

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 6254 Folio 852

Parent Title(s) CT 6254/849
Creating Dealing(s) ACT 13523659
Title Issued 25/05/2021 Edition 2 Edition Issued 03/08/2022

Estate Type

FEE SIMPLE

Registered Proprietor

ALEX JOHN CAILOTTO
OF 13B KINGSTON AVENUE SEACOMBE GARDENS SA 5047

Description of Land

LOT 963 PRIMARY COMMUNITY PLAN 42273
IN THE AREA NAMED SEACOMBE GARDENS
HUNDRED OF NOARLUNGA

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A ON C42273 (ACT 13523659)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B ON C42273 (ACT 13523659)

Schedule of Dealings

Dealing Number	Description
13845540	MORTGAGE TO ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan

Lodgement Date	Dealing Number	Description	Status
12/05/2021	13523660	BY-LAWS	FILED

Registrar-General's Notes NIL

Administrative Interests NIL

Certificate of Title

Title Reference CT 6254/852
Status CURRENT
Easement YES
Owner Number 1936367*
Address for Notices 13B KINGSTON AV SEACOMBE GARDENS, SA 5047
Area 137m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

ALEX JOHN CAILOTTO
OF 13B KINGSTON AVENUE SEACOMBE GARDENS SA 5047

Description of Land

LOT 963 PRIMARY COMMUNITY PLAN 42273
IN THE AREA NAMED SEACOMBE GARDENS
HUNDRED OF NOARLUNGA

Last Sale Details

Dealing Reference TRANSFER (T) 13845539
Dealing Date 29/07/2022
Sale Price \$467,500
Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13845540	ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1016074025	CURRENT	13B KINGSTON AVENUE, SEACOMBE GARDENS, SA 5047

Notations

Dealings Affecting Title

NIL

Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
12/05/2021 15:18	13523660	BY-LAWS	FILED

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1016074025
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2021
Property Location	13B KINGSTON AVENUE, SEACOMBE GARDENS, SA 5047
Local Government	MARION
Owner Names	ALEX JOHN CAILOTTO
Owner Number	1936367*
Address for Notices	13B KINGSTON AV SEACOMBE GARDENS, SA 5047
Zone / Subzone	URN - Urban Renewal Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1230 - Row House
Description	5HDG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
C42273 LOT 963	CT 6254/852

Values

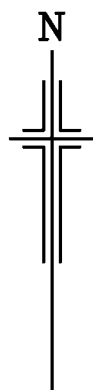
Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$245,000	\$660,000			
Previous	\$230,000	\$570,000			

Building Details

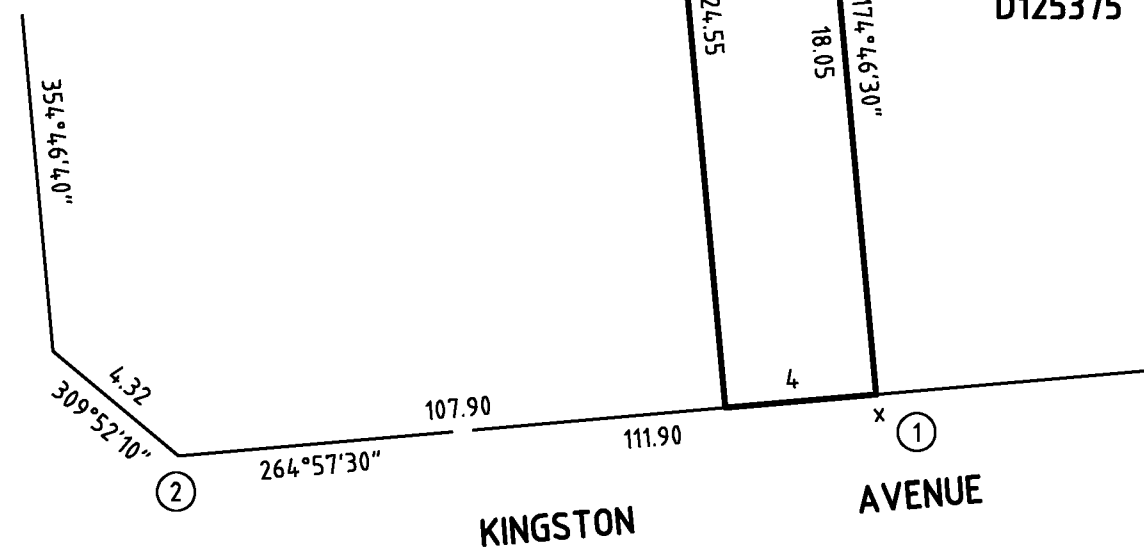
Valuation Number	1016074025
Building Style	Row Cottage
Year Built	2021
Building Condition	Very Good
Wall Construction	Timber Framed & Brick
Roof Construction	Colourbond
Equivalent Main Area	148 sqm
Number of Main Rooms	5

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

PURPOSE: PRIMARY COMMUNITY		AREA NAME: SEACOMBE GARDENS		APPROVED: 13/11/2020		<div> C42273 SHEET 1 OF 2 105143_text_01_v04_Version_4</div>			
MAP REF: 6627/01/G		COUNCIL: THE CORPORATION OF THE CITY OF MARION		DEPOSITED: 25/05/2021					
LAST PLAN: D125375		DEVELOPMENT NO: 100/C025/20/001/60388							
AGENT DETAILS: ALEXANDER & SYMONDS PTY LTD 1ST FLOOR 11 KING WILLIAM ST KENT TOWN SA 5067 PH: 81301666 FAX: 83620099		SURVEYORS CERTIFICATION:		I DAMIAN JOHN HOLLAND , 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 13th day of November 2020 Damian Holland Licensed Surveyor					
AGENT CODE: ALSY									
REFERENCE: 20A1714LTOC(A)									
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
PT CT	5548	627		ALLOTMENT(S)	500	D	125375 NOARLUNGA		
OTHER TITLES AFFECTED:									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF			CREATION
NEW	963	SHORT	EASEMENT(S)	A	PARTY WALL RIGHTS	B			
NEW	964	SHORT	EASEMENT(S)	B	PARTY WALL RIGHTS	A			
ANNOTATIONS: PARTY WALL IS UNOCCUPIED THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY PORTION OF LOTS 963 AND 964 MARKED H EXIST ABOVE A LEVEL OF 29.93 METRES AHD (SEE CROSS-SECTION A1-A2) PORTION OF COMMON PROPERTY MARKED H EXIST BELOW A LEVEL OF 29.93 METRES AHD (SEE CROSS-SECTION A1-A2) THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 19/10/2020									



GLAMIS AVENUE



KINGSTON AVENUE

D4645

D86642

D70602

VIDE CROSS SECTION A1-A2

D125375

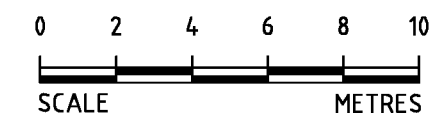
C42273

SHEET 2 OF 2

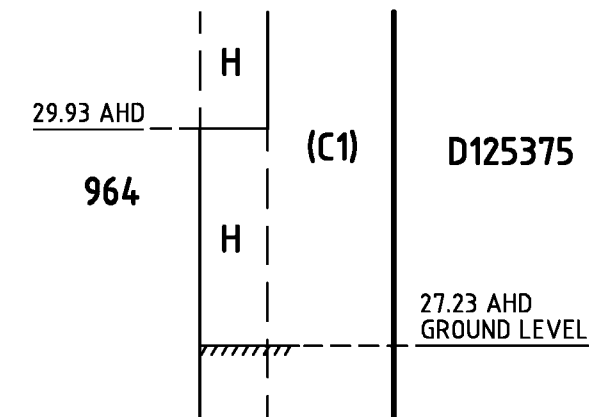
105143_pland_1_V02_Version_4

BEARING DATUM: ① - ② 264°57'30"
DERIVATION: D125375 ADOPTED
TOTAL AREA: 446m²

LOCATION PLAN



LOT	TOTAL AREA
963	137m ²
964	137m ²



CROSS SECTION A1-A2
NOT TO SCALE

Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071
Tel (08) 8130 1666 Fax (08) 8362 0099 A.B.N. 93 007 753 988

REFERENCE 20A1714LTOC(A)
MW 13/ 11/2020

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP42273

SHEET 1 OF 1

ACCEPTED 25-5-2021


REGISTRAR-GENERAL
PRO

DEV. No 100/C025/20/001/60388

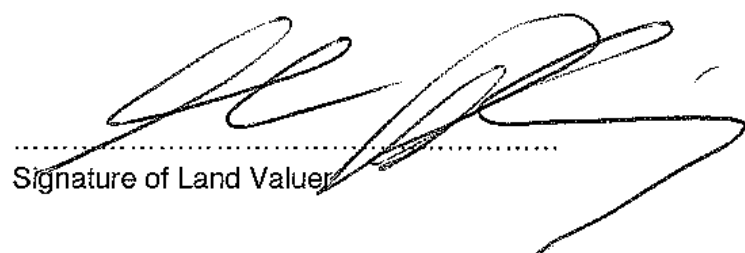
SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
963	5000	
964	5000	
AGGREGATE	10000	

APPLICATION 13523659

CERTIFICATE OF LAND VALUER

I Mark Robins 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 7th May 2021


Signature of Land Valuer

LOCAL GOVERNMENT INQUIRY CERTIFICATE

Section 7 of Land and Business (Sale and Conveyancing) Regulations



Certificate No: **107756**

Date: **Wednesday, 22 October 2025**

Receipt No:

Reference No:

Fax No:

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600

F (08) 8375 6699

E council@marion.sa.gov.au

Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

CERTIFICATE

Section 187 of the Local Government Act

Assessment Number: **266783**

Valuer General No.: **1016074025**

Property Description: **Lot: 963 CP: 42273 CT: 6254/852**

Property Address: **13B Kingston Avenue SEACOMBE GARDENS 5047**

Owner: **A J Cailotto**

Additional Information:

I certify in terms of Section 187 of the Local Government Act the following rates and charges are outstanding as at the date of this certificate:

Rates/Natural Resources Levy:	Total
Rates for the current year (includes Regional Landscape Levy)	\$ 1,527.68
Overdue/Arrears	\$ 0.00
Interest	\$ 0.00
Adjustments	\$ 0.00
Legal Fees	\$ 0.00
Less Payments Received	-\$ 384.68
Less Capping Rebate (if applicable)	\$ 0.00
Less Council Rebate	\$ 0.00
Debtor: Monies outstanding (which are a charge on the land) in addition to Rates due	\$ 0.00
Total Outstanding	\$ 1,143.00

Please be advised: The first instalment is due **1st September 2025** with four quarterly instalments falling due on 01/09/2025, 01/12/2025, 02/03/2026 and 01/06/2026. Fines will be added to any current amount not paid by the due date (at the rate prescribed in the Local Government Act 1999).

Please phone the Rates Dept on 8375 6600 prior to settlement to ascertain the exact balance of rates payable including fines if applicable.

BPAY Details for Council Rates:

Biller Code: **9613**

Reference Number: Assessment Number as above

CERTIFICATE

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



Searchlight Technology

PO Box 232

RUNDLE MALL SA 5000

Assessment No: **266783**

Certificate of Title: **Lot: 963 CP: 42273 CT: 6254/852**

Property Address: **13B Kingston Avenue SEACOMBE GARDENS 5047**

Owner: **A J Cailotto**

Prescribed information statement in accordance with Section 7 of the Land and Business (Sale and Conveyancing) Act 1994:

<i>Development Act 1993 (repealed)</i>		
section 42—Condition (that continues to apply) of a development authorisation?		100/2020/0297
section 50(1)—Requirement to vest land in a council or the Crown to be held as open space		Nil
section 50(2)—Agreement to vest land in a council or the Crown to be held as open space		Nil
section 55—Order to remove or perform work		Nil
section 56—Notice to complete development		Nil
section 57—Land management agreement		Nil
section 69—Emergency order		Nil
section 71—Fire safety notice		Nil
section 84—Enforcement notice		Nil
section 85(6), 85(10) or 106—Enforcement order		Nil
Part 11 Division 2—Proceedings		Nil
<i>Planning, Development and Infrastructure Act 2016</i>		
Part 5 – Planning and Design Code	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?	Click the link to check if a Code Amendment applies: Code Amendment Map Viewer
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	See attached PlanSA Data Extract
	Is there a State heritage place on the land or is the land situated in a State heritage area?	
	Is the land designated as a local heritage place?	
	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?	
section 127—Condition (that continues to apply) of a development authorisation		
section 192 or 193—Land management agreement		
section 141—Order to remove or perform work		Nil
section 142—Notice to complete development		Nil
section 155—Emergency order		Nil
section 157—Fire safety notice		Nil
section 198(1)—Requirement to vest land in a council or the Crown to be held as open space		Nil

section 198(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 Division 1—Proceedings	Nil
section 213—Enforcement notice	Nil
section 214(6), 214(10) or 222—Enforcement order	Nil
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil
Fire and Emergency Services Act 2005	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
Food Act 2001	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
Housing Improvement Act 1940 (repealed)	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Nuisance and Litter Control Act 2016	
section 30—Nuisance or litter abatement notice	Nil
Land Acquisition Act 1969	
section 10—Notice of intention to acquire	Nil
Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—Condition (that continues to apply) of an approval</i>	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i>	Nil
South Australian Public Health Act 2011	
section 92—Notice	Nil
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—Condition (that continues to apply) of an approval</i>	Nil
Particulars of building indemnity insurance	See Attached

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

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

NO

Description of the nature of the development(s) approved:

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.*

The information herein is provided pursuant to the Council's obligations under Section 7 of the Land Business (Sales Conveyancing) Act 1994.

Only that information which is required to be provided has been given and that information should not be taken as a representation as to whether or not any other charges or encumbrances affect the subject land.

I, Harry Gunn, Administration Officer of the City of Marion certify that the information provided in these responses is correct.

Sign:



Date: Wednesday, 22 October 2025

P (08) 8375 6600

Administration Centre 245 Sturt Road, Sturt SA 5047

F (08) 8375 6699

Office Hours Monday to Friday – 8:30am to 5:00pm

E council@marion.sa.gov.au

Postal Address PO Box 21, Oaklands Park SA 5046

www.marion.sa.gov.au



DECISION NOTIFICATION FORM DEVELOPMENT ACT 1993

TO:	The LPH Family Trust C/- Alexander Symonds Pty Ltd PO Box 1000 KENT TOWN SA 5071
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DEVELOPMENT APPLICATION NUMBER: 100/2020/297
(SCAP Reference: 100/C025/20)
DATED: 25/09/2020
REGISTERED ON: 25/09/2020

LOCATION OF PROPOSED DEVELOPMENT

13 Kingston Avenue SEACOMBE GARDENS 5047
LOT: 396 DP: 4645 CT: 5548/627

DESCRIPTION OF PROPOSED DEVELOPMENT

To undertake a staged development: Stage 1: Land Division Community Title 1 into 2 and 1 Common property allotment. **Stage 2: The construction of a two storey residential flat building comprising two dwellings with associated garages.**

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	DATE OF DECISION	NUMBER OF CONDITIONS
Development Plan Consent	Granted	02/06/2020	10
Land Division Consent	Granted	02/06/2020	3
Building Rules Consent	Granted (by Private Certifier)	24/09/2020 STAGE 2	1
DEVELOPMENT APPROVAL	Granted	02/06/2020 STAGE 1 25/09/2020 STAGE 2	14

The building classification under the Building Code is Class 1A & 10A

Conditions imposed on this approval and the reasons for imposing those conditions are set out in the attached sheet(s). Important information that may affect this consent can also be found under 'NOTES' on the last page of this Decision Notice.

Signature of Administration Officer:

A handwritten signature in black ink, appearing to be 'Andrew Houlihan'.

Planning Officer: Andrew Houlihan

Delegates of City of Marion

Private Certifier: Carlo Scinto & Associates Pty Ltd

Date: 25 September 2020

DEVELOPMENT PLAN CONSENT

GRANTED

Reasons For Decision:

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

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

Conditions of Consent:

- (1) Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be undertaken in strict accordance with the details and plans submitted in Development Application No.100/297/2020 (SCAP Reference: 100/C025/20) except where varied by the following conditions of consent.
- (2) All devices/treatments proposed and nominated on the approved plans, and forming part of the Development Application, to protect the privacy of adjoining properties shall be installed and in use prior to occupation of the premises and maintained for the life of the building.
- (3) Stormwater from the structure approved herein shall be collected and directed into a detention tank (or tanks) which are sized and installed in accordance with the specifications contained in Council's information guide titled "[Stormwater Detention / Retention](#)", to the reasonable satisfaction of the Council.
- (4) All stormwater from buildings and paved areas shall be disposed of in accordance with the approved plans and details prior to the occupation of the premises to the reasonable satisfaction of the Council.
- (5) The stormwater collection and disposal system shall be connected to the street watertable (inclusive of any system that connects to the street watertable via detention or rainwater tanks) immediately following roof completion and gutter and downpipe installation.
- (6) Stormwater must be disposed of in such a manner that does not flow or discharge onto land of adjoining owners, lie against any building or create insanitary conditions.
- (7) All car parking areas, driveways and vehicle manoeuvring areas must be constructed, sealed and drained in accordance with recognised engineering practices prior to the

occupation of the premises or the use of the development herein approved and maintained in a good condition at all times.

- (8) Party/common wall(s) associated with the development proposed to be built on the land shall be accurately identified on the plan of division prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.
- (9) All buildings and all deleterious materials such as concrete slabs, footings, retaining walls, irrigation, water or sewer pipes and other rubbish shall be cleared from the subject land, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.
- (10) The final survey plan shall be available to the Council, prior to the Council advising the Development Assessment Commission that it has no objection to the issue of a certificate pursuant to Section 51 of the Development Act.

LAND DIVISION CONSENT

GRANTED

Conditions of Consent

- (1) The financial requirements of SA Water shall be met for the provision of water supply and sewerage services.

On receipt of the developer details and site specifications an investigation will be carried out to determine if the connections to your development will be standard or non standard fees.

The developer must inform potential purchasers of the community lots of the servicing arrangements and seek written agreement prior to settlement, as future alterations would be at full cost to the owner/applicant.

- (2) Payment of \$7616 into the Planning and Development Fund (1 allotment(s) @ \$7616/allotment).

Payment may be made by credit card via the internet at www.edala.sa.gov.au or by phone (7109 7018), by cheque payable to the Department of Planning, Transport and Infrastructure and marked "Not Negotiable" and sent to GPO Box 1815, Adelaide 5001 or in person, at Level 5, 50 Flinders Street, Adelaide.

- (3) A final plan complying with the requirements for plans as set out in the Manual of Survey Practice Volume 1 (Plan Presentation and Guidelines) issued by the Registrar General to be lodged with the State Commission Assessment Panel (SCAP) for Land Division Certificate purposes.

Note: The SA Water Corporation will, in due course, correspond directly with the applicant / agent regarding this land division proposal.

BUILDING RULES CONSENT

GRANTED

Conditions of Consent:

Please refer to the attached copy of your Private Certifier's Building Rules Consent for Conditions of Consent (if applicable).

NOTES:

General:

- (1) The applicant is reminded to contact the Council when all of the Council's conditions have been complied with and accordingly, the Council will advise the Development Assessment Commission that it has no objection to the issuance of a certificate pursuant to Section 51 of the Development Act.
- (2) This approval does not relate to the removal of, or to any tree damaging activity to, any regulated or significant tree (as defined under the Development Act 1993) that may be located on the subject site or adjacent land. If any tree-damaging activity is anticipated, a separate Development Application is required to be lodged prior to any such damage occurring.

Tree-damaging activity means the killing, destruction or removal of a tree, the severing of branches, limbs, stems or trunk of a tree, ringbarking, topping or lopping of a tree or other substantial damage (including damage to root systems of trees).

For your information, a regulated tree is any tree that has a trunk circumference of 2.0m or more - or, in the case of trees with multiple trunks, that have trunks with a total trunk circumference of 2.0m or more and have an average circumference of 625mm or more - measured at a point 1m above natural ground level. A significant tree is any tree that has a trunk circumference of 3.0m or more - or, in the case of trees with multiple trunks, that have trunks with a total circumference of 3.0m or more and have an average circumference of 625mm or more - measured at a point 1m above natural ground level.

Should regulated or significant tree(s) exist on the subject site, care must be taken during demolition/construction of the proposed buildings to ensure no damage is done to that/those tree(s) (including their root systems) unless otherwise approved by Council. For this reason, a protective barrier should be erected at the dripline of the tree, and that

barrier should be maintained for the duration of the demolition/construction. It is also recommended that you seek the advice of a qualified Arborist.

- (3) The applicant is reminded that Development Approval from the Council is required for any retaining wall over one metre in height, any masonry fence over one metre in height, any non-masonry fence (e.g. colorbond, wood paling, brush etc.) over 2.1 metres in height, and any retaining wall with a fence on top with a total height over 2.1 metres in height (measured from the lower of the two adjacent ground levels).
- (4) Demolition of the existing dwelling and/or other structures on the land cannot occur until a separate application has been lodged, assessed by and approved by the Council.
- (5) Noise from devices and/or activities on the subject site should not impair or impinge on the amenity of neighbours at any time. The Environment Protection Authority has restrictions relating to the control of noise in the urban environment. Further information is available by phoning the Environment Protection Authority on 8204 2004.
- (6) Before commencing any site works, a temporary vehicular access to the property for machinery, delivery of building materials and general vehicles should be provided. In the case where no driveway invert exists, the kerb can be saw cut and removed at the intended location for the new driveway invert to provide the necessary temporary access. In addition, if a paved Council footpath exists, this should also be removed in alignment with the removed section of kerb. The applicant should also take note of other information provided regarding use of, damage to and construction on Council owned land.
- (7) Any existing driveway crossovers that become redundant as a result of a development must be reinstated to match the existing kerb profile along the road frontage of the property.
- (8) Any portion of Council's infrastructure damaged as a result of work undertaken on the allotment or associated with the allotment must be repaired/reinstated to Council's satisfaction at the developer's expense.
- (9) The Applicant is reminded that the subject land is located within a Noise and Air Emissions overlay and that the Ministers Specification SA 78B for Construction requirements for the control of External Sound may apply.
- (10) The Applicant is advised that the subject land is located within an Air and Noise Emissions Development Plan Overlay. The Minister Specification SA 78B Construction Requirements for the Control of External Sound may apply.
- (11) The owner is advised that, should a licensed builder or contractor be engaged to carry out building works greater than \$12,000 in value, that builder or contractor will be required to supply to the Council a Certificate of Indemnity Insurance prior to commencement of that work.

- (12) On completion of building work, the Development Act requires the owner of the land on which the building work is carried out to provide to the relevant authority a signed Statement of Compliance by either a registered building work supervisor or private certifier declaring that the building work carried out is in accordance with the relevant approvals (pursuant to Regulation 83AB of the Development Regulations 2008).
- (13) Council requires at least one business days' notice of the following stages of building work:
- Prior to the placement of any concrete for footings or other structural purposes. Note where an engineer carries out an inspection, Council will also require a copy of the inspection certificate, and;
 - at the completion of wall and roof frames prior to the fixing of any internal linings.
- (14) You are undertaking work that may affect the stability of adjoining land. Section 60 of the Development Act 1993 and Regulation 75 of the Development Regulations 1993, prescribe that your neighbour has a right to be notified by you 28 days prior to you undertaking that work. This is to enable your neighbour to obtain a report for which you are obliged to pay, that specifies any work that is required to be undertaken to ensure the stability of your neighbour's property is maintained during and following the undertaking of the work you propose. You should make yourself aware of these requirements before proceeding.

Mandatory Notifications

Regulation 74 of the Development Regulations 2008 requires the licensed building work contractor or the owner builder responsible for the work to notify Council prior to the commencement or completion of mandatory stages of construction (a notice specifying the mandatory notification stages is attached herein). Further to the requirement to notify, the licensed building work contractor or the owner builder must, no later than 1 business day after the completion of the roof framing, provide the completed Minister's Roof Framing Checklist to Council*. The Minister's Roof Framing Checklist must be completed and signed by a registered building work supervisor who has received specialised training. Failure to comply with the requirements to notify and/or provide the Minister's Roof Framing Checklist could result in a fine of \$500.00 or prosecution.

**(a copy of the Minister's Roof Framing Checklist can be found on the City of Marion website www.marion.sa.gov.au).*

Advisory Notes:

- (1) The State Planning system is currently in the process of significant planning reforms. The Planning and Design Code will replace all current Development Plans. Therefore, some areas may see shifts in the principles governing development in their area.

The Planning & Design Code will become operational at the discretion of the Minister for Planning. It is anticipated this will occur in early 2021.

Further details in relation to the Planning Reforms can be found at
https://www.saplanningportal.sa.gov.au/planning_reforms

Should these timeframes not be achieved, your Approval may lapse and a new development application must be lodged, unless an extension is obtained. Should a request for extension be made after the implementation of the new system, your request will be subject to the transitional provisions of the Planning, Development and Infrastructure Act 2016.

- (2) Please note that this Notice has been issued in accordance with Regulation 42(2) of the Development Regulations 2008, on the basis that the private certifier has issued a Certificate of Consistency in accordance with Division 2 clause 92(2)(e) of the Development Regulations 2008. In the event there is an inconsistency, or inconsistencies, Council advises that the plans granted Development Plan Consent take primacy as the approved plans/documents.

Please be advised that in accordance with Regulation 42(4) and 42(5) the plans accompanying the Decision Notification Form have been stamped by the private certifier as the relevant authority.

- (3) Developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, you need to contract a carrier to install telecommunications infrastructure in your new development.

Developers can choose any carrier to service their development. If they don't choose another carrier:

- nbn is the Infrastructure Provider of Last Resort for larger developments (100 lots or more), and for all developments in areas where nbn is rolling out.
- Telstra is the Infrastructure Provider of Last Resort for smaller developments (less than 100 lots), until the nbn rolls out in the area.

Developers are asked to apply at least 6 months before the required date of service, to ensure a connection is ready when residents move in

Website links

Australian Government's Telecommunications in New Developments policy

<https://www.communications.gov.au/policy/policy-listing/telecommunications-new-developments>

How to get nbn ready fact sheet

<https://www.nbnco.com.au/content/dam/nbnco2/documents/how-to-get-nbn-ready.pdf>

nbn new property developments page

<https://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html>

Appeal Rights:

- (1) If you are not satisfied with this decision, there may be a right of appeal to you. Applicants have the right to appeal against a refusal or the imposition of any conditions or requirements on any consent issued, unless the application was for a non-complying kind of development. An appeal by an applicant must be lodged within two (2) months of receiving notice of the decision. Where Category Three public notification was involved, persons who lodged written representations during the formal consultation period, have the right to appeal against any decision made on that application. An appeal by a third party must be lodged within fifteen (15) business days of the date of the decision. All appeals are lodged with the Environment, Resources and Development Court, Sir Samuel Way Building, Victoria Square, Adelaide, telephone: 8204 0289.

Approval Timeframes:

- (1) The proposed development must:
- receive full Development Approval within twelve (12) months of receiving Development Plan Consent; and
 - be substantially commenced within twelve (12) months from the date full Development Approval is granted; and
 - an application for Section 51 Clearance is lodged within twelve (12) months of the date of receiving Development Approval
 - Section 51 Clearance is received within three (3) years of the date of receiving Development Approval
 - be completed within three (3) years of full Development Approval being granted, noting that the operative date of any consent or approval is subject to any appeal (where applicable) being finally determined.

IMPORTANT INFORMATION *(Last updated 2/6/05)*

The following matters may influence any consent or approval that has been granted:

- **Other Approvals may be required**

The granting of this consent or approval does not remove the need for the applicant to obtain all other consents that may be required by any other legislation or regulation, encumbrance, land management agreement or similar. It also does not imply that the building will comply with the provisions of the Disability Discrimination Act 1993. The Applicant's attention is particularly drawn to the need to consult electricity suppliers in relation to high voltage power lines and required clearance distances to buildings.

- **Public and Environmental Health**

The Public and Environmental Health Act requires that:

- proper sanitary facilities must be existing and available or be provided to all building sites (i.e. a water flush chemical toilet or toilet connected to sewer or a septic tank);
- an appropriate waste receptacle/enclosure be provided to contain all builders' waste; and
- the site is maintained in a clean condition, free of litter, at all times.

The applicant is advised (and should in turn advise the property owner, builders and all contractors) of their responsibility under the Environment Protection Act 1993 to not harm the environment. Specifically:

- paint, plaster, concrete and brick wastes, and wash waters should not be discharged to the stormwater system or onto land where it is reasonably likely to enter any waters;
- litter should be appropriately stored on site pending removal;
- excavation and site disturbance should be limited, and in particular dust generation should be minimised;
- entry/exit points to the site should be managed to prevent soil being carried off site by vehicles;
- sediment barriers should be used (particularly on sloping sites).

On the spot fines apply for breaches. Further information is available by contacting the EPA on 8204 2000.

- **Works on Council owned land, including footpaths**

The applicant is advised that any works undertaken on Council owned land (including, but not limited to, works relating to crossovers, driveways, footpaths, street trees and stormwater connections) will require the approval of the Council's Infrastructure Department, prior to any works being undertaken. Driveway Access Permit Forms, in particular, must be completed and approved prior to driveway construction occurring. Further information may be obtained by phoning 8375 6600.

Council has requirements for all works that occur in the verge area. In particular, Council requires all redundant driveways to be closed and all new driveways to grade toward the road between the kerb and the front boundary of the property with the level at the front property boundary being between 50mm and 150mm above the top of the kerb, or, as approved by Council.

If damage to kerbs, watertables, footpaths etc is present prior to construction commencing, it is advisable to supply Council with dated photos and measurements of defects; otherwise it will be assumed that all damage was caused during construction. Any damage during construction will be the responsibility of the builder/site owner to remedy. Failure to do so will result in such repairs being carried out by the Council and charged to the builder.

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

Material stockpiles and temporary toilet facilities should all be placed on site and not on the footpath or public roads or reserves. Failure to keep the road reserve clean and suitable for pedestrian and vehicular traffic may result in Council or other agencies taking action under the Local Government Act, the Public and Environmental Health Act, and/or the Environment Protection Act.

P (08) 8375 6600

Administration Centre 245 Sturt Road, Sturt SA 5047

F (08) 8375 6699

Office Hours Monday to Friday – 8:30am to 5:00pm

E council@marion.sa.gov.au

Postal Address PO Box 21, Oaklands Park SA 5046

www.marion.sa.gov.au



- **Other**

Property owners are responsible for notifying Council of any **change in ownership** and/or any **change of property owner's mailing address**. This notification must be received in writing or by facsimile by Council's Rates Department (fax no: 8375 6888). Failure to do so may result in rates notices not being received and fines being imposed.

Existing vegetation to be retained and/or **planting** to occur **in the vicinity of building works** may alter soil conditions and/or affect buildings. The applicant is therefore urged to seek expert advice from suitably qualified persons before designing footings, undertaking construction, and/or planting any vegetation in the vicinity of any building.

The Council has not surveyed the subject land and has, for the purpose of its assessment, assumed that all dimensions and other details provided by the applicant are accurate. It is recommended that the applicant **employ a licensed surveyor** to carry out an identification survey and peg the true boundaries prior to construction commencing. Any discrepancies identified between the dimensions on the approved drawings and the true survey must be reported to the Council for advice on implications on the proposed development. Where a solid wall is proposed on a boundary, it is necessary for any relevant sections of fencing to be removed. It is advisable to gain permission from the adjoining owner(s) before moving or altering any fencing or before using a neighbour's property for access. Owners/applicants should also be aware of their obligations under the Fences Act to notify neighbours before carrying out fencing work on boundaries.

The EPA Information Brochure "Construction Noise" outlines recommended hours of operation outside which noisy activities should not occur. Further information is available by phoning the Environment Protection Authority on 8204 2000.



DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION:

Dated:
Registered On:
Development No: 100/2020/297

TO:

LPH FAMILY TRUST
40 KINGSTON AVENUE
SEACOMBE GARDENS SA 5047

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

LOCATION OF PROPOSED DEVELOPMENT:

13 KINGSTON AVENUE, SEACOMBE GARDENS SA 5047

NATURE OF PROPOSED DEVELOPMENT:

STAGED DEVELOPMENT – **STAGE 1** - LAND DIVISION , COMMUNITY TITLE 1 INTO 2 AND 1 COMMON PROPERTY ALLOTMENT. **STAGE 2** - CONSTRUCT A TWO STOREY RESIDENTIAL FLAT BUILDING COMPRISING TWO DWELLINGS AND TWO ASSOCIATED GARAGES.

In respect of this proposed development you are informed that:

Nature of Consent	Consent Granted	Number of Conditions	Not Applicable
Development Plan Consent			
Building Rules Consent	24/09/2020	1	
Land Division (Torrens/Strata)			
Public Space			
Other			
DEVELOPMENT APPROVAL	Still Required	-	-

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

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

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

Signed:

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

Carlo Scinto

Dated: 24 September, 2020



BUILDING RULES CONSENT
SECTION 42 OF THE DEVELOPMENT ACT 1993

Building work: Staged development – **Stage 1** - Land division , Community title 1 into 2 and 1 common property allotment. **Stage 2** - Construct a two storey residential flat building comprising two dwellings and two associated garages.

Site address: 13 Kingston Avenue, Seacombe Gardens SA 5047

Applicant: LPH Family Trust

Owner: Jiaheng Pan & Yunli Liu

Classification: 1a (Dwelling), 10a (Garage)

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

Development No: 100/2020/297

Condition of Consent

1. The Builder shall provide a copy of the Certificate(s) of Building (Housing) Indemnity Insurance in relation to domestic building work required under Section 34 of the Building Work Contractors Act, 1995 to the Council prior to commencement on site.
Development Regulations 2008, Regulation 21

Notes

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

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

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

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

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

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

The distribution of articulation joints to the proposed masonry shall be in accordance with the Engineers documentation, Job Number HWC-2022-CJ Res 3 and Res 4, Rev A, Dated 7 Sep. 20.

The party wall between dwellings shall extend to the underside of the roof cladding and have all articulation joints, eaves spaces and external wall cavities adequately packed with fire resistant material.

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

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

Suitable overflow provisions must be provided to all eaves gutters in accordance with NCC-Table 3.5.3.1e.

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

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

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

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

The roof trusses for the tiled/sheet roof shall:

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

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

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

Pursuant to Section 53A of the Development Act 1993 it is considered that, from the documentation submitted the proposed building appears safe and of a proper structural standard.

This application has been assessed on the understanding that the internal stairway is to be strictly in accordance with standard details from Top Stairs or Stairloc. Any alteration to these standard details shall require a separate or amended consent.

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

The height of the damp proof courses or flashing shall be no less than 275mm above the adjacent finished ground level for all walls along the allotment boundary and 75mm above the finished paved or concrete areas graded no steeper than 1 in 20 for the first metre away from the building for all other walls.

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

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

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

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

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

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

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

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

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

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

CONSTRUCTION AT OR NEAR BOUNDARY:

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

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

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

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

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

The footing system has not been designed for **FUTURE** tree effects. (Future planting may have an impact on the performance of the footing system. For further information, refer to the Footing Construction Report or seek advice from the design engineer).

The fire hazard properties of materials within the proposed buildings shall comply with BCA-Part 3.7.1.9 (sarking type materials in the roof shall have a flammability index not greater than 5 and flexible ductwork used for the transfer of products initiating from a heat source that contains a flame shall comply with the fire hazard properties set out in AS 4254).

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

Carlo Scinto & Associates Pty Ltd
Private Certifier

A handwritten signature in black ink, appearing to read 'C. Scinto', is written over a faint, light-colored rectangular stamp or watermark.

.....
Carlo Scinto

Dated: 24 September, 2020



NOTIFICATION PURSUANT TO SECTION 93

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

COUNCIL:	CITY OF MARION
JOB NO.:	CSA9449
SITE ADDRESS:	13 KINGSTON AVENUE, SEACOMBE GARDENS SA 5047
DEVELOPMENT NO:	100/2020/297

Pursuant to Section 93(1)(b)(i) of the Development Act 1993 the relevant authority is advised that Building Rules Consent has been granted subject to conditions (where applicable) for the above-mentioned application (refer also to the Decision Notification Form attached).

Pursuant to Section 93(1)(b)(iii) and as prescribed by regulation 92 Carlo Scinto & Associates Pty Ltd (Registration No: 037) has provided the following information or documentation:

1. Plans, drawings, specifications and other documents and information lodged by the applicant, stamped or otherwise endorsed by Carlo Scinto & Associates Pty Ltd.
2. Written notification specifying any variance (and the grounds in which any determination is made and evidence of concurrence with the Building Rules Assessment Commission if relevant) determined by Carlo Scinto & Associates Pty Ltd pursuant to Section 36(2) of the Development Act 1993 (if relevant).
3. A Schedule of Essential Safety Provisions (if relevant).

Carlo Scinto & Associates Pty Ltd
Private Certifiers

A handwritten signature in black ink, appearing to read 'C. Scinto', is written over a faint, larger version of the same signature.

Carlo Scinto
Dated: 24 September, 2020



SCHEDULE 22A - CERTIFICATE OF CONSISTENCY

CERTIFICATE OF CONSISTENCY

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

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

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

I hereby certify in accordance with regulation 92(2)(e) of the Development Regulations 2008 that the building rules consent issued on 24 September, 2020 for Staged development – **Stage 1** - Land division, Community title 1 into 2 and 1 common property allotment. **Stage 2** - Construct a two storey residential flat building comprising two dwellings and two associated garages at 13 Kingston Avenue, Seacombe Gardens SA 5047 is consistent with the following development authorization giving development plan consent 100/2020/297 issued on **2 June 2020** by **City of Marion** subject only to the variations specified below in the Table of Variations to meet Regulatory Requirements, attached for the purposes of section 93(2) of the Development Act 1993, which are necessary for compliance with the Building Rules.

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

Registration number: 037

Dated: 24 September, 2020

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

Item	Legislation/Regulation/Code	Reason for variation
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

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

Registration number: 037

Dated: 24 September, 2020

Note—

As part of this certificate the following documentation endorsed by council was submitted to this Office. Architectural drawings by Inproperty Design, Sheets 01-09 incl. These drawings have all been dated 2/06/2020. This certificate is based on the consistency with this submitted information only, and no other correspondence has been entered into as part of this certificate.

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

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

Carlo Scinto & Associates Pty Ltd
Private Certifiers

A handwritten signature in black ink, appearing to read 'C. Scinto', is written over the printed name.

Carlo Scinto
Dated: 24 September, 2020

Building Indemnity Insurance Certificate of Insurance

Policy Number 600073026BWI-42

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



JIAHENG PAN & YUNLI LIU
40 KINGSTON AVE
SEACOMBE GARDENS 5047

Name of Intermediary
AON / HIA INS. SVCS. P/L SA
PO BOX 131
WELLAND SA 5007

Account Number
60BWAON00
Date Issued
18/12/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE

At

13B KINGSTON AVENUE
SEACOMBE GARDENS SA 5047

Carried Out By

BUILDER
RIVIERA GROUP PTY LTD
ABN: 61 138 792 373

Declared Contract Price

\$249,354.00

Contract Date

28/09/2020

Builders Registration No.

RBLD226076

Building Owner / Beneficiary

JIAHENG PAN & YUNLI LIU

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

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

Data Extract for Section 7 search purposes

Valuation ID 1016074025

Data Extract Date: 22/10/2025

Important Information

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

Parcel ID: C42273 FL963

Certificate Title: CT6254/852

Property Address: 13B KINGSTON AV SEACOMBE GARDENS SA 5047

Zones

Urban Renewal Neighbourhood (URN)

Subzones

No

Zoning overlays

Overlays

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

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

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 - General)

The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.

Noise and Air Emissions

The Noise and Air Emissions Overlay seeks to protect new noise and air quality sensitive development from adverse impacts of noise and air emissions.

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Traffic Generating Development

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

NO

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No

LF 13523660



15:18 12-May-2021
3 of 3

LANDS TITLES REGISTRATION OFFICE

SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

SERIES NO	PREFIX
3	LF

AGENT CODE

LODGED BY: Angela Conveyancing ACOAP

CORRECTION TO: Angela Conveyancing ACOAP

SUPPORTING DOCUMENTATION LODGED WITH INSTRUMENT
(COPIES ONLY)

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

PICK-UP NO.	
CP	

CORRECTION	PASSED
<p>25 MAY 2021</p> <p><i>Reg Del 6</i></p> <p>REGISTRAR-GENERAL</p>	

pro



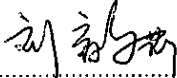
PRIVACY COLLECTION STATEMENT: The information in this form is collected under statutory authority and is used for maintaining publicly searchable registers and indexes. It may also be used for authorised purposes in accordance with Government legislation and policy requirements.

DATED 20th March 2021

EXECUTION BY APPLICANT(S)

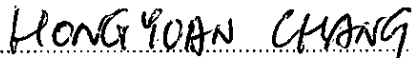


Signature of APPLICANT – J Pan



Signature of APPLICANT – Y Liu

Signature of WITNESS - Signed in my presence by the
APPLICANT who is either personally known to me or
has satisfied me as to his or her identity.*



Print Full Name of Witness

Level 1, 408 King William

Street Adelaide SA 5000

Address of Witness

Business Hours Telephone Number 0881231874

11. PETS

- 11.1. Unless otherwise resolved by ordinary resolution of the Community Corporation an owner of a Community Lot is entitled:
 - 11.1.1 to keep a maximum of one cat and or dog on a Community Lot and any dog must not exceed 10 kilograms in weight, every endeavour to keep pets within boundaries of a Community Lot must be made; and
 - 11.1.2 if the occupier is a person who suffers from a disability – to keep a dog trained to assist the occupier in respect of that disability.
- 11.2. An owner of a Community Lot must not keep an animal on a Community Lot except as authorised by this section or by the Community Corporation.
- 11.3. Any animal kept on a lot by an owner or tenant must be removed and kept removed on the demand of the Community Corporation pursuant to an ordinary resolution.
- 11.4. The keeping of any animal or bird must comply with any conditions set by the Community Corporation.

12. AUTHORISATION OF THE CORPORATION

Where authorisation of the corporation is required under these by-laws, such authorisation shall be by way of ordinary resolution unless specified otherwise in the Act.

13. SCOPE OF COMMON PROPERTY

An owner of a Community Lot shall not allow entry onto or upon the Common Property driveway any delivery, commercial vehicle or moving van in excess of two (2) tonne tare weight.

14. OFFENCE

A person who contravenes or fails to comply with a provision of these By-Laws is guilty of an offence. Maximum Penalty: \$500.00. Any penalty imposed by the Community Corporation is payable within one month of the service of notice of the penalty or within such extended time as shall be allowed by the Community Corporation.

15. OCCUPIERS DUTIES TO BE CARRIED OUT BY OWNER IN CERTAIN CASES

If a lot is unoccupied, any duties imposed on the occupier by these By-Laws are to be carried out by the owner.

8. TRAFFIC AND PARKING

A person must:-

- 8.1. not park, or allow persons to park, a motor vehicle in a parking space allocated for others or on a part of the common property on which parking is not authorised by the corporation;
- 8.2. not obstruct vehicular or pedestrian traffic on the common property unless authorised to do so by the corporation;
- 8.3. not drive a motor vehicle on the common property except on a road established for the use by motor vehicles;
- 8.4. comply with the rules and laws applicable under the *Road Traffic Act 1961* or any substitute legislation when driving or parking a vehicle on common property including any roads or driveways on the common property.

9. PATHS, WALKWAYS AND THOROUGHFARES

A person must not :-

- 9.1. obstruct a path, walkway or thoroughfare unless authorised in writing to do so by the corporation;
- 9.2. drive a motor bike or scooter along or across a path, walkway or thoroughfare, unless authorised in writing to do so by the corporation;
- 9.3. deposit any rubbish on a path, walkway or thoroughfare, or deposit any material that is likely to be hazardous or offensive to other persons using the path, walkways or thoroughfare.

10. INSURANCE

- 10.1. The Corporation must review on an annual basis all insurance effected by it and the need for new insurance.
- 10.2. The Corporation shall effect such insurance as is required by Section 103 and 104 of the Act but shall not be responsible for insuring buildings and other improvements on individual lots.
- 10.3. An owner or occupier of a lot must not, except with the approval of the Corporation do anything that might:
 - (a) void or prejudice insurance effected by the Corporation; or
 - (b) increase any insurance payable by the Corporation
- 10.4. The owner of each lot shall insure all buildings and other improvements on the lot in accordance with his or her own requirements and the Corporation shall have no responsibility in respect thereof.

7. THE COMMON PROPERTY

- 7.1. Portion of common property is to be used for access purposes.
- 7.2. A person must keep any common areas clean and free from obstruction at all times.
- 7.3. A person must not, without written authorisation of the corporation:-
 - 7.3.1. damage or interfere with a building, structure, tree, lawn or garden on the common property;
 - 7.3.2. deposit any rubbish or waste material on the common property;
 - 7.3.3. deposit any object or material on the common property if it is likely to:-
 - 7.3.3.1. obstruct the movement of vehicular or pedestrian traffic;
 - or
 - 7.3.3.2. be hazardous or offensive to other persons using the common property;
 - 7.3.3.3. place or display any advertisement, sign, placard, banner or other item of this nature on any part of the common property;
 - 7.3.4. obstruct the lawful use of common property by any person, or interfere with others in the enjoyment of their rights in relation to the common property, or obstruct or allow obstructions to the common property;
 - 7.3.5. use the common property in a manner that unreasonably interferes with the use and enjoyment of the common property by other persons;
 - 7.3.6. make or allow others to make undue noise in or about the common property;
 - 7.3.7. use the common property for business or display;

3. USE AND ENJOYMENT OF COMMUNITY LOTS

3.1 No owner or occupier may use or allow to be used Lots 963 & 964 for any non-residential purpose, without the consent of the corporation.

4. OWNERS OBLIGATIONS TO MAINTAIN AND REPAIR

The owner of a lot must:-

4.1. maintain and keep in good repair, buildings and structural improvements on the lot including but not limited to paintwork and external finishes;

5. OCCUPIERS OBLIGATIONS TO MAINTAIN THE LOT

The occupier of a lot must:-

- 5.1. keep the premises and any surrounding area clean and in good condition, free from rodents, pests and vermin;
- 5.2. develop and maintain all lawn and garden areas on the lot to present a neat and tidy appearance;
- 5.3. store garbage in appropriate containers that prevent the escape of unpleasant odours, and attend to the expeditious disposal thereof in the manner designated by the corporation and in compliance with any disposal requirements of the council;
- 5.4. keep plumbing fixtures, all pipes, any water tank and the whole of the drainage system in a clean and sanitary condition free from obstruction;
- 5.5. not overload any electrical wirings, fittings or gas, sewer or water pipes and fittings.

6. OCCUPIERS OBLIGATIONS

6.1. Disturbance

- 6.1.1. The occupier of a lot must not engage in conduct that unreasonably disturbs the occupier of another lot or others who are lawfully on a lot.
- 6.1.2. The occupier of a lot must ensure, as far as practicable, that persons who are brought or allowed onto the lot by the occupier do not engage in conduct that reasonable disturbs the occupier of another lot or others who are lawfully on a lot.

6.2. Fire Safety

The owner and any occupier of a lot shall at all times comply with any fire safety direction or evacuation procedures given by the corporation or the local Fire Service.

2. ADMINISTRATION, MANAGEMENT AND CONTROL OF COMMON PROPERTY

2.1. Corporation Exemptions

The Community Corporation pursuant to Section 35(1) of the Community Titles Act is exempt from

2.1.1 the requirement to hold annual general meetings (except the first statutory general meeting);

2.1.2 the requirement to prepare accounting records of the corporation's receipts and expenditure and to prepare an annual statement of accounts;

2.1.3 the requirement to have the annual statement of accounts audited;

2.1.4 the requirement to establish administrative and sinking funds;

2.1.5 the requirement to maintain a register of the names of the owners of the community lots.

2.2 Corporation Common Property Responsibilities

The corporation is responsible for the administration management and control of the common property and to collect levies struck by the corporation including interest on any arrears as determined by the corporation at any general meeting.

2.3 Appointment of Manager

The corporation may appoint a manager to assist the corporation to carry out the functions of administrating, managing and controlling the common property.

COMMUNITY TITLES ACT 1996

BY-LAWS

COMMUNITY CORPORATION NO 42273 INCORPORATED

IMPORTANT NOTICE

These by-laws bind the Community Corporation, the Owners of the Community Lots and any persons entering the Community Parcel.

These by-laws relate to the control and management of the common Property and the Community Lots and such as may only be amended or revoked by special resolution by the Community Corporation in accordance with Section 39 of the Community Titles Act and Regulations.

1. INTERPRETATION

In these by-laws:-

"Act" means the *Community Titles Act 1996*, or as it may be amended from time to time.

"a lot" means land divided into a Community Lot or a Development Lot, under the Act.

"community parcel" means the land divided by a plan of community division but does not include a street, road, thoroughfare, reserve or other similar open space vested in a council or prescribed authority or that has reverted to the Crown;

"corporation" means the community corporation established when the plan of community division was deposited in the Lands Titles Registration Office and entitled Community Corporation No. 42273 Incorporated.

"council" means the municipal council or the district council within which the lot and community parcel is located.

"motor vehicle" means a vehicle as defined under the *Road Traffic Act 1961*.

"occupier" of a lot means a person who occupies the lot on a temporary or permanent basis (either solely or jointly with other persons) and includes

- a) a person who is unlawfully in occupation of a lot.
- b) an invitee of the owner or occupier.
- c) if the lot is unoccupied, the owner of the lot.

"ordinary resolution" of a community corporation means a resolution passed at a properly convened meeting of the corporation by a simple majority of the votes of members present and voting on the resolution.

"person" means an occupier, the owner, residents, invitees and any member of the public.

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BY-LAWS

COMMUNITY CORPORATION NO. 42273 INC

Pursuant to Section 34 of the *Community Titles Act 1996*

13 Kingston Avenue SEACOMBE GARDENS SA 5047

Form 10

sections 30(1)(ia), 31(3)(ab), 34(2)(e), 39(5a), 47(2)(ka), 50(7)(a)

Certificate as to preparation of scheme description, by-laws or development contracts

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


.....
Hongyuan Chang Registered Conveyancer 408 King William Street Adelaide SA 5000

Certificate of Title

Title Reference: CT 6254/852
Status: CURRENT
Edition: 2

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
12/05/2021	25/05/2021	13523660	BY-LAWS	FILED	C42273

Registrar-General's Notes

No Registrar-General's Notes exist for this title

Certificate of Title

Title Reference: CT 6254/852

Status: CURRENT

Parent Title(s): CT 6254/849

Dealing(s) Creating Title: ACT 13523659

Title Issued: 25/05/2021

Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
29/07/2022	03/08/2022	13845540	MORTGAGE	REGISTERED	ING BANK (AUSTRALIA) LTD. (ACN: 000 893 292)
29/07/2022	03/08/2022	13845539	TRANSFER	REGISTERED	ALEX JOHN CAILOTTO
29/07/2022	03/08/2022	13845538	DISCHARGE OF MORTGAGE	REGISTERED	13483425
15/03/2021	18/03/2021	13483425	MORTGAGE	REGISTERED	COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Property Interest Report

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

Title Reference	CT 6254/852	Reference No. 2722726
Registered Proprietors	A J*CAILOTTO	Prepared 21/10/2025 13:44
Address of Property	13B KINGSTON AVENUE, SEACOMBE GARDENS, SA 5047	
Local Govt. Authority	THE CORPORATION OF THE CITY OF MARION	
Local Govt. Address	PO BOX 21 OAKLANDS PARK SA 5046	

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

<u>Prescribed encumbrance</u>	<u>Particulars</u> (Particulars in bold indicates further information will be provided)
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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) <i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	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
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7. Emergency Services Funding Act 1998

7.1	section 16 - Notice to pay levy	An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au
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8. Environment Protection Act 1993

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

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

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 | A Land Tax Certificate will be forwarded.
If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
www.revenuesaonline.sa.gov.au |
|------|---|---|

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

24.9	Proclamation with respect to a private mine	Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title
25. <i>Native Vegetation Act 1991</i>		
25.1	Part 4 Division 1 - Heritage agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.2	section 25C - Conditions of approval regarding achievement of environmental benefit by accredited third party provider	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.3	section 25D - Management agreement	DEW Native Vegetation has no record of any agreement affecting this title also Refer to the Certificate of Title
25.4	Part 5 Division 1 - Refusal to grant consent, or condition of a consent, to clear native vegetation	DEW Native Vegetation has no record of any refusal or condition affecting this title
26. <i>Natural Resources Management Act 2004 (repealed)</i>		
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. <i>Outback Communities (Administration and Management) Act 2009</i>		
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 or phone PlanSA on 1800 752 664.
- 29.2 section 127 - Condition (that continues to apply) of a development authorisation
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

has no record of any order or notice affecting this title

also

Contact the Local Government Authority for other details that might apply

29.8 section 157 - Fire safety notice

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

also

Contact the Local Government Authority for other details that might apply

29.9 section 192 or 193 - Land management agreement

Refer to the Certificate of Title

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

29.12 Part 16 Division 1 - Proceedings

Contact the Local Government Authority for details relevant to this item

also

Contact the vendor for other details that might apply

29.13 section 213 - Enforcement notice

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

also

Contact the Local Government Authority for other details that might apply

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

Contact the Local Government Authority for details relevant to this item

also

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

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

30.1 section 8 or 9 - Notice or order concerning pests

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

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

31.1 Part 3 - Notice

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply |
| 32.3 | <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

also

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

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

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

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

- | | | |
|------|---|--|
| 34.1 | Notice or order under the Act requiring payment of charges or other amounts or making other requirement | An SA Water Certificate will be forwarded.
If you do not receive the certificate please contact the SA Water Customer Contact Centre on 1300 650 950

also

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

also

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

also

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

also

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

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

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

36. ***Other charges***

- | | | |
|------|--|--|
| 36.1 | Charge of any kind affecting the land (not included in another item) | Refer to the Certificate of Title

also

Contact the vendor for these details

also

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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



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: 2722726

L PSARROS & M.A PSARROS
130 FRANKLIN STREET
ADELAIDE SA 5000

DATE OF ISSUE

22/10/2025

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER

1936367*

OWNERSHIP NAME

A J CAILOTTO

PROPERTY DESCRIPTION

13B KINGSTON AV / SEACOMBE GARDENS SA 5047

ASSESSMENT NUMBER

1016074025

TITLE REF.

(A "+" indicates multiple titles)

CT 6254/852

CAPITAL VALUE

\$660,000.00

AREA / FACTOR

R4
1.000

LAND USE / FACTOR

RE
0.400

LEVY DETAILS:

FINANCIAL YEAR

2025-2026

FIXED CHARGE

+ VARIABLE CHARGE

- REMISSION

- CONCESSION

+ ARREARS / - PAYMENTS

= AMOUNT PAYABLE

\$	50.00
\$	223.30
\$	134.35
\$	0.00
\$	-138.95
\$	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

20/01/2026



**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
Email: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456285 Ref: 7009967014 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Community Emergency Services Fund , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

**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: 2722726

DATE OF ISSUE

22/10/2025

L PSARROS & M.A PSARROS
130 FRANKLIN STREET
ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au**OWNERSHIP NAME**

A J CAILOTTO

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

13B KINGSTON AV / SEACOMBE GARDENS SA 5047

ASSESSMENT NUMBER

1016074025

TITLE REF.

(A "+" indicates multiple titles)

CT 6254/852

TAXABLE SITE VALUE

\$245,000.00

AREA

0.0137 HA

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

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

Please Note:

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

ON OR BEFORE**20/01/2026**

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
Email: contactus@revenuesa.sa.gov.au
Phone: (08) 8372 7534

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Billers Code: 456293 Ref: 7009966925 Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	 To pay via the internet go to: www.revenuesaonline.sa.gov.au	 Send your cheque or money order, made payable to the Commissioner of State Taxation , along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001
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ACTION REQUIRED: In line with the Commonwealth Government's cheque phase-out, RevenueSA will stop accepting cheque payments after 30 June 2027. To ensure a smooth transition, we encourage you to switch to one of the other payment options listed above.

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:
A J CAILOTTO

Water & Sewer Account
Acct. No.: 10 16074 02 5

Amount: _____

Address:
13B KINGSTON AV SEACOMBE
GARDENS LT963 C42273

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1016074025



Biller code: 8888
Ref: 1016074025

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au



Paying online

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



Paying by phone

Call 1300 650 870 and pay by phone using your Visa/Mastercard 24/7.
SA Water account number: 1016074025



**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