

Form 1—Vendor's statement

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

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired.

If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

Part A—Parties and land

1 Purchaser:

Address:

2. Purchaser's registered agent:

Address:

3 Vendor:

Hectorville Holdings Pty Ltd (ACN 656 378 139)

Address

6B Hackett Terrace Marryatville SA 5068

4 Vendor's Registered Agent:

Sinova Property

Address

68 Halifax Street Adelaide SA 5000

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

6 Description of the land

[Identify the land including any certificate of title reference]

LOT _____ IN CP43255 IN THE AREA NAMED HECTORVILLE HUNDRED OF ADELAIDE

BEING PORTION OF THE LAND IN CERTIFICATE OF TITLE VOLUME 6261 FOLIO 806

KNOWN AS _____ ROSS ROAD HECTORVILLE SA 5073

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

To the purchaser:

Right to cool-off (section 5)

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

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

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

2—Time for service

The cooling-off notice must be served—

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

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

3—Form of cooling-off notice

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

4—Methods of service

The cooling-off notice must be—

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

6B Hackett Terrace Marryatville SA 5068

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

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

stephen.ong@sinova.com.au

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

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

68 Halifax Street Adelaide SA 5000

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

Note—

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

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

5—Effect of service

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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

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

To the purchaser:

*I/We,

Hectorville Holdings Pty Ltd (ACN 656 378 139)

of

6B Hackett Terrace Marryatville SA 5068

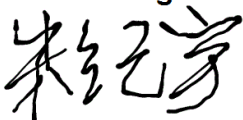
being [the vendor\(s\)](#) in relation to the transaction state that the Schedule contains all particulars required to be given to you pursuant to section 7(1) of the Land and Business (Sale and Conveyancing) Act 1994.

Date:

5-04-2024

Signed:

DocuSigned by:



D50785D169B944E...

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

To the purchaser:

I, Helen Wu from Citi Form 1 Company certify [that the responses](#) to the inquiries made pursuant to section 9 of the *Land and Business (Sale and Conveyancing) Act 1994* confirm the completeness and accuracy of the particulars set out in the Schedule.

Exceptions

NIL

Date:

12/04/2024

Signed:



[*Person authorised to act on behalf of Vendor's agent](#)

Schedule—Division 1

Particulars of mortgages, charges and prescribed encumbrances affecting the land

(section 7(1)(b))

- Note—
- Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.
- Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless—
- (a) there is an attachment to this statement and—
 - (i) all the required particulars are contained in that attachment; and
 - (ii) the attachment is identified in column 2; and
 - (iii) if the attachment consists of more than 2 sheets of paper, those parts of the attachment that contain the required particulars are identified in column 2; or
 - (b) the mortgage, charge or prescribed encumbrance—
 - (i) is one of the following items in the table:
 - (A) under the heading 1. General—
 - 1.1 Mortgage of land
 - 1.2 Lease, agreement for lease, tenancy agreement or licence
 - 1.3 Caveat
 - 1.4 Lien or notice of a lien
 - (B) under the heading 36. Other charges—
 - 36.1 Charge of any kind affecting the land (not included in another item); and
 - (ii) is registered on the certificate of title to the land; and
 - (iii) is to be discharged or satisfied prior to or at settlement.

Table of particulars

Column 1	Column 2	Column 3
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[If an item is applicable, ensure that the box for the item is ticked and complete the item.]

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

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

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

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

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

[If requested particulars are set out in the item and then continued on an attachment due to insufficient space, identify the attachment in the place provided in column 2.

If all of the requested particulars are contained in an attachment (instead of in the item) in accordance with the Note preceding this table, identify the attachment in the place provided in column 2 and (if required by the Note) identify the parts of the attachment that contain the particulars.]

1. General**1.1 Mortgage of land****Note-**

Do not omit this item. The item and its heading must be included in the statement even if not applicable.

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

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'B'

Number of mortgage (if registered):

13942563

Name of mortgagee:

WESTPAC BANKING CORPORATION

1.2 Easement

(whether over the land or annexed to the land)

Note-

"Easement" includes rights of way and party wall rights

Note-

Do not omit this item. The item and its heading must be included in the statement even if not applicable

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

NO

Are there attachments?

YES

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

Refer to ANNEXURE 'A'

Description of land subject to easement:

Portion of the land in CT 6261/806

Nature of easement

Statutory electricity easement(s) to SA Power Networks

Are you aware of any encroachment on the easement?

NO

If YES, give details:

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

[YES/NO]

If YES give details

1.3 Restrictive covenant**Note-**

Do not omit this item. The item and its heading must be included in the statement even if not applicable.

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Nature of restrictive covenant:

Name of person in whose favour the restrictive covenant operates:

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

[YES/NO]

If NO, give details:

Does the restrictive covenant affect land other than that being acquired

[YES/NO]

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.)

Note—

Do not omit this item. The item and its heading must be included in the statement even if not applicable.

Is this item applicable?

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

Are there attachments?

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

Names of parties:

Period of lease, agreement for lease etc:

From _____ to _____

Amount of rent or licence fee

\$ _____ per fortnight

Is the lease, agreement for lease etc in writing?

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

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

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



[YES/NO]

[YES/NO]

[YES/NO]

1.5 Caveat

Is this item applicable?

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

Are there attachments?

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

Name & address of caveator:

Particulars of interest claimed::



[YES/NO]

[YES/NO]

1.6 Lien or Notice of a Lien

Is this item applicable?

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

Are there attachments?

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

Land or other property subject to lien:

Nature of lien::

Name and address of person who has imposed lien or given notice of it:



[YES/NO]

[YES/NO]

2. **Aboriginal Heritage Act 1988**

2.1 section 9—Registration in central archives of an Aboriginal site or object	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Particulars of register entry:	☐ [YES/NO] [YES/NO]
2.2 section 24—Directions prohibiting or restricting access to, or activities on, a site or an area surrounding a site	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Date of notice: _____ Site or area to which notice relates: Directions (as stated in notice):	☐ [YES/NO] [YES/NO]
2.3 Part 3 Division 6 Aboriginal heritage agreement	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Date of agreement: _____ Description of property subject to agreement: Names of parties: Terms of agreement:	☐ [YES/NO] [YES/NO]

3 **Burial & Cremation Act 2013**

3.1 Section 8—Human remains interred on land	Is this item applicable? Will this be discharged or satisfied prior to or at settlement? Are there attachments? If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):	☐ [YES/NO] [YES/NO]
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~~Have human remains been interred on the land that will not be exhumed prior to settlement?~~

[YES/NO]

GPS coordinates of the remains:

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

4.1 section 5—Notice—
requiring payment

Is this item applicable?

☐

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of Notice: _____

Land in respect of which Crown rates and taxes are owing:

Amount owing (as stated in the notice): _____

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

5.1 Section 42 – 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*

Is this item applicable?

☒

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

NO

Are there attachments?

YES

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

Refer to ANNEXURE 'C'

Conditions of authorisation

Refer to development authorization 170/0894/19

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

Is this item applicable?

☐

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date requirement given: _____

Name of body giving requirement:

Nature of requirement:

Contribution payable (if any): _____

5.3 section 50(2)— Agreement to vest land in a council or the Crown to be held as open space	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of agreement: _____ Names of parties: Terms of agreement: Contribution payable (if any): _____	 [YES/NO] [YES/NO]
5.4 section 55—Order to remove or perform work	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of order: _____ Terms of order: Building work (if any) required to be carried out: Amount payable (if any): _____	 [YES/NO] [YES/NO]
5.5 section 56—Notice to complete development	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i> <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> Date of notice: _____ Requirements of notice: Building work (if any) required to be carried out: Amount payable (if any): _____	 [YES/NO] [YES/NO]
5.6 section 57—Land management agreement	<i>Is this item applicable?</i> <i>Will this be discharged or satisfied prior to or at settlement?</i> <i>Are there attachments?</i>	 [YES/NO] [YES/NO]

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

Date of agreement: _____

Names of parties:

Terms of agreement:

5.7 section 60—Notice of intention by building owner

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice: _____

Building work proposed (as stated in the notice):

Other building work as required pursuant to the Act:

5.8 section 69—Emergency order

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of order: _____

Name of authorised officer who made order:

Name of authority that appointed the authorised officer::

Nature of order:

Amount payable (if any): _____

5.9 section 71—Fire safety notice

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of notice: _____

Name of authority giving notice:

Requirements of notice:

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

Amount payable (if any): _____

5.10 section 84—
Enforcement notice

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date notice given: _____

Name of relevant authority giving notice:

Nature of directions contained in notice:

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

Amount payable (if any): _____

5.11 section 85(6), 85(10) or
106—Enforcement
order

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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date order made: _____

Name of court that made order:

Action number: _____

Names of parties:

Terms of order:

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

5.12 Part 11 Division—2
Proceedings

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

[YES/NO]

Are there attachments?

[YES/NO]

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

~~Date of commencement of proceedings: _____~~

~~Date of determination or order (if any): _____~~

~~Terms of determination or order (if any):~~

6. Repealed Act conditions

~~6.1 Condition (that continues to apply) of an approval or authorisation granted under the Building Act 1971 (repealed), the City of Adelaide Development Control Act 1976 (repealed), the Planning Act 1982 (repealed) or the Planning and Development Act 1966 (repealed)~~

~~Note-~~

~~Do not omit this item. The item and its heading must be included in the statement even if not applicable~~

~~Is this item applicable?~~



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

~~[YES/NO]~~

~~Are there attachments?~~

~~[YES/NO]~~

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

~~Nature of condition(s)~~

7. Emergency Services Funding Act 1998

7.1 section 16—Notice to pay levy

Is this item applicable?



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

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'D'

Date of Notice: 26/03/2024

Amount of levy payable: \$291.90 fully paid

14. Highways Act 1926

14.1 Part 2A—Establishment of control of access from any road abutting the land

Is this item applicable?



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

[YES/NO]

Are there attachments?

[YES/NO]

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

Date of establishment of control of access: _____

Description of boundary of land affected:

19. Land Tax Act 1936

19.1 Notice, order or demand for payment of land tax

Is this item applicable?

☒

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

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'E'

Date of notice, order or demand: 26/03/2024

Amount payable (as stated in the notice): \$39,848.43
(single holding \$4,295.00)

21. Local Government Act 1999

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

Is this item applicable?

☒

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

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'C'

Date of notice, order etc: 25/03/2024

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

Campbelltown City Council

Land subject thereto:

CT 6261/806

Nature of requirements contained in notice, order etc

Council rates, Fines and Interest Incurred

Time for carrying out requirements:

Amount payable (if any): \$3150.65 (balance)

23 Metropolitan Adelaide Road Widening Plan Act 1972

23.1 section 6—Restriction on building work

~~Is this item applicable?~~

☐

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

~~[YES/NO]~~

~~Are there attachments?~~

~~[YES/NO]~~

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

~~Does the restriction apply to all of the land?~~

~~[YES/NO]~~

~~If NO, give details about the part of the land to which the restriction applies:~~

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 attachment even if not applicable.]

Is this item applicable?☒**Will this be discharged or satisfied prior to or at settlement?**

NO

Are there attachments?

YES

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

Refer to ANNEXURE 'C' – PlanSA Data Extract

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

Title: CT 6261/806

Zones: General Neighbourhood (GN)

Subzones: No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 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 - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

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

NO

Is the land designated as a local heritage place?

NO

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

NO

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

Note:-

For further information about the Planning and Design Code visit
www.code.plan.sa.gov

YES

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.]

Is this item applicable?

☒

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

NO

Are there attachments?

YES

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

Refer to ANNEXURE 'C' – PlanSA Data Extract

Date of authorisation: refer to Application ID: 22007711

Name of relevant authority that granted authorisation:

refer to Application ID: 22007711

Condition(s) of authorisation:

refer to Application ID: 22007711

34 Water Industry Act 2012

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

Is this item applicable?

☒

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

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'F'

Date of notice or order: 27/03/2024

Name of person or body who served notice or order:

SA Water

Amount payable (if any) as specified in the notice or order: \$358.07

Nature of other requirement made (if any) as specified in the notice or order:

Balance outstanding

34 Water Industry Act 2012

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

Is this item applicable?

☒

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

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'F'

Date of notice or order: 27/03/2024

Name of person or body who served notice or order:

SA Water

Amount payable (if any) as specified in the notice or order: \$2300.20

Nature of other requirement made (if any) as specified in the notice or order:

Service Rent charge for mains connections (provisional)

36 – Other charges

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

Is this item applicable?

☒

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

YES

Are there attachments?

YES

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

Refer to ANNEXURE 'G'

Person or body in whose favour charge exists:

State Planning Commission

Nature of charge:

The contribution into the Planning and Development Fund

Amount of charge if known: \$69,849.00 fully paid

Schedule—Division 2—Other particulars

☒

(section 7(1)(b))

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

☒

1 Name of community corporation:

Community Corporation No. 43255 Inc (to be set up)

Address of community corporation:

25-27 Ross Road Hectorville SA 5073

2 Application must be made in writing to the community corporation for the particulars and documents referred to in 3 and 4. Application must also be made in writing to the community corporation for the documents referred to in 6 unless those documents are obtained from the Lands Titles Registration Office.

3 Particulars supplied by the community corporation or known to the vendor:

(a) particulars of contributions payable in relation to the lot (including details of arrears of contributions related to the lot):

Community Corporation to be set up once plan deposited

(b) particulars of assets and liabilities of the community corporation:

Community Corporation to be set up once plan deposited

(c) particulars of expenditure that the community corporation has incurred, or has resolved to incur, and to which the owner of the lot must contribute, or is likely to be required to contribute:

Community Corporation to be set up once plan deposited

(d) if the lot is a development lot, particulars of the scheme description relating to the development lot and particulars of the obligations of the owner of the development lot under the development contract:

N/A

(e) if the lot is a community lot, particulars of the lot entitlement of the lot:

N/A

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

- 4 Documents supplied by the community corporation that are enclosed;
- (a) a copy of the minutes of the general meetings of the community corporation and management committee **since the date of deposit of the community plan**
- (b) a copy of the statement of accounts of the community corporation last prepared
- (c) a copy of current policies of insurance taken **out** by the community corporation.
- [For each document indicate (YES or NO) whether or not the document has been supplied by the community corporation by the date of this statement]*
- 5 If "not known" has been specified for any particulars in 3 or a document referred to in 4 has not been supplied, set out the date of the application made to the community corporation and give details of any other steps taken to obtain the particulars or documents concerned:
- N/A
- 6 The following documents are enclosed
- (a) a copy of the scheme description (draft) ~~and the development contract (if any);~~
- (b) a copy of the by-laws (draft) of the community scheme.
- 7 The following additional particulars are known to the vendor or have been supplied by the community corporation:
- N/A
- 8 Further inquiries may be made to the secretary of the community corporation or the appointed community scheme manager.
- Name:
- Jiyu Zhu
- Address:
- 6B Hackett Terrace Marryatville SA 5068

Note

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

Particulars of building indemnity insurance**Note—**

Building indemnity insurance is not required for—

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

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

- 1 Name(s) of person(s) insured: **HECTORVILLE HOLDINGS PTY LTD**
- 2 Name of insurer: **QBE**
- 3 Limitations on the liability of the insurer: **STATUTORY COVER**
- 4 Name of builder: **NOBLE BUILT PTY LTD**
- 5 Builder's licence number: **BLD270693**
- 6 Date of issue of insurance: **13/12/2022**
- 7 Description of insured building work: **NEW MULTI UNIT (<=3 STOREYS)**

Exemption from holding insurance:

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

NO

If YES give details:

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

6—Further information held by councils

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

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

NO

Note-

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

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

Other information that we deem appropriate to this enquiry, including any notice or order issued under the development act 1993 or the Planning, Development and Infrastructure Act 2016

YES

If "Yes", please advise details

PLEASE NOTE COUNCIL HAS NOT YET RECEIVED A STATEMENT OF COMPLIANCE FOR DEVELOPMENT APPLICATION 22007711 TO ERECT TWENTY (20) DWELLINGS.

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

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

Governance

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

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

Use of your property

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

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

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

Are you buying a debt?

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

Expenses

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

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

Guarantee

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

Contracts

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

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

Buying off the plan

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

Mixed use developments—voting rights

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

Further information

The Real Estate Institute of South Australia provides an information service for enquiries about real estate transactions, see www.reisa.com.au.

A free telephone Strata and Community Advice Service is operated by the Legal Services Commission of South Australia: call 1300 366 424. Information and a booklet about strata and community titles is available from the Legal Services Commission at www.lsc.sa.gov.au.

You can also seek advice from a legal practitioner.

ANNEXURES & ATTACHMENTS

The following documents are annexed hereto -

Form R3

Annexure A - SA Power Networks Easement Notice

Annexure B - Property Interest Report (PIR) Including Copy of certificate(s) of title

Annexure C - Council Search including PlanSA Section 7 report

Annexure D - Certificate of Emergency Services Levy Payable

Annexure E - Certificate of Land Tax Payable

Annexure F - Certificate of Water and Sewer Charges & Encumbrance Information

Annexure G – State Planning Commission response

Annexure H – Draft By-Laws

Annexure I – Draft Scheme Description

Annexure J – Community Plan C43255

Acknowledgement of Receipt

I/We, the abovenamed Purchaser(s), hereby acknowledge having received this day this Statement under section 7 under the *Land and Business (Sale and Conveyancing) Act* with the annexures as set out above.

Dated this day of 2024

Signed: _____

Purchaser(s)

(*Strike out whichever is not applicable)

Form R3

Buyers information notice

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

Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A

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

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information.

Various government agencies can provide up to date and relevant information on many of these questions. To find out more the Office of Consumer and Business Affairs recommends that you check the website:

www.ocba.sa.gov.au/Realestate/

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

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

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property
e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **cracking or salt damp**?
Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?

- Does the property have any **termite** or other pest infestations? Is there a current preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorines (now banned) or other **toxic** termiticides as fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems?
If so, what are the maintenance requirements?

Enjoyment

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

Value

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

- Does the property have **alternative sources of water** other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit:

www.ocba.sa.gov.au/consumeradvice/realestate

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

ANNEXURE 'A' (1 page)

Electricity Infrastructure - Building Restrictions and Statutory Easements

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 DMITRE for further details.

Statutory easements

Separate from the above 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 provide these 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 telecommunications cables or equipment that may be incorporated in, or attached to, their equipment (Clause 2 of Schedule 1 of the Electricity Corporations (Restructuring and Disposal) Act 1999; section 48A of the Electricity Act 1996).

A statutory easement is not generally registered on the title for the land.

To avoid risking injury and damage, it is recommended that the location of underground services be confirmed by telephoning Dial-Before-You-Dig on 1100.

For further clarification on these matters, please contact SA Power Networks' Real Estate Branch on telephone 8404 5897 or 8404 5894.



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 6261 Folio 806

Parent Title(s) CT 6200/866, CT 6200/867, CT 6200/868, CT 6200/869
Creating Dealing(s) RTC 13650392
Title Issued 08/11/2021 Edition 4 Edition Issued 21/12/2022

Estate Type

FEE SIMPLE

Registered Proprietor

HECTORVILLE HOLDINGS PTY. LTD. (ACN: 656 378 139)
OF 6B HACKETT TERRACE MARRYATVILLE SA 5068

Description of Land

ALLOTMENT 3002 DEPOSITED PLAN 128024
IN THE AREA NAMED HECTORVILLE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13942563	MORTGAGE TO WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

UNAPPROVED C43255

Administrative Interests	NIL
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Product	Check Search
Date/Time	25/03/2024 05:02PM
Customer Reference	68520
Order ID	20240325010170

Certificate of Title

Title Reference: CT 6261/806

Status: CURRENT

Edition: 4

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

UNAPPROVED C43255



Certificate of Title

Title Reference	CT 6261/806
Status	CURRENT
Easement	NO
Owner Number	71254390
Address for Notices	6B HACKETT TCE MARRYATVILLE, SA 5068
Area	1812m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

HECTORVILLE HOLDINGS PTY. LTD. (ACN: 656 378 139)
OF 6B HACKETT TERRACE MARRYATVILLE SA 5068

Description of Land

ALLOTMENT 3002 DEPOSITED PLAN 128024
IN THE AREA NAMED HECTORVILLE
HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference	TRANSFER (T) 13718002
Dealing Date	04/02/2022
Sale Price	\$0
Sale Type	NO MONETARY CONSIDERATION

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE (CHANGE OF PROPRIETOR NAME)	13942563	WESTPAC BANKING CORPORATION (ACN: 007 457 141)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1727936461	CURRENT	Lot 3002 ROSS ROAD, HECTORVILLE, SA 5073

Notations

Dealings Affecting Title



NIL

Notations on Plan

NIL

Registrar-General's Notes

UNAPPROVED C43255

Administrative Interests

NIL

Valuation Record

Valuation Number	1727936461
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/2022
Property Location	Lot 3002 ROSS ROAD, HECTORVILLE, SA 5073
Local Government	CAMPBELLTOWN
Owner Names	HECTORVILLE HOLDINGS PTY. LTD.
Owner Number	71254390
Address for Notices	6B HACKETT TCE MARRYATVILLE, SA 5068
Zone / Subzone	GN - General Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1119 - Unfinished Residential
Description	10xUNFH
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D128024 ALLOTMENT 3002	CT 6261/806

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$1,300,000	\$1,600,000			
Previous	\$1,000,000	\$1,000,000			

Building Details



Valuation Number	1727936461
Building Style	Not Available
Year Built	Not Available
Building Condition	Not Available
Wall Construction	Not Available
Roof Construction	Not Available
Equivalent Main Area	0 sqm
Number of Main Rooms	Not Available

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

Property Interest Report

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

Title Reference	CT 6261/806	Reference No. 2554557
Registered Proprietors	HECTORVILLE HOLDINGS PTY. LTD.	Prepared 25/03/2024 17:02
Address of Property	Lot 3002 ROSS ROAD, HECTORVILLE, SA 5073	
Local Govt. Authority	THE CORPORATION OF THE CITY OF CAMPBELLTOWN	
Local Govt. Address	POST OFFICE BOX 1, CAMPBELLTOWN, SA 5074	

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

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

1. General

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

2. **Aboriginal Heritage Act 1988**

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

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

State Planning Commission in the Department for Trade and Investment 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 Trade and Investment will respond with details relevant to this item

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 Trade and Investment will respond with details relevant to this item

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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment has no record of any notice affecting this title

- | | | |
|------|--|---|
| 5.10 | section 84 - Enforcement notice | State Planning Commission in the Department for Trade and Investment 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 Trade and Investment 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 1966</i> (repealed) | State Planning Commission in the Department for Trade and Investment has no record of any conditions that continue to apply, affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
- [Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]*

7. Emergency Services Funding Act 1998

- | | | |
|-----|---------------------------------|--|
| 7.1 | section 16 - Notice to pay levy | <p>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.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
 www.revenuesaonline.sa.gov.au</p> |
|-----|---------------------------------|--|

8. Environment Protection Act 1993

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

8.9	section 103P - Notation of site contamination audit report in relation to the land	EPA (SA) does not have any current Orders registered on this title
8.10	section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land	EPA (SA) does not have any current Orders registered on this title
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*

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|------|---|---|
| 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 |
|------|---|---|

18. *Landscape South Australia Act 2019*

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

Act

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

19. Land Tax Act 1936

- | | | |
|------|---|--|
| 19.1 | Notice, order or demand for payment of land tax | <p>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.</p> <p>Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates
 www.revenuesaonline.sa.gov.au</p> |
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20. Local Government Act 1934 (repealed)

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|------|---|---|
| 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 |
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22. Local Nuisance and Litter Control Act 2016

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

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|------|--|---|
| 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

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|------|---|---|
| 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 |

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

25. *Native Vegetation Act 1991*

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|------|--|--|
| 25.1 | Part 4 Division 1 - Heritage agreement | DEW Native Vegetation has no record of any agreement affecting this title

also

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

also

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

also

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

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

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

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

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

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

29. *Planning, Development and Infrastructure Act 2016*

- 29.1 Part 5 - Planning and Design Code
[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]
- Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.
- also
- Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title
- also
- For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority
- also
- Contact the Local Government Authority for other details that might apply to a place of local heritage value
- also
- For details of declared significant trees affecting this title, contact the Local Government Authority
- also
- Code Amendment**
- Residential Driveway Crossovers –draft design standard aiming to improve public safety and enhance streetscapes across SA. Minor changes to the Planning and Design Code have also been drafted to complement the design standard and support its delivery and are open for consultation as part of this process. For more information, refer to the 'Code Amendments' page on the PlanSA portal: https://plan.sa.gov.au/have_your_say/ or phone PlanSA on 1800752664.**
- Code Amendment**
- Statewide Bushfire Hazards Overlay - aims to review the current policy framework (spatial layers and policy content) of the six Hazard (Bushfire Risk) Overlays as well as explore other planning instruments and mechanisms to assist in mitigating bushfire hazard impacts. Please note that this Code Amendment only applies to a portion of some council areas. To understand if your property is affected, please check the bushfire hazard map at <https://plus.geodata.sa.gov.au/bushfire/index.html>. For more information, please visit https://plan.sa.gov.au/have_your_say/ or contact PlanSA via email (PlanSA@sa.gov.au) or telephone (1800 752 664).**
- Code Amendment**
- Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment - The Chief Executive of the Department for Trade and Investment has initiated the Ancillary Accommodation and Student Accommodation Definitions Review Code Amendment to review the definitions for 'ancillary accommodation' and 'student accommodation'. For more information and to view the DPA online, visit the amendment webpage on the SA Planning Portal https://plan.sa.gov.au/have_your_say/general_consultations or phone PlanSA on 1800752664.**
- 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment 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 Trade and Investment will respond with details relevant to this item 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 Trade and Investment will respond with details relevant to this item 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 Trade and Investment 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 Trade and Investment has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
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31. Public and Environmental Health Act 1987 (repealed)

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

32. South Australian Public Health Act 2011

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|------|---|---|
| 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)

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|------|---|--|
| 33.1 | section 23 - Notice of contribution payable | DEW has no record of any notice affecting this title |
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34. Water Industry Act 2012

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|------|---|---|
| 34.1 | Notice or order under the Act requiring payment of charges or other amounts or making other requirement | <p>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</p> <p>also</p> <p>The Office of the Technical Regulator in DEM has no record of any notice or order affecting this title</p> <p>also</p> <p>Lightsview Re-Water Supply Co Pty Ltd has no record of any notice or order affecting this title.</p> <p>also</p> <p>Robusto Investments Pty. Ltd. trading as Compass Springs has no current record of any notice or order affecting this title.</p> <p>also</p> <p>Alano Utilities Pty. Ltd. has no record of any notice or order affecting this title.</p> |
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35. Water Resources Act 1997 (repealed)

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|------|--|---|
| 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>) | The Dog Fence Board has no current interest in Dog Fence rates relating to this title. |
| 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.



**SECTION 7 STATEMENT
LOCAL GOVERNMENT ACT 1999
LAND AND BUSINESS (Sale and Conveyancing) ACT 1994**

Refer Enquiries: 8366 9222

ANNEXURE 'C'

Certificate Number: 0404/24

TO: Citi Form 1 Company
314 Morphett Street
ADELAIDE SA 5000

PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT 1999 (AS AMENDED),
I CERTIFY THAT THE FOLLOWING AMOUNTS ARE DUE AND PAYABLE AND ARE A
CHARGE AGAINST THE ABOVE PROPERTY:

THE LAND:

Legal Description Allot 3002 DP 128024 Vol 6261 Fol 806
Property Address 25-27 Ross Road HECTORVILLE SA 5073
Property Owners Hectorville Holdings Pty Ltd
Valuer Generals No. 1727936461

Property No. 132311 Bank Ref No. 423988

PART A: RATES, CHARGES AND GENERAL INFORMATION

RATES AND CHARGES INFORMATION

Rates last declared on 04/07/2023.

Total Arrears	\$0.00
Rates for Current Year	\$4102.20
Payments	(\$1044.70)
Fines and Interest Incurred	\$93.15
BALANCE OUTSTANDING	\$3150.65

Street Numbering

Please note Council's official street number for this property is 23 Ross Road HECTORVILLE SA 5073, 1/25 Ross Road HECTORVILLE SA 5073, 2/25 Ross Road HECTORVILLE SA 5073, 3/25 Ross Road HECTORVILLE SA 5073, 4/25 Ross Road HECTORVILLE SA 5073, 5/25 Ross Road HECTORVILLE SA 5073, 6/25 Ross Road HECTORVILLE SA 5073, 7/25 Ross Road HECTORVILLE SA 5073, 8/25 Ross Road HECTORVILLE SA 5073, 27 Ross Road HECTORVILLE SA 5073.

The Local Government Act provides that Council impose a penalty of a 2% fine on any payment for rates that is received late. An amount that continues to be overdue is then charged an interest at the prescribed rate.

I certify that to the best of my knowledge and belief the information provided above is correct.

The charges as shown are valid for the date of the certificate. If settlement occurs within three (3) months from the date of this certificate, you may verify the above details verbally with council. If this information falls outside the three (3) month period, a new Section 187 certificate is required.

Any verbal information provided by Council for the above is not deemed a certificate for the purpose of Section 187 of the Local Government Act 1999.

AUTHORISED BY CAMPBELLTOWN COUNCIL

25/03/2024

PART B: PARTICULARS AND INFORMATION ABOUT THE LAND

Development Act 1993	
Part 3—Development Plan	
Title or other brief description of zone or policy area in which the land is situated (as shown in the Development Plan):	N/A
Is the land situated in a designated State Heritage Area?	N/A
Is the land designated as a place of local heritage value?	N/A
Is there a current Development Plan Amendment released for public consultation by a council on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
If YES, state the name of the council:	
Is there a current Development Plan Amendment released for public consultation by the Minister on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	No
Section 42 - Condition (that continues to apply) of a development authorisation	See attached approval 170/0894/19
Planning, Development and Infrastructure Act 2016	
Part 5 – Planning and Design Code	
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 Report
Is the land situated in a designated State Heritage place?	No
Is the land designated as a place of local heritage value?	No
Is there a tree declared to be a significant tree or a stand of trees declared to be significant trees on the land?	No declared trees Regulated/significant tree status unknown
Is there a current amendment to the Planning and Design Code released for public consultation by the State Planning Commission on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Refer to https://plan.sa.gov.au/have_your_say/code_amendments
Section 127 – Condition (that continues to apply) of a development authorisation	See Attached PlanSA Report
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil
Development Act 1993	
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
Fire and Emergency Services Act 2005	
Section 105F (or section 56 or 83 (repealed) - Notice of action required concerning flammable materials on land	Nil
Food Act 2001	
Section 44 - Improvement notice	Nil
Section 46 - Prohibition order	Nil
Housing Improvement Act 1940	
Section 23 - declaration that house is undesirable or unfit for human habitation	Nil
Local Government Act 1934	
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
Planning, Development and Infrastructure Act 2016	
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 192 or 193 – Land management agreement	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
Public and Environmental Health Act 1987 (repealed)				
Part 3 - Notice				Nil
Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2 - Condition (that continues to apply) of an approval				Nil
Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19 - Maintenance order (that has not been complied with)				Nil
South Australian Public Health Act 2011				
Section 92 - Notice				Nil
South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval				Nil
Other charges				
Charge of any kind affecting the land (not included in another item)				Nil
Further information held by councils				
Does the council hold details of any development approvals relating to— (a) commercial or industrial activity at the land; or (b) a change in the use of the land or part of the land (within the meaning of the Development Act 1993) or the Planning, Development and Infrastructure Act 2016?				Nil
BUILDING INDEMNITY INSURANCE				
Any approved building work undertaken on the property the subject of Building Indemnity Insurance.				
Approval No.	Insurer	Policy Number	Policy Issued	Builder

Other information that we deem appropriate to this enquiry, including any notice or order issued under the development act 1993 or the Planning, Development and Infrastructure Act 2016

If “Yes”, please advise details

YES

PLEASE NOTE COUNCIL HAS NOT YET RECEIVED A STATEMENT OF COMPLIANCE FOR DEVELOPMENT APPLICATION 22007711 TO ERECT TWENTY (20) DWELLINGS.

AUTHORISED BY CAMPBELLTOWN COUNCIL

25/03/2024



Data Extract for Section 7 search purposes

Valuation ID 1727936461

Data Extract Date: 26/03/2024

Parcel ID: D128024 A3002

Certificate Title: CT6261/806

Property Address: LOT 3002 ROSS RD HECTORVILLE SA 5073

Zones

General Neighbourhood (GN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 45 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 - Evidence Required)

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

Prescribed Wells Area

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

Regulated and Significant Tree

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

Stormwater Management

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

Application ID: 22007711

Development Description: To erect Four (4) double storey residential flat buildings comprising of twenty (20) dwellings with associated earthworks, retaining walls and landscaping (Stage 1 - Dwellings 1-4, 9-14) & (Stage 2 - Dwellings 5-8, 15-20)

Site Address: LOT 3001 ROSS RD HECTORVILLE SA 5073; LOT 3002 ROSS RD HECTORVILLE SA 5073

Development Authorisation: Planning Consent

Date of authorisation: 8 March 2022

Name of relevant authority that granted authorisation: City of Campbelltown

Condition 1

Please see DNF for existing Development Application Number 170/0894/19/RF

Development Authorisation: Building Consent - Stage 1

Date of authorisation: 14 April 2022

Name of relevant authority that granted authorisation: KBS Consultants Pty Ltd

Condition 1

If the building work is to be carried out by a licensed builder, then the owner of the land on which domestic work is to be performed must ensure that a Housing Indemnity Insurance certificate in relation to that work is lodged with Council on or before the giving of notice to Council of commencement of building work.

Condition 2

Any Building Product or Building System used as part of this project and relevant to this approval must be fully compliant with the National Construction Code and any relevant Australian Standard. All products and materials used shall be fully compliant with the relevant Australian Standards

Condition 3

The use of Non-Conforming building products or materials or the use of a building materials or products that are not fit-for purpose shall not be used on any building or structure that is relevant to this Building Approval.

Associated Building Indemnity Insurance

Building Work: 4 x two-storey buildings: 20 x dwellings

Not Applicable

Building Work: Four double storey buildings - 20 x dwellings

Name(s) of person(s) insured: Hectorville Holdings Pty Ltd

Name of Insurer: QBE

Insurance date of issue: 13/12/2022

Name of builder: Noble Built Pty Ltd

Builder's licence number: BLD270693

Development Authorisation: Staged Development Approval: Planning Consent and Building Consent - Stage 1

Date of authorisation: 20 April 2022

Name of relevant authority that granted authorisation: City of Campbelltown

Development Authorisation: Building Consent - Stage 2

Date of authorisation: 21 April 2022

Name of relevant authority that granted authorisation: KBS Consultants Pty Ltd

Condition 1

If the building work is to be carried out by a licensed builder, then the owner of the land on which domestic work is to be performed must ensure that a Housing Indemnity Insurance certificate in relation to that work is lodged with Council on or before the giving of notice to Council of commencement of building work.

Condition 2

Any Building Product or Building System used as part of this project and relevant to this approval must be fully compliant with the National Construction Code and any relevant Australian Standard. All products and materials used shall be fully compliant with the relevant Australian Standards

Condition 3

The use of Non-Conforming building products or materials or the use of a building materials or products that are not fit-for purpose shall not be used on any building or structure that is relevant to this Building Approval.

Associated Building Indemnity Insurance

No

Development Authorisation: Development Approval: Planning Consent and Building Consent - Stage 2

Date of authorisation: 21 April 2022

Name of relevant authority that granted authorisation: City of Campbelltown

Land Management Agreement (LMA)

No

DECISION NOTIFICATION FORMDevelopment Number
170/0894/19/RFTo: Leo Xue
262 Marion Road
NETLEY SA 5037**FOR DEVELOPMENT
APPLICATION****DATED
REGISTERED ON**25/09/2019
25/09/2019Location of
Proposed Development:17 Ross Road HECTORVILLE SA 5073
19 Ross Road HECTORVILLE SA 5073,
21 Ross Road HECTORVILLE SA 5073,
23 Ross Road HECTORVILLE SA 5073,
25 Ross Road HECTORVILLE SA 5073,
27A Ross Road HECTORVILLE SA 5073,
27B Ross Road HECTORVILLE SA 5073Nature of Proposed
Development:To erect Four (4) double storey residential flat buildings comprising
of twenty (20) dwellings with associated earthworks, retaining walls
and landscaping
(Stage 1 – Dwelling 1-4, 9-14) & (Stage 2 – Dwelling 5-8, 15-20)From:
Responsible Officer:
Enquiries :**THE CITY OF CAMPBELLTOWN**
Amelia Thiele
8366 9301

In respect of this proposed development you are informed that:

NATURE OF DECISION SOUGHT	DECISION	DATE	NO. OF CONDITIONS
Development Plan Consent	Granted	25/08/2020	12
Building Rules Consent	NOT YET GRANTED		
DEVELOPMENT APPROVAL	NOT YET GRANTED		

PLEASE REFER TO ATTACHED SHEET FOR DETAILS OF CONDITIONS

NO WORK CAN COMMENCE on this development since a Development Approval has **NOT** been
obtained. If one or more consents have been granted on this notification form , you must not start any
site works or building work or change the use of the land until you have also received notification of a
Development Approval.

Date of Decision: 25/08/2020


Nigel Litchfield
Manager Planning Services
Date: 27 August 2020Cc: Millers Home Group Pty Ltd
256-262 Marion Road
NETLEY SA 5037

CONDITIONS

Development Number: 170/0894/19/RF

The Consent or Approval indicated on the attached Decision Notification Form has been granted subject to the following conditions.

1. That except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development is to be established in strict accordance with the endorsed stamped details and plans submitted in Development Application number 170/0894/19 and all works shall be completed to the reasonable satisfaction of Council prior to the occupation and/or use of the development.

Reason: *To ensure that the development is conducted in accordance with the approval.*

2. All stormwater from the whole site is to be drained to the street watertable or Council underground stormwater system including rear allotment drainage if available. Discharge from the site shall be limited to a maximum of 3 litres/second unless otherwise advised by Council Engineering Staff.

Reason: *To protect Council's underground stormwater drainage system.*

3. Low level energy efficient lighting is to be installed throughout the common areas as per the approved plans and maintained in good condition at all times. The subject lights shall be of a suitable luminance so as to not cause impacts to adjoining properties by way of light overspill.

Reason: *To illuminate the common areas to make safe at night.*

4. The driveway shall remain clear and unrestricted at all times to allow for visitors to the site to access visitor parking areas. At no time shall a gate or other barrier be installed across the driveway without the prior consent of the relevant authority.

Reason: *To ensure visitors to the site can access designated parking areas.*

5. All driveways, parking and manoeuvring areas must be formed, sealed with textured or patterned concrete or paving, and be properly drained. They must be maintained in good condition thereafter.

Reason: *To ensure useable and safe carparking.*

6. The common driveway material must be constructed using a textured finish such as exposed aggregate or suitable paving in a light shaded colour (Mist pebble exposed concrete paver).

Reason: *To reduce the dominance of paved surface and enhance the amenity of the streetscape and locality.*

7. All upper level windows of the dwellings (with the exception of the front windows of dwellings 1-8 facing Ross Road) will be fitted with manufactured obscure glass to a minimum height of 1.7 metres above the upper floor level, such windows to be permanently fixed shut other than by a wind out mechanism (opening to no greater than 150mm) and hinged at the top or bottom of the window panel. The obscure glass must be fitted prior to commencement of use of the dwellings and is to be maintained at all times.

Reason: *To minimise overlooking of adjoining properties.*

8. Landscaping consisting of grasses, groundcovers, shrubs and small trees shall be provided within areas not comprising driveways, parking and manoeuvring areas, paths and perimeter pavement. All planting and landscaping must be completed in the first planting season concurrent with or following commencement of the use of this development and must be maintained in good condition. Any plants which become diseased or die must be replaced by suitable species.

Reason: *To reduce the dominance of paved surface and enhance the amenity of the streetscape and locality.*

9. The applicant shall ensure that all necessary arrangements are made between the body corporate and East Waste so as to appropriately indemnify East Waste or any other Waste Management Authority regarding damage made to the common property.

Reason: *To ensure that any Waste Management Authority is appropriately indemnified for potential damage to the common property.*

10. The bin enclosures are to be constructed using powder-coated slats in 'Woodland Grey' for the western side enclosure and 'Western Jarrah' for the eastern side enclosure both with a native creeper growing over each of the structures. This must be maintained at all times to the satisfaction of Council.

Reason: *To soften the appearance of the bin enclosures.*

11. The common driveway shall be designed and engineered to ensure that it is suitable to be utilised by a Medium Rigid Vehicle for the purposes of on-site waste management.

Reason: *To ensure useable and safe vehicle manoeuvring of Medium Rigid Vehicle.*

12. The proposed development shall not incorporate the use of synthetic grass or the like, to the reasonable satisfaction of Council.

Reason: *To enhance the amenity of the site and development.*

NOTES

1. Building Specifications for the above Planning Consent must be received by Council within 12 months of the date of the Consent. Should documentation not be received by this date, then either an extension of time may be granted following a request in writing and the appropriate fee or a new application for Planning Consent may be required.

Reason: *To comply with the Development Regulations 2008.*

2. Any existing driveway inverts and crossovers that Council considers redundant as a result of development hereby approved, shall be reinstated at the applicant's expense and in accordance with Council specifications.

Reason: *To ensure useable and safe carparking.*

The conditions have been imposed to ensure that the development complies with the relevant provisions of the Development Plan and/or the Building Rules and in particular to help ensure that the development is not likely to significantly detract from the character or amenity of the locality.

You are reminded that Section 86(1) (a) of the Development Act, 1993 provides for a right of appeal to the Environment, Resources and Development Court against the imposition of conditions attaching to the decision **within two months** after receipt of this notice.

Please note that any appeal has to be lodged with the Court and **not** the Council.

For assistance in lodging an appeal it is suggested that you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide (phone (08) 8204 0300).



Nigel Litchfield
Manager Planning Services

Date: 27 August 2020



DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: Noble Built Pty Ltd (Kevin Zhu)
Postal address: 6B HACKETT TERRACE MARRYATVILLE SA 5068
Email: noblebuilt@gmail.com

IN REGARD TO:

Development application no.: 22007711	Lodged on: 8 Mar 2022
Nature of proposed development: To erect Four (4) double storey residential flat buildings comprising of twenty (20) dwellings with associated earthworks, retaining walls and landscaping (Stage 1 - Dwellings 1-4, 9-14) & (Stage 2 - Dwellings 5-8, 15-20)	

Stages

Number	Stage Description
2 of 2	Stage 2 - Dwellings 5-8, 15-20

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: LOT 3001 ROSS RD HECTORVILLE SA 5073		
Title ref.: CT 6261/805	Plan Parcel: D128024 AL3001	Council: CAMPBELLTOWN CITY COUNCIL

Location reference: LOT 3002 ROSS RD HECTORVILLE SA 5073		
Title ref.: CT 6261/806	Plan Parcel: D128024 AL3002	Council: CAMPBELLTOWN CITY COUNCIL

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	25 Aug 2020	1	0	City of Campbelltown
Building Consent Stage 1	Granted	14 Apr 2022	3	0	Neil Kirkham - KBS Consultants Pty Ltd - Building Level 1
Staged Development Approval - Planning Consent; Building Consent Stage 1	Granted	20 Apr 2022	4	0	City of Campbelltown
Building Consent Stage 2	Granted	21 Apr 2022	3	0	Neil Kirkham - KBS Consultants Pty Ltd - Building Level 1



Development Approval - Building Consent Stage 2	Granted	21 Apr 2022	3	0	City of Campbelltown
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FROM THE RELEVANT AUTHORITY: Neil Kirkham - KBS Consultants Pty Ltd - Building Level 1

Date: 26 Jul 2022

MINOR VARIATION TO PREVIOUS AUTHORISATION

Consent affected	Description of minor variation	Date minor variation endorsed*	Entity responsible for decision
Building Consent Stage 2; Development Approval For: Building Consent - Stage 2	Dwellings D1, D2, D3, D4, D9, D10, D11, D12, D13 & D14 - Steel framing in lieu of timber framing, Amended steel beams and columns to engineers details	26 Jul 2022	KBS Consultants Pty Ltd; City of Campbelltown

** Date minor variation endorsed does not affect operative date of original consent.*

CONDITIONS

Planning Consent

Please see DNF for existing Development Application Number 170/0894/19/RF

Building Consent Stage 1

Condition 1

If the building work is to be carried out by a licensed builder, then the owner of the land on which domestic work is to be performed must ensure that a Housing Indemnity Insurance certificate in relation to that work is lodged with Council on or before the giving of notice to Council of commencement of building work.

Condition 2

Any Building Product or Building System used as part of this project and relevant to this approval must be fully compliant with the National Construction Code and any relevant Australian Standard. All products and materials used shall be fully compliant with the relevant Australian Standards

Condition 3

The use of Non-Conforming building products or materials or the use of a building materials or products that are not fit-for purpose shall not be used on any building or structure that is relevant to this Building Approval.

Building Consent Stage 2

Condition 1

If the building work is to be carried out by a licensed builder, then the owner of the land on which domestic work is to be performed must ensure that a Housing Indemnity Insurance certificate in relation to that work is lodged with Council on or before the giving of notice to Council of commencement of building work.

Condition 2

Any Building Product or Building System used as part of this project and relevant to this approval must be fully compliant with the National Construction Code and any relevant Australian Standard. All products and materials used shall be fully compliant with the relevant Australian Standards

Condition 3

The use of Non-Conforming building products or materials or the use of a building materials or products that are not fit-for purpose shall not be used on any building or structure that is relevant to this Building Approval.

ADVISORY NOTES**Planning Consent**

Please see DNF for existing Development Application Number 170/0894/19/RF

Building Consent Stage 1

- It is illegal to use Non-Conforming building products or materials or building materials or products that are not fit for purpose. All materials or building systems shall fully comply with the National Construction Code and the relevant Australian Standards. Applicants/Owners/Builders as relevant have a responsibility to make sure materials comply with the relevant standards prior to their purchase and use on site.
- If an excavation penetrates a plane inclined downwards at a slope of 1 vertical to 2 horizontal from a point 600mm below the surface at the boundary the owner must notify the adjoining owner in accordance with Section 64 of the Planning, Development and Infrastructure Regulations.
- If fill exceeds 200mm within 600mm of the boundary the owner must notify the adjoining owner in accordance with Section 64 of the Planning, Development and Infrastructure Regulations.
- Brush fences are not permitted within 3 metres of a Class 1 (dwelling) building unless there is an appropriate level of protection (1 hour fire rating – 60/60/60 FRL) in accordance with the Minister's Specification SA76C.
- All stormwater must be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners or lie against any building or create insanitary conditions. It is recommended where possible to drain stormwater from the building and paved areas to the street watertable.
- The Building Rules requires the installation of a smoke alarm. Where there more than one smoke alarm they shall be interconnected. Appropriate maintenance is important. You should test for audible alarm 3 monthly and replace the battery when necessary.
- During the period that the development is being undertaken care should be taken to ensure all paper, plastic, rubbish and other waste material associated with the building work is secured and contained within the subject land.
- A copy of the completed **Statement of Compliance, Parts A & B** (attached to the applicant's copy of this consent) for the building work must be provided to KBS Consultants within 10 business days after a notice of completion with respect to the building work is given.
- This assessment is for compliance with the requirements of the Building Rules as defined in the Planning, Development and Infrastructure Regulations, and does not imply compliance with any other Act or Regulation. Building work cannot commence until the development is approved under the Regulations.

Building Consent Stage 2

- It is illegal to use Non-Conforming building products or materials or building materials or products that are not fit for purpose. All materials or building systems shall fully comply with the National Construction Code and the relevant Australian Standards. Applicants/Owners/Builders as relevant have a responsibility to make sure materials comply with the relevant standards prior to their purchase and use on site.
- If an excavation penetrates a plane inclined downwards at a slope of 1 vertical to 2 horizontal from a point 600mm below the surface at the boundary the owner must notify the adjoining owner in accordance with Section 64 of the Planning, Development and Infrastructure Regulations.
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- A copy of the completed **Statement of Compliance, Parts A & B** (attached to the applicant's copy of this consent) for the building work must be provided to KBS Consultants within 10 business days after a notice of completion with respect to the building work is given.
- This assessment is for compliance with the requirements of the Building Rules as defined in the Planning, Development and Infrastructure Regulations, and does not imply compliance with any other Act or Regulation. Building work cannot commence until the development is approved under the Regulations.

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: City of Campbelltown	Type of consent: Planning
Telephone: 08 8366 9222	Email: devadmin@campbelltown.sa.gov.au
Postal address: Po Box 1, CAMPBELLTOWN SA 5074	

Name: KBS Consultants Pty Ltd	Type of consent: Building
Telephone: 0882741500	Email: victoria@kbsconsultants.com.au
Postal address: 59 Hughes Street, Unley SA 5061	

Name: Please see DNF for existing Development Application Number 170/0894/19/RF	Type of consent:
Telephone:	Email:
Postal address:	

BUILDING CLASSIFICATION/S

Building Consent Stage 1

Essential safety provisions apply: No

Building work 4 x two-storey buildings: 20 x dwellings

Building Classification	Approved number of occupants
10A - Open or private garage,shed etc	N/A
10B - Fence, mast, Antenna, swimming pool	N/A
1A - Detached house/ Fire separated attached dwelling	N/A

Building Consent Stage 2

Essential safety provisions apply: No

Building work Four double storey buildings - 20 x dwellings

Building Classification	Approved number of occupants
10A - Open or private garage,shed etc	N/A

10B - Fence, mast, Antenna, swimming pool	N/A
1A - Detached house/ Fire separated attached dwelling	N/A

CERTIFICATE OF BUILDING INDEMNITY INSURANCE

Domestic building work must not commence before a copy of the certificate of Building Indemnity Insurance has been lodged with the relevant authority. If not already lodged, you must lodge the required certificate of insurance before notice is given of intended commencement of building work (regulation 36).

Building Consent Stage 1

Building work 4 x two-storey buildings: 20 x dwellings

Certificate of Building Indemnity Insurance received: (Not specified)

Building Consent Stage 2

Building work Four double storey buildings - 20 x dwellings

Certificate of Building Indemnity Insurance received: (Not specified)

REQUIRED NOTIFICATIONS

You are advised that notice and/or documentation must be provided to council when the following stages of building work are reached (regulation 93):

Building Consent Stage 1

Building work 4 x two-storey buildings: 20 x dwellings

- Commencement of Building work (1 business day's notice)
- Commencement of Footings (2 business days' notice)
- Completion of Wall and Roof Framing (1 business day's notice)
- Completion of Building work (1 business day's notice)
- Completion of Statement of Compliance and other documents required to be provided at the completion of building work (1 business day's notice)

Building Consent Stage 2

Building work Four double storey buildings - 20 x dwellings

- Commencement of Building work (1 business day's notice)
- Commencement of Footing (2 business days' notice)
- Completion of Wall and Roof Framing (1 business day's notice)
- Completion of Building work (1 business day's notice)
- Completion of Statement of Compliance and other documents required to be provided at the completion of building work (1 business day's notice)

Note regulation 57(7) allows the relevant authority issuing the notice to specify any additional stage of building work for which notice must be given to the council under regulation 93.

Where a building certifier is issuing the building consent the use of this regulation is to inform the council of stages of work when a notification should be provided and an inspection may occur at the council's discretion. If applicable, notifications specified under 57(7) are therefore intended to be in addition to mandatory notifications and any notifications specified by council under 93(1)(b) or (c) when issuing the final Development Approval.

*To submit the requested notifications, log in to the SA planning portal and select **Submit mandatory building notifications**.*

STATEMENT OF COMPLIANCE

A Statement of Compliance is required at the completion of all building work, except in respect of a Class 10 building other than a swimming pool or private bushfire shelter.

Building Consent Stage 1**Building Work 4 x two-storey buildings: 20 x dwellings**

The following certificates, reports or other documents must be provided to the building certifier or council (as relevant) with the completed Statement of Compliance under regulation 57(8)(c).

- N/A

Building Consent Stage 2**Building Work Four double storey buildings - 20 x dwellings**

The following certificates, reports or other documents must be provided to the building certifier or council (as relevant) with the completed Statement of Compliance under regulation 57(8)(c).

- N/A

A blank copy of the Statement of Compliance is available on the SA planning portal. The Statement of Compliance and other required documents may be uploaded to the SA planning portal on completion.

BUILDING OCCUPATION/COMPLETION**Building Consent Stage 1****Building work 4 x two-storey buildings: 20 x dwellings****Building classification 10A - Open or private garage,shed etc**

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: No

Building classification 10B - Fence, mast, Antenna, swimming pool

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: No

Building classification 1A - Detached house/ Fire separated attached dwelling

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: Yes

The Certificate of Occupancy will be issued by: The building certifier

Building Consent Stage 2**Building work Four double storey buildings - 20 x dwellings****Building classification 10A - Open or private garage,shed etc**

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: No

Building classification 10B - Fence, mast, Antenna, swimming pool

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: No

Building classification 1A - Detached house/ Fire separated attached dwelling

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: Yes

The Certificate of Occupancy will be issued by: The building certifier

Note section 152 of the Act and regulation 103, requires a Certificate of Occupancy to be issued before a building can be occupied, except in respect of a Class 10 building under the Building Code (regulation 103(1)).

Note, despite a YES being indicated above, a Certificate of Occupancy is not required for a Class 1a building if this building is completed between 1 July 2021 and 31 December 2023 (inclusive). Completion of a building will be signalled by the receipt of the Statement of Compliance required for that building, or the final Statement of Compliance where multiple statements are required.

Section 152(2) of the Act states that 'A certificate of occupancy will be issued by council', noting that section 154 allows a building certifier to exercise this power should they elect to, where either: the building is owned occupied by the Crown or an agency or instrumentality of the Crown; or if they issued the building rules consent for that building.

The authority above – either building certifier or council – will therefore be responsible for issuing this Certificate following receipt of the Statement of Compliance and other documentation as required to provide assurance that the building is suitable for occupation.

Note the default authority for issuing this Certificate remains the council, should there be no building certifier or if the certifier elects not to issue this Certificate, noting that a council may still elect not to issue a certificate, if the council is not satisfied the building is suitable for occupation under section 152(6) of the Act.

Contact details for the purposes of this notification

Name City of Campbelltown
Email devadmin@campbelltown.sa.gov.au
Phone 08 8366 9222

Notifications may also be provided via the SA planning portal.

Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
389 Collins St
Docklands VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 680074306BWI-57

HECTORVILLE HOLDINGS PTY LTD
6B HACKETT TCE
MARRYATVILLE
5068

Name of intermediary
SAFEGUARD INSURANCE BROKERS
P O BOX 421
PLYMPTON S A 5038

Account number
680000282
Date issued
13/12/2022

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	LOT 3002, D5/ ROSS ROAD HECTORVILLE SA 5073
Carried out by	BUILDER NOBLE BUILT PTY LTD ABN: 57 609 613 701
Declared contract price	\$290,000.00
Contract date	25/07/2022
Builders registration no.	BLD270693
Building owner / Beneficiary	HECTORVILLE HOLDINGS PTY LTD

Subject to the Building Work Contractors Act 1995, 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.

To confirm the registration of this document, please visit the QBE Certificate Register via <https://www.qbe.com/au/home-insurance/builders-insurance>. By matching the details on this certificate with the details included in the register, it confirms your Certificate of Insurance was issued by QBE.

**Building Indemnity Insurance
Certificate of Insurance**

QBE Insurance (Australia) Ltd
389 Collins St
Docklands VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 680074306BWI-58

HECTORVILLE HOLDINGS PTY LTD
6B HACKETT TCE
MARRYATVILLE
5068

Name of intermediary
SAFEGUARD INSURANCE BROKERS
P O BOX 421
PLYMPTON S A 5038

Account number
680000282
Date issued
13/12/2022

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	LOT 3002, D6/ ROSS ROAD HECTORVILLE SA 5073
Carried out by	BUILDER NOBLE BUILT PTY LTD ABN: 57 609 613 701
Declared contract price	\$290,000.00
Contract date	25/07/2022
Builders registration no.	BLD270693
Building owner / Beneficiary	HECTORVILLE HOLDINGS PTY LTD

Subject to the Building Work Contractors Act 1995, 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.

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To confirm the registration of this document, please visit the QBE Certificate Register via <https://www.qbe.com/au/home-insurance/builders-insurance>. By matching the details on this certificate with the details included in the register, it confirms your Certificate of Insurance was issued by QBE.

Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
389 Collins St
Docklands VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 680074306BWI-59

HECTORVILLE HOLDINGS PTY LTD
6B HACKETT TCE
MARRYATVILLE
5068

Name of intermediary
SAFEGUARD INSURANCE BROKERS
P O BOX 421
PLYMPTON S A 5038

Account number
680000282
Date issued
13/12/2022

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	LOT 3002, D7/ ROSS ROAD HECTORVILLE SA 5073
Carried out by	BUILDER NOBLE BUILT PTY LTD ABN: 57 609 613 701
Declared contract price	\$290,000.00
Contract date	25/07/2022
Builders registration no.	BLD270693
Building owner / Beneficiary	HECTORVILLE HOLDINGS PTY LTD

Subject to the Building Work Contractors Act 1995, 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:

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Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
389 Collins St
Docklands VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 680074306BWI-60

HECTORVILLE HOLDINGS PTY LTD
6B HACKETT TCE
MARRYATVILLE
5068

Name of intermediary
SAFEGUARD INSURANCE BROKERS
P O BOX 421
PLYMPTON SA 5038

Account number
680000282
Date issued
13/12/2022

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	LOT 3002, D8/ ROSS ROAD HECTORVILLE SA 5073
Carried out by	BUILDER NOBLE BUILT PTY LTD ABN: 57 609 613 701
Declared contract price	\$290,000.00
Contract date	25/07/2022
Builders registration no.	BLD270693
Building owner / Beneficiary	HECTORVILLE HOLDINGS PTY LTD

Subject to the Building Work Contractors Act 1995, 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.

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Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
389 Collins St
Docklands VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 680074306BWI-51

HECTORVILLE HOLDINGS PTY LTD
6B HACKETT TCE
MARRYATVILLE
5068

Name of intermediary
SAFEGUARD INSURANCE BROKERS
P O BOX 421
PLYMPTON S A 5038

Account number
680000282
Date issued
13/12/2022

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	LOT 3002, D15/ ROSS ROAD HECTORVILLE SA 5073
Carried out by	BUILDER NOBLE BUILT PTY LTD ABN: 57 609 613 701
Declared contract price	\$290,000.00
Contract date	25/07/2022
Builders registration no.	BLD270693
Building owner / Beneficiary	HECTORVILLE HOLDINGS PTY LTD

Subject to the Building Work Contractors Act 1995, 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:

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To confirm the registration of this document, please visit the QBE Certificate Register via <https://www.qbe.com/au/home-insurance/builders-insurance>. By matching the details on this certificate with the details included in the register, it confirms your Certificate of Insurance was issued by QBE.

Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
389 Collins St
Docklands VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 680074306BWI-52

HECTORVILLE HOLDINGS PTY LTD
6B HACKETT TCE
MARRYATVILLE
5068

Name of intermediary
SAFEGUARD INSURANCE BROKERS
P O BOX 421
PLYMPTON S A 5038

Account number
680000282
Date issued
13/12/2022

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	LOT 3002, D16/ ROSS ROAD HECTORVILLE SA 5073
Carried out by	BUILDER NOBLE BUILT PTY LTD ABN: 57 609 613 701
Declared contract price	\$290,000.00
Contract date	25/07/2022
Builders registration no.	BLD270693
Building owner / Beneficiary	HECTORVILLE HOLDINGS PTY LTD

Subject to the Building Work Contractors Act 1995, 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.

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To confirm the registration of this document, please visit the QBE Certificate Register via <https://www.qbe.com/au/home-insurance/builders-insurance>. By matching the details on this certificate with the details included in the register, it confirms your Certificate of Insurance was issued by QBE.

Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
389 Collins St
Docklands VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 680074306BWI-53

HECTORVILLE HOLDINGS PTY LTD
6B HACKETT TCE
MARRYATVILLE
5068

Name of intermediary
SAFEGUARD INSURANCE BROKERS
P O BOX 421
PLYMPTON S A 5038

Account number
680000282
Date issued
13/12/2022

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	LOT 3002, D17/ ROSS ROAD HECTORVILLE SA 5073
Carried out by	BUILDER NOBLE BUILT PTY LTD ABN: 57 609 613 701
Declared contract price	\$290,000.00
Contract date	25/07/2022
Builders registration no.	BLD270693
Building owner / Beneficiary	HECTORVILLE HOLDINGS PTY LTD

Subject to the Building Work Contractors Act 1995, 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.

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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.

To confirm the registration of this document, please visit the QBE Certificate Register via <https://www.qbe.com/au/home-insurance/builders-insurance>. By matching the details on this certificate with the details included in the register, it confirms your Certificate of Insurance was issued by QBE.

**Building Indemnity Insurance
Certificate of Insurance**

QBE Insurance (Australia) Ltd
389 Collins St
Docklands VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 680074306BWI-54

HECTORVILLE HOLDINGS PTY LTD
6B HACKETT TCE
MARRYATVILLE
5068

Name of intermediary
SAFEGUARD INSURANCE BROKERS
P O BOX 421
PLYMPTON S A 5038

Account number
680000282
Date issued
13/12/2022

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	LOT 3002, D18/ ROSS ROAD HECTORVILLE SA 5073
Carried out by	BUILDER NOBLE BUILT PTY LTD ABN: 57 609 613 701
Declared contract price	\$290,000.00
Contract date	25/07/2022
Builders registration no.	BLD270693
Building owner / Beneficiary	HECTORVILLE HOLDINGS PTY LTD

Subject to the Building Work Contractors Act 1995, 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.

To confirm the registration of this document, please visit the QBE Certificate Register via <https://www.qbe.com/au/home-insurance/builders-insurance>. By matching the details on this certificate with the details included in the register, it confirms your Certificate of Insurance was issued by QBE.

Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
389 Collins St
Docklands VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 680074306BWI-55

HECTORVILLE HOLDINGS PTY LTD
6B HACKETT TCE
MARRYATVILLE
5068

Name of intermediary
SAFEGUARD INSURANCE BROKERS
P O BOX 421
PLYMPTON S A 5038

Account number
680000282
Date issued
13/12/2022

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	LOT 3002, D19/ ROSS ROAD HECTORVILLE SA 5073
Carried out by	BUILDER NOBLE BUILT PTY LTD ABN: 57 609 613 701
Declared contract price	\$290,000.00
Contract date	25/07/2022
Builders registration no.	BLD270693
Building owner / Beneficiary	HECTORVILLE HOLDINGS PTY LTD

Subject to the Building Work Contractors Act 1995, 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.

To confirm the registration of this document, please visit the QBE Certificate Register via <https://www.qbe.com/au/home-insurance/builders-insurance>. By matching the details on this certificate with the details included in the register, it confirms your Certificate of Insurance was issued by QBE.

Building Indemnity Insurance Certificate of Insurance

QBE Insurance (Australia) Ltd
389 Collins St
Docklands VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Policy Number 680074306BWI-56

HECTORVILLE HOLDINGS PTY LTD
6B HACKETT TCE
MARRYATVILLE
5068

Name of intermediary
SAFEGUARD INSURANCE BROKERS
P O BOX 421
PLYMPTON S A 5038

Account number
680000282
Date issued
13/12/2022

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	LOT 3002, D20/ ROSS ROAD HECTORVILLE SA 5073
Carried out by	BUILDER NOBLE BUILT PTY LTD ABN: 57 609 613 701
Declared contract price	\$290,000.00
Contract date	25/07/2022
Builders registration no.	BLD270693
Building owner / Beneficiary	HECTORVILLE HOLDINGS PTY LTD

Subject to the Building Work Contractors Act 1995, 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.

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Building Indemnity Insurance Certificate of Insurance

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



Policy Number 610077587BWI-1

MILLERS HOME GROUP
PTY LTD
262 MARION RD NETLEY SA 5037

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

Account Number
23BWAON00
Date Issued
04/05/2022

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	1/17 ROSS ROAD HECTORVILLE SA 5073
Carried Out By	BUILDER PELLEGRINO SERVICES PTY LTD ABN: 21 631 739 510
Declared Contract Price	\$248,000.00
Contract Date	13/04/2022
Builders Registration No.	RBLD293899
Building Owner / Beneficiary	MILLERS HOME GROUP PTY LTD

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.

Building Indemnity Insurance Certificate of Insurance

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



Policy Number 610077587BWI-2

MILLERS HOME GROUP
PTY LTD
262 MARION RD NETLEY SA 5037

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

Account Number
23BWAON00
Date Issued
04/05/2022

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	2/17 ROSS ROAD HECTORVILLE SA 5073
Carried Out By	BUILDER PELLEGRINO SERVICES PTY LTD ABN: 21 631 739 510
Declared Contract Price	\$248,000.00
Contract Date	13/04/2022
Builders Registration No.	RBLD293899
Building Owner / Beneficiary	MILLERS HOME GROUP PTY LTD

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.

Building Indemnity Insurance Certificate of Insurance

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



Policy Number 610077587BWI-3

MILLERS HOME GROUP
PTY LTD
262 MARION RD NETLEY SA 5037

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

Account Number
23BWAON00
Date Issued
04/05/2022

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	3/17 ROSS ROAD HECTORVILLE SA 5073
Carried Out By	BUILDER PELLEGRINO SERVICES PTY LTD ABN: 21 631 739 510
Declared Contract Price	\$248,000.00
Contract Date	13/04/2022
Builders Registration No.	RBLD293899
Building Owner / Beneficiary	MILLERS HOME GROUP PTY LTD

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.

Building Indemnity Insurance Certificate of Insurance

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



Policy Number 610077587BWI-4

MILLERS HOME GROUP
PTY LTD
262 MARION RD NETLEY SA 5037

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

Account Number
23BWAON00
Date Issued
04/05/2022

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	4/17 ROSS ROAD HECTORVILLE SA 5073
Carried Out By	BUILDER PELLEGRINO SERVICES PTY LTD ABN: 21 631 739 510
Declared Contract Price	\$248,000.00
Contract Date	13/04/2022
Builders Registration No.	RBLD293899
Building Owner / Beneficiary	MILLERS HOME GROUP PTY LTD

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.

Building Indemnity Insurance Certificate of Insurance

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



Policy Number 610077587BWI-5

MILLERS HOME GROUP
PTY LTD
262 MARION RD NETLEY SA 5037

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

Account Number
23BWAON00
Date Issued
04/05/2022

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	9/17 ROSS ROAD HECTORVILLE SA 5073
Carried Out By	BUILDER PELLEGRINO SERVICES PTY LTD ABN: 21 631 739 510
Declared Contract Price	\$248,000.00
Contract Date	13/04/2022
Builders Registration No.	RBLD293899
Building Owner / Beneficiary	MILLERS HOME GROUP PTY LTD

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.

Building Indemnity Insurance Certificate of Insurance

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



Policy Number 610077587BWI-6

MILLERS HOME GROUP
PTY LTD
262 MARION RD NETLEY SA 5037

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

Account Number
23BWAON00
Date Issued
04/05/2022

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	10/17 ROSS ROAD HECTORVILLE SA 5073
Carried Out By	BUILDER PELLEGRINO SERVICES PTY LTD ABN: 21 631 739 510
Declared Contract Price	\$248,000.00
Contract Date	13/04/2022
Builders Registration No.	RBLD293899
Building Owner / Beneficiary	MILLERS HOME GROUP PTY LTD

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.

Building Indemnity Insurance Certificate of Insurance

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



Policy Number 610077587BWI-7

MILLERS HOME GROUP
PTY LTD
262 MARION RD NETLEY SA 5037

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

Account Number
23BWAON00
Date Issued
04/05/2022

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	11/17 ROSS ROAD HECTORVILLE SA 5073
Carried Out By	BUILDER PELLEGRINO SERVICES PTY LTD ABN: 21 631 739 510
Declared Contract Price	\$248,000.00
Contract Date	13/04/2022
Builders Registration No.	RBLD293899
Building Owner / Beneficiary	MILLERS HOME GROUP PTY LTD

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.

**Building Indemnity Insurance
Certificate of Insurance**

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



Policy Number 610077587BWI-8

MILLERS HOME GROUP
PTY LTD
262 MARION RD NETLEY SA 5037

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

Account Number
23BWAON00
Date Issued
04/05/2022

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	12/17 ROSS ROAD HECTORVILLE SA 5073
Carried Out By	BUILDER PELLEGRINO SERVICES PTY LTD ABN: 21 631 739 510
Declared Contract Price	\$248,000.00
Contract Date	13/04/2022
Builders Registration No.	RBLD293899
Building Owner / Beneficiary	MILLERS HOME GROUP PTY LTD

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.

**Building Indemnity Insurance
Certificate of Insurance**

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



Policy Number 610077587BWI-9

MILLERS HOME GROUP
PTY LTD
262 MARION RD NETLEY SA 5037

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

Account Number
23BWAON00
Date Issued
04/05/2022

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	13/17 ROSS ROAD HECTORVILLE SA 5073
Carried Out By	BUILDER PELLEGRINO SERVICES PTY LTD ABN: 21 631 739 510
Declared Contract Price	\$248,000.00
Contract Date	13/04/2022
Builders Registration No.	RBLD293899
Building Owner / Beneficiary	MILLERS HOME GROUP PTY LTD

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.

Building Indemnity Insurance Certificate of Insurance

Policy Number 610077587BWI-10

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



MILLERS HOME GROUP
PTY LTD
262 MARION RD NETLEY SA 5037

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

Account Number
23BWAON00
Date Issued
04/05/2022

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	14/17 ROSS ROAD HECTORVILLE SA 5073
Carried Out By	BUILDER PELLEGRINO SERVICES PTY LTD ABN: 21 631 739 510
Declared Contract Price	\$248,000.00
Contract Date	13/04/2022
Builders Registration No.	RBLD293899
Building Owner / Beneficiary	MILLERS HOME GROUP PTY LTD

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.



Container Ref: 170/1075/20/CT

Enquiries: Planning
Ph: 8366 9301

13 April 2023

Millers Home Group Pty Ltd
C/- Alexander Symonds Pty Ltd
PO Box 1000
KENT TOWN SA 5071

Dear Sir/Madam

Development No: 170/1075/20/CT
DAC ID 170/C157/20
Proposal By: Millers Home Group Pty Ltd
To: To divide land into 10 Community Title allotments -
STREET NUMBERS
At: 25-27 Ross Road HECTORVILLE SA 5073

I wish to advise that further to Council's Development Approval issued on 11/08/2021, Council's certificate for clearance of the abovementioned Land Division Application pursuant to Section 138 of the Planning Development and Infrastructure Act 2016 has been forwarded to the State Commission Assessment Panel (SCAP).

Pursuant to Section 220 of the Local Government Act 1999 and Council's Street Numbering Policy pursuant to the Act, you are advised that the addresses for the development will be **23 (Lot 5), 1/25 (Lot 6), 2/25 (Lot 15), 3/25 (Lot 16), 4/25 (Lot 17), 5/25 (Lot 18), 6/25 (Lot 19), 7/25 (Lot 20), 8/25 (Lot 7) and 27 (Lot 8) Ross Road, Hectorville.**

Please ensure that these addresses are provided to the future owners/occupiers of the allotments created by this Land Division.

Yours sincerely



Nigel Litchfield
Manager Planning Services

cc: Land Services Group - Email: DPTI.LSGRoad_AddressNotification@sa.gov.au

cc: Australia Post - Email: dlsaaddresspost@auspost.com.au

cc: Electoral Commission: Email: roll.management.sa@aec.gov.au

cc: SA Power Networks: Email: frc.dataquality@sapowernetworks.com.au; newconnections@sapowernetworks.com.au

cc: Millers Home Group Pty Ltd, 256-262 Marion Road, NETLEY SA 5037



SUB-DIVISION FORM

DA: 170/1075/20/CT WARD: Hectorville DATE: 13 April 2023

PARENT PROPERTY/PROPERTIES

Property Address	Property N°s	Land N°s
25-27 Ross Road HECTORVILLE SA 5073	132311	129840

PROPOSED NEW IDENTIFIERS

Land Parcel (Lot N°)	New Land N°s	Property Address (House N° and Street)	New Property N°s
Lot 5	130037	23 Ross Road HECTORVILLE	132502
Lot 6	130038	1/25 Ross Road HECTORVILLE	132503
Lot 15	130039	2/25 Ross Road HECTORVILLE	132504
Lot 16	130040	3/25 Ross Road HECTORVILLE	132505
Lot 17	130041	4/25 Ross Road HECTORVILLE	132506
Lot 18	130042	5/25 Ross Road HECTORVILLE	132507
Lot 19	130043	6/25 Ross Road HECTORVILLE	132508
Lot 20	130044	7/25 Ross Road HECTORVILLE	132509
Lot 7	130045	8/25 Ross Road HECTORVILLE	132510
Lot 8	130046	27 Ross Road HECTORVILLE	132511

COMMENTS _____

Officer _____

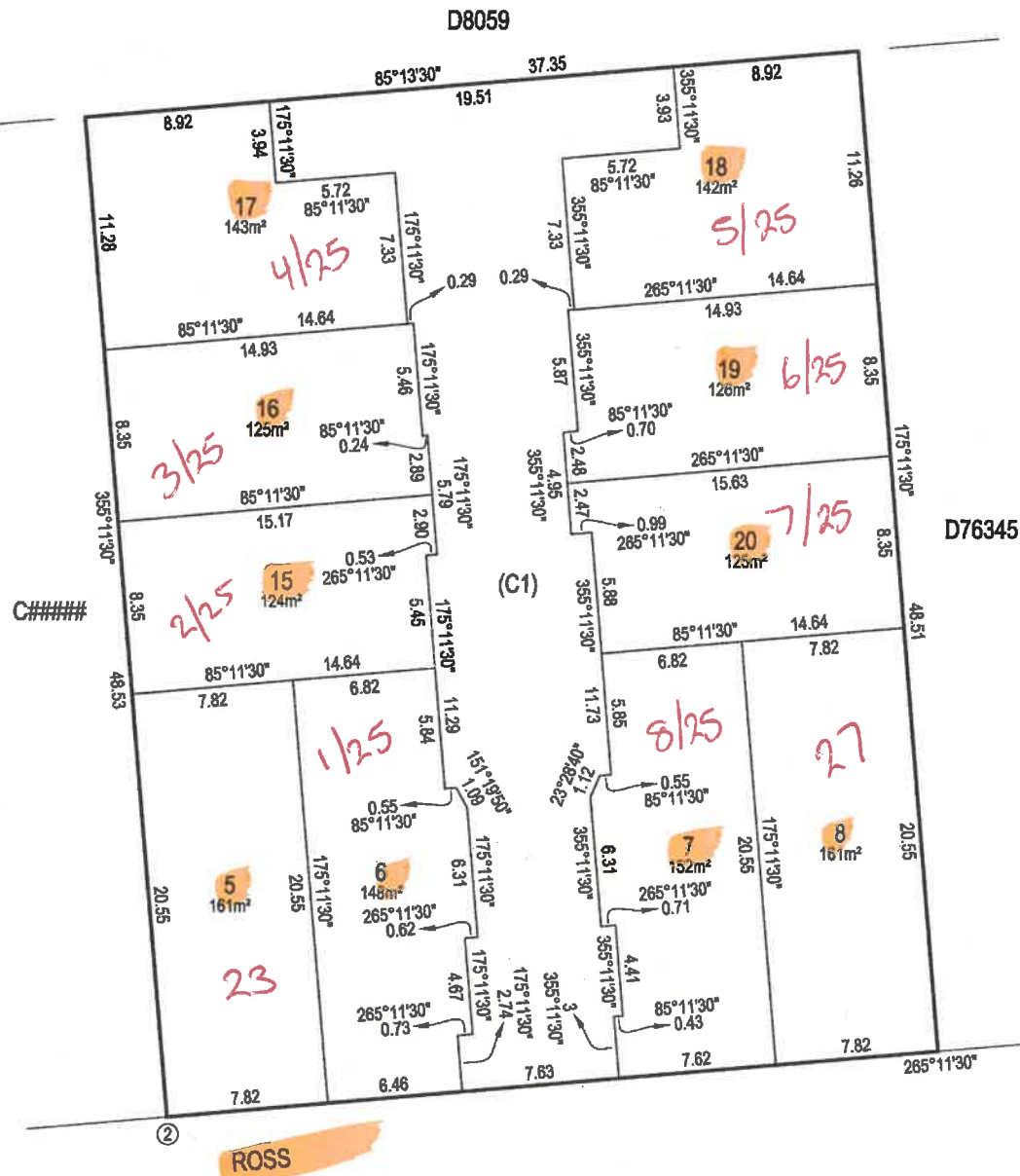
LOCATION PLAN



SHEET 2 OF 2

113582_pland_1_V01

BEARING DATUM:	(1) - (2) 265°11'30"
DERIVATION:	D128024 ADOPTED
DRAWING SCALE FACTOR:	1.0
ORIGIN POINT:	CORNER (1)
TOTAL AREA:	1812m ²



SCALE METRES
0 2.5 5 7.5 10 12.5

Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN
P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1688

A.B.N. 93 007 753 988

REFERENCE 20A1819LTOPC2(A)

DMM 24/05/2022

ANNEXURE 'D'



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: 2554557

CITI FORM 1 SERVICES PTY LTD
314 MORPHETT STREET
ADELAIDE SA 5000

DATE OF ISSUE

26/03/2024

ENQUIRIES:
Tel: (08) 8226 3750
Email: revsaesl@sa.gov.au

OWNERSHIP NUMBER		OWNERSHIP NAME		
71254390		HECTORVILLE HOLDINGS PTY. LTD.		
PROPERTY DESCRIPTION				
3002 ROSS RD / HECTORVILLE SA 5073 / LT 3002 D128024				
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR
			R4	RE
1727936461	CT 6261/806	\$1,600,000.00	1.000	0.400
LEVY DETAILS:		FIXED CHARGE	\$	50.00
		+ VARIABLE CHARGE	\$	647.65
FINANCIAL YEAR 2023-2024	- REMISSION		\$	405.75
	- CONCESSION		\$	0.00
	+ ARREARS / - PAYMENTS		\$	-291.90
	= <u>AMOUNT PAYABLE</u>		\$	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 24/06/2024

See overleaf for further information



Government of
South Australia

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

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: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001

ANNEXURE 'E'



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: 2554557

DATE OF ISSUE

26/03/2024

CITI FORM 1 SERVICES PTY LTD
314 MORPHETT STREET
ADELAIDE SA 5000

ENQUIRIES:

Tel: (08) 8226 3750
Email: landtax@sa.gov.au

OWNERSHIP NAME

HECTORVILLE HOLDINGS PTY. LTD.

FINANCIAL YEAR

2023-2024

PROPERTY DESCRIPTION

3002 ROSS RD / HECTORVILLE SA 5073 / LT 3002 D128024

ASSESSMENT NUMBER

1727936461

TITLE REF.

(A "+" indicates multiple titles)

CT 6261/806

TAXABLE SITE VALUE

\$1,300,000.00

AREA

0.1812 HA

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

CURRENT TAX	\$	22,322.49	SINGLE HOLDING	\$	4,295.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	17,525.94			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	39,848.43			

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

24/06/2024



Government of
South Australia

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

71254390

OWNERSHIP NAME

HECTORVILLE HOLDINGS PTY. LTD.

ASSESSMENT NUMBER

1727936461

AMOUNT PAYABLE

\$39,848.43

AGENT NUMBER

100030823

AGENT NAME

CITI FORM 1 SERVICES PTY LTD

PAYABLE ON OR BEFORE

24/06/2024

+80012621120012> +000927+ <0551053708> <0003984843> +444+

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: revsupport@sa.gov.au
Phone: (08) 8226 3750

PAYMENT OF THIS CERTIFICATE CAN ONLY BE MADE

Online at:

OR

By Post to:

www.revenuesaonline.sa.gov.au

RevenueSA
Locked Bag 555
ADELAIDE SA 5001



ANNEXURE 'F'

Account Number	L.T.O Reference	Date of issue	Agent No.	Receipt No.
17 27936 46 1	CT6261806	27/3/2024	8557	2554557

CITI FORM 1 SERVICES PTY LTD
 314 MORPHETT ST
 ADELAIDE SA 5000
 helen.suntide@gmail.com

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: HECTORVILLE HOLDINGS PTY. LT
 Location: LT 3002 ROSS RD HECTORVILLE LT3002 D128024
 Description: 10xUNFH Capital \$1 600 000
 Value:
 Rating: Residential

Periodic charges

Raised in current years to 31/3/2024

			\$
	Arrears as at: 30/6/2023	:	1,510.45
Water main available:	1/1/2022	Water rates	: 222.60
Sewer main available:	1/1/2022	Sewer rates	: 736.80
		Water use	: 112.68
		SA Govt concession	: 0.00
		Recycled Water Use	: 0.00
		Service Rent	: 0.00
		Recycled Service Rent	: 0.00
		Other charges	: 0.00
		Goods and Services Tax	: 0.00
		Amount paid	: 2,224.46CR
		Balance outstanding	: 358.07

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

Next quarterly charges: Water supply: 74.20 Sewer: 245.60 Bill: 5/6/2024

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

The last Water Use Year ended on 23/05/2023.

A total SERVICE RENT charge for mains connections of \$2300.20 (provisional) calculated to the end of the current financial year is not included in the above statement.

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.



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: HECTORVILLE HOLDINGS PTY. LT Water & Sewer Account
Acct. No.: 17 27936 46 1 Amount: _____

Address:
LT 3002 ROSS RD HECTORVILLE LT3002
D128024

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 1727936461



Biller code: 8888
Ref: 1727936461

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: 1727936461



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

ANNEXURE 'G'

STATE
PLANNING
COMMISSIONLevel 10
83 Pirie Street
Adelaide SA 5000GPO Box 1815
Adelaide SA 50011800 752 664
saplanningcommission@sa.gov.au

Contact	Planning Services
Email	Dti.planningservices@sa.gov.au
Phone:	7133 3030

28 March 2024

Citi Form I Services Pty Ltd
314 Morphett Street
ADELAIDE SA 5000

Dear Sir/Madam

Re: *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry*
Property at Ross Road, Hectorville (allotment 3002 in DP 128024)
Registered Proprietor(s): Hectorville Holdings Pty Ltd

I refer to your enquiry to the Department for Trade and Investment (DTI) concerning the parcel of land comprised in Certificate of Title Volume 6261 Folio 806 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2554557 dated 25/3/24).

Items 5.2 and 5.3 of the PIR indicate that the State Planning Commission (SPC) will respond with details of a possible requirement under Section 50 (1) or agreement under Section 50 (2) of the *Development Act 1993 (repealed)* respectively to vest land in a council or the Crown to be held as open space.

There is no requirement or agreement to provide land as open space for application 170/C157/20 recorded against this Certificate of Title and the contribution into the Planning and Development Fund (\$69,849.00) has been paid.

In addition, there are no relevant details under Sections 198 (1) and 198 (2) of the *Planning, Development and Infrastructure Act 2016* applicable to this Certificate of Title (refer items 29.10 and 29.11 of the PIR).

Yours faithfully

Planning Services Unit
on behalf of
STATE PLANNING COMMISSION

ANNEXURE 'H'

COMMUNITY TITLES ACT 1996

BY-LAWS (draft)

Community Corporation No. Inc.

25-27 Ross Road Hectorville SA 5073

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/~~an officer of the community corporation~~¹¹.

.....

Helen Haiyan Wu Registered Conveyancer 314 Morphett Street Adelaide SA 5000

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COMMUNITY TITLES ACT 1996

BY-LAWS

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. 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 invite 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.

2. ADMINISTRATION, MANAGEMENT AND CONTROL OF COMMON PROPERTY

2.1. 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.

2.2. 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.

2.3. Essential Terms of any Managers Agreement

Should the appointment of a manager be proposed by the corporation, the following provisions must be included in any agreement;

- 2.3.1. the manager shall not be appointed for a term exceeding twelve (12) months, but shall be eligible for reappointment;
- 2.3.2. the corporation is entitled to terminated the agreement if the corporation is dissatisfied with the performance of the manager.

3. USE AND ENJOYMENT OF COMMUNITY LOTS

- 3.1. No owner or occupier may use or allow to be used Lots 5-8 (inclusive) and 15-20 (inclusive) 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.

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.

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.

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 25 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. 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.

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO 170/1075/20/CT

ANNEXURE 'I'

SCHEME DESCRIPTION (DRAFT)

COMMUNITY PLAN No. Inc.

25-27 Ross Road Hectorville SA 5073

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/^{1\}an officer of the community corporation^{1\}.

.....
Helen Haiyan Wu Registered Conveyancer 314 Morphett Street Adelaide SA 5000

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO 170/1075/20/CT

Item	Page
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SCHEME DESCRIPTION

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TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO 170/1075/20/CT

COMMUNITY SCHEME DESCRIPTION

COMMUNITY PLAN NO.

This Scheme Description may only be amended by unanimous resolution of the Community Corporation in accordance with Section 31 of the Community Titles Act and Regulations.

1. DEFINITIONS

1.1 The definitions and interpretations set out herein and set out in Section 3 of the *Community Titles Act 1996* shall apply to this Scheme Description and unless the context otherwise requires, the expressions:

"**Act**" means the Community Titles Act 1996 as amended;

"**Common Property**" means the Common Property created by the Community Plan;

"**Corporation**" means Community Corporation No. Inc. constituted in accordance with Part 9 of the Act and includes an officer, agent, servant, contractor or representative of the Corporation appointed in writing;

"**Community Parcel**" means the whole of the land comprised in the Community Plan;

"**Community Plan**" means Community Plan No.

"**Council**" means The Corporation of Campbelltown City Council;

"**Developer**" means HECTORVILLE HOLDINGS PTY LTD (A.C.N 656 378 139) of 6B Hackett Terrace Marryatville SA 5068 and includes any related person/s or body corporate (as defined by the *Corporations Act*) of the foregoing entity that are or become involved in the Development and/or the Project, as the case may be;

"**Lot**" means a Community Lot comprised in the Community Plan.

1.2 Unless the contrary intention appears the following applies:-

1.2.1 a reference to an instrument includes any variation or replacement of it;

1.2.2 a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;

1.2.3 the singular includes the plural and vice versa;

1.2.4 the word "person" includes a firm, a body corporate, an association or an authority;

1.2.5 words of any gender include every gender;

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO 170/1075/20/CT

- 1.2.6 a reference to a person includes a reference to a person's executors, administrators, successors, substitutes (including, without limitation persons taking by notation) and assigns;
- 1.2.7 a reference to a day is a reference to the period of time commencing at midnight and ending 24 hours later;
- 1.2.8 the meaning of general words is not limited to or by specific examples introduced by the words "including", "for example" or other similar expressions;
- 1.2.9 headings are inserted for convenience and do not affect the interpretation of this Scheme Description.

If the whole or any part of a provision of this Scheme Description is invalid, unenforceable or illegal, it is severed. The remainder of this Scheme Description will have full force and effect.

2. IDENTIFICATION OF THE COMMUNITY PARCEL, LOTS AND COMMON PREPRTY

- 2.1 The Community Parcel and the Lots and Common Property into which the parcel is to be divided comprise the land comprised in Certificates of Title Volume 6261 Folio 806 located at 25-27 Ross Road Hectorville SA 5073;
- 2.2 The Community Plan is a primary community plan being the division of the Community Parcel into ten (10) primary community lots and Common Property.

3. PURPOSES FOR WHICH THE LOTS MAY BE USED

- 3.1 Community Lots 5-8 (inclusive) and 15-20 (inclusive) in the Community Plan are intended to be used for residential purposes.
- 3.2 There will be no Lot subsidiaries.
- 3.3 The Common Property is to be used for the purposes of providing access to the Lots by the owners and tenants of Lots, their invitees and service people for access to the Lots. The Common Property areas may also be used for service infrastructure as required by the Community Corporation from time to time.

4. STANDARD OF BUILDINGS AND OTHER IMPROVEMENTS

- 4.1 The standard of buildings and other improvements and alterations to the Lots and the Common Property will be in accordance with the Building Code of Australia and otherwise at the Developer's discretion.

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO 170/1075/20/CT

4.2 Any additional buildings or improvements, or alterations or additions to existing buildings or improvements, or replacement of existing buildings or improvements, whether on Lots or Common Property, shall be located, designed and constructed in a manner and to a standard consistent with:

4.2.1 the *Development Act 1993 and/or the Planning, Development and Infrastructure Act 2016, where applicable*;

4.2.2 the *Development Approval*; and

4.2.3 the buildings and improvements undertaken by the Developer.

4.3 The standard of the Development and the materials will be a fair average standard or such higher standard as the Developer may determine in its absolute discretion and in a manner consistent with any Development Approval of the Council.

5. DEVELOPMENT OBLIGATIONS TO DEVELOP THE COMMUNITY LOTS

The Developer has developed 10 Lots on the Community Parcel in accordance with the Development Approvals granted by the relevant planning authority and numbered DA 22007711 Stage 2 subject to such amendments as agreed and authorised by the relevant planning authority.

6. DEVELOPMENT OBLIGATIONS TO IMPROVE OR DEVELOP THE COMMON PROPERTY

6.1 It is intended that the Common Property will be comprised of any one or more of the following:-

6.1.1 the improvements referred to in paragraph 3.3 hereof;

6.1.2 an access for walking, standing and/or parking for owners, occupiers and invitees in areas so designated;

6.1.3 walkways, ramps passages and entrance areas for access to the Lots;

6.1.4 signage;

6.1.5 provision for service infrastructure;

6.1.6 such other common property as depicted in the Community Plan and/or considered desirable by the Developer.

6.2 All such construction in Paragraph 6.1 hereof shall be in accordance with the relevant Development Approvals, subject to such amendments as agreed by the relevant planning authority and prior to the expiry of the Development Approvals or granted extensions thereof.

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO 170/1075/20/CT

- 6.3 The standard of the work to be performed and the materials to be used on the Common Property will be a fair average standard or such higher standard as the Developer, in its absolute discretion, may determine.

7. CONDITIONS OF DEVELOPMENT IMPOSED PURSUANT TO THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016

The division of the Community Parcel and construction of the building Community Lots 5-8 (inclusive) and 15-20 (inclusive) are subject to the conditions imposed by the relevant planning authority pursuant to development approval numbered DA 22007711 Stage 2.
(Refer to the Conditions of the Development Approval attached)

8. STAGING OF DEVELOPMENT

The Development is a primary scheme creating a plan of community division and has been completed in one stage in accordance with the Development Approval.

9. OTHER IMPORTANT FEATURES OF THE SCHEME

9.1 Common Area

The Common Area will be maintained by the Corporation.

9.2 General

The Corporation will co-ordinate the security and maintenance of the Development and the effective operation of the Common Property and for this purpose may enter into appropriate contracts with third parties for the provision of plant, equipment, goods and services for the benefit of owners of Lots.

10. OTHER INFORMATION REQUIRED BY THE REGULATIONS

No other information is required by the regulations.

TERMS OF INSTRUMENT
NOT CHECKED BY
LANDS TITLES OFFICE

SCHEME DESCRIPTION
DEVELOPMENT NO 170/1075/20/CT

ENDORSEMENT BY RELEVANT DEVELOPMENT AUTHORITY

The Corporation of Campbelltown City Council hereby endorses this Scheme Description in accordance with Section 3(11) of the Community Titles Act 1996 and confirms that:

- 1 All the consents or approvals required under the Development Act 1993 in relations to the division of the land (and a change in the use of the land (if any)) in accordance with this Scheme Description and the relevant plan of community division under the Community Titles Act 1996 have been granted for a Community Title Land Division of the land into 7 Primary Community Lots and Common Property.
- 2 This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorisation under the Planning, Development and Infrastructure Act 2016 in relation to any other development envisaged by this Scheme Description

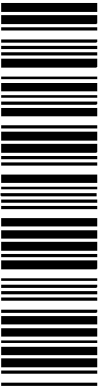
This Scheme Description is endorsed by Campbelltown City Council.

Signed: _____
As delegate of Campbelltown City Council

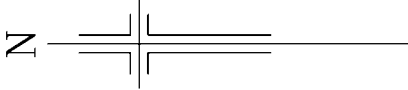
Witness: _____

Date: _____

APPROVED - NOT YET DEPOSITED

PURPOSE:		PRIMARY COMMUNITY	AREA NAME:	HECTORVILLE	APPROVED: 02/04/2024					
MAP REF:		6628/39/P	COUNCIL:	THE CORPORATION OF THE CITY OF CAMPBELLTOWN	DEPOSITED:		C43255			
LAST PLAN:		D128024	DEVELOPMENT NO: 170/C157/20/001/65512		SHEET 1 OF 2					
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 2nd day of April 2024 Damian Holland Licensed Surveyor					
AGENT CODE:		ALSY								
REFERENCE:		20A1819LTOPC2(A)								
SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6261	806		ALLOTMENT(S)	3002	D	128024	ADELAIDE		
OTHER TITLES AFFECTED:										
EASEMENT DETAILS:										
STATUS	LAND BURDENED		FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF		CREATION	
ANNOTATIONS: THE COMMON PROPERTY IS DESIGNATED (C1) FOR LAND INFORMATION PURPOSES ONLY AND DOES NOT PROVIDE A LEGAL IDENTIFIER FOR THE COMMON PROPERTY THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 24/05/2022										

LOCATION PLAN



C43255

SHEET 2 OF 2

113582_pland_1_V02_Version_3

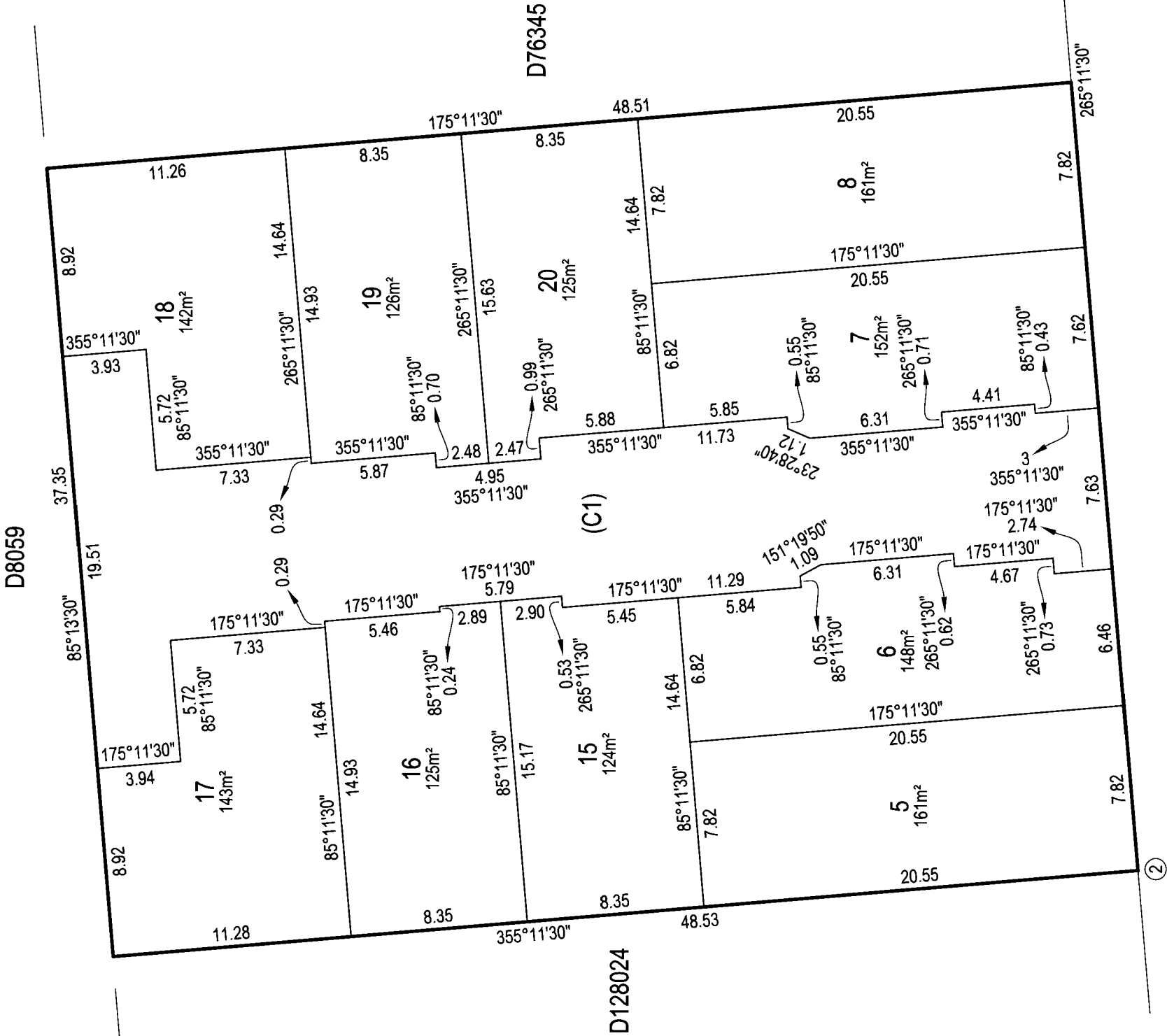
BEARING DATUM: (1) - (2) 265°11'30"
DERIVATION: D128024 ADOPTED

DRAWING SCALE FACTOR: 1.0
ORIGIN POINT: CORNER (1)

TOTAL AREA: 1812m²

ANNEXURE 'J'

ROBSON ROAD



ROSS ROAD

Alexander & Symonds Pty.Ltd.

11 KING WILLIAM STREET, KENT TOWN

P.O. BOX 1000 KENT TOWN 5071

Tel (08) 8130 1666

A.B.N. 93 007 753 988

REFERENCE 20A1819L.TOPC2(A)

DMM 24/05/2022