(1))

To the purchaser:

I

I/We

MOHAMMAD IMTIYAZ RATHER

of

48 CLOVELLY AVENUE  
  
CHRISTIES BEACH SA 5165

being the 

vendor(s)

 in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the *Land and Business (Sale and Conveyancing) Act 1994*.

Date: 12/11/2025

Signed 

DocuSigned by:  
Mohammad Imtiyaz Rather  
375A4BB69A2E4D1...

Date:

Signed

Date:

Signed

Part D - Certificate with respect to prescribed inquiries by registered agent  
(section 9)

To the purchaser:

I, 

JADE NAPIER FOR AND ON BEHALF OF HONENS REGISTERED CONVEYANCERS PTY LTD

certify 

that the responses

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

Exceptions:

Date: 12/11/2025

Signed: 

Signed by:  
jade napier  
63403B21B5AB474...

- By: ☐ Vendor's agent  
☐ Purchaser's agent  
☒ Person Authorised to act on behalf of Vendor's agent  
☐ Person Authorised to act on behalf of 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
<p>[If an item is applicable, ensure that the box for the item is ticked and complete the item.]</p> <p>[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.</p> <p>Alternatively, the item and any inapplicable heading may be omitted, <u>but not</u> in the case of-</p> <p>(a) the heading "1. General" and items 1.1, 1.2, 1.3 and 1.4; and</p> <p>(b) the heading "5. Development Act 1993 (repealed)" and item 5.1; and</p> <p>(c) the heading "6. Repealed Act conditions" and item 6.1; and</p> <p>(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.]</p> <p>[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 <b>bold type</b> must be set out in column 3 and all other particulars must be set out in column 2.]</p> <p>[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 <i>each</i> such mortgage, charge or prescribed encumbrance.]</p> <p>[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 <u>all</u> 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.]</p>		

1. General

1.1	Mortgage of land	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <div>REFER TO THE CERTIFICATE OF TITLE 6160/33</div> <p>Number of mortgage (if registered):</p> <div>13818562</div> <p>Name of mortgagee:</p> <div>AUSTRALIA &amp; NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)</div>	<div><input checked="" type="checkbox"/></div> <div>Yes</div> <div>Yes</div>
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**1.2 Easement**

(whether over the land or annexed to the land)

**Note** - "Easement" includes rights of way and party wall rights*[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]***Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?****Are there attachments?***If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*

REFER TO PAGE 12 OF 13 OF THE PROPERTY INTEREST REPORT

Description of land subject to easement:

THE WHOLE OF THE LAND COMPRISED IN  
CERTIFICATE OF TITLE - VOLUME 6160 FOLIO 33

Nature of easement:

ELECTRICITY INFRASTRUCTURE -  
BUILDING AND STATUTORY EASEMENTS

Are you aware of any encroachment on the easement?

No

If YES, give details:

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

If YES, give details:

**1.3 Restrictive covenant***[Note - Do not omit this item. This item and its heading must be included in the statement even if not applicable.]***Is this item applicable?****Will this be discharged or satisfied prior to or at settlement?****Are there attachments?***If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):*

NOT APPLICABLE - REFER TO THE CERTIFICATE OF TITLE 6160/33

Nature of restrictive covenant:

Name of person in whose favour restrictive covenant operates:

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

If NO, give details:

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



No

Yes



Yes

14    Lease, agreement for lease, tenancy agreement or licence

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

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

Is this item applicable?  
Will this be discharged or satisfied prior to or at settlement?  
Are there attachments?

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

NOT APPLICABLE - NO ATTACHMENTS

Name of parties:

Period of lease, agreement for lease etc:

From

to

Amount of rent or licence fee:

\$  per  (period)

Is the lease, agreement for lease etc in writing?

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

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

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

✓

Yes

5. Development Act 1993 (repealed)

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

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

Is this item applicable?  
Will this be discharged or satisfied prior to or at settlement?  
Are there attachments?

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

REFER TO PAGE 2 OF 13 OF THE PIR AND PAGE 3 OF 8 OF THE CITY OF ONKAPARINGA COUNCIL SEARCH

Condition(s) of authorisation:

145/3466/2013 - Demolition of existing buildings and construction of four two-storey semi-detached dwellings with garages, one being constructed on the southern boundary (6.59m (L) x 3.2m (W) x 2.7m wall height) - CONTINUING CONDITIONS = 7

REFER TO PAGE 3 OF 8 OF THE CITY OF ONKAPARINGA COUNCIL SEARCH FOR FURTHER INFORMATION



No

Yes

6. Repealed Act conditions

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

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

Is this item applicable?  
Will this be discharged or satisfied prior to or at settlement?  
Are there attachments?  
If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

REFER TO PAGE 3 OF 13 OF THE PIR AND PAGES 3-4 OF 8 OF THE CITY OF ONKAPARINGA COUNCIL SEARCH

Nature of condition(s):

NONE KNOWN

☒

No

Yes

7. Emergency Services Funding Act 1998

7.1 section 16 - Notice to pay levy

Is this item applicable?  
Will this be discharged or satisfied prior to or at settlement?  
Are there attachments?  
If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):

REFER TO THE EMERGENCY SERVICES LEVY CERTIFICATE FOR FURTHER INFORMATION

Date of notice:

06-11-2025

Amount of levy payable:

\$134.90 (PAID)

☒

Yes

Yes

29. Planning, Development and Infrastructure Act 2016

29.1	Part 5 - Planning and Design Code	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <div>REFER TO THE CITY OF ONKAPARINGA COUNCIL SEARCH AND SAPPA PARCEL REPORT FOR FURTHER INFORMATION</div> <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):</p> <div><p>Zones</p><p>Housing Diversity Neighbourhood (Z2404) - HDN</p><p>Subzones</p><p>No zones available</p><p>Overlays</p><p>Affordable Housing (O0306)</p><p>Hazards (Flooding - Evidence Required) (O2416)</p><p>Native Vegetation (O4202)</p><p>Prescribed Wells Area (O4804)</p><p>Regulated and Significant Tree (O5404)</p><p>Stormwater Management (O5710)</p><p>Urban Tree Canopy (O6302)</p><p>Variations</p><p>Minimum Frontage (V0004)</p><p>Minimum Site Area (V0005)</p><p>Maximum Building Height (Levels) (V0008)</p><p>REFER TO THE FOLLOWING FOR FURTHER INFORMATION:</p><p>- PAGE 4 OF 8 OF THE CITY OF ONKAPARINGA COUNCIL SEARCH</p><p>- SAPPA PARCEL REPORT</p><p>OPEN THE ONLINE PLANNING AND DESIGN CODE TO BROWSE THE FULL CODE AND PART 10 - SIGNIFICANT TREES FOR MORE INFORMATION:</p><p>- <a href="https://plan.sa.gov.au/">HTTPS://PLAN.SA.GOV.AU/</a></p><p>- <a href="https://code.plan.sa.gov.au/">HTTPS://CODE.PLAN.SA.GOV.AU/</a></p></div>	<div><input checked="" type="checkbox"/></div> <div>No</div> <div>Yes</div>
		<p>Is there a State heritage place on the land or is the land situated in a State heritage area?</p> <p>Is the land designated as a local heritage place?</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?</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?</p> <p>Note - For further information about the Planning and Design Code visit <a href="https://code.plan.sa.gov.au">https://code.plan.sa.gov.au</a></p>	<div>No</div> <div>No</div> <div>Unknown</div> <div>Yes</div>

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

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

Is this item applicable?  
Will this be discharged or satisfied prior to or at settlement?  
Are there attachments?  
If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):

☒

No

Yes

REFER TO PAGE 8 OF 13 OF THE PIR AND PAGE 5 OF 8 OF THE CITY OF  
ONKAPARINGA COUNCIL SEARCH FOR FURTHER INFORMATION

Date of authorisation:  
NONE KNOWN

Name of relevant authority that granted authorisation:  
NONE KNOWN

Condition(s) of authorisation:  
NONE KNOWN

~~29.3 section 132 - Notice of  
proposed work and notice may  
require access~~

~~Is this item applicable?  
Will this be discharged or satisfied prior to or at settlement?  
Are there attachments?  
If YES, identify the attachment(s)  
(and, if applicable, the part(s) containing the particulars):~~

☐

Date of notice:

Name of person giving notice of proposed work:

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

29.4

section 140 – Notice requesting access

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Name of person requesting access:

Reason for which access is sought (as stated in the notice):

Activity of work to be carried out:

29.5

section 141 – Order to remove or perform work

Is this item applicable?

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

Are there attachments?

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

Date of order:

Terms of order:

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

Amount payable (if any):

29.6

section 142 - Notice to complete development

Is this item applicable?

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

Are there attachments?

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

Date of notice:

Requirements of notice:

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

Amount payable (if any):

29.7

section 155 - Emergency order

Is this item applicable?

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

Are there attachments?

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

Date of order:

Name of authorised officer who made order:

Name of authority that appointed the authorised officer:

Nature of order:

Amount payable (if any):

~~29.8 section 157 Fire safety notice~~

~~Is this item applicable?~~

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

***Are there attachments?***

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

Date of notice:

\_\_\_\_\_

Name of authority giving notice:

Year	Number of people (millions)
1990	55
1995	65
2000	75
2005	85
2010	95

Requirements of notice:

\_\_\_\_\_

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

Amount payable (if any):

~~29.9 section 192 or 193 Land management agreement~~

~~Is this item applicable?~~

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

***Are there attachments?***

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

Year	Number of people (millions)
1990	100
1995	110
2000	120
2005	130
2010	140

Date of agreement:

Age (years)	Percentage (%)
18	10
20	15
25	25
30	40
35	55
40	70
45	80
50	85
55	85
60	85
65	85

~~Names of parties:~~

Terms of agreement:

<p><del>29.10</del> section 198(1) Requirement to vest land in a council or the Crown to be held as open space</p>	<p><del>Is this item applicable?</del></p> <p><del>Will this be discharged or satisfied prior to or at settlement?</del></p> <p><del>Are there attachments?</del></p> <p><del>If YES, identify the attachment(s)</del>  <del>(and, if applicable, the part(s) containing the particulars):</del></p> <div style="border: 1px solid black; height: 40px; margin-bottom: 10px;"></div> <p><del>Date requirement given:</del></p> <div style="border: 1px solid black; height: 25px; margin-bottom: 10px;"></div> <p><del>Name of body giving requirement:</del></p> <div style="border: 1px solid black; height: 25px; margin-bottom: 10px;"></div> <p><del>Nature of requirement:</del></p> <div style="border: 1px solid black; height: 25px; margin-bottom: 10px;"></div> <p><del>Contribution payable (if any):</del></p> <div style="border: 1px solid black; height: 25px; margin-bottom: 10px;"></div>	<div style="border: 1px solid black; width: 20px; height: 15px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 60px; height: 15px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 60px; height: 15px;"></div>
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<p><del>29.11</del> section 198(2) Agreement to vest land in a council or the Crown to be held as open space</p>	<p><del>Is this item applicable?</del></p> <p><del>Will this be discharged or satisfied prior to or at settlement?</del></p> <p><del>Are there attachments?</del></p> <p><del>If YES, identify the attachment(s)</del>  <del>(and, if applicable, the part(s) containing the particulars):</del></p> <div style="border: 1px solid black; height: 40px; margin-bottom: 10px;"></div> <p><del>Date of agreement:</del></p> <div style="border: 1px solid black; height: 25px; margin-bottom: 10px;"></div> <p><del>Names of parties:</del></p> <div style="border: 1px solid black; height: 25px; margin-bottom: 10px;"></div> <p><del>Terms of agreement:</del></p> <div style="border: 1px solid black; height: 25px; margin-bottom: 10px;"></div> <p><del>Contribution payable (if any):</del></p> <div style="border: 1px solid black; height: 25px; margin-bottom: 10px;"></div>	<div style="border: 1px solid black; width: 20px; height: 15px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 60px; height: 15px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 60px; height: 15px;"></div>
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29.12

Part 16 Division 1 - Proceedings

Is this item applicable?

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

Are there attachments?

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

Date of commencement of proceedings:

Date of determination or order (if any):

Terms of determination or order (if any):

29.13

section 213 - Enforcement notice

Is this item applicable?

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

Are there attachments?

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

Date notice given:

Name of designated authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any):

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<del>29.14</del>	<del>section 214(6), 214(10) or 222 - Enforcement order</del>	<del><b>Is this item applicable?</b></del>	<input type="checkbox"/>
		<del><b>Will this be discharged or satisfied prior to or at settlement?</b></del>	<input type="checkbox"/>
		<del><b>Are there attachments?</b></del>	<input type="checkbox"/>
		<del><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></del>	<input type="checkbox"/>
		<div></div>	
		Date order made:	
		<div></div>	
		Name of court that made order:	
		<div></div>	
		Action number:	
		<div></div>	
		Names of parties:	
		<div></div>	
		Terms of order:	
		<div></div>	
		Building work (if any) required to be carried out:	
		<div></div>	

**Particulars relating to community lot (including strata lot) or development lot**

- 1 Name of community corporation:   
 Address of community corporation:
- 2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.
- 3 Particulars supplied by the community corporation or known to the vendor:
- (a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):
- (b) particulars of assets and liabilities of the community corporation:
- (c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:
- (d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:
- (e) if the lot is a community lot, particulars of the lot entitlement of the lot:

*[If any of the above particulars have not been supplied by the community corporation by the date of this statement and are not known to the vendor, state "not known" for those particulars.]*

- 4 Documents supplied by the community corporation that are enclosed:
- (a) a copy of the minutes of the general meetings of the community corporation and management committee  
 ;  
for the 2 years preceding this statement / since the deposit of the community plan;  
 (\*Strike out or omit whichever is the greater period)
- (b) a copy of the statement of accounts of the community corporation last prepared;
- (c) a copy of current policies of insurance taken out by the community corporation.

*[For each document indicate (YES or NO) whether or not the document has been supplied by the community corporation by the date of this statement.]*

- 5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the community corporation and give details of any other steps taken to obtain the particulars or documents concerned:

THE VENDOR WAS CONTACTED ON THE 6TH OF NOVEMBER 2025 - THERE IS NO FORMAL MANAGEMENT STRUCTURE IN PLACE - REFER TO LETTER FROM VENDOR FOR FURTHER INFORMATION. THERE IS CURRENTLY A RESIDENTIAL COMMUNITY POLICY IN PLACE - REFER TO COMMUNITY INSURANCE POLICY FOR THE COMMUNITY CORPORATION NO. 28565 INC FOR FURTHER INFORMATION.

- 6 The following documents are enclosed:

- (a) a copy of the scheme description (if any) and the development contract (if any);  
(b) a copy of the by-laws of the community scheme.



- 7 The following additional particulars are known to the vendor or have been supplied by the community corporation:



- 8 Further inquiries may be made to the secretary of the community corporation or the appointed community scheme manager.

Name: MOHAMMAD IMTIYAZ RATHER - VENDOR OF PROPERTY

Address: 48 CLOVELLY AVENUE CHRISTIES BEACH SA 5165  
PH: 0426 430 571

**Note-**

- 1 A community corporation must (on application by or on behalf of a current or prospective owner or other relevant person) provide the particulars and documents referred to in 3(a)-(c) and 4 and must also make available for inspection any information required to establish the current financial position of the corporation, a copy of any contract with a body corporate manager and the register of owners and lot entitlements that the corporation maintains: see sections 139 and 140 of the *Community Titles Act 1996*.
- 2 Copies of the scheme description, the development contract or the by-laws of the community scheme may be obtained from the community corporation or from the Lands Titles Registration Office.
- 3 All owners of a community lot or a development lot are bound by the by-laws of the community scheme. The by-laws regulate the rights and liabilities of owners of lots in relation to their lots and the common property and matters of common concern.
- 4 For a brief description of some of the matters that need to be considered before purchasing a community lot, see Division 3 of this Schedule.

## Particulars relating to environment protection

### 1-Interpretation

- (1) In this and the following items (items 1 to 7 inclusive)-

**domestic activity** has the same meaning as in the *Environment Protection Act 1993*;

**environmental assessment**, in relation to land, means an assessment of the existence or nature or extent of-

- (a) site contamination (within the meaning of the *Environment Protection Act 1993*) at the land; or
- (b) any other contamination of the land by chemical substances,

and includes such an assessment in relation to water on or below the surface of the land;

**EPA** means the Environment Protection Authority established under the *Environment Protection Act 1993*;

**pre-1 July 2009 site audit**, in relation to land, means a review (carried out by a person recognised by the EPA as an environmental auditor) that examines environmental assessments or remediation of the land for the purposes of determining-

- (a) the nature and extent of contamination of the land by chemical substances present or remaining on or below the surface of the land; and
- (b) the suitability of the land for a particular use; and
- (c) what remediation is or remains necessary for a particular use,

but does not include a site contamination audit (as defined below) completed on or after 1 July 2009;

**pre-1 July 2009 site audit report** means a detailed written report that sets out the findings of a pre-1 July 2009 site audit;

**prescribed commercial or industrial activity**-see item 1(2);

**prescribed fee** means the fee prescribed under the *Environment Protection Act 1993* for inspection of, or obtaining copies of information on, the public register;

**public register** means the public register kept by the EPA under section 109 of the *Environment Protection Act 1993*;

**site contamination audit** has the same meaning as in the *Environment Protection Act 1993*;

**site contamination audit report** has the same meaning as in the *Environment Protection Act 1993*.

- (2) For the purposes of this and the following items (items 1 to 7 inclusive), each of the following activities (as defined in Schedule 3 clause 2 of the *Environment Protection Regulations 2023*) is a prescribed commercial or industrial activity:

#### EPA Prescribed Commercial or Industrial Activity

abrasive blasting	acid sulphate soil generation	agricultural activities
airports, aerodromes or aerospace industry	animal burial	animal dips or spray race facilities
animal feedlots	animal saleyards	asbestos disposal
asphalt or bitumen works	battery manufacture, recycling or disposal	breweries
brickworks	bulk shipping facilities	cement works
ceramic works	charcoal manufacture	coal handling or storage
coke works	compost or mulch production or storage	concrete batching works
curing or drying works	defence works	desalination plants
dredge spoil disposal or storage	drum reconditioning or recycling works	dry cleaning
electrical or electronics component manufacture	electrical substations	electrical transformer or capacitor works
electricity generation or power plants	explosives or pyrotechnics facilities	fertiliser manufacture
fibreglass manufacture	fill or soil importation	fire extinguisher or retardant manufacture
fire stations	fire training areas	foundry
fuel burning facilities	furniture restoration	gasworks
glass works	glazing	hat manufacture or felt processing
incineration	iron or steel works	laboratories
landfill sites	lime burner	metal coating, finishing or spray painting
metal forging	metal processing, smelting, refining or metallurgical works	mineral processing, metallurgical laboratories or mining or extractive industries
mirror manufacture	motor vehicle manufacture	motor vehicle racing or testing venues
motor vehicle repair or maintenance	motor vehicle wrecking yards	mushroom farming
oil recycling works	oil refineries	paint manufacture
pest control works	plastics manufacture works	printing works
pulp or paper works	railway operations	rubber manufacture or processing
scrap metal recovery	service stations	ship breaking
spray painting	tannery, fellmongery or hide curing	textile operations
transport depots or loading sites	tyre manufacture or retreading	vermiculture
vessel construction, repair or maintenance	waste depots	wastewater treatment, storage or disposal
water discharge to underground aquifer	wetlands or detention basins	wineries or distilleries
wood preservation works	woolscouring or wool carbonising works	works depots (operated by councils or utilities)

## 2-Pollution and site contamination on the land-questions for vendor

(1) Is the vendor aware of any of the following activities ever having taken place at the land:

- (a) storage, handling or disposal of waste or fuel or other chemicals (other than in the ordinary course of domestic activities)?
- (b) importation of soil or other fill from a site at which-
  - (i) an activity of a kind listed in paragraph (a) has taken place; or
  - (ii) a prescribed commercial or industrial activity (see item 1(2) above) has taken place?

No

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

(2) Is the vendor aware of any prescribed commercial or industrial activities (see item 1(2) above) ever having taken place at the land?

No

If YES, give details of all activities that the vendor is aware of and whether they have taken place before or after the vendor acquired an interest in the land:

(3) Is the vendor aware of any dangerous substances ever having been kept at the land pursuant to a licence under the *Dangerous Substances Act 1979*?

No

If YES, give details of all dangerous substances that the vendor is aware of and whether they were kept at the land before or after the vendor acquired an interest in the land:

(4) Is the vendor aware of the sale or transfer of the land or part of the land ever having occurred subject to an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

No

If YES, give details of each sale or transfer and agreement that the vendor is aware of:

(5) Is the vendor aware of an environmental assessment of the land or part of the land ever having been carried out or commenced (whether or not completed)?

No

If YES, give details of all environmental assessments that the vendor is aware of and whether they were carried out or commenced before or after the vendor acquired an interest in the land:

### Note-

These questions relate to details about the land that may be known by the vendor. A "YES" answer to the questions at items 2(1) or 2(2) 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.

A "YES" answer to any of the questions in this item may indicate the need for the purchaser to seek further information regarding the activities, for example, from the council or the EPA.

### 3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

- (a) details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

No

- (b) details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?

No

- (c) details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

No

- (d) details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?

No

- (e) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?

No

- (f) details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?

No

- (g) details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?

No

- (h) details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?

No

#### Note-

These questions relate to details about licences and exemptions required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions-

- in the case of a licence or exemption under the *Environment Protection Act 1993*-
  - the purchaser may obtain a copy of the licence or exemption from the public register on payment of the prescribed fee; and
  - the purchaser should note that transfer of a licence or exemption is subject to the conditions of the licence or exemption and the approval of the EPA (see section 49 of the *Environment Protection Act 1993*); and
- in the case of a licence under a repealed Act-the purchaser may obtain details about the licence from the public register on payment of the prescribed fee.

A "YES" answer to any of these questions 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.

The EPA will not provide details about licences to conduct the following prescribed activities of environmental significance (within the meaning of Schedule 1 Part A of the *Environment Protection Act 1993*): waste transport business (category A), waste transport business (category B), dredging, earthworks drainage, any other activities referred to in Schedule 1 Part A undertaken by means of mobile works, helicopter landing facilities, marinas and boating facilities or discharges to marine or inland waters.

The EPA will not provide details about exemptions relating to-

- the conduct of any of the licensed activities in the immediately preceding paragraph in this note; or
- noise.

#### 4-Pollution and site contamination on the land-details recorded by EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

- (a) details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?

No

- (b) details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?

No

- (c) a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?

No

- (d) a copy of a site contamination audit report?

No

- (e) details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?

No

- (f) details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

No

- (g) details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

No

- (h) details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?

No

- (i) details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?

No

- (j) details of records, held by the former South Australian Waste Management Commission under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?

No

#### Note-

These questions relate to details required to be recorded by the EPA in the public register. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the public register on payment of the prescribed fee.

#### 5-Pollution and site contamination on the land-other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

- (a) a copy of a report known as a "Health Commission Report" prepared by or on behalf of the South Australian Health Commission (under the repealed *South Australian Health Commission Act 1976*)?

No

- (b) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993*?

No

- (c) details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?

No

(d) a copy of a pre-1 July 2009 site audit report?

No

(e) details relating to the termination before completion of a pre-1 July 2009 site audit?

No

**Note-**

These questions relate to details that the EPA may hold. If the EPA answers "YES" to any of the questions, the purchaser may obtain those details from the EPA (on payment of any fee fixed by the EPA).

**6-Further information held by councils**

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

(a) commercial or industrial activity at the land; or

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

No

**Note-**

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

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

It should be noted that-

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

**7-Further information for purchasers**

**Note-**

The purchaser is advised that other matters under the *Environment Protection Act 1993* (that is, matters other than those referred to in this Statement) that may be relevant to the purchaser's further enquiries may also be recorded in the public register. These include:

- details relating to environmental authorisations such as applications, applicants, locations of activities, conditions, suspension, cancellation or surrender of authorisations, disqualifications, testing requirements and test results;
- details relating to activities undertaken on the land under licences or other environmental authorisations no longer in force;
- written warnings relating to alleged contraventions of the *Environment Protection Act 1993*;
- details of prosecutions and other enforcement action;
- details of civil proceedings;
- other details prescribed under the *Environment Protection Act 1993* (see section 109(3)(1)).

Details of these matters may be obtained from the public register on payment to the EPA of the prescribed fee. If-

- an environment performance agreement, environment protection order, clean-up order, clean-up authorisation, site contamination assessment order or site remediation order has been registered on the certificate of title for the land; or
- a notice of declaration of special management area in relation to the land has been gazetted; or
- a notation has been made on the certificate of title for the land that a site contamination audit report has been prepared in respect of the land; or
- a notice of prohibition or restriction on taking water affected by site contamination in relation to the land has been gazetted,

it will be noted in the items under the heading *Environment Protection Act 1993* under the Table of Particulars in this Statement. Details of any registered documents may be obtained from the Lands Titles Registration Office.

## Schedule-Division 3-Community lots and strata units



### Matters to be considered in purchasing a community lot or strata unit

The property you are buying is on strata or community title. There are **special obligations and restrictions** that go with this kind of title. Make sure you understand these. If unsure, seek legal advice before signing a contract. For example:

#### Governance

You will automatically become a member of the **body corporate**, which includes all owners and has the job of maintaining the common property and enforcing the rules. Decisions, such as the amount you must pay in levies, will be made by vote of the body corporate. You will need to take part in meetings if you wish to have a say. If outvoted, you will have to live with decisions that you might not agree with.

If you are buying into a mixed use development (one that includes commercial as well as residential lots), owners of some types of lots may be in a position to outvote owners of other types of lots. Make sure you fully understand your voting rights, see later.

#### Use of your property

You, and anyone who visits or occupies your property, will be bound by rules in the form of **articles or by-laws**. These can restrict the use of the property, for example, they can deal with keeping pets, car parking, noise, rubbish disposal, short-term letting, upkeep of buildings and so on. Make sure that you have read the articles or by-laws before you decide whether this property will suit you.

Depending on the rules, you might not be permitted to make changes to the exterior of your unit, such as installing a television aerial or an air-conditioner, building a pergola, attaching external blinds etc without the permission of the body corporate. A meeting may be needed before permission can be granted. Permission may be refused.

Note that the articles or by-laws **could change** between now and when you become the owner: the body corporate might vote to change them. Also, if you are buying before the community plan is registered, then any by-laws you have been shown are just a draft.

#### Are you buying a debt?

If there are unpaid contributions owing on this property, you can be made to pay them. You are entitled to **know the financial state of the body corporate** and you should make sure you see its records before deciding whether to buy. As a prospective owner, you can write to the body corporate requiring to see the records, including minutes of meetings, details of assets and liabilities, contributions payable, outstanding or planned expenses and insurance policies. There is a fee. To make a request, write to the secretary or management committee of the body corporate.

#### Expenses

The body corporate can **require you to maintain your property**, even if you do not agree, or can carry out maintenance and bill you for it.

The body corporate can **require you to contribute** to the cost of upkeep of the common property, even if you do not agree. Consider what future maintenance or repairs might be needed on the property in the long term.

#### Guarantee

As an owner, you are a **guarantor** of the liabilities of the body corporate. If it does not pay its debts, you can be called on to do so. Make sure you know what the liabilities are before you decide to buy. Ask the body corporate for copies of the financial records.

#### Contracts

The body corporate can make contracts. For example, it may engage a body corporate manager to do some or all of its work. It may contract with traders for maintenance work. It might engage a caretaker to look after the property. It might make any other kind of contract to buy services or products for the body corporate. Find out **what contracts the body corporate is committed to and the cost**.

The body corporate will have to raise funds from the owners to pay the money due under these contracts. As a guarantor, you could be liable if the body corporate owes money under a contract.

#### Buying off the plan

If you are buying a property that has not been built yet, then you **cannot be certain** what the end product of the development process will be. If you are buying before a community plan has been deposited, then any proposed development contract, scheme description or by-laws you have been shown could change.

#### Mixed use developments—voting rights

You may be buying into a group that is run by several different community corporations. This is common in mixed use developments, for example, where a group of apartments is combined with a hotel or a group of shops. If there is more than one corporation, then you should not expect that all lot owners in the group will have equal voting rights. The corporations may be structured so that, even though there are more apartments than shops in the group, the shop-owners can outvote the apartment owners on some matters. Make enquiries so that you understand how many corporations there are and what voting rights you will have.

#### Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see [www.reisa.com.au](http://www.reisa.com.au).

A free telephone Strata and Community Advice Service is operated by the Legal Services Commission of South Australia: call 1300 366 424.

Information and a booklet about strata and community titles is available from the Legal Services Commission of South Australia at [www.lsc.sa.gov.au](http://www.lsc.sa.gov.au).

You can also seek advice from a legal practitioner.

ANNEXURES

-

- ☐ There are no documents annexed hereto
- ☒ The following documents are annexed hereto -

FORM R3 - BUYERS INFORMATION NOTICE  
COPY OF CERTIFICATE(S) OF TITLE TO THE LAND  
CITY OF ONKAPARINGA COUNCIL SEARCH AND PLAN SA SECTION 7 REPORT  
SAPPA PARCEL REPORT  
PROPERTY INTEREST REPORT  
ESL, LAND TAX & SA WATER CERTIFICATE  
LETTER FROM THE VENDOR AND APPLICATION FOR SECTION 41 SEARCH REQUEST  
COMMUNITY INSURANCE POLICY  
PRIMARY COMMUNITY PLAN 28565  
BY-LAWS 12356599  
ANNEXURE 'A' - ETSA CORPORATION  
ANNEXURE 'B' - SMOKE ALARMS

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1 – VENDOR’S STATEMENT  
(Section 7, *Land and Business (Sale and Conveyancing) Act 1994*)

☐ the abovenamed Purchaser(s), hereby acknowledge having received this day the Form 1 with the annexures as set out above.  
\*I/We

Dated (dd/mm/yyyy) :

Signed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Purchaser(s)

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

*Land and Business (Sale and Conveyancing) Regulations 2010 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 recommends that 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 of the issues are relevant to each heading.

#### Safety

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

## Enjoyment

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

## Value

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

For more information on these matters visit [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.



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 6160 Folio 33

Parent Title(s)

CT 5421/105

Creating Dealing(s)

ACT 12356598

Title Issued

25/07/2015

Edition

5

Edition Issued

29/06/2022

Estate Type

FEE SIMPLE

Registered Proprietor

MOHAMMAD IMTIYAZ RATHER  
OF 56 BOTTLEBRUSH DRIVE CRANEBROOK NSW 2749

Description of Land

LOT 2 PRIMARY COMMUNITY PLAN 28565  
IN THE AREA NAMED CHRISTIES BEACH  
HUNDRED OF NOARLUNGA

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13818562	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
30/06/2015	12356599	BY-LAWS	FILED

Registrar-General's Notes      NIL

Administrative Interests      NIL

City of Onkaparinga  
PO Box 1  
Noarlunga Centre, SA 5168



T: (08) 8384 0666  
E: [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au)

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### **For your information:**

#### **Section 187 certificate update request free of charge (One Update):**

Penalties and interest, property charges, payments or dishonoured payments can impact account balances daily.

To assist with financial adjustments as close as practicable to the date of settlement, your Section 187 certificate will now be valid for 90 days. Within this period we will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

Please Note: The above 90 day extension is applicable only to Section 187 certificates. Section 7 certificates still remain valid for a 30 day period only.

#### **BPAY biller code added to searches to enable electronic settlement of funds**

Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to us electronically. Please note that this is our preferred method payment and we request that you cease the use of cheques to affect settlement.

#### **How to advise us of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office (LTO), we are advocating that the Purchaser's Conveyancer to advise the change of ownership by following the below:

If you are using e-conveyancing to affect a sale, please only issue advice to us if the mail service address is different to what was lodged via the transfer at the LTO. We update ownership details including the mailing address in accordance with the advice provided by the Valuer General. We have amended this change to align with SA Water practices and to provide an improved customer experience overall.

If lodging in person at the LTO – Please send the change of ownership advice to us via [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au).

Electronic settlement of funds is still preferred.

Certificate No: S76378/2025

---

**LOCAL GOVERNMENT RATES SEARCH**


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**TO:** Honens Registered Conveyancers  
4/38 Commercial Rd  
SALISBURY SA 5108

11 November 2025

**DETAILS OF PROPERTY REFERRED TO:**

Property ID : 77426  
 Valuer General No : 8617242102  
 Valuation : \$630,000.00  
 Owner : Mr Mohammad Imtiyaz Rather  
 Property Address : 48 Clovelly Avenue CHRISTIES BEACH SA 5165  
 Volume/Folio : CT-6160/33  
 Lot/Plan No : Community Plan Parcel 2 CP 28565  
 Ward : 02 Mid Coast Ward

Pursuant to Section 187 of the Local Government Act 1999, I certify that the following amounts are due and payable in respect of and are a charge against the above property.

Opening balance (as of 30 Jun 2025) including rates, fines and interest, and/or Block Clearing Charges - \$471.72

Postponed Amount in Arrears \$0.00

**Rates for the current 2025-2026 Financial Year applicable from 01 July 2025:**

**Total Rates Levied 2025-2026 \$1,866.18**

Less Council Rebate. The Council Rebate ceases on sale and a pro-rata calculation will apply to the date of sale \$0.00

Fines and interest charged in the current financial year (2% fine when rates first become overdue and interest applied per month thereafter at LGA-prescribed rate) \$0.00

Postponed Interest \$0.00

Less paid current financial year \$0.00

Overpayment \$0.00

Legal Fees (current) \$0.00

Legal Fees (arrears) \$0.00

Refunds, Rates Remitted, Small Balance Adjustments or Rate Capping Rebate \$0.00

Balance - rates and other monies due and payable \$1,394.46

Property Related Debts \$0.00

**BPAY Biller Code:** 421503

**TOTAL BALANCE**

**\$1,394.46**

**Ref:** 1511170774268

**AUTHORISED OFFICER**

Carol Pilkington

This statement is made the 11 November 2025

**City Of Onkaparinga**  
**PO Box 1**  
**Noarlunga Centre SA 5168**



Telephone (08) 8384 0666

**Certificate No: S76378/2025**

**IMPORTANT INFORMATION REGARDING SEARCHES**

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Honens Registered Conveyancers  
4/38 Commercial Rd  
SALISBURY SA 5108

**Attention Conveyancers**

○ **Section 187 certificate update request free of charge (One Update):**

- Penalties and interest, property charges, payments or dishonoured payments can impact account balances on a daily basis.

To assist with financial adjustments as close as practicable to the date of settlement, your **Section 187 certificate will now be valid for 90 days**. Within this period Council will offer one update request without charge. This update is to be obtained via the online portal.

It is important to note all searches advise when fines/interest will be applied. When receiving your update search, should it be evident that further penalties will be applied prior to settlement, you will need to still consider these additional amounts as part of your settlement statement calculations.

**Please Note: Section 7 certificates remain valid for a 30 day period only.**

○ **BPAY biller code added to searches to enable electronic settlement of funds**

- Our BPAY biller code is now detailed on each search, enabling settlement funds to be disbursed to Council electronically. Please note that this is Council's preferred method payment and we request that you cease the use of cheques to affect settlement.

○ **How to advise Council of change of ownership?**

To also assist with the reduction of duplication of information being received from various agencies i.e. conveyancers and the Lands Titles Office, we are advocating that the **Purchaser's Conveyancer** to advise the change of ownership by following the below:

- If you are using e-conveyancing to affect a sale, please **only issue advice to Council if the mail service address is different to what was lodged via the transfer at the LTO**. Council's new practice is to update ownership details including the mailing address in accordance with the advice provided by the Valuer General. Council has amended this change to align with SA Water practices and to provide an improved customer experience overall.
- If lodging in person at Lands Title Office – Please send the change of ownership advice to Council via [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au). Electronic settlement of funds is still preferred.

Yours sincerely

**City Of Onkaparinga**

**City Of Onkaparinga**  
**PO Box 1**  
**Noarlunga Centre SA 5168**



**Certificate No: S76378/2025**

Telephone (08) 8384 0666

**Property Information And Particulars**

In response to an enquiry pursuant to Section 7 of the

**The Land & Business (Sale & Conveyancing) Act, 1994**

---

**TO:** Honens Registered Conveyancers  
 4/38 Commercial Rd  
 SALISBURY SA 5108

**DETAILS OF PROPERTY REFERRED TO:**

ASSESSMENT NO	:	112691
VALUER GENERAL NO	:	8617242102
VALUATION	:	\$630,000.00
OWNER	:	Mr Mohammad Imtiyaz Rather
PROPERTY ADDRESS	:	48 Clovelly Avenue CHRISTIES BEACH SA 5165
VOLUME/FOLIO	:	CT-6160/33
LOT/PLAN NUMBER	:	Community Plan Parcel 2 CP 28565
WARD	:	02 Mid Coast Ward

---

Listed hereafter are the *MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES* in alphabetical order of *SCHEDULE 2*, Division 1 to which Council must respond according to *TABLE 1* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

In addition, Building Indemnity Insurance details are given, if applicable, pursuant to *SCHEDULE 2*, Division 2 to which Council must respond according to *TABLE 2* of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT 1994*.

The information provided indicates whether any prescribed encumbrances exist on the land, which has been placed/imposed by, or is for the benefit of Council.

All of the prescribed encumbrances listed herein are answered solely in respect to a statutory function or registered interest of the Council, and do not infer any response to an enquiry on behalf of other persons or authorities.

Where a prescribed encumbrance requires a dual response, as described by *TABLE 1*, of *SCHEDULE 2*, of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALE AND CONVEYANCING) ACT, 1994*, the enquirer should also refer a like enquiry to the Department for Transport Energy and Infrastructure.

Pursuant to the provisions of the *REGULATIONS UNDER THE LAND AND BUSINESS (SALES AND CONVEYANCING) ACT, 1994*, Council hereby provides the following information in response to your enquiries:

## INFORMATION NOTE

### CHANGES TO PLANNING POLICY AFFECTING LAND IN COUNCIL'S AREA

*The information provided in this note is additional to, and not in substitution of, any information provided in response to your request for statutory search information. The response to your request, provided with this note, does not reference changes to planning policy affecting all South Australian Councils.*

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

##### *Section 42*

Condition (that continues to apply) of a development authorisation

YES

Application Number	145/3466/2013
Description	Demolition of existing buildings and construction of four two-storey semi-detached dwellings with garages, one being constructed on the southern boundary (6.59m (L) x 3.2m (W) x 2.7m wall height)
Decision	Approved
Decision Date	18 November 2014

##### Development Plan Consent Conditions

1. All development shall be completed and maintained in accordance with the plan(s) and documents submitted with and forming part of the development application except where varied by the following condition(s).
2. During construction and at all times thereafter, stormwater generated from the development shall be diverted away from all buildings, shall not pond against or near the footings and shall not be discharged onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved stormwater drainage system.
3. That the landscaping as detailed in the site/ground floor plan dated 3 April 2014 shall be established prior to occupation of the development and shall be maintained in good condition at all times. Any diseased or dying vegetation shall be replaced whenever necessary.
4. The road and driveway crossover between the back of kerb and the boundary shall be shaped to provide a minimum width of 2.0 metres on local roads (and 2.5 metres on higher order roads) measured from behind the back of kerb. Verge slope shall be no greater than 2.5 per cent fall towards the road, suitable for pedestrian traffic under the Disability Discrimination Act and in accordance with the current Australian Standard 2890.1.
5. Any redundant vehicle crossovers shall be reinstated with matching kerb and verge treatments to council's standards and satisfaction.
6. The upper level windows pertaining to what has been identified as BED 2 and BED 3 and BATH on the southern elevations of each dwelling forming part of the submission, shall be permanently fitted with obscure glazing and either fixed windows or restricted awning opening to 200mm max to a minimum height of 1500mm above the finished floor level, to the reasonable satisfaction of Council prior to occupation of the development.
7. That effective measures be implemented during the construction of the development and on-going use of the land in accordance with this consent to:
  - Prevent silt run-off from the land to adjoining properties, roads and drains.
  - Control dust arising from the construction and other activities, so as not to, in the opinion of council, be a nuisance to residents or occupiers on adjacent or nearby land.
  - Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site.
  - Ensure that all litter and building waste is contained on the subject site in a suitable covered bin or enclosure.
  - Ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of council, to the occupiers of adjacent land.

#### **Planning Act 1982 (repealed)**

Condition (that continues to apply) of a development authorisation

NO

## Building Act 1971 (repealed)

Condition (that continues to apply) of a development authorisation

NO

## Planning and Development Act 1966 (repealed)

Condition (that continues to apply) of a development authorisation

NO

## Planning, Development and Infrastructure Act 2016

### *Part 5 – Planning and Design Code*

#### **Zones**

Housing Diversity Neighbourhood (HDN)

#### **Subzones**

No

Zoning overlays

#### **Overlays**

##### **Affordable Housing**

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

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

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

##### **Native Vegetation**

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

##### **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 designated State Heritage Place/Area?

NO

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 to be a significant tree or trees on the land?

*Council does not have trees listed in Part 10 - Significant Trees of the Planning and Design Code. However, there may be regulated or significant tree(s) on the site as defined by the Planning and Code that would require approval for maintenance pruning or removal.*

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/>

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?

*The Property Interest Report available through [Land Services SA](#) provides information necessary for Conveyancers to complete the Vendor's Statement.*

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

*Section 127*

Condition (that continues to apply) of a development authorisation NO

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

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

*Section 50(1)*

Requirement to vest land in council to be held as open space NO

*Section 50(2)*

Agreement to vest land in council to be held as open space NO

*Section 55*

Order to remove or perform work NO

*Section 56*

Notice to complete development NO

*Section 57*

Land management agreement NO

*Section 69*

Emergency order NO

*Section 71 (only)*

Fire safety notice NO

*Section 84*

Enforcement notice NO

*Section 85(6), 85(10) or 106*

Enforcement Order NO

*Part 11 Division 2*

Proceedings NO

### **Fire and Emergency Services Act 2005**

*Section 105F (or section 56 or 83 (repealed))*

Notice NO

*Section 56 (repealed)*

Notice issued NO

### **Food Act 2001**

*Section 44*

Improvement notice *issued against the land* NO

*Section 46*

Prohibition order NO

## **Housing Improvement Act 1940 (repealed)**

### *Section 23*

Declaration that house is undesirable or unfit for human habitation NO

## **Land Acquisition Act 1969**

### *Section 10*

Notice of intention to acquire NO

## **Local Government Act 1934 (repealed)**

*Notice, order, declaration, charge, claim or demand given or made under the Act* NO

## **Local Government Act 1999**

*Notice, order, declaration, charge, claim or demand given or made under the Act* NO

Refer to separate attachment for Rates and Charges

## **Local Nuisance and Litter Control Act 2016**

### *Section 30*

Nuisance or litter abatement notice issued against the land NO

## **Planning, Development and Infrastructure Act 2016**

### *Section 139*

Notice of proposed work and notice may require access NO

### *Section 140*

Notice requesting access NO

### *Section 141*

Order to remove or perform work NO

### *Section 142*

Notice to complete development NO

### *Section 155*

Emergency order NO

### *Section 157*

Fire safety notice NO

### *Section 192 or 193*

Land Management Agreements NO

### *Section 198(1)*

Requirement to vest land in a council or the Crown to be held as open space NO

### *Section 198(2)*

Agreement to vest land in a council or the Crown to be held as open space NO

### *Part 16 - Division 1*

Proceedings NO

### *Section 213*

Enforcement notice NO

*Section 214(6), 214(10) or 222*

Enforcement order

NO

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

*Part 3*

Notice

NO

*Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) revoked*

Part 2 – Condition (that continues to apply) of an approval

NO

*Public and Environmental Health (Waste Control) Regulations 2010 revoked*

Regulation 19 - Maintenance order (that has not been complied with)

NO

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

*Section 92*

Notice

NO

*South Australian Public Health (Wastewater) Regulations 2013*

Part 4 – Condition (that continues to apply) of an approval

NO

## **Particulars of building indemnity insurance**

NO

Details of Building Indemnity Insurance still in existence for building work on the land

## **Particulars relating to environment protection**

*Further information held by council*

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

NO

(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*?

### **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 council (on payment of any fee fixed by the council). However, it is expected that the ability to supply further details will vary considerably between councils.

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

It should be noted that –

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

## **General**

*Easement*

NO

Does a Council drainage easement exist? – Refer to Certificate of Title of subdivision plans (ie Deposited Plans, Community Plans, File Plans etc) for details of easements in the interests of other State Departments or Agencies).

Are you aware of any encroachment on the Council easement?

NO

*Lease, agreement for lease, tenancy agreement or licence*

(The information does not include the information about sublease or subtenancy.

NO

The purchaser may seek that information from the lessee or tenant or sublessee or subtenant.)

*Caveat*

NO

## **Other**

*Charge for any kind affecting the land (not included in another item)*

NO

### ***PLEASE NOTE:***

*The information provided is as required by The Land and Business (Sale and Conveyancing) Act 1994. The information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.*

This statement is made the 11 November 2025

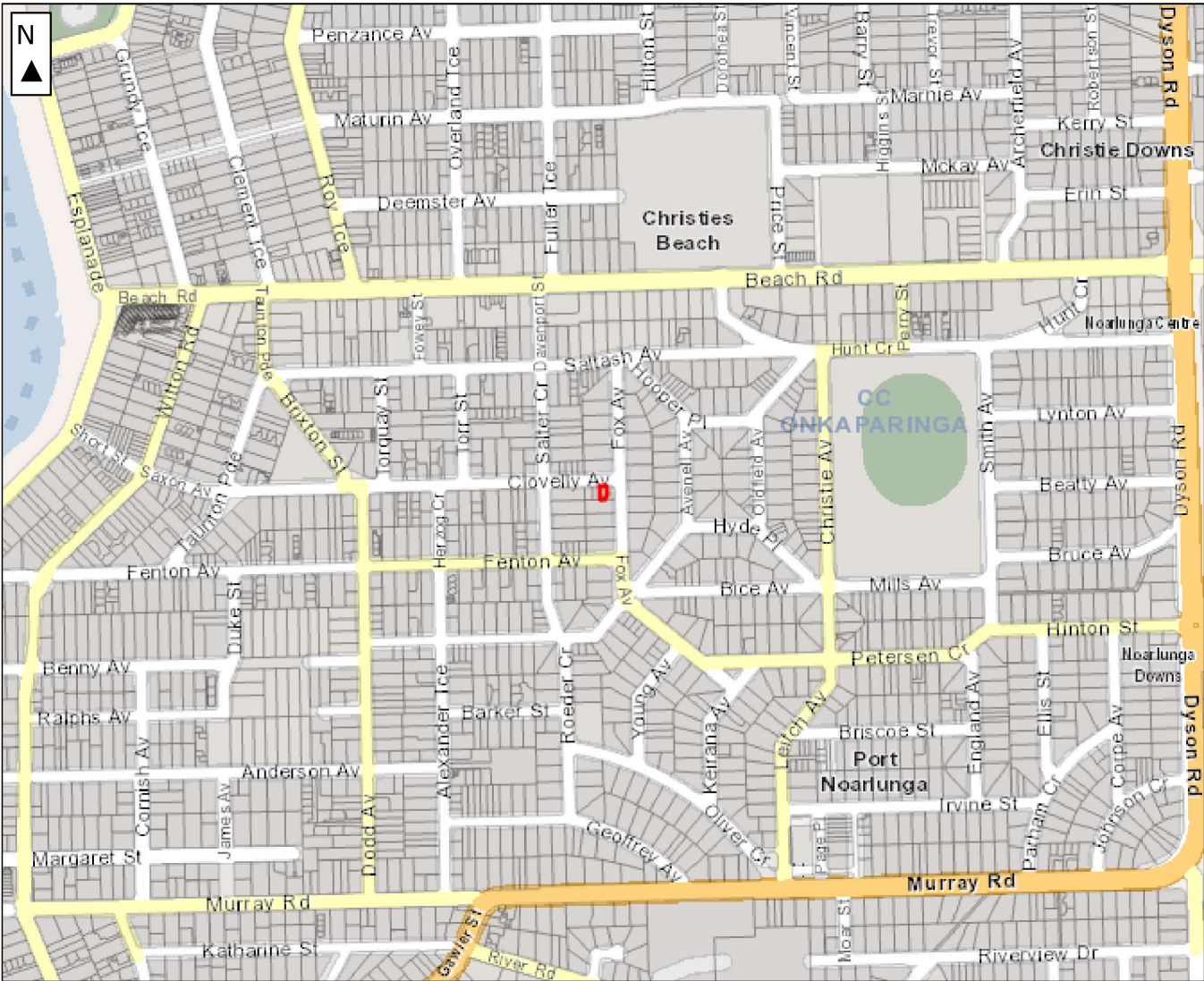
Cherie Bonham

Team Leader for Development Support

**AUTHORISED OFFICER**

SAPPA Parcel Report

The South Australian Property and Planning Atlas is available at the Plan SA website <https://sappa.plan.sa.gov.au/>



Address Details

**Unit Number:**  
**Street Number:** 48  
**Street Name:** CLOVELLY  
**Street Type:** AV  
**Suburb:** CHRISTIES BEACH  
**Postcode:** 5165

Property Details:

**Council:** CITY OF ONKAPARINGA  
**State Electorate:** KAURNA (2014), REYNELL (2018), KAURNA (2022), KAURNA (2026)  
**Federal Electorate:** KINGSTON (2013), KINGSTON (2016), KINGSTON (2019)  
**Hundred:** NOARLUNGA  
**Valuation Number:** 8617242102  
**Title Reference:** CT6160/33  
**Plan No. Parcel No.:** C28565F2  
*Zoning details next page*

Scale ≈ 1:9028 (on A4 page)

250 metres≈

The information provided, is not represented to be accurate, current or complete at the time of printing this report.

The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

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Government of South Australia  
Department for Housing and Urban Development

Zone Details

Zones

Housing Diversity Neighbourhood (Z2404) - HDN

Subzones

No zones available

Overlays

Affordable Housing (O0306)

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

Hazards (Flooding - Evidence Required) (O2416)

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.

Native Vegetation (O4202)

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Wells Area (O4804)

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

Regulated and Significant Tree (O5404)

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

Stormwater Management (O5710)

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

Urban Tree Canopy (O6302)

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.

Variations

Minimum Frontage (V0004)

Minimum frontage for a detached dwelling is 8m; semi-detached dwelling is 8m; row dwelling is 6m; group dwelling is 18m; residential flat building is 18m

Minimum Site Area (V0005)

Minimum site area for a detached dwelling is 250 sqm; semi-detached dwelling is 250 sqm; row dwelling is 150 sqm; group dwelling is 175 sqm; residential flat building is 175 sqm

Maximum Building Height (Levels) (V0008)

Maximum building height is 3 levels

# Property Interest Report

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

Title Reference	CT 6160/33	Reference No. 2727908
Registered Proprietors	M I*RATHER	Prepared 06/11/2025 10:38
Address of Property	48 CLOVELLY AVENUE, CHRISTIES BEACH, SA 5165	
Local Govt. Authority	CITY OF ONKAPARINGA	
Local Govt. Address	POST OFFICE BOX 1, NOARLUNGA CENTRE, SA 5168	

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

### 2. Aboriginal Heritage Act 1988

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

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

## 6. Repealed Act conditions

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

## 7. Emergency Services Funding Act 1998

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

## 8. Environment Protection Act 1993

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

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

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

## 17. *Land Acquisition Act 1969*

17.1	section 10 - Notice of intention to acquire	Refer to the Certificate of Title for any notice of intention to acquire also Contact the Local Government Authority for other details that might apply
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## 18. *Landscape South Australia Act 2019*

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

Act

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

**19. *Land Tax Act 1936***

19.1	Notice, order or demand for payment of land tax	<p><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>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></p>
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**20. *Local Government Act 1934 (repealed)***

20.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
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**21. *Local Government Act 1999***

21.1	Notice, order, declaration, charge, claim or demand given or made under the Act	Contact the Local Government Authority for other details that might apply
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**22. *Local Nuisance and Litter Control Act 2016***

22.1	section 30 - Nuisance or litter abatement notice	Contact the Local Government Authority for other details that might apply
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**23. *Metropolitan Adelaide Road Widening Plan Act 1972***

23.1	section 6 - Restriction on building work	Transport Assessment Section within DIT has no record of any restriction affecting this title
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**24. *Mining Act 1971***

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

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

## **25. *Native Vegetation Act 1991***

- |      |  |  |
|------|--|--|
| 25.1 | Part 4 Division 1 - Heritage agreement   | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>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<br>also<br>Refer to the Certificate of Title |
| 25.3 | section 25D - Management agreement   | DEW Native Vegetation has no record of any agreement affecting this title<br>also<br>Refer to the Certificate of Title |
| 25.4 | Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation                    | DEW Native Vegetation has no record of any refusal or condition affecting this title                                   |

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

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

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

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

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

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

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

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

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

### 30. *Plant Health Act 2009*

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

- |      |   |   |
|------|---|---|
| 32.1 | section 66 - Direction or requirement to avert spread of disease  | Public Health in DHW has no record of any direction or requirement affecting this title   |
| 32.2 | section 92 - Notice   | Public Health in DHW has no record of any notice affecting this title<br><br>also<br><br>Contact the Local Government Authority for other details that might apply    |
| 32.3 | <i>South Australian Public Health (Wastewater) Regulations 2013</i> Part 4 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title<br><br>also<br><br>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 | <p><b>An SA Water Certificate will be forwarded.<br/>If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950</b></p> <p>also</p> <p>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title</p> <p>also</p> <p>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.</p> <p>also</p> <p>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.</p> <p>also</p> <p>Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.</p> |
|------|---|---|

### 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) | <p>Refer to the Certificate of Title</p> <p>also</p> <p>Contact the vendor for these details</p> <p>also</p> <p>Contact the Local Government Authority for other details that might apply</p> |
|------|--|---|

## Other Particulars

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

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

## Additional Information

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

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

## Notices

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

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

#### Building restrictions

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

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

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

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

#### Statutory easements

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

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

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

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

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

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

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

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

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

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

Information should be obtained from:

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

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

Water Resources Management - Taking of underground water

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

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

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



Product  
Date/Time  
Customer Reference  
Order ID

Check Search  
06/11/2025 10:38AM  
20251106002657

## Certificate of Title

Title Reference: CT 6160/33  
Status: CURRENT  
Edition: 5

## Dealings

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

## Priority Notices

NIL

## Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
30/06/2015	25/07/2015	12356599	BY-LAWS	FILED	C28565

## Registrar-General's Notes

No Registrar-General's Notes exist for this title



Product  
Date/Time  
Customer Reference  
Order ID

Historical Search  
06/11/2025 10:38AM  
20251106002657

Certificate of Title

Title Reference: CT 6160/33  
Status: CURRENT  
Parent Title(s): CT 5421/105  
Dealing(s) Creating Title: ACT 12356598  
Title Issued: 25/07/2015  
Edition: 5

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
24/06/2022	29/06/2022	13818562	MORTGAGE	REGISTERED	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)
24/06/2022	29/06/2022	13818561	DISCHARGE OF MORTGAGE	REGISTERED	13479764
10/03/2021	15/03/2021	13479764	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)
10/03/2021	15/03/2021	13479763	TRANSFER	REGISTERED	MOHAMMAD IMTIYAZ RATHER
10/03/2021	15/03/2021	13479762	DISCHARGE OF MORTGAGE	REGISTERED	12586482
19/08/2016	14/09/2016	12586482	MORTGAGE	REGISTERED	BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)
19/08/2016	14/09/2016	12586481	TRANSFER	REGISTERED	CORNELIUS MCGLENNON, DEBRA ANGELA MCGLENNON
19/08/2016	14/09/2016	12586480	DISCHARGE OF MORTGAGE	REGISTERED	12379811
13/08/2015	11/09/2015	12379811	MORTGAGE	REGISTERED	BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)
13/08/2015	11/09/2015	12379810	DISCHARGE OF MORTGAGE	REGISTERED	12053230
12/12/2013	10/01/2014	12053230	MORTGAGE	REGISTERED	AFSH NOMINEES PTY. LTD.



## Certificate of Title

Title Reference

CT 6160/33

Status

CURRENT

Easement

NO

Owner Number

18754505

Address for Notices

56 BOTTLEBRUSH DR CRANEBROOK, NSW 2749

Area

167m<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

MOHAMMAD IMTIYAZ RATHER  
OF 56 BOTTLEBRUSH DRIVE CRANEBROOK NSW 2749

## Description of Land

LOT 2 PRIMARY COMMUNITY PLAN 28565  
IN THE AREA NAMED CHRISTIES BEACH  
HUNDRED OF NOARLUNGA

## Last Sale Details

Dealing Reference

TRANSFER (T) 13479763

Dealing Date

10/03/2021

Sale Price

\$420,000

Sale Type

FULL VALUE / CONSIDERATION AND WHOLE OF LAND

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13818562	AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522)

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
8617242102	CURRENT	48 CLOVELLY AVENUE, CHRISTIES BEACH, SA 5165

## Notations

### Dealings Affecting Title



NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
30/06/2015 14:37	12356599	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	8617242102
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2016
Property Location	48 CLOVELLY AVENUE, CHRISTIES BEACH, SA 5165
Local Government	ONKAPARINGA
Owner Names	MOHAMMAD IMTIYAZ RATHER
Owner Number	18754505
Address for Notices	56 BOTTLEBRUSH DR CRANEBROOK, NSW 2749
Zone / Subzone	HDN - Housing Diversity Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1220 - Maisonette
Description	HG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C28565 LOT 2	CT 6160/33

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$220,000	\$630,000			
Previous	\$192,000	\$560,000			



# Building Details

Valuation Number	8617242102
Building Style	Architectural
Year Built	2016
Building Condition	Very Good
Wall Construction	Brick
Roof Construction	Galvanised Iron
Equivalent Main Area	160 sqm
Number of Main Rooms	Not Available

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



ABN 19 040 349 865  
Emergency Services Funding Act 1998

# CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2727908

DATE OF ISSUE

06/11/2025

HONENS REGISTERED CONVEYANCERS  
HONENS REGISTERED CONVEYANCERS P/L  
POST OFFICE BOX 358  
SALISBURY SA 5108

**ENQUIRIES:**

Tel: (08) 8372 7534

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

**OWNERSHIP NUMBER**

18754505

**OWNERSHIP NAME**

M I RATHER

**PROPERTY DESCRIPTION**

48 CLOVELLY AV / CHRISTIES BEACH SA 5165

**ASSESSMENT NUMBER**

8617242102

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6160/33

**CAPITAL VALUE**

\$630,000.00

**AREA / FACTOR**

R4  
1.000

**LAND USE / FACTOR**

RE  
0.400

**LEVY DETAILS:**

**FINANCIAL YEAR**

2025-2026

**FIXED CHARGE**

\$ 50.00

**+ VARIABLE CHARGE**

\$ 213.15

**- REMISSION**

\$ 128.25

**- CONCESSION**

\$ 0.00

**+ ARREARS / - PAYMENTS**

\$ -134.90

**= AMOUNT PAYABLE**

\$ 0.00

**Please Note:**

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

**EXPIRY DATE**

04/02/2026



**Government of  
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Emergency Services Funding Act 1998

## CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

**PAYMENT REMITTANCE ADVICE**

**No payment is required on this Certificate**

**OFFICIAL: Sensitive**

**Please Note:**

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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




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

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

For more information:

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

**PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW**

 <p><b>Billers Code: 456285</b>  <b>Ref: 7010819519</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>Community Emergency Services Fund</b>, along with this <b>Payment Remittance Advice</b> to:  <b>Please refer below.</b>  <b>Revenue SA</b>  <b>Locked Bag 555</b>  <b>ADELAIDE SA 5001</b></p>
---	--	---

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

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865  
Land Tax Act 1936**CERTIFICATE OF LAND TAX PAYABLE**

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

PIR Reference No: 2727908

**DATE OF ISSUE**

06/11/2025

HONENS REGISTERED CONVEYANCERS  
HONENS REGISTERED CONVEYANCERS P/L  
POST OFFICE BOX 358  
SALISBURY SA 5108

**ENQUIRIES:**

Tel: (08) 8372 7534

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

M I RATHER

**FINANCIAL YEAR**

2025-2026

**PROPERTY DESCRIPTION**

48 CLOVELLY AV / CHRISTIES BEACH SA 5165

**ASSESSMENT NUMBER**

8617242102

**TITLE REF.**

(A "+" indicates multiple titles)

CT 6160/33

**TAXABLE SITE VALUE**

\$220,000.00

**AREA**

0.0167 HA

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

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

**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****04/02/2026**

See overleaf for further information

**Government of  
South Australia**

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

**RevenueSA**

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

**CERTIFICATE OF LAND TAX PAYABLE****PAYMENT REMITTANCE ADVICE****No payment is required on this Certificate**

**OFFICIAL: Sensitive**

**Please Note:**

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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




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

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

For more information:

Visit: [www.revenuesa.sa.gov.au](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: 7010819428</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account.                  More info: <a href="http://www.bpay.com.au">www.bpay.com.au</a>  <small>© Registered to BPAY Pty Ltd                  ABN 69 079 137 518</small></p>	 <p><b>To pay via the internet go to:</b>  <a href="http://www.revenuesaonline.sa.gov.au">www.revenuesaonline.sa.gov.au</a></p>	 <p>Send your cheque or money order, made payable to the <b>Commissioner of State Taxation</b>, along with this <b>Payment Remittance Advice</b> to:  <b>Please refer below.</b>  <b>Revenue SA</b>  <b>Locked Bag 555</b>  <b>ADELAIDE SA 5001</b></p>
---	--	--

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



Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
86 17242 10 2	CT616033	6/11/2025	388	2727908

HONEN REGISTERED CONVEYANCERS PTY LTD  
 PO BOX 260  
 SALISBURY SA 5108  
 jade@honens.com.au

Section 7/Elec

## Certificate of Water and Sewer Charges & Encumbrance Information

### Property details:

Customer: M I RATHER  
 Location: 48 CLOVELLY AV CHRISTIES BEACH LT2 C28565  
 Description: HG Capital \$ 630 000  
 Value:  
 Rating: Residential

### Periodic charges

Raised in current years to 30/9/2025

			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available: 1/7/2016	Water rates	:	82.30
Sewer main available: 1/7/2016	Sewer rates	:	94.00
	Water use	:	37.03
	SA Govt concession	:	0.00
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	0.00
	Goods and Services Tax	:	0.00
	Amount paid	:	214.00CR
	Balance outstanding	:	0.67CR

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

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 3/12/2025

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

The last Water Use Year ended on 29/05/2025.

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



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

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

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



## South Australian Water Corporation

Name:  
M I RATHER

Water & Sewer Account  
Acct. No.: 86 17242 10 2

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

Address:  
48 CLOVELLY AV CHRISTIES BEACH LT2  
C28565

### Payment Options

**EFT**

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	8617242102



Biller code: 8888  
Ref: 8617242102

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: 8617242102



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)

Our ref:

11 November, 2025

Community Corporation No. Manager  
Attention:  
Emailed:

**OWNER :**

**LOT ADDRESS :**

**COMMUNITY PLAN NO:**

---

I act in the matter of the sale of the above Lot.

In accordance with the Community Titles Act 1996, you are required to furnish certain information. Enclosed herewith is a form to be completed by you which satisfies the requirements.

I would be grateful if you could also supply me with the following additional information by signing and returning the duplicate of this letter: -

a) Has any amendment been made to the Community Corporation By-laws?

***If yes, details please?***

***No***

b) Has the Community Corporation passed any resolution(s) authorizing or sanctioning any act on the part of any person which otherwise would be contrary to or inconsistent with the said By-laws?

***If yes, details please?***

***No***

c) Is any occupier of any Lot in the said plan presently in breach of the Community Titles Act or said By-laws with respect to that person's Lots?

***If yes, details please?***

***No***

Yours faithfully,

**CERTIFICATE IN RESPECT OF A LOT**

Our ref:

**With reference to**

Defined on Deposited Community Plan No    it is hereby certified as follows: -

**1. There is not a maintenance fund set up pursuant to the Community Titles Act 1996?**

**2. Current State of the fund**  
*(if there is a maintenance fund)*

- a) the time and manner of payment of the contributions to the fund (payable by all the Lots) is \$            per \* annum/quarter/month
- b) at the date of this certificate the Lots set out in the table below are in arrears in their contribution to the maintenance fund.

LOT NO	AMOUNT OWING
	\$
	\$
	\$
	\$

OR

\*At the date of this certificate all Lots have paid their contributions to the maintenance fund pursuant to the Community Titles Act 1996.

- c) The amount standing to the credit of the fund kept and maintained by the corporation pursuant to Community Titles Act (including reserve funds) is \$
- d) The amount out of that fund committed or earmarked for expenses already incurred by the corporation is \$

**3. The Lot Holder's position with the fund**

- a) The proportion of the maintenance fund which the owner of the abovementioned Lot pays is \$ \_\_\_\_\_ per \* annum/quarter/month – paid to: \_\_\_\_\_.
- b) The amounts required by the corporation from the owner of the said Lot as its contribution to the maintenance fund and presently unpaid are \$ \_\_\_\_\_

**4. Amounts claimed to remedy a breach**

The amount at present recoverable by the corporation in respect of the said Lot to remedy a breach or to undertake certain works to the Lot pursuant to the Community Titles Act 1996 is \$ - N/A

**5. Work performed and chargeable to the subject Lot**

\*There is no amount recoverable by the corporation in respect of the said Lot pursuant to the Community Titles Act 1996.

**6. Future Levies**

\*The corporation has already or is about to commence certain works or repairs and as result the owner of the said Lot will be required to contribute. – N/A

\*The estimated amount of such expenditure is \$ \_\_\_\_\_

\*The general nature of such repairs or works is \_\_\_\_\_

**7. Assets and Liabilities of the Corporation**

<b><u>ASSETS</u></b>		<b><u>LIABILITIES</u></b>	
<u>Item</u>	<u>Value</u>	<u>Creditor</u>	<u>Amount</u>
	\$		\$
<b><u>Total</u></b>	\$		\$
<b><u>Surplus/Deficiency</u></b>			\$

**8. Unauthorized Structural Work**

\*The owner of this Lot is in breach of the Community Titles Act 1996 and in particular the following works have been undertaken without the authorisation of the Community Corporation or

\*There is no breach of the Community Titles Act 1996.

9. **Details of Insurance**

Insurer: CHU

Policy No.: CAH0002020

Property \$50,000      Expiry Date      1 /      8      / 2026

Pub. Liability \$20,000,000      Expiry Date      1 /      8      / 2026

Dated the    6th      day of      November      2026

IN WITNESS WHEREOF THE COMMON SEAL OF  
COMMUNITY CORPORATION NO                      INC.  
WAS HERETO AFFIXED IN THE PRESENCE OF

------(Authorised Seal Holder)

------(Authorised Seal Holder)

\*delete where applicable



CAH0002020-CertificateOfCurre...



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Level 13, 431 King William Street  
Adelaide SA 5000

Certificate of Currency  
CHU Community Association Insurance Plan

Policy No	CAH0002020
Policy Wording	CHU COMMUNITY ASSOCIATION INSURANCE PLAN
Period of Insurance	01/08/2025 to 01/08/2026 at 4:00pm
The Insured	COMMUNITY CORPORATION NO. 28565 INC.
Situation	13 FOX AVE CHRISTIES BEACH SA 5165

Policies Selected

Policy 1 – Community Property  
Community property: \$50,000  
Community income: \$7,500  
Common area contents: \$0

Policy 2 – Liability to Others  
Limit of liability: \$20,000,000

Policy 3 – Voluntary Workers  
Death: \$200,000  
Total Disablement: \$2,000 per week

Policy 4 – Fidelity Guarantee  
Sum Insured: \$100,000

Policy 5 – Office Bearers’ Legal Liability  
Not Selected

Policy 6 – Machinery Breakdown  
Not Selected

Policy 7 – Catastrophe Insurance  
Not Selected

Policy 8 – Government Audit Costs and Legal Expenses  
Part A: Government Audit Costs: \$25,000  
Part B: Appeal expenses – common property health & safety breaches: \$100,000  
Part C: Legal Defence Expenses: \$50,000

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).



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Flood cover is included.

The following terms and conditions of Your Policy is hereby amended by this endorsement and should be read in conjunction with, and as forming part of Community Association Insurance Plan.



✕

CAH0002020-CertificateOfCurre...  
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📎

NOT SELECTED

Policy 7 – Catastrophe Insurance  
Not Selected

Policy 8 – Government Audit Costs and Legal Expenses  
Part A: Government Audit Costs: \$25,000  
Part B: Appeal expenses – common property health & safety breaches: \$100,000  
Part C: Legal Defence Expenses: \$50,000

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).



Flood Cover is included.

Flood Cover Endorsement

Flood cover is included.

The following terms and conditions of Your Policy is hereby amended by this endorsement and should be read in conjunction with, and as forming part of Community Association Insurance Plan.

Policy 1, Exclusion 1. a. “caused by Flood” is hereby removed.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

Date Printed 06/11/2025

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM563 - 1023 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.



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(Aus



PURPOSE: PRIMARY COMMUNITY		AREA NAME: CHRISTIES BEACH		APPROVED: JASON WILLIAMS 18/12/2014		<div></div> <div>C28565</div> <div>SHEET 1 OF 2</div> <div>45001_text_01_v03_Version_3</div>			
MAP REF: 6527/15/N		COUNCIL: CITY OF ONKAPARINGA		DEPOSITED: MARK MCNEIL 11/07/2015					
LAST PLAN: F59406		DEVELOPMENT NO: 145/C087/14/001/40119							
AGENT DETAILS: ZAINA STACEY PTY LTD PO BOX 1000 TORRENS PARK SA 5062 PH: 0433405050 FAX: 08 83577861		SURVEYORS CERTIFICATION:		I ROCCO CAVALLO , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 27th day of November 2014 Rocco Cavallo Licensed Surveyor					
AGENT CODE: MMUP									
REFERENCE: 14093									
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5421	105		ALLOTMENT(S)	728	D	4899 NOARLUNGA		
OTHER TITLES AFFECTED:									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF			CREATION
ANNOTATIONS: THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 29 / 10 / 2014									

LOCATION PLAN

C28565

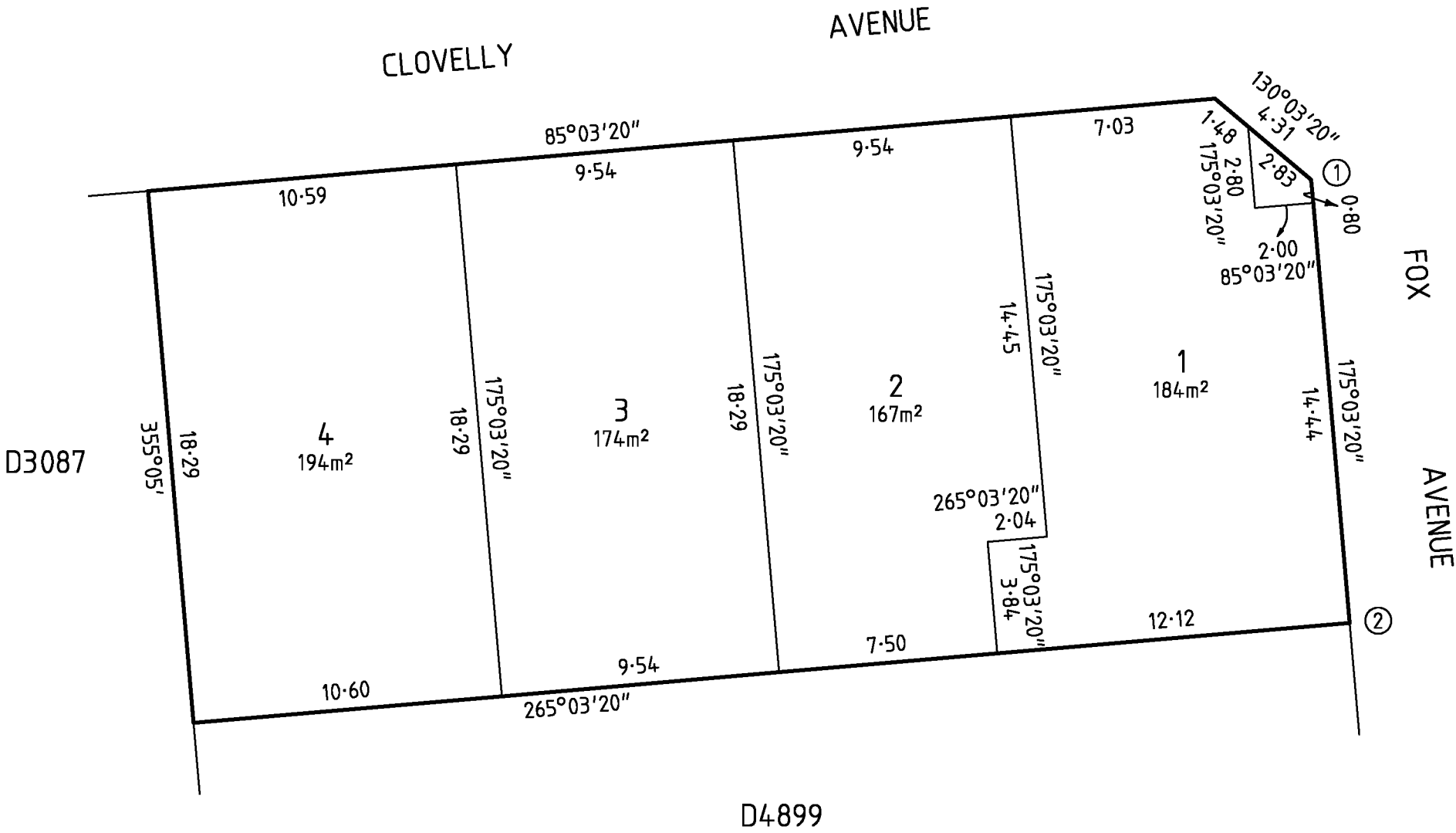
SHEET 2 OF 2

45001\_pland\_1\_V01\_Version\_3

BEARING DATUM: ① – ② 175°03'20"

DERIVATION: F594.06 ADOPTED

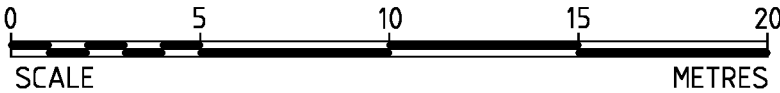
TOTAL AREA: 722m<sup>2</sup>



**ZAINASTACEY**  
Development Consultants

PO Box 1000, Torrens Park SA 5062  
T. 08 8379 7979 E. planning@zainastacey.com

Reference: 14093 / RC 14-299



# LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

**C 28565**

SHEET 1 OF 1

ACCEPTED

*Mark McNeil* 11/7/2015

PRO REGISTRAR-GENERAL

DEV.No. 145 : C87:14

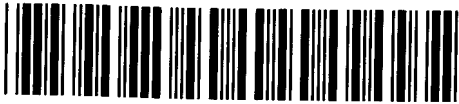
SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENTS	SUBDIVIDED
1	2,515	
2	2,420	
3	2,465	
4	2,600	
<b>AGGREGATE</b>	<b>10,000</b>	

## CERTIFICATE OF LAND VALUER

I ...Christopher James Carter.....  
being a land valuer within the meaning of the  
Land Valuers Act 1994 certify that this schedule  
is correct for the purposes of the Community  
Titles Act 1996.

Dated the 5<sup>th</sup> day of November 2014.

Signature of Land Valuer

Orig. **LF 12356599**02:37 30-Jun-2015  
2 of 2

Prefix
<b>LF</b>
Series No.

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

**LODGEMENT FOR FILING UNDER  
THE COMMUNITY TITLES ACT 1996**

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

**BELOW THIS LINE FOR AGENT USE ONLY**

AGENT CODE

Lodged by: TUCKFIELD CONVEYANCING ADTS

Correction to: TUCKFIELD CONVEYANCING ADTS

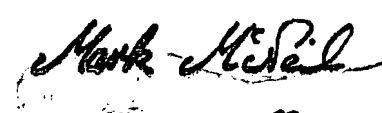

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH  
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

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

PICK-UP NO.	
CP	28565

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

ITEM(S)	AGENT CODE

CORRECTION	PASSED <i>MM</i>
REGISTERED 11/7/2015   REGISTRAR-GENERAL	

TERMS OF INSTRUMENT NOT  
CHECKED BY THE LANDS AND TITLES OFFICE

BY-LAWS  
DEVELOPMENT NO. 145/C087/14

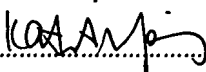
# By-Laws

**Community Corporation Number 28565 Incorporated**

**13 Fox Avenue Christies Beach SA 5165**

Certified correctly prepared in accordance with the requirements of the Community Titles Act 1996  
by the person who prepared the document.

Date: 29 JUNE 2015  
Name: Katrina Morris – Registered Conveyancer  
Address: 31 Lansdowne Terrace  
Vale Park SA 5081

Signed:  .....

THESE BY LAWS SHOULD BE READ IN CONJUNCTION WITH THE COMMUNITY TITLES ACT AND REGULATIONS 1996 AS AMENDED

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BY-LAWS  
DEVELOPMENT NO. 145/C087/14

### **EXPLANATION OF TERMS**

Within these By-Laws,

**"Act"** means the Community Titles Act 1996

**"Community Corporation"** or Corporation means the Corporation created by the deposit of the plan of community division in respect of which these By-Laws are lodged

**"Community Lot"** or Lot means a Lot created by the plan of community division.

**"Community Plan"** means Community Plan Number 4899

**"Corporation Manager"** means any party approved by the Corporation having the relevant expertise and experience to properly manage and perform the duties and functions of the Corporation under the Act and the Corporation Management Agreement means any such Agreement appointing the Corporation Manager pursuant to Section 75(5) of the Act

**"Occupier"** of a Lot includes, if the lot is unoccupied, the Owner of the Lot.

**"Owner"** means the person(s) or body shown on the certificate of title as being the registered proprietor.

**"Site"** includes any area on property comprising the Community Scheme

Except where otherwise appears, words shall have same meaning as set out in the Act.

The terms of these by-laws are binding upon the Community Corporation, the Owners, Occupiers and Lessees of the Community Lots and all person entering upon the Community Parcel.

These By-Laws relate to the control and preservation of the essence and theme of the Community Corporation and as such may only be amended or revoked by a unanimous resolution of the Community Corporation in accordance with Section 39 of the Community Titles Act 1996.

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### **ADMINISTRATION, MANAGEMENT AND CONTROL OF THE COMMON PROPERTY**

- 1.1 The Community Corporation is responsible for the administration, management and control of the common property
- 1.2 The Community Corporation is responsible for the maintenance, repair and replacement of all improvements and service infrastructure on or forming part of the Common Property
- 1.3 The Community Corporation may appoint a Corporation Manager to carry out on behalf of the Corporation the function of administering, managing and controlling the Common Property

### **CHANGE IN OWNERSHIP OR ADDRESS**

- 2.1 A lot owner must immediately notify the Community Corporation of any change in ownership of a Lot, or any change in address of the Lot Owner

### **USE AND ENJOYMENT OF THE COMMON PROPERTY**

The Common Property is, subject to the Act and these By-Laws, for the common use and enjoyment of the residents in the Community Scheme and their visitors, whereby a person must not, without the authorisation of the Corporation:

- 3.1 Deposit any object or material on the Common Property if it is likely to be hazardous or offensive to persons using or adjacent to the Common Property

### **USE AND ENJOYMENT OF THE COMMUNITY LOTS**

A person bound by these By-Laws:

- 4.1 May use a lot for residential purposes and for other purposes that are normally incidental or ancillary to the use of land for residential purposes but must not use the Lot for any other purpose unless the use has been approved by the corporation and must not in any way use the Lot for any illegal purposes.
- 4.2 Must not do or permit any act, matter or thing on or about the Lot whatsoever which is or may in the opinion of the Corporation be an offence under any act of

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the State of South Australia or the Commonwealth of Australia or regulation or  
by-law thereunder for the time being in force

### **OCCUPIERS DUTIES TO BE CARRIED OUT BY OWNERS**

5.1 If a lot is unoccupied any duties imposed on the Occupier by these By-Laws are to  
be carried out by the Owner of the Lot

### **MAINTENANCE AND REPAIR**

The owner of a Lot must:

6.1 Maintain and keep in good repair the building, fences and other structures  
(including paintwork and external finishes)

6.2 Carry out any works as directed by the Corporation or relevant authority

6.3 Not affect any penetration whatsoever of any acoustic or fire rated party wall

### **EXTERIOR ALTERATIONS/ADDITIONS**

The owner of a Lot may:

7.1 Install or erect solar panels, TV antennae and or Foxtel dishes whereby any  
installation must be as un-intrusive as possible and provided such that  
installations are restricted to the roof area above the respective Lot and not  
directly on any fascia or surface for which they were not intended

7.2 Erect roller shutters, blinds and or awnings to the rear of the units only

For all of the above, construction work times must comply with local laws of the  
council in which the site resides at the time or works being carried out.

### **OCCUPIERS OBLIGATIONS TO MAINTAIN THE COMMUNITY LOTS**

The occupier of a Lot must:

8.1 Keep the Lot in a clean and tidy condition including all landscaping

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8.2 Store garbage in an approved council rubbish location to prevent the escape of unpleasant odours; and comply with any requirements of a Council, health or environment authority for the disposal of garbage.

8.3 Not allow refuse to accumulate so as to cause justified offence to others

8.4 Not without the consent of the Corporation use or store on the Lot any explosives, noxious or other dangerous substances

### **DISTURBANCES**

The owner or occupier of a Community Lot must:

9.1 Not engage in conduct that unreasonably disturbs the occupier of another Lot or other who are lawfully on a Community Lot or the Common Property

9.2 Ensure, as far as practicable, that persons who are brought or allowed onto the Community Lot or the Common Property by the Owner do not engage in conduct that unreasonably disrupts the Occupier of another Community Lot or others who are lawfully on a Community Lot or the Common Property

9.3 Ensure that noise from the Lot, or from the area adjacent to the Lot where invitees of the Occupier are gathered for a party or other social occasion, is kept to a level where it will not disturb the occupants of the other Lots between the hours of 12 pm and 7 am the following morning

### **INSURANCE**

10.1 The Owner of each Community Lot shall insure all buildings and other improvements on their Lot in accordance with their own requirements and the Community Corporation shall not have responsibility in respect thereof

10.2 The Owner of a Lot must provide the Community Corporation with a copy of the Certificate of Currency upon request by the Corporation

10.3 The Community Corporation shall insure the Common Property as is required by Section 103 and 104 of the Act and shall not be responsible for insuring buildings and other improvements on individual Community Lots unless it is agreed otherwise at a properly convened meeting of the Corporation

10.4 The cost of the Common Property insurance is to be paid out of the Corporation's Administration Fund, whereby:

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10.4.1 Public Liability Insurance must be at least Ten Million Dollars (\$10,000,000.00) or a greater amount as is prescribed by regulation

10.5 An Owner or Occupier a Lot must not do anything that might:

10.5.1 Void or prejudice insurance affected by the Corporation; or

10.5.2 Increase any premium payable by the Corporation

## **PETS**

11.1 Unless otherwise resolved by ordinary resolution of the Community Corporation, Occupier a Lot is entitled to:

11.1.1 Keep a maximum of one cat or one small dog on the Community Lot

11.1.2 However; if the Occupier is a person who suffers from a disability – to keep a dog trained to assist the Occupier in respect of the that disability the Occupier of the Lot must not keep an animal on the Community Lot except as authorized by this section or by the Corporation

11.2 The keeping of any animal must comply with the conditions set out by the Community Corporation, whereby:

11.2.1 The occupier of the lot is liable for any noise which is disturbing to an extent which is unreasonable and for any damage to or loss of property or injury to any person caused by the pet

11.2.2 The occupier of the lot is to be responsible for cleaning up after the pet has used any part of another lot or any part of the common property

11.2.3 All dogs must be kept on a leash when on common property

## **INTERNAL FENCES**

12.1 The provisions of *The Fencing Act 1975 (as amended)* shall apply between the owners of adjoining Community Lots

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### **DISPLAY OF ADVERTISEMENTS**

13.1 An occupier of a Lot must not display any sign, advertisement placard or banner on a Lot or the Common Property without approval of the Corporation

13.2 However, this section does not prevent the display of an advertisement associated with the sale or lease of a Lot. Any display shall comply with such conditions as may be determined by the corporation, whereby:

13.2.1 Sale or lease signage must be removed from the Lot and or Common Property within 7 days after the Lot has been sold or leased

### **WATER CONSUMPTION CHARGES**

14.1 Where there are not separate meters to each Lot, the Corporation may by special resolution determine,

14.1.1 to transfer the responsibility back to each Lot Owner for payment of water consumption charges, and

14.1.2 the basis of the division of water cost between each Lot owner.

### **LEASING**

15.1 A Lot Holder must not, without the Corporations authorisation by special resolution, lease the Lot or grant a right of occupation in respect of the Lot for valuable consideration for a period of less than 2 months

### **COMMUNITY CORPORATIONS RIGHTS**

16.1 Without limiting the application of Section 24 of the Act to the Community Scheme, the following rights exist for the Lots and the Common Property

16.1.1 Access will be granted to and from easements or party walls for the maintenance, repair and replacement of a service infrastructure whether used in common or servicing a particular Community Lot.

16.1.2 Access will be granted to the Owner and or servicepersons for the purpose of reading, maintenance, repair and replacing of water,

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electricity, gas and other meters that may be located on the Common Property or on individual Lots whether serving in common the Community Lot or only serving an individual Community Lot.

16.2 The Corporation may recover any money owed under the By-Laws as a debt

16.2.1 All financial contributions to be levies against Lot Owners by the Corporation shall be levies pursuant to Section 114 of the Act

16.2.2 The Community Corporation may charge interest on any overdue monies owed by an Owner or Occupier of a Community Lot to the Community Corporation at rate of 10% per annum

### **OFFENCE**

17.1 A person who contravenes or fails to comply with a provision of these By-Laws is guilty of an offence, whereby the maximum penalty is \$500.00.

17.1.1 Any penalty imposed by the Corporation is payable within 14 days of the service notice of the penalty or within such extended time as allowed by the Corporation

### **VARIATION OF BY-LAWS**

18.1 These By-Laws may be varied by special resolution of the Community Corporation as per Section 39 of the Act

### **EXEMPTION FROM CERTAIN REQUIREMENTS**

19.1 Not Applicable

## **ANNEXURE A**

### **ETSA CORPORATION**

Where a portion of ETSA Corporation's Distribution system (whether on, above or under the land) was in existence at 1<sup>st</sup> November, 1988, ETSA Corporation has a statutory easement under Schedule 2 (Paragraph 5) of the ETSA Corporations Act 1994.

If it is proposed to erect a building or structure on the land, regard should be had to the provisions of Regulation 17 of the Regulations Act under the ETSA Corporation's Act 1994 which prescribes minimum distances between the Corporation's supply lines and buildings or structures to be erected.

Under ETSA Corporation's Services Rules and Conditions of Supply it is the responsibility of the Corporation's customer to ensure, amongst other things, that the electrical installation is in property and safe order and that the Corporation's Service line is clear of obstruction.

### **WATER RESOURCES ACTS, 1997**

#### **WATER RESOURCES MANAGEMENT – TAKING OF GROUND WATER**

Under the provisions of the Water Resource Act, 1997 if you intend to utilize ground water on the subject land the following requirements apply.

- A well constructed permit is required if a well/bore exceeding 2.5 metres is to be constructed.
- A licensed well driller is required to undertake all work on any well/bore which is to be deeper than 15.0 metres.
- Work on all wells/bores is to be undertaken in accordance with the General Specification for well construction, modification and abandonment in South Australia.

Further information may be obtained by contacting the –  
Water Resources Group,  
Department of Environment and Natural Resources,  
Level 6, Chesser House,  
91-97 Grenfell Street  
Adelaide 5000

Telephone (08) 8204 9087

Information supplied by-  
SM Hillier, Acting Senior Water Resource Clerk, Department of Environment and Natural Resources.

### **METROPOLITAN ADELAIDE –**

Significant Tree Control Plan Amendment Report applies to the whole of Metropolitan Adelaide, the intention being to Establish policies to prevent damage to, and removal of, significant trees in the urban area. (The terms "Tree Damaging Activity" and "Significant Tree" are defined in the Development Act).

## ANNEXURE B

Dear Sir/Madam,

### **Smoke Alarms in Dwellings**

In addition to the enclosed details and particulars provided pursuant to the Land and Business (Sales & Conveyancing) Act 1994, please advise any intending purchaser(s) of the following requirements in respect to the installation of smoke alarms in dwellings.

On the 1<sup>st</sup> February, 1998, legislation came into force which varied the Development Regulations requiring the installation of smoke alarms in all dwellings.

Development Act 1993 – Regulation 76B

Fire Safety Requirements – Smoke Alarms in Dwellings ('Dwelling' means a building or part of a building used as a self-contained residence).

Regulation 76B requires that all dwellings shall be fitted with self contained smoke alarms by 1<sup>st</sup> January 2000.

*However should an existing property title be transferred, the smoke alarm shall be installed within six months of the day of transfer and such smoke alarms shall comply with AS3786-1993. That is they shall be hardwired through the electricity mains and have a battery backup, or powered by 10 year life non replaceable, non-removable permanently connected batteries.*

The smoke alarms shall be installed in locations that will provide reasonable warning to occupants of bedrooms in the dwelling so that they may safely evacuate in the event of a fire, (ie adjacent to bedrooms within a safe path of travel to an exit).

Should the smoke alarms not be installed to the dwelling, the owner of the dwelling is guilty of an offence which carries a maximum penalty of \$750.00.

A licensed electrician will be required to install the smoke alarm(s).