

MAGAIN

Denham Property Sales Pty Ltd T/A Magain Real Estate
Shop 2, 515 Brighton Road, Brighton 5048
Tel: 08 8398 1494 Agent No: 299713

FORM 1 - Vendor's Statement

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

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Preliminary

To the purchaser:

The purpose of a statement under section 7 of the *Land and Business (Sale and Conveyancing) Act 1994* is to put you on notice of certain particulars concerning the land to be acquired. If you intend to carry out building work on the land, change the use of the land or divide the land, you should make further inquiries to determine whether this will be permitted. For example, building work may not be permitted on land not connected to a sewerage system or common drainage scheme if the land is near a watercourse, dam, bore or the River Murray and Lakes.

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

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

Instructions to the vendor for completing this statement:

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

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

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

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

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

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

PART A – PARTIES AND LAND

1 Purchaser:

Address:

2 Purchaser's registered agent:

Address:

3 Vendor:

Amy Marie Rogers, Lincoln Sean Rogers and Danielle Ann Rogers

Address:

1 Bathurst Avenue, Moana SA, Australia

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 105 King Drive, Cape Jaffa SA 5275 and being whole of the land in Certificate of Title

Volume 6022 Folio 338 and being whole of Allotment 71 on Deposited Plan 79232 in the Area named Cape

Jaffa in the Hundred of Mount Benson Additional description of Property Vacant allotment of land

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:

12 Henderson Street, Northcote VIC 3070, Australia, 1 Bathurst Avenue, Moana SA, Australia and 1

Bathurst Avenue, Moana SA 5169, Australia

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

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

nathan@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:

* / We,

Amy Marie Rogers , Lincoln Sean Rogers and Danielle Ann Rogers _____

of

12 Henderson Street, Northcote VIC 3070, Australia, 1 Bathurst Avenue, Moana SA, Australia and 1 Bathurst
Avenue, Moana SA 5169, Australia _____

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,

Nathan Brown _____

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 | | |
| <p>1.1 Mortgage of land</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">N/A</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><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Number of mortgage (if registered):</p> <p>Name of mortgagee:</p> | <p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p> |
| <p>1.2 Easement (whether over the land or annexed to the land)</p> <p>Note - "Easement" includes rights of way and party wall rights.</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> | <p><i>Is this item applicable?</i></p> <p><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 Property Interest Report (Page 12)</p> <p>Description of land subject to easement:</p> <p>Refer to Property Interest Report (Page 12)</p> <p>Nature of easement:</p> <p>Electricity and Telecommunications Infrastructure - Building Restrictions and Statutory Easements (including those related to gas, water and sewage)</p> <p>Are you aware of any encroachment on the easement?</p> <p>NO</p> <p>(If YES, give details):</p> <p>If there is an encroachment, has approval for the encroachment been given?</p> <p>(If YES, give details):</p> | <p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p> |
| <p>1.3 Restrictive covenant</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> <p style="text-align: center; font-size: 2em; opacity: 0.5;">N/A</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><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Nature of restrictive covenant:</p> <p>Name of person in whose favour restrictive covenant operates:</p> <p>Does the restrictive covenant affect the whole of the land being acquired?</p> <p>(If NO, give details):</p> <p>Does the restrictive covenant affect land other than that being acquired?</p> | <p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p> |

| Column 1 | Column 2 | Column 3 |
|---|---|---|
| <p>1.4 Lease, agreement for lease, tenancy agreement or licence</p> <p>(The information does not include information about any sublease or subtenancy. That information may be sought by the purchaser from the lessee or tenant or sublessee or subtenant.)</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> | <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> 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: From: To: Amount of rent or licence fee: 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- (a) the Act under which the lease or licence was granted: (b) the outstanding amounts due (including any interest or penalty):</p> | <p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p> |
| <p>2. Aboriginal Heritage Act 1988</p> | | |
| <p>2.1 section 9 - Registration in central archives of an Aboriginal site or object</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> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars): Refer to Property Interest Report & Aboriginal Affairs and Reconciliation (AAR) Response Particulars of register entry: Refer to Property Interest Report & Aboriginal Affairs and Reconciliation (AAR) Response</p> | <p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p> |
| <p>5. Development Act 1993 (repealed)</p> | | |
| <p>5.1 section 42 - Condition (that continues to apply) of a development authorisation</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> | <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Condition(s) of authorisation:</p> | <p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</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 1966</i> (repealed)</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> | <p><i>Is this item applicable?</i></p> <p><i>Will this be discharged or satisfied prior to or at settlement?</i></p> <p><i>Are there attachments?</i> If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</p> <p>Nature of condition(s):</p> | <p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p> |

| Column 1 | Column 2 | Column 3 |
|--|---|-------------------------------------|
| 7. Emergency Services Funding Act 1998 | | |
| 7.1 section 16 - Notice to pay levy | <i>Is this item applicable?</i> | <input checked="" type="checkbox"/> |
| | <i>Will this be discharged or satisfied prior to or at settlement?</i> | YES |
| | <i>Are there attachments?</i> | YES |
| | <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> | |
| | Refer to Certificate of Emergency Services Levy Payable | |
| | Date of notice: | |
| | 9/9/2025 | |
| | Amount of levy payable: | |
| | \$61.95 | |
| 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 | <i>Is this item applicable?</i> | <input checked="" type="checkbox"/> |
| | <i>Will this be discharged or satisfied prior to or at settlement?</i> | NO |
| | <i>Are there attachments?</i> | YES |
| | <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> | |
| | Refer to Kingston District Council Searches & Section 105F Fire & Emergency Services Response | |
| | Date of notice: | |
| | 9/11/2021 | |
| | Person or body who issued notice: | |
| | Kingston DC | |
| | Requirements of notice (as stated therein): | |
| | Refer to & Section 105F Fire & Emergency Services Response | |
| | Amount payable (if any): | |
| | N/A | |
| 19. Land Tax Act 1936 | | |
| 19.1 Notice, order or demand for payment of land tax | <i>Is this item applicable?</i> | <input checked="" type="checkbox"/> |
| | <i>Will this be discharged or satisfied prior to or at settlement?</i> | YES |
| | <i>Are there attachments?</i> | YES |
| | <i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i> | |
| | Refer to Certificate of Land Tax Payable | |
| | Date of notice, order or demand: | |
| | 9/9/2025 | |
| | Amount payable (as stated in the notice): | |
| | \$0.00 | |

| Column 1 | Column 2 | Column 3 |
|---|---|--|
| 29. Planning, Development and Infrastructure Act 2016 | | |
| <p>29.1 Part 5 - Planning and Design Code</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> | <p><i>Is this item applicable?</i></p> <p><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 Kingston District Council Searches and Plan SA section 7 Report</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 Kingston District Council Searches and Plan SA section 7 Report</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-</p> <p>For further information about the Planning and Design Code visit www.code.plan.sa.gov.au</p> | <p><input checked="" type="checkbox"/></p> <p>NO</p> <p>YES</p> |
| <p>29.2 section 127 - Condition (that continues to apply) of a development authorisation</p> <p><i>[Note - Do not omit this item. The item and its heading must be included in the statement even if not applicable.]</i></p> | <p><i>Is this item applicable?</i></p> <p><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>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p> | <p><input type="checkbox"/></p> <p>YES/NO</p> <p>YES/NO</p> |
| 34. Water Industry Act 2012 | | |
| <p>34.1 Notice or order under the Act requiring payment of charges or other amounts or making other requirement</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><i>If YES, identify the attachment(s) (and, if applicable, the part(s) containing the particulars):</i></p> <p>Refer to Certificate of Water and Sewer Charges & Encumbrance Information</p> <p>Date of notice or order:</p> <p>9/9/2025</p> <p>Name of person or body who served notice or order:</p> <p>SA Water</p> <p>Amount payable (if any) as specified in the notice or order:</p> <p>\$0.00</p> <p>Nature of other requirement made (if any) as specified in the notice or order:</p> <p>Refer to Certificate of Water and Sewer Charges & Encumbrance Information</p> | <p><input checked="" type="checkbox"/></p> <p>YES</p> <p>YES</p> |

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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 recommend that 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 of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **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** (eg 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.



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6022 Folio 338

Parent Title(s) CT 5976/466
Creating Dealing(s) RTC 11054446
Title Issued 29/10/2008 **Edition** 3 **Edition Issued** 29/03/2022

Estate Type

FEE SIMPLE

Registered Proprietor

AMY MARIE ROGERS
OF 12 HENDERSON STREET NORTHCOTE VIC 3070
1 / 2 SHARE

LINCOLN SEAN ROGERS
DANIELLE ANN ROGERS
OF 15 HOMESTEAD DRIVE ABERFOYLE PARK SA 5159
1 / 2 SHARE WITH NO SURVIVORSHIP

Description of Land

ALLOTMENT 71 DEPOSITED PLAN 79232
IN THE AREA NAMED CAPE JAFFA
HUNDRED OF MOUNT BENSON

Easements

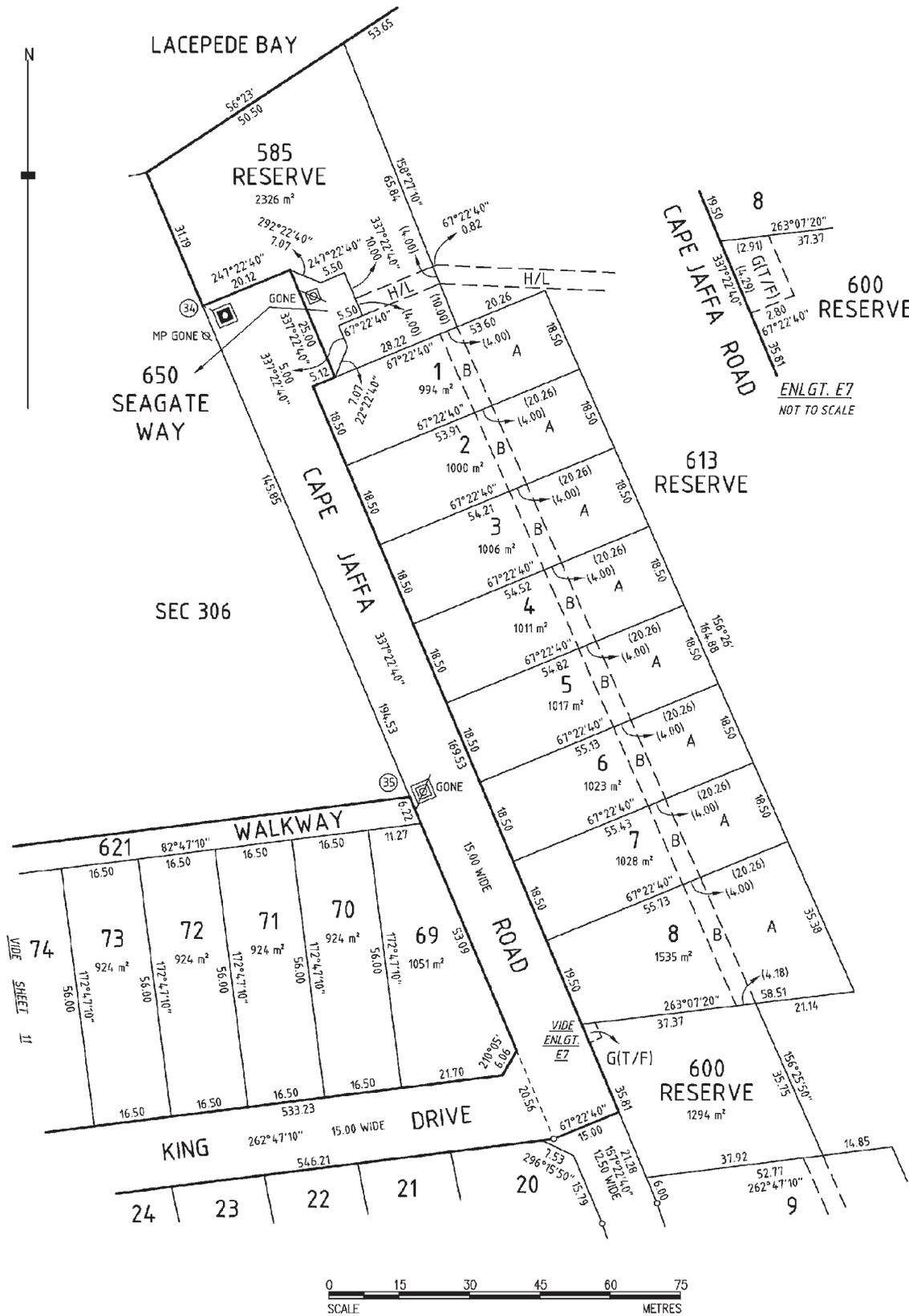
NIL

Schedule of Dealings

NIL

Notations

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



SURVEY INFORMATION IS DERIVED FROM DEPOSITED PLAN 79232

Property Interest Report

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

| | | |
|------------------------|---|---------------------------|
| Title Reference | CT 6022/338 | Reference No. 2709532 |
| Registered Proprietors | A M*ROGERS & ORS | Prepared 08/09/2025 13:37 |
| Address of Property | 105 KING DRIVE, CAPE JAFFA, SA 5275 | |
| Local Govt. Authority | KINGSTON DISTRICT COUNCIL | |
| Local Govt. Address | POST OFFICE BOX 321, KINGSTON SE, SA 5275 | |

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

Table of Particulars

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

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

| <u>Prescribed encumbrance</u> | <u>Particulars</u> (Particulars in bold indicates further information will be provided) |
|-------------------------------|---|
|-------------------------------|---|

1. General

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

2. Aboriginal Heritage Act 1988

- | | | |
|-----|---|---|
| 2.1 | section 9 - Registration in central archives of an Aboriginal site or object | Aboriginal Affairs and Reconciliation in AGD will respond with details relevant to this item |
| 2.2 | section 24 - Directions prohibiting or restricting access to, or activities on, a site or | Aboriginal Affairs and Reconciliation in AGD has no record of any direction affecting this title |

an area surrounding a site

- 2.3 Part 3 Division 6 - Aboriginal heritage agreement

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

also

Refer to the Certificate of Title

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

- 3.1 section 8 - Human remains interred on land

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

also

contact the vendor for these details

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

- 4.1 section 5 - Notice requiring payment

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

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

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

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

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

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

also

Contact the Local Government Authority for other details that might apply

- 5.4 section 55 - Order to remove or perform work

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

also

Contact the Local Government Authority for other details that might apply

- 5.5 section 56 - Notice to complete development

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

also

Contact the Local Government Authority for other details that might apply

- 5.6 section 57 - Land management agreement

Refer to the Certificate of Title

- 5.7 section 60 - Notice of intention by building owner

Contact the vendor for these details

- 5.8 section 69 - Emergency order

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

also

Contact the Local Government Authority for other details that might apply

- 5.9 section 71 - Fire safety notice

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

- 5.10 section 84 - Enforcement notice
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply
- 5.11 section 85(6), 85(10) or 106 - Enforcement order
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply
- 5.12 Part 11 Division 2 - Proceedings
Contact the Local Government Authority for other details that might apply

also

Contact the vendor for these details

6. Repealed Act conditions

- 6.1 Condition (that continues to apply) of an approval or authorisation granted under the *Building Act 1971* (repealed), the *City of Adelaide Development Control Act, 1976* (repealed), the *Planning Act 1982* (repealed) or the *Planning and Development Act 1967* (repealed)
State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title

also

Contact the Local Government Authority for other details that might apply

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

7. Emergency Services Funding Act 1998

- 7.1 section 16 - Notice to pay levy
An Emergency Services Levy Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750.

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

8. Environment Protection Act 1993

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

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

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

17. Land Acquisition Act 1969

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

18. Landscape South Australia Act 2019

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

Act

| | | |
|--|--|---|
| 18.18 | section 209 - Reparation order requiring specified action or payment to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.19 | section 211 - Reparation authorisation authorising specified action to make good damage resulting from contravention of the Act | The regional landscape board has no record of any notice affecting this title |
| 18.20 | section 215 - Orders made by ERD Court | The regional landscape board has no record of any notice affecting this title |
| 18.21 | section 219 - Management agreements | The regional landscape board has no record of any notice affecting this title |
| 18.22 | section 235 - Additional orders on conviction | The regional landscape board has no record of any notice affecting this title |
| 19. Land Tax Act 1936 | | |
| 19.1 | Notice, order or demand for payment of land tax | A Land Tax Certificate will be forwarded. If you do not receive the certificate within four (4) working days please contact the RevenueSA Customer Contact Centre on (08) 8226 3750. Clients who have misplaced or not received their certificates and are RevenueSA Online users should log into RevenueSA Online and reprint their certificates www.revenuesaonline.sa.gov.au |
| 20. Local Government Act 1934 (repealed) | | |
| 20.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
| 21. Local Government Act 1999 | | |
| 21.1 | Notice, order, declaration, charge, claim or demand given or made under the Act | Contact the Local Government Authority for other details that might apply |
| 22. Local Nuisance and Litter Control Act 2016 | | |
| 22.1 | section 30 - Nuisance or litter abatement notice | Contact the Local Government Authority for other details that might apply |
| 23. Metropolitan Adelaide Road Widening Plan Act 1972 | | |
| 23.1 | section 6 - Restriction on building work | Transport Assessment Section within DIT has no record of any restriction affecting this title |
| 24. Mining Act 1971 | | |
| 24.1 | Mineral tenement (other than an exploration licence) | Mineral Tenements in the Department of Energy and Mining has no record of any proclamation affecting this title |
| 24.2 | section 9AA - Notice, agreement or order to waive exemption from authorised operations | Contact the vendor for these details |
| 24.3 | section 56T(1) - Consent to a change in authorised operations | Contact the vendor for these details |
| 24.4 | section 58(a) - Agreement authorising tenement holder to enter land | Contact the vendor for these details |
| 24.5 | section 58A - Notice of intention to commence authorised operations or apply for lease or licence | Contact the vendor for these details |
| 24.6 | section 61 - Agreement or order to pay compensation for authorised operations | Contact the vendor for these details |
| 24.7 | section 75(1) - Consent relating to extractive minerals | Contact the vendor for these details |
| 24.8 | section 82(1) - Deemed consent or agreement | Contact the vendor for these details |

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

25. *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 has no record of any conditions that continue to apply, affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.3 section 139 - Notice of proposed work and notice may require access
- Contact the vendor for these details
- 29.4 section 140 - Notice requesting access
- Contact the vendor for these details
- 29.5 section 141 - Order to remove or perform work
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.6 section 142 - Notice to complete development
- State Planning Commission in the Department for Housing and Urban Development has no record of any order or notice affecting this title
- also
- Contact the Local Government Authority for other details that might apply
- 29.7 section 155 - Emergency order
- State Planning Commission in the Department for Housing and Urban Development

| | | |
|------------|---|--|
| | | has no record of any order or notice affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
| 29.8 | section 157 - Fire safety notice | Building Fire Safety Committee in the Department for Housing and Urban Development has no record of any order or notice affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
| 29.9 | section 192 or 193 - Land management agreement | Refer to the Certificate of Title |
| 29.10 | section 198(1) - Requirement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
| 29.11 | section 198(2) - Agreement to vest land in a council or the Crown to be held as open space | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
| 29.12 | Part 16 Division 1 - Proceedings | Contact the Local Government Authority for details relevant to this item |
| | | also |
| | | Contact the vendor for other details that might apply |
| 29.13 | section 213 - Enforcement notice | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
| 29.14 | section 214(6), 214(10) or 222 - Enforcement order | Contact the Local Government Authority for details relevant to this item |
| | | also |
| | | State Planning Commission in the Department for Housing and Urban Development has no record of any conditions that continue to apply, affecting this title |
| 30. | <i>Plant Health Act 2009</i> | |
| 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. | <i>Public and Environmental Health Act 1987 (repealed)</i> | |
| 31.1 | Part 3 - Notice | Public Health in DHW has no record of any notice or direction affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
| 31.2 | <i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995)</i> (revoked) Part 2 - Condition (that continues to apply) of an approval | Public Health in DHW has no record of any condition affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |
| 31.3 | <i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked)</i> regulation 19 - Maintenance order (that has not been complied with) | Public Health in DHW has no record of any order affecting this title |
| | | also |
| | | Contact the Local Government Authority for other details that might apply |

32. *South Australian Public Health Act 2011*

- 32.1 section 66 - Direction or requirement to avert spread of disease Public Health in DHW has no record of any direction or requirement affecting this title
- 32.2 section 92 - Notice Public Health in DHW has no record of any notice affecting this title
also
Contact the Local Government Authority for other details that might apply
- 32.3 *South Australian Public Health (Wastewater) Regulations 2013* Part 4 - Condition (that continues to apply) of an approval Public Health in DHW has no record of any condition affecting this title
also
Contact the Local Government Authority for other details that might apply

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

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

34. *Water Industry Act 2012*

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

35. *Water Resources Act 1997 (repealed)*

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

36. *Other charges*

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

Other Particulars

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

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

Additional Information

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

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

Notices

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

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

Building restrictions

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

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

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

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

Statutory easements

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

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

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

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

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

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

Land Tax Act 1936 and Regulations thereunder

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

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

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

Information should be obtained from:

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

Landscape South Australia 2019

Water Resources Management - Taking of underground water

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

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

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

Certificate of Title

Title Reference CT 6022/338
Status CURRENT
Easement NO
Owner Number 1483185*
Address for Notices 12 HENDERSON ST NORTHCOTE 3070
Area 924m² (CALCULATED)

Estate Type

Fee Simple

Registered Proprietor

AMY MARIE ROGERS
OF 12 HENDERSON STREET NORTHCOTE VIC 3070
1 / 2 SHARE

LINCOLN SEAN ROGERS
DANIELLE ANN ROGERS
OF 15 HOMESTEAD DRIVE ABERFOYLE PARK SA 5159
1 / 2 SHARE WITH NO SURVIVORSHIP

Description of Land

ALLOTMENT 71 DEPOSITED PLAN 79232
IN THE AREA NAMED CAPE JAFFA
HUNDRED OF MOUNT BENSON

Last Sale Details

Dealing Reference TRANSFER (T) 11065585
Dealing Date 10/11/2008
Sale Price \$179,000
Sale Type TRANSFER OF A PARTIAL INTEREST OR AN INTEREST IN MULTIPLE TITLES

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

| Valuation Number | Status | Property Location Address |
|------------------|---------|-------------------------------------|
| 6401801404 | CURRENT | 105 KING DRIVE, CAPE JAFFA, SA 5275 |

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

Valuation Record

| | |
|-------------------------------------|--|
| Valuation Number | 6401801404 |
| Type | Site & Capital Value |
| Date of Valuation | 01/01/2025 |
| Status | CURRENT |
| Operative From | 01/07/2009 |
| Property Location | 105 KING DRIVE, CAPE JAFFA, SA 5275 |
| Local Government | KINGSTON |
| Owner Names | DANIELLE ANN ROGERS AMY MARIE ROGERS LINCOLN SEAN ROGERS |
| Owner Number | 1483185* |
| Address for Notices | 12 HENDERSON ST NORTHCOTE 3070 |
| Zone / Subzone | N - Neighbourhood |
| Water Available | No |
| Sewer Available | No |
| Land Use | 4100 - Vacant Land-Urban |
| Description | L |
| Local Government Description | Vacant Land |

Parcels

| Plan/Parcel | Title Reference(s) |
|---------------------|--------------------|
| D79232 ALLOTMENT 71 | CT 6022/338 |

Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Current | \$156,000 | \$156,000 | | | |

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Previous | \$130,000 | \$130,000 | | | |

Building Details

| | |
|-----------------------------|---------------|
| Valuation Number | 6401801404 |
| Building Style | Not Available |
| Year Built | Not Available |
| Building Condition | Not Available |
| Wall Construction | Not Available |
| Roof Construction | Not Available |
| Equivalent Main Area | Not Available |
| Number of Main Rooms | Not Available |

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

Certificate of Title

Title Reference: CT 6022/338
Status: CURRENT
Parent Title(s): CT 5976/466
Dealing(s) Creating Title: RTC 11054446
Title Issued: 29/10/2008
Edition: 3

Dealings

| Lodgement Date | Completion Date | Dealing Number | Dealing Type | Dealing Status | Details |
|----------------|-----------------|----------------|--------------------------|----------------|--|
| 16/03/2022 | 29/03/2022 | 13744604 | DISCHARGE OF ENCUMBRANCE | REGISTERED | 11065586 |
| 10/11/2008 | 21/11/2008 | 11065586 | ENCUMBRANCE | REGISTERED | CAPE JAFFA ANCHORAGE ESSENTIAL SERVICES PTY. LTD. |
| 10/11/2008 | 21/11/2008 | 11065585 | TRANSFER | REGISTERED | AMY MARIE ROGERS, LINCOLN SEAN ROGERS, DANIELLE ANN ROGERS |

Certificate of Title

Title Reference: CT 6022/338
Status: CURRENT
Edition: 3

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

Ref S106/2025
File 7/69/12.1.2 & A3054



09 September 2025

COMPLETE CONVEYANCING SA
6 ALEXANDRA PLACE
CRAIGBURN FARM SA 5051

COUNCIL OFFICE

Address

29 Holland Street
Kingston SE
South Australia 5275

Telephone

08 8767 2033

Email

info@kingstondc.sa.gov.au

COUNCIL WORKS DEPOT

Address

Lot 23 Adam Road
Kingston SE
South Australia 5275

Telephone

08 8767 3070

POSTAL ADDRESS

PO Box 321
Kingston SE
SOUTH AUSTRALIA 5275

www.kingstondc.sa.gov.au

Dear Sir/Madam

Local Government Enquiry

The following particulars and information are provided in respect of the land described hereunder; pursuant to Section 187 of the Local Government Act, 1999 and Section 7 of the Land and Business (Sales and Conveyancing) Act 1994.

| | |
|---------------------------|--|
| PROPERTY LOCATION: | 105 KING DRIVE CAPE JAFFA SA 5275 |
| OWNER/S: | DANIELLE ANN ROGERS LINCOLN SEAN ROGERS AMY MARIE ROGERS |
| VALUATION NUMBER: | 6401801404 |
| ASSESSMENT NUMBER: | A3054 |
| PLAN/ALLOTMENT: | D79232/71 |
| HUNDRED: | MOUNT BENSON |
| C/T REFERENCE: | 6022/338 |

Yours faithfully

Eliza Wright
Rates & Property Officer
rates@kingstondc.sa.gov.au

CERTIFICATE OF LIABILITY FOR ANY RATES OR CHARGES PURSUANT TO SECTION 187 OF THE LOCAL GOVERNMENT ACT 1999

Date: 09 September 2025

RATES CHARGED ON THE LAND

Rates last declared on Friday 20 June 2025 A3054

| Rates/Other Charges Charged on the Land | 2025/26 |
|--|-----------------|
| Arrears of Previous Years Rates and Fines | -\$90.00 |
| Rates Levied for Current Financial Year | \$796.20 |
| Regional Landscape Levy | \$95.50 |
| Effluent Scheme (CWMS) | \$0.00 |
| Mobile Garbage Bin Service Charge | \$0.00 |
| Fines/Interest to Date | \$0.00 |
| Legal Fees to Date | \$0.00 |
| Sundry Debtor | \$0.00 |
| Total Charges on the Land | \$801.70 |
| Less Payments Made | \$75.00 |
| Less Pensioner Rebate | \$0.00 |
| Less Rate Rebate | \$0.00 |
| Total Charges Due | \$726.70 |

A fine of 2% will apply to any outstanding rates and instalments when the same first become due. A further 0.70% interest fine will apply to any further rates and fines outstanding each month thereafter.

Details of payment of quarterly rate payments (if applicable):

| Due Date | Amount |
|-----------------|---------------|
| 01/09/2025 | \$58.00 |
| 01/12/2025 | \$222.90 |
| 02/03/2026 | \$222.90 |
| 01/06/2026 | \$222.90 |

Miscellaneous:

Authorised Officer:

Date: 09 September 2025

Data Extract for Section 7 search purposes

Valuation ID 6401801404

Data Extract Date: 09/09/2025

Important Information

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

Parcel ID: D79232 AL71

Certificate Title: CT6022/338

Property Address: 105 KING DR CAPE JAFFA SA 5275

Zones

Neighbourhood (N)

Subzones

No

Zoning overlays

Overlays

Coastal Areas

The Coastal Areas Overlay seeks to ensure the conservation of the natural coastal environment, provide for natural coastal processes and recognise and respond to coastal hazards.

Hazards (Bushfire - General) (General)

The Hazards (Bushfire - General) Overlay seeks to ensure development responds to the general level of bushfire risk by siting and designed buildings to mitigate threat and impact of bushfires on life and property and facilitate access for emergency service vehicles.

Hazards (Flooding - Evidence Required)

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

Native Vegetation

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

Prescribed Wells Area

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

Water Protection Area

The Water Protection Area Overlay seeks to safeguard South Australia's public water supplies by protecting regionally and locally significant surface and underground water resources from pollution.

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

PRESCRIBED INFORMATION

| | |
|--|--|
| <p>Condition (that continues to apply) of a development authorisation granted under the Development Act 1993</p> <p style="text-align: center;">N/A</p> | <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p> |
| <p>24A.3 section 139 — Notice of proposed work and notice may require access</p> <p style="text-align: center;">N/A</p> | <p>Date of notice:</p> <p>Building work proposed (as stated in the notice):</p> <p>Other building work as required pursuant to the Act:</p> |
| <p>24A.4 section 140 — Notice requesting access</p> <p style="text-align: center;">N/A</p> | <p>Date of notice:</p> <p>Name of person requesting access:</p> <p>Reason for which access is sought (as stated in the notice):</p> <p>Activity of work to be carried out:</p> |
| <p>24A.5 section 141 - Order to remove or perform work</p> <p style="text-align: center;">N/A</p> | <p>Date of order:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p> |
| <p>24A.6 section 142— Notice to complete development</p> <p style="text-align: center;">N/A</p> | <p>Date of notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p> |

PRESCRIBED INFORMATION

| | |
|--|---|
| <p>24A.7 section 155— Emergency order</p> <p style="text-align: center;">N/A</p> | <p>Date of order:</p> <p>Name of authorised officer who made order:</p> <p>Name of authority that appointed the authorised officer:</p> <p>Nature of order:</p> <p>Amount payable (if any):</p> |
| <p>24A.8 section 157— Fire safety notice</p> <p style="text-align: center;">N/A</p> | <p>Date of notice:</p> <p>Name of authority giving notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p> |
| <p>24A.9 section 192 or 193 — Land management agreement</p> <p style="text-align: center;">N/A</p> | <p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p> |
| <p>24A.10 section 198(1)—Requirement to vest land in a council or the Crown to be held as open space</p> <p style="text-align: center;">N/A</p> | <p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p> |
| <p>24A.11 section 198(2)— Agreement to vest land in a council or the Crown to be held as open space</p> <p style="text-align: center;">N/A</p> | <p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p> <p>Contribution payable (if any):</p> |
| <p>24A.12 Part 16 Division 1— Proceedings</p> <p style="text-align: center;">N/A</p> | <p>Date of commencement of proceedings:</p> <p>Date of determination or order (if any):</p> <p>Terms of determination or order (if any):</p> |

PRESCRIBED INFORMATION

| | |
|--|---|
| <p>24A.13 section 84— Enforcement notice</p> <p align="center">N/A</p> | <p>Date notice given:</p> <p>Name of the relevant authority giving notice:</p> <p>Nature of directions contained in notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p> |
| <p>24A.14 section 214(6), 214(10) or 222 —Enforcement order</p> <p align="center">N/A</p> | <p>Date order made:</p> <p>Name of court that made order:</p> <p>Action number:</p> <p>Names of parties:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p> |
| <p>Confirmed – Planning/Development Section:  09/09/2025</p> | |
| <p>Fire and Emergency Services Act 2005</p> | |
| <p>section 105F (or section 56 or 83 (repealed))—Notice of action required concerning flammable materials on land</p> | <p>Date of notice: 09/11/2021</p> <p>Person or body who issued notice: Kingston DC</p> <p>Requirements of notice (as stated therein): Attached</p> <p>Amount payable (if any): N/A</p> |
| <p>Confirmed – Enforcement/compliance section:  09/09/2025</p> | |

PRESCRIBED INFORMATION

| | |
|---|--|
| Food Act 2001 | |
| section 44—Improvement notice <p align="center">N/A</p> | Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice: |
| section 46—Prohibition order <p align="center">N/A</p> | Date of order: Name of authority or person who served order: Requirements of order: |
| Confirmed – Environmental health section: |  09/09/2025 |
| Housing Improvement Act 1940 | |
| section 23—declaration that house is undesirable or unfit for human habitation <p align="center">N/A</p> | Date of declaration: Those particulars required to be provided by a council under section 23: |
| Confirmed – Building/development section: |  09/09/2025 |

| | |
|--|--|
| Local Government Act 1934 | |
| Notice, order, declaration, charge, claim or demand given or made under the Act <p align="center">N/A</p> | Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any): |

PRESCRIBED INFORMATION

Local Government Act 1999

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

N/A

Date of notice, order etc:

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

Land subject thereto:

Nature of requirements contained in notice, order etc:

Time for carrying out requirements:

Amount payable (if any):

Confirmed –General section:



09/09/2025

Public and Environmental Health Act 1987 (repealed)

Part 3—Notice

N/A

Date of notice:

Name of council or other authority giving notice:

Requirements of notice:

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

N/A

Date of approval:

Name of relevant authority that granted the approval:

Condition(s) of approval:

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

N/A

Date of order:

Name of authority giving order:

Requirements of order:

Confirmed – Environmental health section:



09/09/2025

PRESCRIBED INFORMATION

| | |
|--|--|
| South Australian Public Health Act 2011 | |
| section 66—Direction or requirement to avert spread of disease <p align="center">N/A</p> | Date of direction or requirement: Name of Authority giving or making requirement: Nature of direction or requirement: |
| section 92-Notice <p align="center">N/A</p> | Date of notice: Name of Council or other relevant authority giving notice: Requirements of notice |
| South Australian Public Health (Wastewater) Regulations 2013 Part 4- Condition (that continues to apply) of an approval <p align="center">N/A</p> | Date of approval: Name of person or body that granted the approval: Condition (s) of approval: |
| Confirmed – Health section: <div style="text-align: center;">  <p>09/09/2025</p> </div> | |
| Water Industry Act 2012 | |
| notice or order under the Act requiring payment of charges or other amounts or making other requirement <p align="center">N/A</p> | Date of notice or order: Name of person or body who served notice or order: Amount payable (if any) as specified in the notice or order: Nature of other requirement made (if any) as specified in the notice or order: |
| Confirmed –Water section: <div style="text-align: center;">  <p>09/09/2025</p> </div> | |

PRESCRIBED INFORMATION

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

Building Indemnity Insurance is required... **NO** (refer above note):

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

Exemption from holding insurance:

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

***YES/NO**

If **YES**, give details:

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

Certified Development Section: 

Date: **09/09/2025**

Other Particulars

Further information held by councils

Particulars relating to aluminium composite panels

Has the vendor been notified that a building on the land has been identified, as part of a South Australian Building Cladding Audit initiated in 2017 and conducted by the former Department of Planning, Transport and Infrastructure in conjunction with the Metropolitan Fire Service, Country Fire Service and councils—

(a) as having aluminium composite panels installed on the exterior of the building; and

(b) as constituting a moderate, high or extreme risk as a result of that installation; and

(c) as requiring remediation to reduce the risk to an acceptable level; and

(d) as not having had the necessary remedial work performed or a determination made by the appropriate authority of the relevant council (within the meaning of section 157 of the Planning, Development and Infrastructure Act 2016) that no further action is required?

NO If YES, give details of the following:

1 the actions required to remediate the risk (if known):

2 the estimated costs of remediation (if known):

Particulars relating to environmental protection

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

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

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

NO

Note—

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). It is expected that the ability to supply further details will vary considerably between councils.

PRESCRIBED INFORMATION

| | |
|--|--|
| <p>Condition (that continues to apply) of a development authorisation granted under the Development Act 1993</p> <p style="text-align: center;">N/A</p> | <p>Date of authorisation:</p> <p>Name of relevant authority that granted authorisation:</p> <p>Condition(s) of authorisation:</p> |
| <p>24A.3 section 139 — Notice of proposed work and notice may require access</p> <p style="text-align: center;">N/A</p> | <p>Date of notice:</p> <p>Building work proposed (as stated in the notice):</p> <p>Other building work as required pursuant to the Act:</p> |
| <p>24A.4 section 140 — Notice requesting access</p> <p style="text-align: center;">N/A</p> | <p>Date of notice:</p> <p>Name of person requesting access:</p> <p>Reason for which access is sought (as stated in the notice):</p> <p>Activity of work to be carried out:</p> |
| <p>24A.5 section 141 - Order to remove or perform work</p> <p style="text-align: center;">N/A</p> | <p>Date of order:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p> |
| <p>24A.6 section 142— Notice to complete development</p> <p style="text-align: center;">N/A</p> | <p>Date of notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p> |

PRESCRIBED INFORMATION

| | |
|---|---|
| <p>24A.7 section 155— Emergency order</p> <p align="center">N/A</p> | <p>Date of order:</p> <p>Name of authorised officer who made order:</p> <p>Name of authority that appointed the authorised officer:</p> <p>Nature of order:</p> <p>Amount payable (if any):</p> |
| <p>24A.8 section 157— Fire safety notice</p> <p align="center">N/A</p> | <p>Date of notice:</p> <p>Name of authority giving notice:</p> <p>Requirements of notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p> |
| <p>24A.9 section 192 or 193 — Land management agreement</p> <p align="center">N/A</p> | <p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p> |
| <p>24A.10 section 198(1)—Requirement to vest land in a council or the Crown to be held as open space</p> <p align="center">N/A</p> | <p>Date requirement given:</p> <p>Name of body giving requirement:</p> <p>Nature of requirement:</p> <p>Contribution payable (if any):</p> |
| <p>24A.11 section 198(2)— Agreement to vest land in a council or the Crown to be held as open space</p> <p align="center">N/A</p> | <p>Date of agreement:</p> <p>Names of parties:</p> <p>Terms of agreement:</p> <p>Contribution payable (if any):</p> |
| <p>24A.12 Part 16 Division 1— Proceedings</p> <p align="center">N/A</p> | <p>Date of commencement of proceedings:</p> <p>Date of determination or order (if any):</p> <p>Terms of determination or order (if any):</p> |

PRESCRIBED INFORMATION

| | |
|--|---|
| <p>24A.13 section 84— Enforcement notice</p> <p align="center">N/A</p> | <p>Date notice given:</p> <p>Name of the relevant authority giving notice:</p> <p>Nature of directions contained in notice:</p> <p>Building work (if any) required to be carried out:</p> <p>Amount payable (if any):</p> |
| <p>24A.14 section 214(6), 214(10) or 222 —Enforcement order</p> <p align="center">N/A</p> | <p>Date order made:</p> <p>Name of court that made order:</p> <p>Action number:</p> <p>Names of parties:</p> <p>Terms of order:</p> <p>Building work (if any) required to be carried out:</p> |
| <p>Confirmed – Planning/Development Section:  09/09/2025</p> | |
| <p>Fire and Emergency Services Act 2005</p> | |
| <p>section 105F (or section 56 or 83 (repealed))—Notice of action required concerning flammable materials on land</p> | <p>Date of notice: 09/11/2001</p> <p>Person or body who issued notice: Kingston DC</p> <p>Requirements of notice (as stated therein): Attached</p> <p>Amount payable (if any): N/A</p> |
| <p>Confirmed – Enforcement/compliance section:  09/09/2025</p> | |

PRESCRIBED INFORMATION

| | |
|---|--|
| Food Act 2001 | |
| section 44—Improvement notice <p align="center">N/A</p> | Date of notice: Name of authorised officer who served notice: Name of authority that appointed officer: Requirements of notice: |
| section 46—Prohibition order <p align="center">N/A</p> | Date of order: Name of authority or person who served order: Requirements of order: |
| Confirmed – Environmental health section: |  09/09/2025 |
| Housing Improvement Act 1940 | |
| section 23—declaration that house is undesirable or unfit for human habitation <p align="center">N/A</p> | Date of declaration: Those particulars required to be provided by a council under section 23: |
| Confirmed – Building/development section: |  09/09/2025 |

| | |
|--|--|
| Local Government Act 1934 | |
| Notice, order, declaration, charge, claim or demand given or made under the Act <p align="center">N/A</p> | Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any): |

PRESCRIBED INFORMATION

| | |
|---|--|
| Local Government Act 1999 | |
| Notice, order, declaration, charge, claim or demand given or made under the Act <p align="center">N/A</p> | Date of notice, order etc: Name of council by which, or person by whom, notice, order etc is given or made: Land subject thereto: Nature of requirements contained in notice, order etc: Time for carrying out requirements: Amount payable (if any): |
| Confirmed –General section: |  <p>09/09/2025</p> |
| Public and Environmental Health Act 1987 (repealed) | |
| Part 3—Notice <p align="center">N/A</p> | Date of notice: Name of council or other authority giving notice: Requirements of notice: |
| <i>Public and Environmental Health (Waste Control) Regulations 2010 (or 1995) Part 2—Condition (that continues to apply) of an approval</i> <p align="center">N/A</p> | Date of approval: Name of relevant authority that granted the approval: Condition(s) of approval: |
| <i>Public and Environmental Health (Waste Control) Regulations 2010 (revoked) regulation 19—Maintenance order (that has not been complied with)</i> <p align="center">N/A</p> | Date of order: Name of authority giving order: Requirements of order: |
| Confirmed – Environmental health section: |   <p>09/09/2025</p> |

PRESCRIBED INFORMATION

South Australian Public Health Act 2011

| | |
|---|--|
| <p>section 66—Direction or requirement to avert spread of disease</p> <p align="center">N/A</p> | <p>Date of direction or requirement:</p> <p>Name of Authority giving or making requirement:</p> <p>Nature of direction or requirement:</p> |
| <p>section 92-Notice</p> <p align="center">N/A</p> | <p>Date of notice:</p> <p>Name of Council or other relevant authority giving notice:</p> <p>Requirements of notice</p> |
| <p>South Australian Public Health (Wastewater) Regulations 2013 Part 4- Condition (that continues to apply) of an approval</p> <p align="center">N/A</p> | <p>Date of approval:</p> <p>Name of person or body that granted the approval:</p> <p>Condition (s) of approval:</p> |

Confirmed – Health section:


09/09/2025

Water Industry Act 2012

| | |
|---|---|
| <p>notice or order under the Act requiring payment of charges or other amounts or making other requirement</p> <p align="center">N/A</p> | <p>Date of notice or order:</p> <p>Name of person or body who served notice or order:</p> <p>Amount payable (if any) as specified in the notice or order:</p> <p>Nature of other requirement made (if any) as specified in the notice or order:</p> |
|---|---|

Confirmed –Water section:


09/09/2025

PRESCRIBED INFORMATION

Particulars of Building Indemnity Insurance

Note—Building indemnity insurance is not required for—

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

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

Building Indemnity Insurance is required... **NO** (refer above note):

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

Exemption from holding insurance:

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

***YES/NO**

If **YES**, give details:

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

Certified Development Section:



Date: **09/09/2025**

Other Particulars

Further information held by councils

Particulars relating to aluminium composite panels

Has the vendor been notified that a building on the land has been identified, as part of a South Australian Building Cladding Audit initiated in 2017 and conducted by the former Department of Planning, Transport and Infrastructure in conjunction with the Metropolitan Fire Service, Country Fire Service and councils—

(a) as having aluminium composite panels installed on the exterior of the building; and

(b) as constituting a moderate, high or extreme risk as a result of that installation; and

(c) as requiring remediation to reduce the risk to an acceptable level; and

(d) as not having had the necessary remedial work performed or a determination made by the appropriate authority of the relevant council (within the meaning of section 157 of the Planning, Development and Infrastructure Act 2016) that no further action is required?

NO If YES, give details of the following:

1 the actions required to remediate the risk (if known):

2 the estimated costs of remediation (if known):

Particulars relating to environmental protection

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

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

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

NO

Note—

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). It is expected that the ability to supply further details will vary considerably between councils.

Ref 252/2021
File 5/71/3.2

29 Holland Street, Kingston SE SA 5275
PO Box 321, Kingston SE SA 5275
Phone: (08) 8767 2033
Email: info@kingstondc.sa.gov.au

09.11.2021

DANIELLE ANN ROGERS
12 HENDERSON STREET
NORTHCOTE VIC 3070

| |
|---|
| 4765 |
| SECTION 105 F FIRE & EMERGENCY SERVICES ACT 2005 REQUIREMENT FOR OWNER TO CLEAR LAND |

Pursuant to Section 105F of the Fire and Emergency Services Act 2005, being the owner of the land described as:-

Assessment No A3054
Description 105 KING DRIVE
Location CAPE JAFFA SA 5275
Date of Inspection 04.11.2021

You are required to take the following action to protect property on the land from fire, or to prevent or inhibit the outbreak of fire on the land, or the spread of fire through the land by:

DUE DATE:

29.11.2021

ACTION REQUIRED:

By mowing or slashing to reduce all undergrowth including grass weeds pest plants and other growth to a maximum height of 10 centimetres (4 inches) over the entire property and maintain at that level until the end of the fire danger season.

NOTE:

1. Section 105F requires that an owner of private land must take reasonable steps-
 - (a) to prevent or inhibit the outbreak of fire on the land; and
 - (b) to prevent or inhibit the spread of fire through the land; and
 - (c) to protect property on the land from fire; and
 - (d) to minimise the threat to human life from a fire on the land
2. The following matters may be considered relevant to determining whether a breach of these requirements has occurred:
 - (a) the nature of the land
 - (b) whether the land is in a country, metropolitan, township or other setting;

- (c) the activities carried out on the land (including whether flammable or combustible materials or substances are used on the land);
- (d) other statutory standards or requirements that apply to or in relation to the land.

Other matters may also be taken into account.

3. A code or practice prescribed under the Act may also be relevant to your circumstances.
4. If you fail to comply with a requirement of this notice-
 - (a) you may be liable to a significant fine; and
 - (b) an authorised person may proceed to carry out the work required by the notice and recover the costs against you.
5. you are entitled to appeal against a requirement of this notice. Your rights of appeal are set out in the *Fire and Emergency Services Act 2005*.
6. your appeal should be instituted within 14 days of receiving this notice. A copy of the appeal notice must be sent to the authority that issued this notice.
7. You may wish to discuss the matter with the authority that issued this notice before you institute an appeal.

IF YOU FAIL TO COMPLY WITH A REQUIRMENT OF THIS NOTICE -

- a) An expiation fee of \$473.00 may be issued for non compliance of this request; and
- b) The Authority that issued the notice may proceed to carry out the work required by the notice and recover the costs against you

If you wish to discuss any matters relating to this Notice please contact Council's Fire Prevention Officer, Richard Schaefer on (08) 8767 2033.



Richard Schaefer
Compliance Officer

NOTE: PLEASE DISREGARD THIS NOTICE IF WORK HAS BEEN SATISFACTORILY EFFECTED.



Document: A3302999
File No. qA124756
HIT12970

Aboriginal Affairs &
Reconciliation

Level 16
30 Wakefield Street
Adelaide SA 5000

GPO Box 464
Adelaide SA 5001
DX 336

Tel 08 7322 7057

15 September 2025

Michelle Colmer
6 Alexandra Pl
CRAIGBURN FARM SA 5051

Dear Sir/Madam,

Thank you for your search request received 9 September 2025 seeking particulars of prescribed encumbrances pursuant to section 7(1)(b)(i) of the *Land and Business (Sale and Conveyancing) Act 1994* (SA). The search request was based upon the following details: Title CT 6022/338 and Plan Parcel D79232 A71. The address for this parcel is: 105 King Drive, Cape Jaffa SA 5275. Your reference number is: 2709532.

For the purposes of the Form 1 under the Land and Business (Sale and Conveyancing) Regulations 2010, Aboriginal Affairs and Reconciliation (AAR) provides the following responses:

- 1. Item 2.1 – Section 9:
AAR's central archives indicate that Aboriginal heritage exists within your search area, as detailed below:

| Map Number | Site number | Site Type | Site status |
|------------|-------------|----------------|-------------|
| 6824 | 5301 | Archaeological | Determined |

Please note that while a 'site' number is attributed to heritage listed above, these records may in fact reference Aboriginal sites, objects and/or remains, as defined by the *Aboriginal Heritage Act 1988* (SA) (Act).

- 2. Item 2.2 – Section 24:
There are no directions under section 24 of the *Aboriginal Heritage Act 1988* SA (Act) prohibiting or restricting access to, or activities on, a site or an area surrounding a site on the land.
- 3. Item 2.3 – Part 3 Division 6:
There are no heritage agreements under the Act affecting the land.

The attached map identifies the approximate location(s) of Aboriginal heritage recorded on the land. The precise location and full extent of the heritage may differ from that shown on the map, including because of the geographical accuracy of information provided to AAR at the time of recording. Cultural restrictions may mean that the precise location of sensitive heritage has been buffered on your map and is only indicated generally.

Under the Act, the central archives are confidential. The attached map is the product of a 'Level 1' information search and is the extent of publicly available information. If you would like further information, you may request a 'Level 2' search of the central archives, which may be available to you if relevant Aboriginal parties' consent to it in writing. Level 2 searches may provide detailed information such as Aboriginal heritage reports, site cards, maps, and photographs, where requested and approved.

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The central archives are a non-exhaustive record of Aboriginal heritage in South Australia. The Act protects all Aboriginal sites, objects, and remains, whether known or unknown, in South Australia from unauthorised impacts, and irrespective of whether they are recorded in the central archives. Additional heritage protected by the Act may exist within the land boundary.

Aboriginal Heritage Act

Under the Act, it is a criminal offence to excavate, damage, disturb, and/or interfere with Aboriginal heritage, or to remove it from South Australia, without authority.

Penalties include fines up to \$2 million for companies, fines up to \$250,000 and/or two years imprisonment for individuals, forfeiture of profits achieved by impacting heritage, orders to remediate damage caused, compensation orders to Traditional Owners, and more.

If an activity that you are planning is likely to impact Aboriginal heritage, you must first seek and achieve authorisation from the Minister for Aboriginal Affairs (Minister) to do so. All authorisation requests are subject to public consultation and referral to the State Aboriginal Heritage Committee.

The Act requires that all suspected Aboriginal heritage discoveries are reported to the Minister via AAR as soon practicable. Significant penalties apply for a failure to report.

This letter does not address any potential obligations under the *Native Title Act 1993* (Cth), such as a requirement for an Indigenous Land Use Agreement. Please note that neither native title bodies nor Traditional Owners can authorise impacts to Aboriginal heritage in South Australia – only the Minister can do so in accordance with the Act.

For further information about the Act, AAR's role, and applying for authorisations to impact Aboriginal heritage, please refer to AAR's website:

[About Aboriginal heritage in South Australia | Attorney-General's Department](#)

Aboriginal consultation

The following Aboriginal parties have a known or expressed interest in Aboriginal heritage in the area:

FIRST NATIONS OF THE SOUTH EAST #1

Legal Representative: Bianca Lena
Address: South Australian Native Title Services
Level 6, 27 Currie Street ADELAIDE SA 5000
Email: biancal@nativetitlesa.org
info@nativetitlesa.org
Telephone: 0439 355 004 or 08 8110 2800

FIRST NATIONS OF THE SOUTH EAST #2

Contact Officer: Andrew Jantke
Address: South Australian Native Title Services
Level 6, 27 Currie Street ADELAIDE SA 5000
Email: andrewj@nativetitlesa.org
info@nativetitlesa.org

OFFICIAL

OFFICIAL

Telephone: 0418 803 184
Fax: 08 8110 2811

SOUTH EAST ABORIGINAL FOCUS GROUP

Address: Burrandies Aboriginal Corporation
68-70 White Avenue MOUNT GAMBIER SA 5290
PO Box 2500 MOUNT GAMBIER SA 5290
Telephone: 0458 814 027
Contact Officer: Amanda Taylor
Email: admin@burrandies.org

You are strongly encouraged to consult with all the above parties about potential projects, within your search area particularly where ground-disturbing works are proposed. Early consultation with Aboriginal parties offers you an opportunity to:

- learn more about Aboriginal heritage that may exist within your search area
- minimise any chance of a breach of the Act
- design projects in a way that avoid any impacts to Aboriginal heritage
- minimise project costs and delays.

For further information about managing Aboriginal heritage or to report the discovery of suspected Aboriginal heritage, please call (08) 8429 9400 or email aar.conservation@sa.gov.au.

To discuss this letter, or to request further information, please contact AAR's Heritage Information Team on (08) 7133 8855 or via email at AAR.HeritageSites@sa.gov.au.

Yours sincerely

**HERITAGE INFORMATION TEAM
ABORIGINAL AFFAIRS & RECONCILIATION**

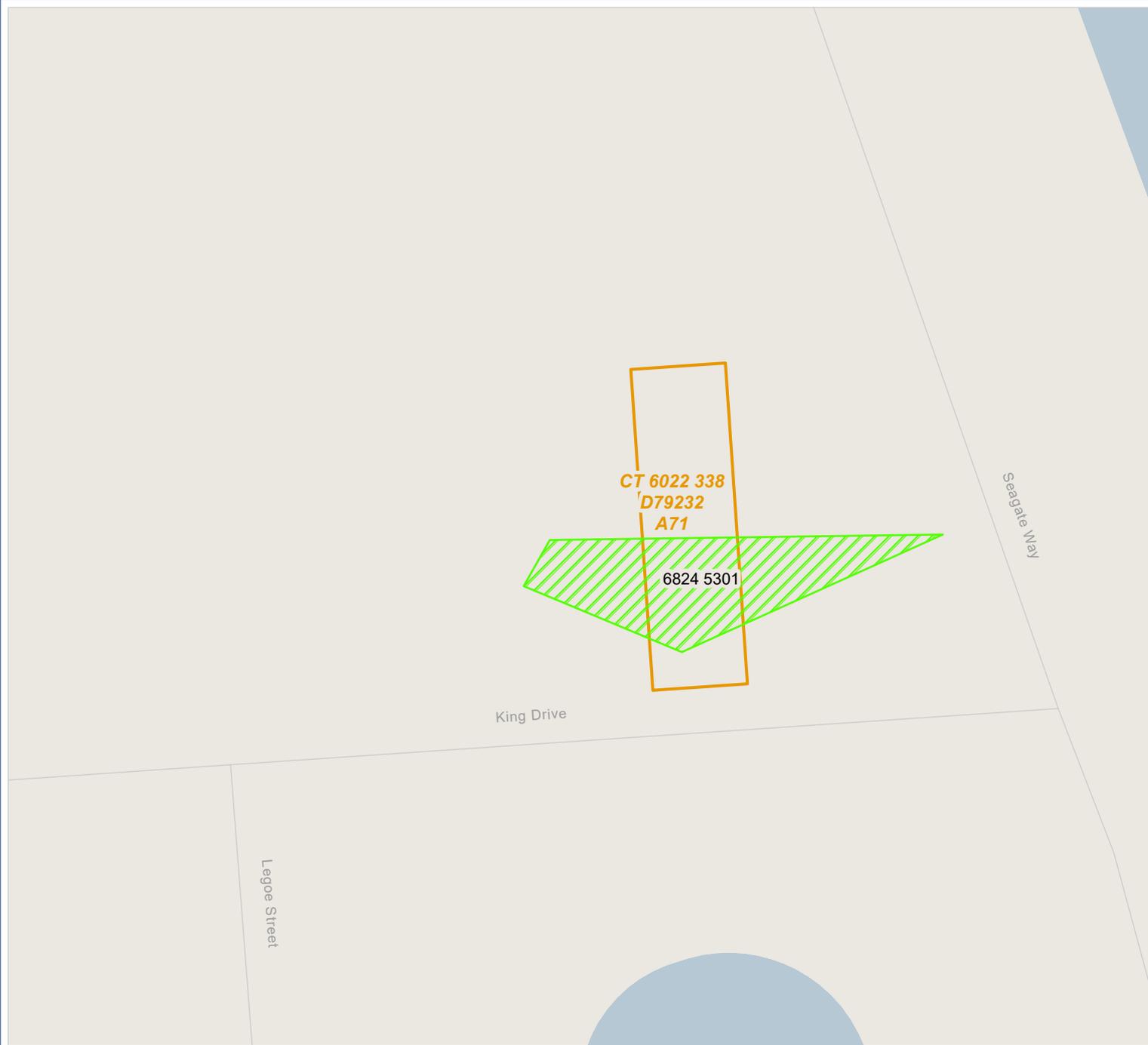
OFFICIAL

OFFICIAL

Terms and conditions for use of information derived from the central archives:

- Information derived from the central archives is confidential under section 10 of the *Aboriginal Heritage Act 1988* (the Act)
- Under section 35 of the Act, information derived from the central archives must not be divulged contrary to Aboriginal tradition unless authorised under these terms and conditions.
- Breaches of either sections 10 and 35 of the Act may attract fines of up to \$250,000 or imprisonment for 2 years or both.
- The Applicant (which includes any employer/employee/contractor or agent) agrees to use the confidential information solely for the approved purpose in line with the specified current or contemplated approved use, subject to any restrictions of use detailed on this request form.
- The Applicant (which includes any employer/employee/contractor or agent) agrees that they are only authorised to disclose or transfer the confidential information to parties listed on this form and in accordance with any restrictions of use detailed on this request form.
- The Applicant (which includes any employer/employee/contractor or agent) agrees that all confidential information must remain marked "confidential", including where the information is shared in accordance with the approved use detailed on this request form.
- The Applicant (which includes any employer/employee/contractor or agent) will keep all information derived from the central archives (either digital or hard copy) in a secure location/format.
- If there has been any unauthorised release or use of any information derived from the central archives other than for the approved purpose and/or approved use in accordance with the restrictions of use, the Applicant will notify AAR immediately.
- All information derived from the central archives (both digital and any hard copies) must be destroyed once no longer required for the approved purpose, unless an updated central archives access information request form has been approved by AAR.
- The Applicant will provide a statement to Aboriginal Affairs and Reconciliation (AAR) via AAR.HeritageSites@sa.gov.au at the conclusion of the approved use warranting their compliance with these terms and conditions.

OFFICIAL





ABN 19 040 349 865
Emergency Services Funding Act 1998

CERTIFICATE OF EMERGENCY SERVICES LEVY PAYABLE

The Emergency Services Levy working for all South Australians

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

PIR Reference No: 2709532

COMPLETE CONVEYANCING S.A. PTY LTD
6 ALEXANDRA PLACE
CRAIGBURN FARM SA 5051

DATE OF ISSUE
09/09/2025

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

| | | | | |
|---|---|----------------------|----------------------|--------------------------|
| OWNERSHIP NUMBER | OWNERSHIP NAME | | | |
| 1483185* | A M ROGERS & ORS | | | |
| PROPERTY DESCRIPTION | | | | |
| 105 KING DR / CAPE JAFFA SA 5275 / LT 71 D79232 | | | | |
| ASSESSMENT NUMBER | TITLE REF. <small>(A "+" indicates multiple titles)</small> | CAPITAL VALUE | AREA / FACTOR | LAND USE / FACTOR |
| 6401801404 | CT 6022/338 | \$156,000.00 | R2 0.500 | VA 0.300 |
| LEVY DETAILS: | | | | |
| | FIXED CHARGE | \$ | 50.00 | |
| | + VARIABLE CHARGE | \$ | 19.75 | |
| | - REMISSION | \$ | 7.80 | |
| | - CONCESSION | \$ | 0.00 | |
| | + ARREARS / - PAYMENTS | \$ | 0.00 | |
| | = AMOUNT PAYABLE | \$ | 61.95 | |
| FINANCIAL YEAR | | | | |
| 2025-2026 | | | | |

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 08/12/2025



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
1483185*

OWNERSHIP NAME
A M ROGERS & ORS

ASSESSMENT NUMBER
6401801404

AMOUNT PAYABLE
\$61.95

AGENT NUMBER
100033191

AGENT NAME
COMPLETE CONVEYANCING S.A. PTY LTD

EXPIRY DATE
08/12/2025

+70077096160022> +001571+ <0550461750> <0000006195> +444+

OFFICIAL: Sensitive

Please Note:

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

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

| | | |
|--|---|---|
|  <p>Billers Code: 456285 Ref: 7007709616</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 © Registered to BPAY Pty Ltd ABN 69 079 137 518</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. 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: 2709532

DATE OF ISSUE

09/09/2025

COMPLETE CONVEYANCING S.A. PTY LTD
6 ALEXANDRA PLACE
CRAIGBURN FARM SA 5051

ENQUIRIES:

Tel: (08) 8372 7534

Email: contactus@revenuesa.sa.gov.au

OWNERSHIP NAME

A M ROGERS & ORS

FINANCIAL YEAR

2025-2026

PROPERTY DESCRIPTION

105 KING DR / CAPE JAFFA SA 5275 / LT 71 D79232

ASSESSMENT NUMBER

6401801404

TITLE REF.

(A "+" indicates multiple titles)

CT 6022/338

TAXABLE SITE VALUE

\$156,000.00

AREA

0.0924 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

08/12/2025



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

OFFICIAL: Sensitive

Please Note:

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

This Certificate is only valid for the financial year shown.

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

Payment should be made as part of the settlement process.

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

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

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

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

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

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

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

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

For more information:

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

PAYMENT OPTIONS FOR THIS CERTIFICATE SHOWN BELOW

| | | |
|--|---|--|
|  <p>Billers Code: 456293 Ref: 7007709525</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 © Registered to BPAY Pty Ltd ABN 69 079 137 518</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 Commissioner of State Taxation, along with this Payment Remittance Advice to: Please refer below. 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.

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

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

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

South Australian Water Corporation

Name: **Water & Sewer Account**
A M ROGERS & ORS Acct. No.: 64 01801 40 4 Amount: _____

Address:
105 KING DR CAPE JAFFA

Payment Options

EFT

EFT Payment

Bank account name: SA Water Collection Account
BSB number: 065000
Bank account number: 10622859
Payment reference: 6401801404



Bill code: 8888
Ref: 6401801404

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: 6401801404

