

FORM 1 - Vendor's Statement

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

Contents

Preliminary

Part A – Parties and land

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

Part C – Statement with respect to required particulars

Part D – Certificate with respect to prescribed inquiries by registered agent

Schedule

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: Darcy Robert Boyanton and Kayla Jade Boyanton

Address: 38 Hendrie Street, Morphettville SA 5043

4 Vendor's registered agent:

Denham Property Sales Pty Ltd T/A Magain Real Estate

Address: Shop 2, 515 Brighton Road, Brighton 5048

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

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

The land situated at 38 Hendrie Street, Morphettville SA 5043 and being whole of the land in Certificate of Title

Volume 6261 Folio 626 and being whole of Allotment 101 on Deposited Plan 127472 in the Area named

Morphettville in the Hundred of Adelaide

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:

38 Hendrie Street, Morphettville SA 5043

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

- (c) transmitted by fax or email to the following fax number or email address:
sandy@magain.com.au

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

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

Shop 2, 515 Brighton Road, Brighton 5048

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

Note –

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

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

5 – Effect of service

If you serve such cooling-off notice on the vendor, the contract will be taken to have been rescinded at the time when the notice was served.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

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

Proceeding with the purchase

If you wish to proceed with the purchase—

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

PART C – STATEMENT WITH RESPECT TO REQUIRED PARTICULARS

(section 7(1))

To the purchaser:

*I / We,

Darcy Robert Boyanton and Kayla Jade Boyanton

of

38 Hendrie Street, Morphettville SA 5043

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

Date: _____ Signed: _____

Date: _____ Signed: _____

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

(section 9)

To the purchaser:

I,

Sandy Robinson

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

Exceptions:

NIL

Date: _____ Signed: _____

*Vendor's agent / Purchaser's agent

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

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

Section 7(3) of the Act provides that this statement need not include reference to charges arising from the imposition of rates or taxes less than 12 months before the date of service of the statement.

Where a mortgage, charge or prescribed encumbrance referred to in column 1 of the table below is applicable to the land, the particulars in relation to that mortgage, charge or prescribed encumbrance required by column 2 of the table must be set out in the table (in accordance with the instructions in the table) unless—

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

TABLE OF PARTICULARS

Column 1	Column 2	Column 3
----------	----------	----------

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

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

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

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

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

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

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

Column 1	Column 2	Column 3
1. General		
1.1 Mortgage of land	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to Certificate of Title for details</p> <p>Number of mortgage (if registered): 13680360</p> <p>Name of mortgagee: NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)</p>	<input checked="" type="checkbox"/> YES
<p>[Note -</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
1.2 Easement (whether over the land or annexed to the land)	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to Property Interest Report (page 12) and Certificate of Title details</p> <p>Description of land subject to easement: A portion of the land in said Certificate of Title Volume 6261 Folio 626 for details</p> <p>Nature of easement: SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A ON D127472 (RTC 13645126) TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B ON D127472 (RTC 13645126) Statutory Easement for Electricity, Telecommunications, Gas, Water & Sewer may exist</p> <p>Are you aware of any encroachment on the easement? NO</p> <p>(If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given? (If YES, give details):</p>	<input checked="" type="checkbox"/> NO YES
<p>[Note -</p> <p><i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p>		
1.3 Restrictive covenant N/A	<p>Is this item applicable?</p> <p>Will this be discharged or satisfied prior to or at settlement?</p> <p>Are there attachments?</p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired? (If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p>	<input type="checkbox"/> YES/NO YES/NO

Column 1	Column 2	Column 3
1.4 Lease, agreement for lease, tenancy agreement or licence	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Names of parties:</p> <p>Period of lease, agreement for lease etc:</p> <p>From:</p> <p>To:</p> <p>Amount of rent or licence fee:</p> <p>per (period)</p> <p>Is the lease, agreement for lease etc in writing?</p> <p>If the lease or licence was granted under an Act relating to the disposal of Crown lands, specify-</p> <p>(a) the Act under which the lease or licence was granted:</p> <p>(b) the outstanding amounts due (including any interest or penalty):</p>	<input type="checkbox"/> YES/NO YES/NO
<p>5. Development Act 1993 (repealed)</p> <p>5.1 section 42 - Condition (that continues to apply) of a development authorisation</p> <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to City of Marion Council Searches, State planning commission Response & Property Interest Report for details</p> <p>Condition(s) of authorisation:</p> <p>Refer to City of Marion Council Searches, State planning commission Response & Property Interest Report for details</p>		
<p>6. Repealed Act conditions</p> <p>6.1 Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)</p> <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to City of Marion Council Searches, State planning commission Response & Property Interest Report for details</p> <p>Nature of condition(s):</p> <p>Refer to City of Marion Council Searches, State planning commission Response & Property Interest Report for details</p>		
<p>7. Emergency Services Funding Act 1998</p> <p>7.1 section 16 - Notice to pay levy</p> <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Refer to Emergency Services Levy Certificate for details</p> <p>Date of notice: 09/01/2026</p> <p>Amount of levy payable: \$161.88</p>		

Column 1	Column 2	Column 3
19. Land Tax Act 1936		
19.1 Notice, order or demand for payment of land tax	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to Land Tax Certificate for details</p> <p>Date of notice, order or demand:</p> <p>09/01/2026</p> <p>Amount payable (as stated in the notice):</p> <p>\$0.00</p>	<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> YES
29. Planning, Development and Infrastructure Act 2016		
29.1 Part 5 - Planning and Design Code	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to City of Marion Council Searches and PlanSA Data Extract for details</p> <p>Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code):</p> <p>Refer to City of Marion Council Searches and PlanSA Data Extract for details</p> <p>Is there a State heritage place on the land or is the land situated in a State heritage area?</p> <p>NO</p> <p>Is the land designated as a local heritage place?</p> <p>NO</p> <p>Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?</p> <p>NO</p> <p>Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?</p> <p>NO</p> <p>Note- For further information about the Planning and Design Code visit https://code.plan.sa.gov.au.</p>	<input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> YES
29.2 section 127 - Condition (that continues to apply) of a development authorisation	<p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i></p> <p><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to State planning commission Response & Property Interest Report for details</p> <p>Date of authorisation:</p> <p>Refer to State planning commission Response & Property Interest Report for details</p> <p>Name of relevant authority that granted authorisation:</p> <p>Refer to State planning commission Response & Property Interest Report for details</p> <p>Condition(s) of authorisation:</p> <p>Refer to State planning commission Response & Property Interest Report for details</p>	<input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> YES
[Note - <i>Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>		

Column 1	Column 2	Column 3
34. Water Industry Act 2012		
34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement	<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> Refer to SA Water Certificate for details	<input checked="" type="checkbox"/> YES YES
	Date of notice or order: 09/01/2026	
	Name of person or body who served notice or order: SA Water Corporation	
	Amount payable (if any) as specified in the notice or order: \$291.55	
	Nature of other requirement made (if any) as specified in the notice or order: Water, Sewer	

SCHEDULE – DIVISION 2

OTHER PARTICULARS

(section 7(1)(b))

Particulars of building indemnity insurance



Note—

Building indemnity insurance is not required for—

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

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

1 Name(s) of person(s) insured:

Refer to Building Indemnity Insurance Certificate located in City of Marion Council Searches

2 Name of insurer:

Refer to Building Indemnity Insurance Certificate located in City of Marion Council Searches

3 Limitations on the liability of the insurer:

Refer to Building Indemnity Insurance Certificate located in City of Marion Council Searches

4 Name of builder:

Refer to Building Indemnity Insurance Certificate located in City of Marion Council Searches

5 Builder's licence number:

Refer to Building Indemnity Insurance Certificate located in City of Marion Council Searches

6 Date of issue of insurance:

Refer to Building Indemnity Insurance Certificate located in City of Marion Council Searches

7 Description of insured building work:

Refer to Building Indemnity Insurance Certificate located in City of Marion Council Searches

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:

(b) Name of builder granted the exemption:

(c) Licence number of builder granted the exemption:

(d) Details of building work to which the exemption applies:

(e) Details of conditions (if any) to which the exemption is subject:

ACKNOWLEDGEMENT OF RECEIPT OF FORM 1

The Purchaser acknowledges receipt of the following:

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

the above being identified by pages numbered 1 to 12 inclusive, together with the following annexures and supporting documents (if any):

FORM 3 Buyers Information Notice

Local Government Authority Prescribed Inquiry

Copy of Contract

Property Interest Report

Emergency Services Levy Certificate

Land Tax Certificate

SA Water Certificate

Building Indemnity Insurance Certificate - located in City of Marion Council Searches

State Planning Commission Response Letter

SIGNED BY THE PURCHASER:

Date: _____ Signed: _____

Date: _____ Signed: _____

The Purchaser:

1. acknowledges and consents to the parties and their representatives signing the Form 1 by digital and or electronic signatures under the *Electronic Communications Act (SA)*;
2. by signing this Acknowledgement, signs for all Purchasers, and warrants authority to acknowledge the Form 1 for all Purchasers (if more than 1); and
3. is not required to sign a Form 1 for it to be validly served and acknowledges the signing provision above is included if the Agent serves the Form 1 in person and wants evidence of the Purchaser having been served. If the Form 1 is served electronically, the email is sufficient evidence of what has been served.

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

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

Buyers information notice

Prescribed notice to be given to purchaser

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

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

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

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

Safety

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



Enjoyment

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

Value

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

For more information on these matters visit www.cbs.sa.gov.au

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.

LOCAL GOVERNMENT INQUIRY CERTIFICATE

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



Certificate No: **108069**

Date: **Friday, 09 January 2026**

Receipt No:

Reference No:

Fax No:

PO Box 21, Oaklands Park
South Australia 5046

245 Sturt Road, Sturt
South Australia 5047

T (08) 8375 6600
F (08) 8375 6699
E council@marion.sa.gov.au

Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

CERTIFICATE

Section 187 of the Local Government Act

Assessment Number: **297036**

Valuer General No.: **1018971010**

Property Description: **Lot: 101 DP: 127472 CT: 6261/626**

Property Address: **38 Hendrie Street MORPHETTVILLE 5043**

Owner: **K J Bailey & D R Boyanton**

Additional Information:

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

Rates/Natural Resources Levy:	Total
Rates for the current year (includes Regional Landscape Levy)	\$ 1,365.66
Overdue/Arrears	\$ 0.00
Interest	\$ 9.33
Adjustments	\$ 0.00
Legal Fees	\$ 0.00
Less Payments Received	-\$ 692.99
Less Capping Rebate (if applicable)	\$ 0.00
Less Council Rebate	\$ 0.00
Debtor: Monies outstanding (which are a charge on the land) in addition to Rates due	\$ 0.00
Total Outstanding	
\$ 682.00	

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

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

BPAY Details for Council Rates:

Biller Code: **9613**

Reference Number: Assessment Number as above

CERTIFICATE

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



Searchlight Technology
PO Box 232
RUNDLE MALL SA 5000

Assessment No:

297036

Certificate of Title:

Lot: 101 DP: 127472 CT: 6261/626

Property Address:

38 Hendrie Street MORPHETTVILLE 5043

Owner:

K J Bailey & D R Boyanton

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

Development Act 1993 (repealed)	
section 42—Condition (that continues to apply) of a development authorisation?	100/2020/1585
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

Planning, Development and Infrastructure Act 2016

Part 5 – Planning and Design Code	Is there a current amendment to the Planning and Design Code released for public consultation by a designated entity on which consultation is continuing or on which consultation has ended but whose proposed amendment has not yet come into operation?	Click the link to check if a Code Amendment applies: Code Amendment Map Viewer
	Title or other brief description of zone, subzone and overlay in which the land is situated (as shown in the Planning and Design Code)	See attached PlanSA Data Extract
	Is there a State heritage place on the land or is the land situated in a State heritage area?	
	Is the land designated as a local heritage place?	
	Is there a tree or stand of trees declared in Part 10 of the Planning and Design Code to be a significant tree or trees on the land?	
section 127—Condition (that continues to apply) of a development authorisation		
section 192 or 193—Land management agreement		
section 141—Order to remove or perform work	Nil	
section 142—Notice to complete development	Nil	
section 155—Emergency order	Nil	

section 157—Fire safety notice	Nil
section 198(1)—Requirement to vest land in a council or the Crown to be held as open space	Nil
section 198(2)—Agreement to vest land in a council or the Crown to be held as open space	Nil
Part 16 Division 1—Proceedings	Nil
section 213—Enforcement notice	Nil
section 214(6), 214(10) or 222—Enforcement order	Nil
Repealed Act conditions	
Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1966</i> (repealed)	Nil
Fire and Emergency Services Act 2005	
section 105F (or section 56 or 83 (repealed)—Notice to take action to prevent outbreak or spread of fire	Nil
Food Act 2001	
section 44—Improvement notice	Nil
section 46—Prohibition order	Nil
Housing Improvement Act 1940 (repealed)	
section 23—Declaration that house is undesirable or unfit for human habitation	Nil
Local Government Act 1934 (repealed)	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Government Act 1999	
Notice, order, declaration, charge, claim or demand given or made under the Act	Nil
Local Nuisance and Litter Control Act 2016	
section 30—Nuisance or litter abatement notice	Nil
Land Acquisition Act 1969	
section 10—Notice of intention to acquire	Nil
Public and Environmental Health Act 1987 (repealed)	
Part 3—Notice	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) (revoked) Part 2—</i> Condition (that continues to apply) of an approval	Nil
<i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—</i> Maintenance order (that has not been complied with)	Nil
South Australian Public Health Act 2011	
section 92—Notice	Nil
<i>South Australian Public Health (Wastewater) Regulations 2013 Part 4—</i> Condition (that continues to apply) of an approval	Nil
Particulars of building indemnity insurance	
	See Attached

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

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

No

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

Note—

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

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

It should be noted that—

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

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

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

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

Sign:



Date: Friday, 09 January 2026

South Australia - Regulation 42 under the Development Regulations 2008

DECISION NOTIFICATION FORM

Contact Officer: Nicholas Giannakodakis
Telephone: 7109 7441
KNET Reference: 2020/04712/01

Development Number
100/F197/20

FOR DEVELOPMENT APPLICATION

CG EXEMPTION: 23 March 2020
REGISTERED ON: 14 October 2020

TO: Mr Patrick Mitchell
SA Housing Authority
Level 3 NW Riverside Centre
North Terrace
ADELAIDE SA 5001
EMAIL: Patrick.Mitchell@sa.gov.au

LOCATION OF PROPOSED DEVELOPMENT:

Street No.	Lot No.	Street	Suburb	Plan	Hundred	Title Reference
38	12	Hendrie Street	Morphettville	F30928	Adelaide	CT 5069/134
38	12	Hendrie Street	Morphettville	F30928	Adelaide	CT 5069/135
40	13	Hendrie Street	Morphettville	F30928	Adelaide	CT 5069/136
42-44	296 & 297	Hendrie Street	Morphettville	D4731	Adelaide	CT 6218/563
46-48	1	Hendrie Street	Morphettville	D29033	Adelaide	CT 5757/519

NATURE OF PROPOSED DEVELOPMENT: Construction of nineteen (19) double storey dwellings (nine (9) torrens title row dwellings and two (2) residential flat buildings comprising ten (10) community title allotments) and associated land division (Stage 1 – Footings and Siteworks)

FROM: State Planning Commission

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	DATE OF DECISION	CONDITIONS
Development Plan Consent	<i>Not required*</i>	Date of Exemption*	N/A
Building Rules Consent	Granted	18 September 2020	1
Development Approval	Granted	14 October 2020	1

* Approved by the State Coordinator-General for the purposes of the Renewing our Streets and Suburbs Stimulus Program (ROSASSP), therefore the development does not require Development Plan Consent pursuant to Schedule 1A (13) of the Development Regulations 2008.

Conditions of approval and advisory notes (where relevant) are outlined on the attached sheet.



Nicholas Giannakodakis
Planning Officer
Planning and Land Use Services
on behalf of the
STATE PLANNING COMMISSION

cc: City of Marion

DEVELOPMENT APPLICATION – 100/F197/20

CONDITIONS OF CONSENT

Development Plan Consent

Not applicable

Building Rules Consent

Please refer to the Decision Notification Form from the relevant Private Certifier regarding applicable conditions and advisory notes.

ADVISORY NOTES

- a. Except where minor amendments may be required by other relevant Acts, or by conditions imposed on the building rules consent, the development shall be established in strict accordance with the details and plans submitted under the *Renewing our Streets and Suburbs Stimulus Program* and endorsed on behalf of the Office of the State Coordinator-General.
- b. Pursuant to Regulation 92(2b)(a) of the *Development Regulations 2008*, where any development approved under the *Renewing our Streets and Suburbs Stimulus Program* for compliance with the building rules, one copy of the certified plans must be provided to the local Council.
- c. Any correspondence in relation to this proposal should be forwarded to the State Planning Commission at Level 5, 50 Flinders Street, Adelaide SA 5000 or via scapadmin@sa.gov.au



Nicholas Giannakakis
Planning Officer
Planning and Land Use Services
on behalf of the
STATE PLANNING COMMISSION

South Australia - Regulation 42 under the Development Regulations 2008

DECISION NOTIFICATION FORM

Contact Officer: Nicholas Giannakodakis
Telephone: 7109 7441
KNET Reference: 2020/04712/01

Development Number
100/F262/20

FOR DEVELOPMENT APPLICATION

CG EXEMPTION: 23 Mar 2020
REGISTERED ON: 10 Dec 2020

TO: Mr Patrick Mitchell
SA Housing Authority
Level 3 NW Riverside Centre
North Terrace
ADELAIDE SA 5001
EMAIL: Patrick.Mitchell@sa.gov.au

LOCATION OF PROPOSED DEVELOPMENT:

Street No.	Lot No.	Street	Suburb	Plan	Hundred	Title Reference
38	12	Hendrie Street	Morphettville	F30928	Adelaide	CT 5069/134
38	12	Hendrie Street	Morphettville	F30928	Adelaide	CT 5069/135
40	13	Hendrie Street	Morphettville	F30928	Adelaide	CT 5069/136
42-44	296 & 297	Hendrie Street	Morphettville	D4731	Adelaide	CT 6218/563
46-48	1	Hendrie Street	Morphettville	D29033	Adelaide	CT 5757/519

NATURE OF PROPOSED DEVELOPMENT: Construction of nineteen (19) double storey dwellings (nine (9) torrens title row dwellings and two (2) residential flat buildings comprising ten (10) community title allotments) and associated land division (Stage 2 – Superstructure and minor amendment to footings)

FROM: State Planning Commission

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	DATE OF DECISION	CONDITIONS
Development Plan Consent	Not required*	Date of Exemption*	N/A
Building Rules Consent	Granted	27 November 2020	1
Development Approval	Granted	10 December 2020	1

* Approved by the State Coordinator-General for the purposes of the Renewing our Streets and Suburbs Stimulus Program (ROSASSP), therefore the development does not require Development Plan Consent pursuant to Schedule 1A (13) of the Development Regulations 2008.

Conditions of approval and advisory notes (where relevant) are outlined on the attached sheet.



Nicholas Giannakodakis
Planning Officer
Planning and Land Use Services
on behalf of the
STATE PLANNING COMMISSION

cc: City of Marion

DEVELOPMENT APPLICATION – 100/F262/20

CONDITIONS OF CONSENT

Development Plan Consent

Not applicable

Building Rules Consent

Please refer to the Decision Notification Form from the relevant Private Certifier regarding applicable conditions and advisory notes.

ADVISORY NOTES

- a. Except where minor amendments may be required by other relevant Acts, or by conditions imposed on the building rules consent, the development shall be established in strict accordance with the details and plans submitted under the *Renewing our Streets and Suburbs Stimulus Program* and endorsed on behalf of the Office of the State Coordinator-General.
- b. Pursuant to Regulation 92(2b)(a) of the *Development Regulations 2008*, where any development approved under the *Renewing our Streets and Suburbs Stimulus Program* for compliance with the building rules, one copy of the certified plans must be provided to the local Council.
- c. Any correspondence in relation to this proposal should be forwarded to the State Planning Commission at Level 5, 50 Flinders Street, Adelaide SA 5000 or via scapadmin@sa.gov.au



Nicholas Giannakakis
Planning Officer
Planning and Land Use Services
on behalf of the
STATE PLANNING COMMISSION



DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION:

Dated:

Registered On:

Development No: Schedule 1A, Item 13

In reply quote2020/04712/01

TO:

QATTRO
209 FULLARTON ROAD
EASTWOOD SA 5063

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

LOCATION OF PROPOSED DEVELOPMENT:

38-48 HENDRIE STREET, MORPHETTVILLE SA 5043

NATURE OF PROPOSED DEVELOPMENT:

**DWELLINGS (19 TWO STOREY) –
STAGE 1 – FOOTINGS & SITEWORKS ONLY**

In respect of this proposed development you are informed that:

Nature of Consent	Consent Granted	Number of Conditions	Not Applicable
Development Plan Consent			
Building Rules Consent	18 September 2020	1	
Land Division (Torrens/Strata)			
Public Space			
Other			
DEVELOPMENT APPROVAL	Still Required	-	-

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

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

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

Signed: Council Chief Executive Officer or Delegate
 Private Certifier
 (2) Sheets Attached

Carlo Scinto

Date: 18 September 2020



BUILDING RULES CONSENT
SECTION 42 OF THE DEVELOPMENT ACT 1993

Building work: Dwellings (19 Two Storey) –

Stage 1 – Footings & Siteworks Only

Site address: 38-48 Hendrie Street, Morphettville SA 5043

Applicant: Qattro Built Pty Ltd

Owner: Junction Australia

Development No: Schedule 1A, Item 13 - In reply quote 2020/04712/01

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

CONDITION OF CONSENT

1..A copy of the Certificate(s) of Building (Housing) Indemnity Insurance in relation to domestic building work required under Section 34 of the Building Work Contractors Act, 1995 shall be submitted to State Co-ordinator General via State Commission Assessment Panel (SCAP) prior to any work being commenced.

Development Regulations 2008, Regulation 21

Notes

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

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

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

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

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

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

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

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

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

The sealed storm-water system should be constructed strictly in accordance with the engineer's design and details (this will generally require inspection points at certain locations to allow for continual maintenance).

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

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

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

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

CONSTRUCTION AT OR NEAR BOUNDARY:

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

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

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

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

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

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

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

Carlo Scinto & Associates Pty Ltd
Private Certifier



Carlo Scinto
18 September 2020



SCHEDULE 19A - STATEMENT OF COMPLIANCE

DEVELOPMENT ACT 1993

DEVELOPMENT REGULATIONS 1993 - REGULATION 83AB

Note – Pursuant to section 45(1) of the Development Act 1993, a person must not perform building work, or cause it to be performed, except in accordance with technical details, particulars, plans, drawings and specifications approved under the Act.

This statement relates to the building located at the following address or location

Building work: Dwellings (19 Two Storey) –

Stage 1 – Footings & Siteworks Only

Site address: 38-48 Hendrie Street, Morphettville SA 5043

Applicant: Qattro Built Pty Ltd

Owner: Junction Australia

Development No: Schedule 1A, Item 13 In reply quote 2020/04712/01

Development No: Schedule 1A, Item 13 In reply quote 2020/04712/01

Date of Approval of Building Work:

This Statement must be accompanied by any certificates, reports or other documents specified by the relevant authority for the purposes of Regulation 83AB of the Development Regulations 1993.

PART A – BUILDER’S STATEMENT

This part of the statement must be signed by the building work contractor responsible for carrying out the relevant building work or, if there is no such person, by a registered building work supervisor or a private certifier.

I certify the following:

1. The building work described above (disregarding any variation of a minor nature that has no adverse effect on the structural soundness or safety of the building, or on the health of the occupants of the building, or any variation undertaken with the consent of the relevant authority) has been performed in accordance with the documents referred to in Part B.
2. All service connections have been made in accordance with the requirements of the relevant supply authority.*
3. All requirements under regulation 76(3) of the *Development Regulations 1993* relating to essential safety provisions have been satisfied.*
4. All notifications required under section 59 of the Development Act 1993 have been given in accordance with that Act and the requirements of the *Development Regulations 1993*.*

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

Yours sincerely,



Jason Cattonar
Assistant State Coordinator-General

23 March 2020

Cc: City of Marion

**Building Indemnity Insurance
Certificate of Insurance**

Policy Number 600064558BWI-546

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

19/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$208,455.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-545

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

18/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$208,455.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-544

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

17/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$208,455.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-543

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

16/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$208,455.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-542

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

15/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$208,455.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-541

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

14/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$208,455.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-540

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

13/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$208,455.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-539

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

12/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$208,455.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-538

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

11/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$208,455.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-519

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

10/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$208,455.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-537

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

9/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$223,674.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-536

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

8/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$223,674.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-535

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

7/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$223,674.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-534

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

6/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$223,674.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-533

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

5/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$223,674.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-532

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

4/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$223,674.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-531

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

3/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$223,674.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-530

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

2/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$223,674.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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 600064558BWI-518

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



JUNCTION AND WOMENS HOUSING LI
168 GREENHILL RD
PARKSIDE 5063

Name of Intermediary
BUSINESS INSURANCE SERVICES
135 FULLARTON ROAD
ROSE PARK SA 5067

Account Number
60BWBUSIN
Date Issued
29/10/2020

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

In Respect of

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

At

1/38-48 HENDRIE STREET
MORPHETTVILLE SA 5043

Carried Out By

BUILDER
QATTRO BUILT PTY LTD
ABN: 73 130 920 302

Declared Contract Price

\$223,674.00

Contract Date

11/11/2020

Builders Registration No.

R BLD211580

Building Owner / Beneficiary

JUNCTION AND WOMENS HOUSING LI
ITED

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

For and behalf of

QBE Insurance (Australia) Limited.

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place.

These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

Data Extract for Section 7 search purposes

Valuation ID 1018971010

Data Extract Date: 09/01/2026

Important Information

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

Parcel ID: D127472 AL101

Certificate Title: CT6261/626

Property Address: 38 HENDRIE ST MORPHETTVILLE SA 5043

Zones

Housing Diversity Neighbourhood (HDN)

Subzones

No

Zoning overlays

Overlays

Airport Building Heights (Regulated) (All structures over 15 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.

Building Near Airfields

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

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.

Signif Retirement Facility Supported Accom Sites

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

Urban Tree Canopy

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

Is the land situated in a State Heritage Place/Area

No

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

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

Is the land designated as a Local Heritage Place

No

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

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

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

No

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

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

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

Associated Development Authorisation Information

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

No

Land Management Agreement (LMA)

No



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:

2744748

HOLDFAST CONVEYANCERS
POST OFFICE BOX 1020
GLENELG SOUTH SA 5045

DATE OF ISSUE

09/01/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NUMBER	OWNERSHIP NAME																					
19098933	D BOYANTON & K BAILEY																					
PROPERTY DESCRIPTION																						
38 HENDRIE ST / MORPHETTVILLE SA 5043 / LT 101 DP127472																						
ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	CAPITAL VALUE	AREA / FACTOR	LAND USE / FACTOR																		
1018971010	CT 6261/626	\$590,000.00	R4 1.000	RE 0.400																		
LEVY DETAILS:																						
<table> <tr> <td>FIXED CHARGE</td> <td>\$</td> <td>50.00</td> </tr> <tr> <td>+ VARIABLE CHARGE</td> <td>\$</td> <td>199.65</td> </tr> <tr> <td>- REMISSION</td> <td>\$</td> <td>120.15</td> </tr> <tr> <td>- CONCESSION</td> <td>\$</td> <td>0.00</td> </tr> <tr> <td>+ ARREARS / - PAYMENTS</td> <td>\$</td> <td>32.38</td> </tr> <tr> <td>= AMOUNT PAYABLE</td> <td>\$</td> <td>161.88</td> </tr> </table>					FIXED CHARGE	\$	50.00	+ VARIABLE CHARGE	\$	199.65	- REMISSION	\$	120.15	- CONCESSION	\$	0.00	+ ARREARS / - PAYMENTS	\$	32.38	= AMOUNT PAYABLE	\$	161.88
FIXED CHARGE	\$	50.00																				
+ VARIABLE CHARGE	\$	199.65																				
- REMISSION	\$	120.15																				
- CONCESSION	\$	0.00																				
+ ARREARS / - PAYMENTS	\$	32.38																				
= AMOUNT PAYABLE	\$	161.88																				

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 09/04/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

PAYMENT REMITTANCE ADVICE

OWNERSHIP NUMBER

19098933

OWNERSHIP NAME

D BOYANTON & K BAILEY

AGENT NUMBER

100018842

ASSESSMENT NUMBER

1018971010

AGENT NAME

HOLDFAST CONVEYANCERS

AMOUNT PAYABLE

\$161.88

EXPIRY DATE

09/04/2026

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 <p>Biller Code: 456285 Ref: 7013174912</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au</p> <p><small>© Registered to BPAY Pty Ltd ABN 69 079 137 518</small></p>	 <p>To pay via the internet go to: www.revenuesaonline.sa.gov.au</p>	 <p>Send your cheque or money order, made payable to the Community Emergency Services Fund, along with this Payment Remittance Advice to:</p> <p>Please refer below.</p> <p>Revenue SA Locked Bag 555 ADELAIDE SA 5001</p>
---	--	---

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



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

ABN 19 040 349 865
Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

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

PIR Reference No:

2744748

DATE OF ISSUE

09/01/2026

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

HOLDFAST CONVEYANCERS
POST OFFICE BOX 1020
GLENELG SOUTH SA 5045

OWNERSHIP NAME
D BOYANTON & K BAILEY

FINANCIAL YEAR
2025-2026

PROPERTY DESCRIPTION

38 HENDRIE ST / MORPHETTVILLE SA 5043 / LT 101 DP127472

ASSESSMENT NUMBER	TITLE REF. (A "+" indicates multiple titles)	TAXABLE SITE VALUE	AREA
1018971010	CT 6261/626	\$290,000.00	0.0173 HA

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

CURRENT TAX	\$	0.00	SINGLE HOLDING	\$	0.00
- DEDUCTIONS	\$	0.00			
+ ARREARS	\$	0.00			
- PAYMENTS	\$	0.00			
= AMOUNT PAYABLE	\$	0.00			

Please Note:

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

ON OR BEFORE 09/04/2026



**Government of
South Australia**

See overleaf for further information

DETACH AND RETURN THE PAYMENT REMITTANCE ADVICE WITH YOUR PAYMENT



RevenueSA

DEPARTMENT OF TREASURY AND FINANCE

Land Tax Act 1936

CERTIFICATE OF LAND TAX PAYABLE

PAYMENT REMITTANCE ADVICE

No payment is required on this Certificate

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

 Biller Code: 456293 Ref: 7013174821		
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au <small>® Registered to BPAY Pty Ltd ABN 69 079 137 518</small>	To pay via the internet go to: www.revenuesaonline.sa.gov.au	Send your cheque or money order, made payable to the Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. Revenue SA Locked Bag 555 ADELAIDE SA 5001

Account Number 10 18971 01 0	L.T.O Reference CT6261626	Date of issue 9/1/2026	Agent No. 168	Receipt No. 2744748
--	------------------------------	---------------------------	------------------	------------------------

HOLDFAST CONVEYANCERS
PO BOX 1020
GLENELG SOUTH SA 5045
grant@hc1.com.au

Section 7/Elec

Certificate of Water and Sewer Charges & Encumbrance Information

Property details:

Customer: K J BAILEY & D R BOYANTON
Location: 38 HENDRIE ST MORPHEUTTVILLE LT101 D127472
Description: HG **Capital:** \$ 590 000
Value:
Rating: Residential

Periodic charges

Raised in current years to 31/12/2025

ARREARS AS AT 30/6/2025			\$
	Arrears as at: 30/6/2025	:	0.00
Water main available: 1/1/2022	Water rates	:	164.60
Sewer main available: 1/1/2022	Sewer rates	:	188.00
	Water use	:	199.57
	SA Govt concession	:	0.00
	Recycled Water Use	:	0.00
	Service Rent	:	0.00
	Recycled Service Rent	:	0.00
	Other charges	:	20.40
	Goods and Services Tax	:	0.00
	Amount paid	:	281.02CR
	Balance outstanding	:	291.55

Degree of concession: 00.00%

Recovery action taken: RECOVERY NOTICE

Next quarterly charges: Water supply: 82.30 Sewer: 94.00 Bill: 4/2/2026

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

The last Water Use Year ended on 02/05/2025.

MAINS WATER USE CHARGE of \$120.26 should be added to the Balance Outstanding above.

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

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

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

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

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



South Australian Water Corporation

Name:
K J BAILEY & D R BOYANTON

Water & Sewer Account
Acct. No.: **10 18971 01 0**

Amount: _____

Address:
38 HENDRIE ST MORPHEUTVILLE LT101
D127472

Payment Options

EFT

EFT Payment

Bank account name:	SA Water Collection Account
BSB number:	065000
Bank account number:	10622859
Payment reference:	1018971010



Biller code: 8888
Ref: 1018971010

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: 1018971010



**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

Property Interest Report

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

Title Reference	CT 6261/626	Reference No. 2744748
Registered Proprietors	D R*BOYANTON & ANR	Prepared 09/01/2026 09:24
Address of Property	38 HENDRIE STREET, MORPHETTVILLE, SA 5043	
Local Govt. Authority	THE CORPORATION OF THE CITY OF MARION	
Local Govt. Address	PO BOX 21 OAKLANDS PARK SA 5046	

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

Table of Particulars

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

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

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

1. General

1.1	Mortgage of land	Refer to the Certificate of Title
	<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	
1.2	Easement (whether over the land or annexed to the land)	Refer to the Certificate of Title
	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>	
1.3	Restrictive covenant	Refer to the Certificate of Title for details of any restrictive covenants as an encumbrance
	<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	
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.)	Refer to the Certificate of Title also Contact the vendor for these details
	<i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i>	
1.5	Caveat	Refer to the Certificate of Title
1.6	Lien or notice of a lien	Refer to the Certificate of Title
2.	Aboriginal Heritage Act 1988	
2.1	section 9 - Registration in central archives of an Aboriginal site or object	Aboriginal Affairs and Reconciliation in AGD has no registered entries for Aboriginal sites or objects affecting this title
2.2	section 24 - Directions prohibiting or restricting access to, or activities on, a site or	Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title

an area surrounding a site

2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

3. Burial and Cremation Act 2013

3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

4. Crown Rates and Taxes Recovery Act 1945

4.1 section 5 - Notice requiring payment

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

5. Development Act 1993 (repealed)

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

State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

5.6 section 57 - Land management agreement

Refer to the Certificate of Title

5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

5.9 section 71 - Fire safety notice

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

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

6. Repealed Act conditions

6.1	Condition (that continues to apply) of an approval or authorisation granted under the <i>Building Act 1971</i> (repealed), the <i>City of Adelaide Development Control Act, 1976</i> (repealed), the <i>Planning Act 1982</i> (repealed) or the <i>Planning and Development Act 1967</i> (repealed)	State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item also Contact the Local Government Authority for other details that might apply
-----	---	---

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

7. Emergency Services Funding Act 1998

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

8. Environment Protection Act 1993

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

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

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

17. *Land Acquisition Act 1969*

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

18. *Landscape South Australia Act 2019*

18.1	section 72 - Notice to pay levy in respect of costs of regional landscape board	The regional landscape board has no record of any notice affecting this title
18.2	section 78 - Notice to pay levy in respect of right to take water or taking of water	DEW has no record of any notice affecting this title
18.3	section 99 - Notice to prepare an action plan for compliance with general statutory duty	The regional landscape board has no record of any notice affecting this title
18.4	section 107 - Notice to rectify effects of unauthorised activity	The regional landscape board has no record of any notice affecting this title 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>
------	---	---

20. *Local Government Act 1934 (repealed)*

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

21. *Local Government Act 1999*

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

22. *Local Nuisance and Litter Control Act 2016*

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

23. *Metropolitan Adelaide Road Widening Plan Act 1972*

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

24. *Mining Act 1971*

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

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

25. *Native Vegetation Act 1991*

25.1 Part 4 Division 1 - Heritage agreement
DEW Native Vegetation has no record of any agreement affecting this title
also
Refer to the Certificate of Title

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

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

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

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

26.1 section 97 - Notice to pay levy in respect of costs of regional NRM board
The regional landscape board has no record of any notice affecting this title

26.2 section 123 - Notice to prepare an action plan for compliance with general statutory duty
The regional landscape board has no record of any notice affecting this title

26.3 section 134 - Notice to remove or modify a dam, embankment, wall or other obstruction or object
The regional landscape board has no record of any notice affecting this title

26.4 section 135 - Condition (that remains in force) of a permit
The regional landscape board has no record of any notice affecting this title

26.5 section 181 - Notice of instruction as to keeping or management of animal or plant
The regional landscape board has no record of any notice affecting this title

26.6 section 183 - Notice to prepare an action plan for the destruction or control of animals or plants
The regional landscape board has no record of any notice affecting this title

26.7 section 185 - Notice to pay costs of destruction or control of animals or plants on road reserve
The regional landscape board has no record of any notice affecting this title

26.8 section 187 - Notice requiring control or quarantine of animal or plant
The regional landscape board has no record of any notice affecting this title

26.9 section 193 - Protection order to secure compliance with specified provisions of the Act
The regional landscape board has no record of any order affecting this title

26.10 section 195 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act
The regional landscape board has no record of any order affecting this title

26.11 section 197 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act
The regional landscape board has no record of any authorisation affecting this title

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

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

28. *Phylloxera and Grape Industry Act 1995*

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

29. *Planning, Development and Infrastructure Act 2016*

29.1 Part 5 - Planning and Design Code
[*Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.*]

Contact the Local Government Authority for the title or other brief description of the zone or subzone in which the land is situated.

also

Heritage Branch in DEW has no record of a State Heritage Area created prior to 15 January 1994 under the former South Australian Heritage Act 1978 affecting this title

also

For details of this item, including State Heritage Areas which have been authorised or put under interim effect since 15 January 1994, contact the Local Government Authority

also

Contact the Local Government Authority for other details that might apply to a place of local heritage value

also

For details of declared significant trees affecting this title, contact the Local Government Authority

also

The Planning and Design Code (the Code) is a statutory instrument under the *Planning, Development and Infrastructure Act 2016* for the purposes of development assessment and related matters within South Australia. The Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development applications. To search and view details of proposed statewide code amendments or code amendments within a local government area, please search the code amendment register on the SA Planning Portal:
https://plan.sa.gov.au/have_your_say/code-amendments/code_amendment_register or phone PlanSA on 1800 752 664.

29.2 section 127 - Condition (that continues to apply) of a development authorisation
[*Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.*]

State Planning Commission in the Department for Housing and Urban Development will respond with details relevant to this item

also

Contact the Local Government Authority for other details that might apply

29.3 section 139 - Notice of proposed work and notice may require access

Contact the vendor for these details

29.4 section 140 - Notice requesting access

Contact the vendor for these details

29.5 section 141 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

29.6 section 142 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

29.7 section 155 - Emergency order

State Planning Commission in the Department for Housing and Urban Development

		has no record of any order or notice affecting this title
		also
		Contact the Local Government Authority for other details that might apply
29.8	section 157 - Fire safety notice	Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title
		also
		Contact the Local Government Authority for other details that might apply
29.9	section 192 or 193 - Land management agreement	Refer to the Certificate of Title
29.10	section 198(1) - Requirement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
		also
		Contact the Local Government Authority for other details that might apply
29.11	section 198(2) - Agreement to vest land in a council or the Crown to be held as open space	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
		also
		Contact the Local Government Authority for other details that might apply
29.12	Part 16 Division 1 - Proceedings	Contact the Local Government Authority for details relevant to this item
		also
		Contact the vendor for other details that might apply
29.13	section 213 - Enforcement notice	State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title
		also
		Contact the Local Government Authority for other details that might apply
29.14	section 214(6), 214(10) or 222 - Enforcement order	Contact the Local Government Authority for details relevant to this item
		also
		State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

30. *Plant Health Act 2009*

30.1	section 8 or 9 - Notice or order concerning pests	Plant Health in PIRSA has no record of any notice or order affecting this title
------	---	---

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

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

32. South Australian Public Health Act 2011

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

32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply

32.3 *South Australian Public Health (Wastewater) Regulations 2013 Part 4 - Condition (that continues to apply) of an approval* Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply

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

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

34. Water Industry Act 2012

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

35. Water Resources Act 1997 (repealed)

35.1 section 18 - Condition (that remains in force) of a permit DEW has no record of any condition affecting this title

35.2 section 125 (or a corresponding previous enactment) - Notice to pay levy DEW has no record of any notice affecting this title

36. Other charges

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

Other Particulars

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

1. Particulars of transactions in last 12 months Contact the vendor for these details
2. Particulars relating to community lot (including strata lot) or development lot Enquire directly to the Secretary or Manager of the Community Corporation
3. Particulars relating to strata unit Enquire directly to the Secretary or Manager of the Strata Corporation
4. Particulars of building indemnity insurance Contact the vendor for these details
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 *Livestock Act, 1997* 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 (*Dog Fence Act 1946*) This title falls outside the Dog Fence rateable area. Accordingly, the Dog Fence Board holds no current interest in relation to Dog Fence rates.
9. Pastoral Board (*Pastoral Land Management and Conservation Act 1989*) The Pastoral Board has no current interest in this title
10. Heritage Branch DEW (*Heritage Places Act 1993*) 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.

Certificate of Title

Title Reference CT 6261/626
 Status CURRENT
 Easement YES
 Owner Number 19098933
 Address for Notices 38 HENDRIE ST MORPHETTVILLE, SA 5043
 Area 173m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

DARCY ROBERT BOYANTON
 KAYLA JADE BAILEY
 OF 38 HENDRIE STREET MORPHETTVILLE SA 5043
 AS JOINT TENANTS

Description of Land

ALLOTMENT 101 DEPOSITED PLAN 127472
 IN THE AREA NAMED MORPHETTVILLE
 HUNDRED OF ADELAIDE

Last Sale Details

Dealing Reference TRANSFER (T) 13680359
 Dealing Date 13/12/2021
 Sale Price \$499,000
 Sale Type FULL VALUE / CONSIDERATION AND WHOLE OF LAND

Constraints

Encumbrances

Dealing Type	Dealing Number	Beneficiary
MORTGAGE	13680360	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
1018971010	CURRENT	38 HENDRIE STREET, MORPHETTVILLE, SA 5043

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

Valuation Number	1018971010
Type	Site & Capital Value
Date of Valuation	01/01/2025
Status	CURRENT
Operative From	01/07/2022
Property Location	38 HENDRIE STREET, MORPHETTVILLE, SA 5043
Local Government	MARION
Owner Names	KAYLA JADE BAILEY DARCY ROBERT BOYANTON
Owner Number	19098933
Address for Notices	38 HENDRIE ST MORPHETTVILLE, SA 5043
Zone / Subzone	HDN - Housing Diversity Neighbourhood
Water Available	Yes
Sewer Available	Yes
Land Use	1230 - Row House
Description	5HG
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D127472 ALLOTMENT 101	CT 6261/626

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$290,000	\$590,000			

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Previous	\$260,000	\$520,000			

Building Details

Valuation Number 1018971010

Building Style Conventional

Year Built 2021

Building Condition Very Good

Wall Construction Rendered

Roof Construction Colourbond

Equivalent Main Area 127 sqm

Number of Main Rooms 5

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

Certificate of Title - Volume 6261 Folio 626

Parent Title(s) CT 5069/134, CT 5069/135

Creating Dealing(s) RTC 13645126

Title Issued 03/11/2021 Edition 2 Edition Issued 16/12/2021

Estate Type

FEE SIMPLE

Registered Proprietor

DARCY ROBERT BOYANTON
KAYLA JADE BAILEY
OF 38 HENDRIE STREET MORPHETTVILLE SA 5043
AS JOINT TENANTS

Description of Land

ALLOTMENT 101 DEPOSITED PLAN 127472
IN THE AREA NAMED MORPHETTVILLE
HUNDRED OF ADELAIDE

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A ON D127472 (RTC 13645126)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B ON D127472 (RTC 13645126)

Schedule of Dealings

Dealing Number	Description
13680360	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

Certificate of Title

Title Reference: CT 6261/626
 Status: CURRENT
 Parent Title(s): CT 5069/134, CT 5069/135
 Dealing(s) Creating Title: RTC 13645126
 Title Issued: 03/11/2021
 Edition: 2

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
13/12/2021	16/12/2021	13680360	MORTGAGE	REGISTERED	NATIONAL AUSTRALIA BANK LTD. (ACN: 004 044 937)
13/12/2021	16/12/2021	13680359	TRANSFER	REGISTERED	DARCY ROBERT BOYANTON, KAYLA JADE BAILEY

Certificate of Title

Title Reference: CT 6261/626

Status: CURRENT

Edition: 2

Dealings

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

Priority Notices

NIL

Registrar-General's Notes

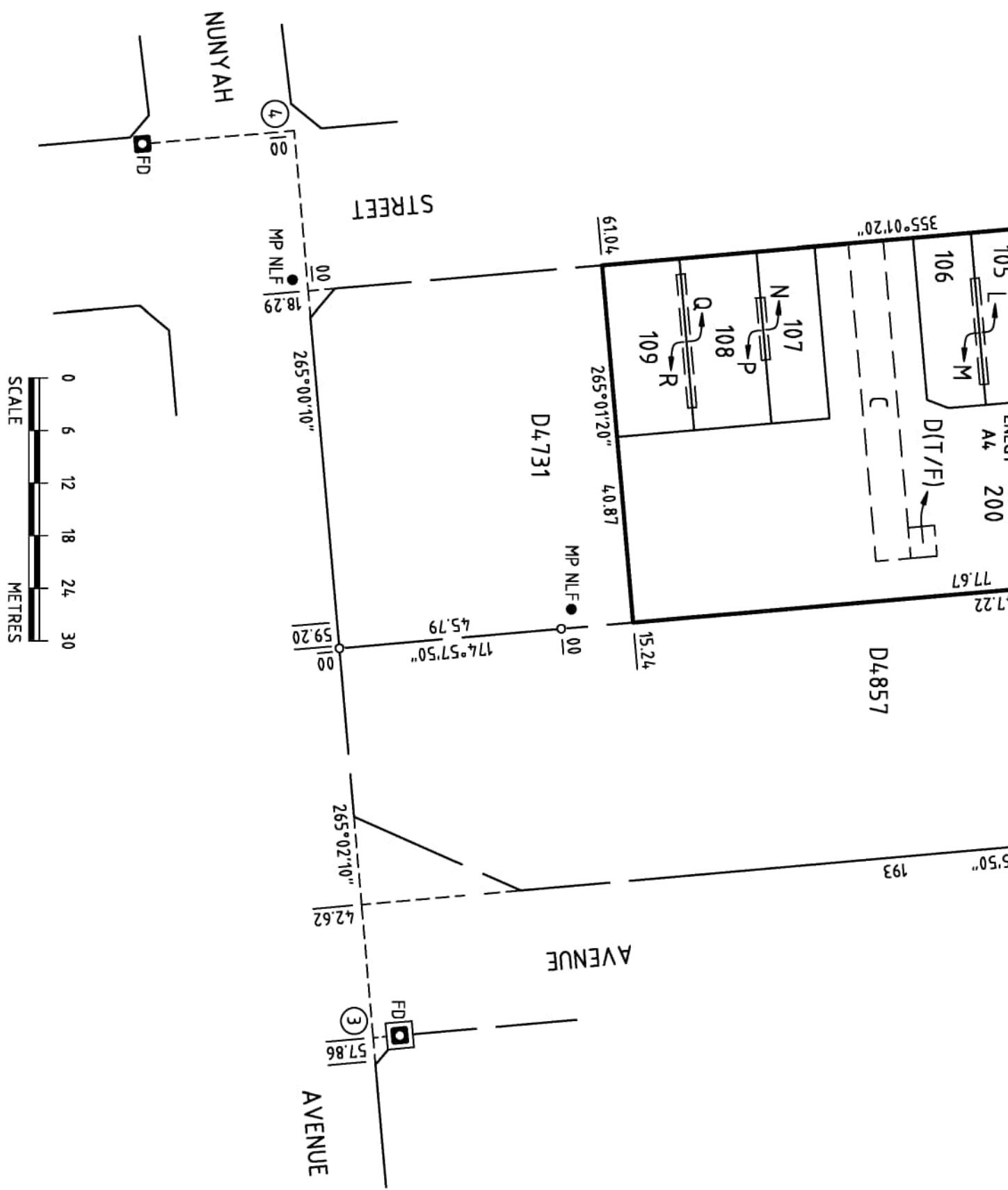
No Registrar-General's Notes exist for this title

PURPOSE:	DIVISION	AREA NAME:	MORPHE		
MAP REF:	6628/50/K	COUNCIL:	THE COR		
LAST PLAN:	DEVELOPMENT NO: 100/D055/				
AGENT DETAILS:	ZAINA STACEY PTY LTD PO BOX 1000 TORRENS PARK SA 5062 PH: 83797979 FAX:	SURVEYORS CERTIFICATION:	I JAMES S correctly p 19th day o		
AGENT CODE:	MMUP				
REFERENCE:	19199				
SUBJECT TITLE DETAILS:					
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER
CT	5757	519		ALLOTMENT(S)	1
CT	6218	563		ALLOTMENT(S)	296
				ALLOTMENT(S)	297
CT	5069	134		ALLOTMENT(S)	12
CT	5069	135		ALLOTMENT(S)	12
CT	5069	136		ALLOTMENT(S)	13
OTHER TITLES AFFECTED:					
EASEMENT DETAILS:					
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	
NEW	101	SHORT	EASEMENT(S)	A	
NEW	102	SHORT	EASEMENT(S)	B	
NEW	102	SHORT	EASEMENT(S)	E	
NEW	103	SHORT	EASEMENT(S)	F	
NEW	103	SHORT	EASEMENT(S)	G	
NEW	104	SHORT	EASEMENT(S)	H	

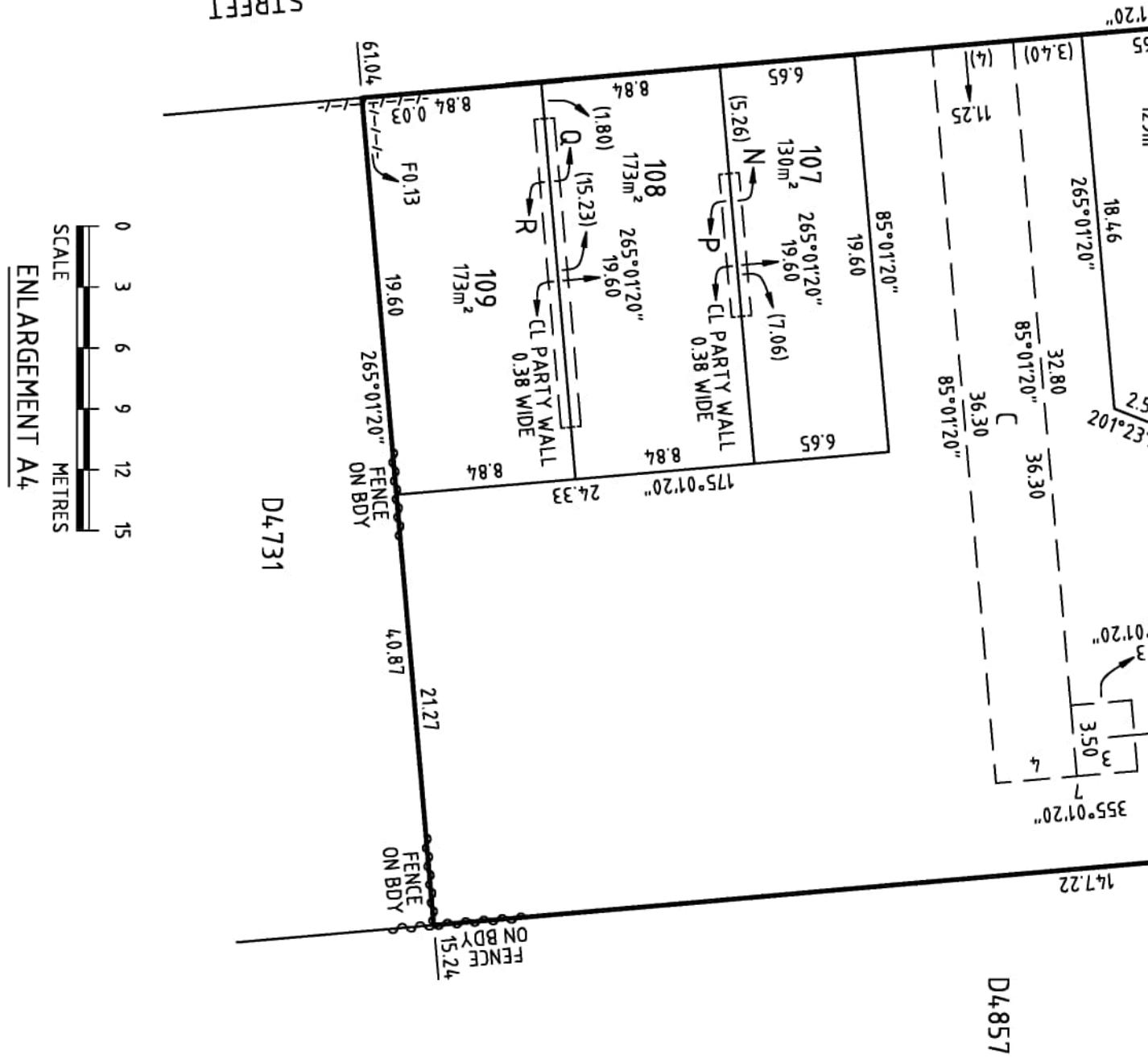
EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER
NEW	104	SHORT	EASEMENT(S)	J
NEW	105	SHORT	EASEMENT(S)	K
NEW	105	SHORT	EASEMENT(S)	L
NEW	106	SHORT	EASEMENT(S)	M
NEW	107	SHORT	EASEMENT(S)	N
NEW	108	SHORT	EASEMENT(S)	P
NEW	108	SHORT	EASEMENT(S)	Q
NEW	109	SHORT	EASEMENT(S)	R
NEW	200	SERVICE	EASEMENT(S)	C
NEW	200	SERVICE	EASEMENT(S)	D(T/F)

ANNOTATIONS: SECTION 90C OF THE REAL PROPERTY ACT 1886 APPLIES TO THIS PLAN
PARTY WALLS WERE UNOCCUPIED AT THE TIME OF SURVEY
NO OCCUPATION ON THE SUBJECT LAND BOUNDARIES UNLESS SHOWN OTHERWISE



STREET





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

Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 664
saplanningcommission@sa.gov.au

13 January 2026

Holdfast Conveyancers
PO Box 1020
GLENELG SOUTH SA 5045

Dear Sir/Madam

Re: *Land and Business (Sale and Conveyancing) Act 1994 - Section 7 Enquiry*
Property at 38 Hendrie Street, Morphettville
Registered Proprietor(s): D Boyanton and another

I refer to your enquiry to the Department for Housing and Urban Development (DHUD) concerning the parcel of land comprised in Certificate of Title Volume 6261 Folio 626 and the subsequent Property Interest Report (PIR) issued. (Reference No. 2744748 dated 9/1/26).

The land is the subject of applications for development which were granted approval, subject to certain conditions by the State Planning Commission pursuant to the *Development Act 1993 (repealed)*. Copies of the Planning Decision Notifications are attached (refer item 5.1 of PIR).

There is no record of any condition that continues to apply under either of the repealed Acts referred to in item 6.1 of the PIR.

There is also no record of any condition that continues to apply under the *Planning, Development and Infrastructure Act 2016* (refer item 29.2 of the PIR).

Yours faithfully

Planning Services Unit
 on behalf of
STATE PLANNING COMMISSION

South Australia - Regulation 42 under the Development Regulations 2008

DECISION NOTIFICATION FORM

Contact Officer: Nicholas Giannakodakis
Telephone: 7109 7441
KNET Reference: 2020/04712/01

Development Number
100/F262/20

FOR DEVELOPMENT APPLICATION

CG EXEMPTION: 23 Mar 2020
REGISTERED ON: 10 Dec 2020

TO: Mr Patrick Mitchell
SA Housing Authority
Level 3 NW Riverside Centre
North Terrace
ADELAIDE SA 5001
EMAIL: Patrick.Mitchell@sa.gov.au

LOCATION OF PROPOSED DEVELOPMENT:

Street No.	Lot No.	Street	Suburb	Plan	Hundred	Title Reference
38	12	Hendrie Street	Morphettville	F30928	Adelaide	CT 5069/134
38	12	Hendrie Street	Morphettville	F30928	Adelaide	CT 5069/135
40	13	Hendrie Street	Morphettville	F30928	Adelaide	CT 5069/136
42-44	296 & 297	Hendrie Street	Morphettville	D4731	Adelaide	CT 6218/563
46-48	1	Hendrie Street	Morphettville	D29033	Adelaide	CT 5757/519

NATURE OF PROPOSED DEVELOPMENT: Construction of nineteen (19) double storey dwellings (nine (9) torrens title row dwellings and two (2) residential flat buildings comprising ten (10) community title allotments) and associated land division (Stage 2 – Superstructure and minor amendment to footings)

FROM: State Planning Commission

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	DATE OF DECISION	CONDITIONS
Development Plan Consent	Not required*	Date of Exemption*	N/A
Building Rules Consent	Granted	27 November 2020	1
Development Approval	Granted	10 December 2020	1

* Approved by the State Coordinator-General for the purposes of the Renewing our Streets and Suburbs Stimulus Program (ROSASSP), therefore the development does not require Development Plan Consent pursuant to Schedule 1A (13) of the Development Regulations 2008.

Conditions of approval and advisory notes (where relevant) are outlined on the attached sheet.



Nicholas Giannakodakis
Planning Officer
Planning and Land Use Services
on behalf of the
STATE PLANNING COMMISSION

cc: City of Marion

DEVELOPMENT APPLICATION – 100/F262/20

CONDITIONS OF CONSENT

Development Plan Consent

Not applicable

Building Rules Consent

Please refer to the Decision Notification Form from the relevant Private Certifier regarding applicable conditions and advisory notes.

ADVISORY NOTES

- a. Except where minor amendments may be required by other relevant Acts, or by conditions imposed on the building rules consent, the development shall be established in strict accordance with the details and plans submitted under the *Renewing our Streets and Suburbs Stimulus Program* and endorsed on behalf of the Office of the State Coordinator-General.
- b. Pursuant to Regulation 92(2b)(a) of the *Development Regulations 2008*, where any development approved under the *Renewing our Streets and Suburbs Stimulus Program* for compliance with the building rules, one copy of the certified plans must be provided to the local Council.
- c. Any correspondence in relation to this proposal should be forwarded to the State Planning Commission at Level 5, 50 Flinders Street, Adelaide SA 5000 or via scapadmin@sa.gov.au



Nicholas Giannakakis
Planning Officer
Planning and Land Use Services
on behalf of the
STATE PLANNING COMMISSION



DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION:

Dated:

Registered On:

Development No: Schedule 1A, Item 13

In reply quote 2020/04712/01

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

TO:

QATTRO BUILT PTY. LTD.
209 FULLARTON ROAD
EASTWOOD SA 5063
E-MAIL: BWALSHAM@QATTRO.COM.AU

LOCATION OF PROPOSED DEVELOPMENT:

38-48 HENDRIE STREET, MORPHETTVILLE SA 5043

NATURE OF PROPOSED DEVELOPMENT:

DWELLINGS (19 TWO STOREY) – STAGE 2 - SUPERSTRUCTURE INCLUDING
MINOR AMENDMENT TO FOOTING PLAN FOR DWELLINGS 1 – 9

In respect of this proposed development you are informed that:

Nature of Consent	Consent Granted	Number of Conditions	Not Applicable
Development Plan Consent			
Building Rules Consent	27 November 2020	1	
Land Division (Torrens/Strata)			
Public Space			
Other			
DEVELOPMENT APPROVAL	Still Required	-	-

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

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

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

Signed: Council Chief Executive Officer or Delegate
(PG) Private Certifier
 Sheets Attached

A handwritten signature in black ink, appearing to read 'Carlo Scinto'.

Carlo Scinto

Date: 27 November 2020



BUILDING RULES CONSENT
SECTION 42 OF THE DEVELOPMENT ACT 1993

Building work: Dwellings (19 Two Storey) –
**Stage 2 – Superstructure including minor amendment to
footing plan for dwellings 1-9**

Site address: 38-48 Hendrie Street, Morphettville SA 5043

Applicant: Qattro Built Pty Ltd

Owner: Junction Australia

Classification: 1a (dwelling), 10a (Garage, verandah)

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

Development No: Schedule 1A, Item 13 - In reply quote 2020/04712/01

Condition of Consent

1. The handrail to the alfresco areas of the “Type C” dwellings shall be continued behind the full height vertical timber batten screens.

BCA performance requirement 2.5.

Notes

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

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

This assessment has resolved that the eastern boundary of the property abutting the Mulcra Avenue Reserve does not constitute a fire source feature as described in the NCC.

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

The distribution of articulation joints to the proposed masonry shall be in accordance with the Engineers documentation, Job Number S47103/271513, As amended 20/11/2020.

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

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

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

BCA performance requirement 2.5.1

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

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

This consent does not include any existing structures. Separate professional advice may be required to ensure that the existing structures are safe and structurally adequate.

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

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

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

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

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

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

Carlo Scinto & Associates Pty Ltd
Private Certifier



Carlo Scinto
27 November 2020

South Australia - Regulation 42 under the Development Regulations 2008

DECISION NOTIFICATION FORM

Contact Officer: Nicholas Giannakodakis
Telephone: 7109 7441
KNET Reference: 2020/04712/01

Development Number
100/F197/20

FOR DEVELOPMENT APPLICATION

CG EXEMPTION: 23 March 2020
REGISTERED ON: 14 October 2020

TO: Mr Patrick Mitchell
SA Housing Authority
Level 3 NW Riverside Centre
North Terrace
ADELAIDE SA 5001
EMAIL: Patrick.Mitchell@sa.gov.au

LOCATION OF PROPOSED DEVELOPMENT:

Street No.	Lot No.	Street	Suburb	Plan	Hundred	Title Reference
38	12	Hendrie Street	Morphettville	F30928	Adelaide	CT 5069/134
38	12	Hendrie Street	Morphettville	F30928	Adelaide	CT 5069/135
40	13	Hendrie Street	Morphettville	F30928	Adelaide	CT 5069/136
42-44	296 & 297	Hendrie Street	Morphettville	D4731	Adelaide	CT 6218/563
46-48	1	Hendrie Street	Morphettville	D29033	Adelaide	CT 5757/519

NATURE OF PROPOSED DEVELOPMENT: Construction of nineteen (19) double storey dwellings (nine (9) torrens title row dwellings and two (2) residential flat buildings comprising ten (10) community title allotments) and associated land division (Stage 1 – Footings and Siteworks)

FROM: State Planning Commission

In respect of this proposed development you are informed that:

NATURE OF DECISION	DECISION	DATE OF DECISION	CONDITIONS
Development Plan Consent	<i>Not required*</i>	Date of Exemption*	N/A
Building Rules Consent	Granted	18 September 2020	1
Development Approval	Granted	14 October 2020	1

* Approved by the State Coordinator-General for the purposes of the Renewing our Streets and Suburbs Stimulus Program (ROSASSP), therefore the development does not require Development Plan Consent pursuant to Schedule 1A (13) of the Development Regulations 2008.

Conditions of approval and advisory notes (where relevant) are outlined on the attached sheet.



Nicholas Giannakodakis
Planning Officer
Planning and Land Use Services
on behalf of the
STATE PLANNING COMMISSION

cc: City of Marion

DEVELOPMENT APPLICATION – 100/F197/20

CONDITIONS OF CONSENT

Development Plan Consent

Not applicable

Building Rules Consent

Please refer to the Decision Notification Form from the relevant Private Certifier regarding applicable conditions and advisory notes.

ADVISORY NOTES

- a. Except where minor amendments may be required by other relevant Acts, or by conditions imposed on the building rules consent, the development shall be established in strict accordance with the details and plans submitted under the *Renewing our Streets and Suburbs Stimulus Program* and endorsed on behalf of the Office of the State Coordinator-General.
- b. Pursuant to Regulation 92(2b)(a) of the *Development Regulations 2008*, where any development approved under the *Renewing our Streets and Suburbs Stimulus Program* for compliance with the building rules, one copy of the certified plans must be provided to the local Council.
- c. Any correspondence in relation to this proposal should be forwarded to the State Planning Commission at Level 5, 50 Flinders Street, Adelaide SA 5000 or via scapadmin@sa.gov.au



Nicholas Giannakakis
Planning Officer
Planning and Land Use Services
on behalf of the
STATE PLANNING COMMISSION



DECISION NOTIFICATION FORM

FOR DEVELOPMENT APPLICATION:

Dated:

Registered On:

Development No: Schedule 1A, Item 13

In reply quote2020/04712/01

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

TO:

QATTRO
209 FULLARTON ROAD
EASTWOOD SA 5063

LOCATION OF PROPOSED DEVELOPMENT:

38-48 HENDRIE STREET, MORPHETTVILLE SA 5043

NATURE OF PROPOSED DEVELOPMENT:

**DWELLINGS (19 TWO STOREY) –
STAGE 1 – FOOTINGS & SITEWORKS ONLY**

In respect of this proposed development you are informed that:

Nature of Consent	Consent Granted	Number of Conditions	Not Applicable
Development Plan Consent			
Building Rules Consent	18 September 2020	1	
Land Division (Torrens/Strata)			
Public Space			
Other			
DEVELOPMENT APPROVAL	Still Required	-	-

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

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

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

Signed: Council Chief Executive Officer or Delegate
 Private Certifier
 (2) Sheets Attached

A handwritten signature in black ink, appearing to read "Carlo Scinto".

Carlo Scinto

Date: 18 September 2020



BUILDING RULES CONSENT
SECTION 42 OF THE DEVELOPMENT ACT 1993

Building work: Dwellings (19 Two Storey) –

Stage 1 – Footings & Siteworks Only

Site address: 38-48 Hendrie Street, Morphettville SA 5043

Applicant: Qattro Built Pty Ltd

Owner: Junction Australia

125 Portrush Road
Evandale
SA 5069 Australia

Telephone
(08) 8362 6899

Mobile
0412 444 262

Email
admin@carloscinto.com.au

Development No: Schedule 1A, Item 13 - In reply quote 2020/04712/01

CONDITION OF CONSENT

1..A copy of the Certificate(s) of Building (Housing) Indemnity Insurance in relation to domestic building work required under Section 34 of the Building Work Contractors Act, 1995 shall be submitted to State Co-ordinator General via State Commission Assessment Panel (SCAP) prior to any work being commenced.

Development Regulations 2008, Regulation 21

Notes

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

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

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

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

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

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

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

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

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

The sealed storm-water system should be constructed strictly in accordance with the engineer's design and details (this will generally require inspection points at certain locations to allow for continual maintenance).

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

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

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

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

CONSTRUCTION AT OR NEAR BOUNDARY:

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

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

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

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

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

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

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

Carlo Scinto & Associates Pty Ltd
Private Certifier



Carlo Scinto
18 September 2020